

Minutes of the Electoral Area Services Committee Meeting held on Tuesday, November 3, 2009 at 3:00 pm in the Regional District Board Room, 175 Ingram Street, Duncan, BC.

PRESENT

Director B. Harrison, Chair
Director M. Marcotte, Vice-Chair
Director L. Iannidinardo
Director G. Giles
Director K. Kuhn
Director I. Morrison
Director M. Dorey
Director L. Duncan
Alt. Director G. Gutensohn
Absent: Director K. Cossey

CVRD STAFF

Tom Anderson, General Manager
Mike Tippett, Manager
Rob Conway, Manager
Dana Beatson, Planner
Warren Jones, Administrator
Cathy Allen, Recording Secretary

**APPROVAL OF
AGENDA**

The Chair noted changes to the agenda which included one Staff Report, one APC minutes, two items of Correspondence, and one Information item.

It was Moved and Seconded
That the agenda, as amended, be accepted.

MOTION CARRIED

M1 - MINUTES

It was Moved and Seconded
That the Minutes of the October 20, 2009, EASC meeting be accepted.

MOTION CARRIED

BUSINESS ARISING

Director Harrison reported that he would like to rescind the motion made at the October 20th meeting respecting Mill Bay Marina and bring forward a new motion. He stated that he met with the applicants who advised they have in fact complied with the majority of required conditions and need only a few months to complete the remainder.

It was Moved and Seconded
That the following EASC resolution passed October 20, 2009 be rescinded:
“That the request by Mill Bay Marina Residences Ltd. to extend the validity of CVRD Board Resolution No. 07-830 respecting Application No. 9-A-07DP, be denied and that Board Resolution 07-830 be rescinded.”

MOTION CARRIED

It was Moved and Seconded

That the request by Mill Bay Marina Residences Ltd. to extend the validity of CVRD Board Resolution No. 07-830 respecting Application No. 9-A-07DP, be approved, and that the applicants be given to December 31, 2009, to comply with the list of development permit conditions.

MOTION CARRIED

DELEGATIONS

D1 - Hobson

Alison Garnett, Planning Technician, presented Application No. 2-H-09ALR (Stephen Hobson) for approval to retain a second residence at 13801 Hill Road.

Mrs. Hobson, applicant, was present, and stated she had nothing further to add to the staff report.

It was Moved and Seconded

That Application No. 2-H-09ALR (Hobson) regarding a second dwelling on Lot A, District Lot 89, Oyster District, Plan 41057, be forwarded to the Agricultural Land Commission with a recommendation to approve. The ALC may wish to consider having the existing residence decommissioned when it is no longer required for farm or family use.

MOTION CARRIED

D2 - Tatachari

Director Harrison turned over the position of Chair to the Vice-Chair for the next two delegations.

Balaji Tatachari, Chair, Friends of Saanich Inlet, was present regarding the Bamberton development. Mr. Tatachari cited various issues respecting concerns with the Bamberton proposal including complexity of the proposal, lack of process, and process issues. The group requested that a public meeting be held before any options are further considered by the EASC and Board, that the application be re-referred to APC for consideration, and that a public pre-hearing meeting be held.

There were no questions from Committee members.

The Acting Chair thanked the group for their delegation.

D3 - Tennant

The Acting Chair advised that the delegation respecting Application No. 4-A-06RS (Bamberton) would be permitted extra time (20 minutes) due the size of the application.

Ross Tennant for Three Point Properties, was present regarding Application No. 4-A-06RS (Bamberton). Mr. Tennant provided a PowerPoint presentation which reviewed history, the Bamberton plan, deconstruction and remediation, water treatment, economic impact, and as well provided a summary. Mr. Tennant stated that they would like the Committee to accept the APC recommendations and move the proposal forward to the bylaw preparation stage.

The Committee directed questions to the applicants.

Mike Tippett, Manager, Community and Regional Planning, and Rob Conway, Manager, reviewed their joint Staff Report respecting Application No. 4-A-06RS .

The Committee directed questions to Mr. Tippett and Mr. Conway.

It was Moved and Seconded

That Application No. 4-A-06RS (Bamberton) proceed as follows:

- a. That detailed consultations with the Malahat First Nation, Ministry of Transportation and Infrastructure, and other agencies as appropriate, commence on the topic of the Bamberton application and that other local first nations on the original referral list plus Cowichan Tribes also be contacted regarding this application;
- b. That a draft Official Community Plan amendment, Zoning amendment and Phased Development Agreement (PDA) be prepared in accordance with advice from the APC, staff and CVRD legal counsel over the coming months, and discussions with the applicants regarding proposed amenities be concluded in order to develop the PDA to draft stage;
- c. That the draft documents and an accompanying detailed staff report including referral agency comments be brought before a future Electoral Area Services Committee with a recommendation as to whether it is appropriate to proceed with the amendments to the public meeting/public hearing stage.

