



Electoral Area B APC Meeting

Date: Thursday, September 8, 2016 – 7PM

Place: Shawnigan Watershed Planning Office

Address: #4-1760 Shawnigan-Mill Bay Rd, Shawnigan Lake, BC

Minutes

**APC Members Present:**

Grant Treloar –Chair  
Dave Hutchinson – Vice-Chair  
Kelly Musselwhite - Secretary  
Pieter Devries - Director  
Steven McLeod - Director  
Mike Hennessy - Director  
Bruce Stevens – Director

**APC Members Absent:**

Reid Boulter - Director

**Guests:**

Sierra Acton - Alternate Director  
Devon Hawes - Developer  
Craig Partridge - Developer

1. Introductions
2. Approval of Agenda
3. Adoption of Minutes
  - a. Minutes of the meeting of June 2, 2016 – **motion to approve/carried**
4. Reports
  - a. Director's Report
    - As per email from Sonia to Grant:
    - 1) Purchase of the West Arm Wetland made by Partridge/Sharpe and will be donated to the CVRD as parkland by no later than the end of the year
    - CVRD has agreed to let the developer keep one acre as a building lot
    - The other 13 acres will be donated as parkland
    - The building lot is on the highest corner of the parcel, off West Shawnigan Lake Rd.
    - Rationale: the 14 acres was not to be donated until the start of Phase 3 (the last 6 lots of 28) several years hence
    - As the lot was for sale at this time, it may not be available in the future
    - This will ensure this ecologically valuable wetland will be preserved right away
    - The developer will provide a proportional amount of cash to compensate the CVRD for donating 13 acres instead of 14 acres
    - A covenant on some cedars on the western end of this one-acre lot that he will not cut although he has logged some of the fir on the one acre to be developed



- There is also talk of this development and all the remaining amenities (\$300,000+) moving ahead with all three phases at once. This will be confirmed at a later date
  - Dave Polster has been hired by the developer to conduct an analysis/report, which will be submitted to the CVRD very soon
  - 2) Re Pat Stack: he was issued a letter calling on him to cease and desist as per the decision of the Board to deny zoning
  - Mr. Stack has not complied
  - 3) There will be a Parks Commission meeting soon that will unveil two proposals from CVRD for the Elsie Miles revival project
  - Work has begun on the Trans-Canada trail between Stebbings and the south end of the lake – a trail blessing ceremony took place yesterday at the location of the future bridge over Shawnigan Creek
  - 4) at the EASC meeting yesterday Mr. Carruthers mentioned there will be an APC workshop in the near future. Details to follow
    - i. 01-B-15RS (Stack) – as per Director’s Report
    - ii. 20-B-15DP (Partridge/Sharpe & 0705537 BC Ltd) – West Arm/amenities – as per Director’s Report
5. Business Arising from Minutes - none
  6. Delegations
    - a. Devon Hawes – Stebbings Rd. – site visit determined for Sat. Oct. 2, 2016 at 10 am.
  7. Correspondence - none
  8. Information - none
  9. New Business - none
  10. Unfinished Business
    - a. Grandfathering Issues on Bylaw Infractions – update - none
    - b. Land Conservation Evaluation Framework - none
  11. Public Questions - none
  12. Adjournment – next mtg. Oct. 6, 2016 at 7 pm