

AREA F APC MINUTES

DATE: June 25, 2012

TIME: 1900 hrs

MINUTES of the Electoral Area F Advisory Commission held on the above noted date and time at Honeymoon Bay meeting room.

PRESENT:

Chairperson:	Sharon Devana
Vice-Chairperson:	Joe Allan
Secretary:	Bob Restall
Members:	Peter Devana
	Mary Lowther
	Brian Peters
	Susan Restall

ALSO PRESENT:

Director:	Ian Morrison (for part of the meeting)
Alternate Director:	
Guests:	Dana Leitch (CVRD Planner)
	Philip Bowers (Applicant)
	Philip Kozijn, (Applicant)
	Greg Bush (Applicant)

ABSENT:

Phil Archbold
Shirley Burden
Joan McKenzie
Bill Bakken

ACCEPTANCE OF MINUTES;

It was Moved and Seconded that the minutes of the Area F APC meeting of April 2, 2012 be accepted.

ORDER OF BUSINESS

1. Application No. 3-F-11RS

Delegates present: Philip Bowers, Philip Kozijn, Greg Bush

Discussion:

Philip Bowers, appearing for Caycuse Acres, stated that they wanted to use the property for camping. Greg Bush, appearing for Caycuse Acres, gave some background to their proposal. He stated that they wished to develop up to 40 campsites on the overall property, and to maintain the rustic nature of the property.

Mary L asked if this was a directive from the CVRD?

Greg B. said no, that it was a suggestion from the planners—as they were more likely to be successful if they stayed within the community plan. He continued on to state that the use would be for personal use only, and that at present camping was not permitted.

General discussion regarding the end use of the property. Also about policing and security.

Dana Leitch, CVRD staff Planner provided clarification of the park area. Also, stated that VIHA would approve toilet facilities. She stated that the proposal would be sent to several agencies for input and consideration. She indicated that the proposed zoning was above the Campground Standards Bylaw.

Peter D. asked if Caycuse Acres would be using their own material or bringing in material. He also asked about fire protection and the installation of a dry hydrant.

Greg B. indicated that he had contacted Horne Lake regarding their system and Caycuse Acres would be coping their system.

Joe A. expressed concern about future subdivision.

Greg B. stated that they would be amenable to the inclusion of walking trails across the upper portion of the property.

Joe A. was concerned that there would be the potential for five houses on the overall property, together with secondary residences.

Philip B stated that there was no intension to sell the lots for construction.

Joe A. stated that the community will want amenities IE. the unused portion of the land.

Greg B. they are presently practicing silvaculture and it was recommended that they consult with BC Assessment re zoning questions and usage.

Joe A. expressed concern about density—campsites plus houses plus inlaw suites or secondary dwelins. He stated that the CVRD can not regulate use if it is in the zoning. He also expressed concern about alienation of access to the lake, as this proposed rezoning would set a precedent for other developers along the lakeshore.

Brian P. expressed concern about the control of non-compliant occupants.

MOTION

It was Moved and Seconded that it be recommended that Application No. 3-F-11RS be held in abeyance for the following reasons:

The Area F APC is in favour of moving the application forward to a campsite based zone, subject to the applicant and staff getting together to discuss significant public amenities. For example: trails, parks and beach access.

MOTION CARRIED

ADJOURNMENT

MOTION;

It was Moved and Seconded that the meeting be adjourned at 21:30 hrs

MOTION CARRIED

Bob Restall

Secretary

Sharon Devana

Area F APC Chairperson

Send to:

Electoral Area Services Committee via

Administrative Coordinator Planning & Development Department

Cathy Allen <callen@cprd.bc.ca>

Area F APC Chairperson

Sharon Devana <sdevana117@uniserve.com>