

Minutes of the Electoral Area Services Committee Meeting held on Tuesday, May 4, 2010 at 2:00 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  
Absent: Director K. Cossey

**CVRD STAFF**

Tom Anderson, General Manager  
Rob Conway, Manager  
Mike Tippett, Manager  
Brian Farquhar, Parks and Trails Manager  
Alison Garnett, Planning Technician  
Jill Collinson, Planning Technician  
Brian Duncan, Chief Building Inspector  
Warren Jones, Administrator  
Cathy Allen, Recording Secretary

**APPROVAL OF  
AGENDA**

The Chair noted changes to the agenda which included five listed items of new business, and one additional New Business item.

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

**MOTION CARRIED**

**M1 - MINUTES**

The minutes of the April 20, 2010 EASC meeting were unavailable.

**DELEGATIONS**

**D1 - Sampson**

Bruce Sampson, Chair of the Economic Development Commission, was present regarding the Cowichan Regional Area Agricultural Plan. Mr. Sampson reviewed background to preparation of the Plan.

Ian Christison, Chair of the Area Agriculture Steering Committee, was also present and advised he has been involved in preparation of the Plan since 1987.

Graham Myers, Chair of the Cowichan Agricultural Society, provided a power point presentation for the Agricultural Plan which outlining process, reports generated, vision, strategic direction, action plan, goals, partnerships, and steering committee recommendations.

It was requested that the Board establish an agricultural advisory committee to address issues and actions identified in the Area Agricultural Plan.

The Committee directed questions to the delegates.

It was Moved and Seconded

That the Regional District Board establish an Agricultural Advisory Committee comprised of government, community, farmers and other stakeholders to address the issues and actions identified in the Area Agriculture Plan; and to advise the Board on issues of importance to the agricultural community, and on ALR exclusion applications as well as other matters referred to it.

MOTION CARRIED

**D2 - Tassell**

Jill Collinson, Planning Technician, presented Application No. 4-G-10DP (Tassell/Boscher) to alter the shoreline of property located at 11193 Chemainus Road located in the Ocean Shoreline DPA.

Brian Tassell, applicant, was present and added further information to the application.

The Committee directed questions to staff and the applicant.

It was Moved and Seconded

That Application No. 4-G-10DP be approved, and that a development permit be issued to Brian Tassell, on behalf of, Robert Boscher, for that part of Lot 12, District Lot 34, Oyster District, Plan 2519, shown outlined in red on Plan 298R, except part in Plan 33268, to permit repair of a 10 metre section of a  $\pm 3$  metre tall riprap retaining wall, repair 28 metres of scour protection along the retaining wall footings, and removal of 2-3 trees along the bank subject to the development complying with the recommendations noted in Simpson Geotechnical Ltd report, dated April 12, 2010.

MOTION CARRIED

**D3 - Bell**

Alison Garnett, Planning Technician, presented Application No. 1-B-10DVP (Charles Bell) to vary the permitted height of an accessory building located at 1487 Mahon Road.

Charles Bell, applicant, was present.

The Committee directed questions to staff and the applicant.

It was Moved and Seconded

That Application No. 1-B-10DVP by Charles and Jill Bell for a variance to Section 8.3(b)(2) of Zoning Bylaw No. 985, by increasing the height limit for an accessory building from 7.5 metres (24.6 ft.) to 9.5 metres (31 ft.) on Lot 1, Shawnigan Lake Suburban Lots, Malahat District, Plan 32805, be approved.

MOTION CARRIED

**D4 - Walerius**

Dwain Walerius was present regarding a request to allow the existing bathtub to remain in his shop located at 5175 Lee Road.

The Committee directed questions to staff and the delegate.

The Chair noted that the matter will be dealt with under agenda item SR1.

**STAFF REPORTS**

**SR1 – Accessory Building Fixture**

Nino Morano, Bylaw Enforcement Officer, presented Staff Report dated April 28, 2010, regarding 5175 Lee Road, Accessory Building Fixture.

It was Moved and Seconded

That the request by Dwain and Lynda Walerius to allow the accessory building fixture in the workshop located at 5175 Lee Road, be approved, and that one bathing facility (bathtub) and one sink be permitted to remain in the accessory building subject to the land owner registering a covenant re-affirming that the structure will not be used as a dwelling.

MOTION CARRIED

**SR2 – Dangerous Dogs**

Tom Anderson, General Manager, presented Staff Report dated April 28, 2010, regarding Dangerous Dog Situation on Cowichan First Nations lands.

It was Moved and Seconded

That the Regional District take the necessary steps to convey the dangerous situation that exists with packs of roaming dogs on the Cowichan First Nations lands and that the Cowichan Tribes be requested to take immediate action to rectify this situation before someone is seriously injured.