MOTION CARRIED

Director Harrison resumed the Chair at this point.

STAFF REPORTS

SR1 – Inwood Creek Bylaws

It was Moved and Seconded
That Amendment Bylaws for Application No. 2-E-08RS (Inwood Creek Estates) be forwarded to the Board for consideration of first and second reading ; that a public hearing be scheduled with Directors Duncan, Morrison and Iannidinaro appointed as delegates to the public hearing; and further, that the application referrals to the Ministry of Community Services, the Ministry of Transportation and Infrastructure, the Ministry of Forests, Sahtlam Volunteer Fire Department, Vancouver Island Health Authority, Cowichan Tribes and School District 79 be accepted.

MOTION CARRIED

SR2 – Medical Grow Ops

It was Moved and Seconded
That staff be directed to further investigate the issue respecting licensed medical grow-ops and provide a follow-up report to the EASC.

MOTION CARRIED

SR3 – Sign Bylaw

It was Moved and Seconded
That staff be directed to prepare draft amendment to CVRD Sign Bylaw No. 1095 and bring back to the EASC along with a follow-up staff report for review.

MOTION CARRIED

APC

AP1 to AP4 - Minutes

It was Moved and Seconded
That the following APC minutes be received and filed:

- Area B APC minutes of September 3, 2009
- Area F APC minutes of October 15, 2009
- Area A APC minutes of October 21, 2009
- Area A APC minutes of August 20, 2009

MOTION CARRIED

PARKS

PK1 to PK4 - Minutes

It was Moved and Seconded
That the following Parks minutes be received and filed:

- Area A Parks minutes of October 15, 2009
- Area E Parks minutes of October 15, 2009
- Area I Parks minutes of October 13, 2009
- South End Parks Commission minutes of October 5, 2009

MOTON CARRIED

It was Moved and Seconded

That a report be prepared for the consideration of Electoral Area Directors A, B, C, And D which outlines the process to increase the requisition limit for “CVRD Bylaw No. 2232 – South End Parks Service (Electoral Areas A – Mill Bay/Malahat, B – Shawnigan Lake, C – Cobble Hill, and D – Cowichan Bay), Establishment Bylaw, 2001”.

MOTION CARRIED

It was Moved and Seconded

That an amending bylaw be prepared for a naming change of “CVRD Bylaw No. 2473 – South End Parks Commission Establishment Bylaw, 2003” to rename the “South End Parks Commission” to the “South Cowichan Parks Commission”, and that the amending bylaw be forwarded to the Board for consideration of three readings and adoption.

MOTION CARRIED

It was Moved and Seconded

That an amending bylaw be prepared for a naming change of “CVRD Bylaw No. 2232 – South End Parks Service (Electoral Areas A – Mill Bay/Malahat, B – Shawnigan Lake, C – Cobble Hill, and D – Cowichan Bay, Establishment Bylaw, 2001” to rename the “South End Parks Service” to the “South Cowichan Parks Service”, and that the amending bylaw be forwarded to the Board for consideration of three readings and adoption.

MOTION CARRIED

**CORRESPOND-
ENCE**

**C1 – Board of
Variance**

It was Moved and Seconded

That the resignation of Kashmir Dasanjh from the Board of Variance be accepted, and that the CVRD proceed with the appropriate process to fill the vacant Board of Variance position.

MOTION CARRIED

C2 – Grant-in-Aid

It was Moved and Seconded

That a Grant-in-Aid (Electoral Area I – Youbou/Meade Creek) in the amount of \$1800 be given to Me and You Nites Social Association, to assist with general costs and insurance for events.

MOTION CARRIED

C3 – Treaty Chapters Director Duncan referenced the New Business item respecting Te’Mexw Treaty Association Tripartite Negotiations and reviewed the Chapters that were distributed to Committee members.

The Chapters were received as information.

NEW BUSINESS

IN1 – Thetis Island Minutes It was Moved and Seconded
That the minutes of the Thetis Island Port Commission meeting of October 9, 2009, be received and filed.

MOTION CARRIED

CLOSED SESSION It was Moved and Seconded
That the meeting be closed to the public in accordance with the *Community Charter* Part 4, Division 3, Section 90(1), subsections as noted in accordance with each agenda item.

MOTION CARRIED

The Committee moved into Closed Session at 5:42 pm.

CSM1 – Minutes It was Moved and Seconded
That the minutes of the Closed Session EASC meeting of October 20, 2009, be accepted.

MOTION CARRIED

RISE The Committee rose without report.

ADJOURNMENT It was Moved and Seconded
That the meeting be adjourned.

MOTION CARRIED

The meeting adjourned at 5:43 pm.

Chair

Recording Secretary