MOTION DEFEATED

It was Moved and Seconded

That the CVRD contact Cowichan Tribes regarding the dangerous dog situation that exists on Cowichan First Nations lands in order to find an immediate amiable solution to the situation.

MOTION CARRIED

**SR3 – Bylaw Enforcement Officials**

It was Moved and Seconded

1. That the Regional Board appoint Brian Duncan as a Bylaw Enforcement Official.
2. That the Regional Board appoint Grant Breckenridge as a Bylaw Enforcement Official.
3. That the Regional Board appoint Norm Knodel as a Bylaw Enforcement Official.
4. That the Regional Board appoint Ian McDonald as a Bylaw Enforcement Official.
5. That the Regional Board appoint Gary Anderson as a Bylaw Enforcement Official.

MOTION CARRIED

**SR4 –Transfer from Reserve**

SR4 will be dealt with under new agenda item NB3.

**APC**

**AP1 - Minutes**

It was Moved and Seconded

That the minutes of the Area A APC meeting of April 13, 2010, be received and filed.

MOTION CARRIED

**CORRESPOND-  
ENCE**

**C1 – Grant in Aid**

It was Moved and Seconded

That a grant in aid (Area C) be given to Evergreen Independent School in the amount of \$3,500 to assist with repair and upgrading of the original Cobble Hill School.

MOTION CARRIED

**NEW BUSINESS**

**NB1 – Mill Bay WW  
Trail Agreement**

Brian Farquhar, Parks and Trails Manager, presented Staff Report dated May 3, 2010, from Ryan Dias, Parks Operations Superintendent, regarding Mill Bay Waterworks District Trail Agreement.

It was Moved and Seconded

That the Board Chair and Corporate Secretary be authorized to execute an agreement with the Mill Bay Waterworks District to permit the maintenance and operation of a short section of CVRD's Mill Springs Trail located on property owned by Mill Bay Waterworks District, legally described as Lot 4, District Lots 46&60, VIP 68911, Malahat District to address issues pertaining to liability and indemnification, insurance coverage provisions and use of the lands for community trail purposes.

MOTION CARRIED

**NB2 – Release of  
Covenant**

Brian Farquhar, Parks and Trails Manager, presented Staff Report dated May 4, 2010, regarding release of covenant FB307700 for Cottyn Subdivision off Sylvester Road, Area B.

It was Moved and Seconded

That the Board Chair and Corporate Secretary be authorized to execute the necessary documents to release Covenant FB307700 in favour of the Cowichan Valley Regional District concurrent with the transfer of lands to the Regional District for park purposes, per the conditions of the covenant, at time of registration of the subdivision of Lot 3, District Lot 96, Malahat District, Plan 32725.

MOTION CARRIED

**NB3 – Area F Parks Project**

Brian Farquhar, Parks and Trails Manager, presented staff report dated May 3, 2010, regarding Reserve Fund Bylaw for Electoral Area F Community Parks Project.

It was Moved and Seconded

That a Reserve Fund Expenditure bylaw be prepared authorizing the expenditure of no more than \$20,000 from the Community Parks General Reserve Fund (Area F – Cowichan Lake South/Skutz Falls) for the purpose of completing the Mesachie Lake Park ball field expansion upgrade; and that the bylaw be forwarded to the Board for consideration of three readings and adoption.

MOTION CARRIED

**NB4, NB5 – Minutes**

It was Moved and Seconded

That the minutes of the Area G Parks Commission meeting of April 12, 2010 be received and filed.

MOTION CARRIED

It was Moved and Seconded

That the minutes of the Area C Parks Commission meeting of April 22, 2010, be received and filed.

MOTION CARRIED

**NB6 – Application No. 3-G-10DP**

Director Dorey stated that he has a development permit application (No. 3-G-10DP - Archdekin) presently before his APC but they have not yet had an opportunity to discuss it. He noted that the application is straight forward and would like to have a recommendation made tonight so that the applicants can move forward.

Alison Garnett, Planning Technician, stated that she has been working on the file and that staff's perspective is to approve the application.

It was Moved and Seconded

That Application No. 3-G-10DP be approved and that a development permit be issued to Murray Archdekin and Gwen Robinson, for Lot 1, District Lot 34, Oyster District, Plan 4347, to construct a single family dwelling and garage, subject to complying with the recommendations noted in the Lewkowich Engineering Associates Ltd. report dated April 26, 2010.

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 3:50 pm.

**RISE**

The Committee rose without report.

**ADJOURNMENT**

It was Moved and Seconded  
That the meeting be adjourned.

**MOTION CARRIED**

The meeting adjourned at 4:16 pm.

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Chair

\_\_\_\_\_  
Recording Secretary