DATE: Tuesday, April 11, 2017
TIME: 19:00-21:00

MINUTES of the Electoral Area E Advisory Planning Commission held on the above noted date and time at 175 Ingram Street, Duncan, B.C., CVRD Boardroom.

PRESENT:

Chairperson: Susan Kaufmann
Secretary: Justin Straker
Members: David Coulson
Sarah Davies-Long
Bruce Fraser
Celina Gold
Patrick Jackson
Parker Jefferson
Stafford Reid
Julia Rylands

ALSO present:

Director: Alison Nicholson
Staff: Bev Suderman, CVRD Planner, Community and Regional Planning Division

ABSENT: John Salmen
Antonio Mendenhall
David Tattam
Michelle Geneau

APPROVAL OF AGENDA

It was Moved (Justin Straker) and Seconded (Patrick Jackson) that the agenda be approved.

MOTION CARRIED

ADOPTION OF MINUTES:

It was Moved (Julia Rylands) and Seconded (Celina Gold) that the minutes of the Area E APC meeting of March 14, 2017 be accepted.

MOTION CARRIED

INFORMATION

GIS Potential Applications for OCP:

Justin Straker presented on the capabilities of Geographic Information Systems (GIS) to provide opportunities to test future development scenarios, and otherwise provide information useful for OCPs. The focus was on the Yellowpoint area, based on a project completed by ALCES (Justin is affiliated with this company) last year. NOTE: Justin clarified his position: although he is affiliated with ALCES, he is not selling a product; if the decision is to proceed with GIS, he would do the work as a volunteer.

REPORTS:

Director's Report:

Director Nicholson noted that Paldi properties have been bought by new developers that would like to proceed with development of the area as currently zoned.

Director Nicholson asked for clarification on whether the Hols application should come back to the APC, and the APC requested that it do so.

Director Nicholson noted that the GAIN group is hoping to be able to use the Duncan Airport for a Porsche demonstration. A Temporary Use Permit will be required.

Planner's Report:

OCP Discussion:

Hopes were expressed that the OCP would be a living, dynamic document, where the different components will clearly link together. One suggestion is that the document include a matrix showing how the policies of the various sections work together.

APC members agreed to work with Google Docs as a way of collaborating on comments in response to written work. When documents are put up for comment, there should be a deadline by which to respond.

Vision statement document: Statement is good, with a few tweaks.

Values statement document, or statement of principles, is needed to supplement the vision, and provide a foundation for the goals and policies, as well as providing a touchstone for testing policies as they are developed/implemented.

Some OCP goals were suggested:

1. Food security
2. Transportation
3. Growth containment
4. Local economy

APC members agreed to think about these goals, and get back to the Planner. One question is whether they can be (or should be) ranked for precedence?

It was agreed that measures (or indicators) should be established through which to monitor change in the plan area.

Mapping exercises:

Glenora: Issues re aging in place

- Agreed that there is no demand in the near future for any institutional uses in the Glenora area

Eagle Heights: Issues re appropriate densification.
The area is serviced (water and sewer), with good proximity to town, although transportation (other than by automobile) needs enhancement. Is this an area in which to leverage the servicing, and develop a variety of forms of affordable housing, i.e. carriage houses, other types of suites. Concern re traffic implications. Concern re potential for medium or high rise multi-family residential possibilities.

- Work with Cowichan Tribes to enhance alternative forms of transportation to town: trails, busses, etc.

Koksilah Industrial Park:

- Live-work opportunities
- Risks related to unstable slopes on the edges
- Could put multi-family opportunities in KIP
- Need to find ways to make it a more walkable community:
  - Low parking allowance
  - Enhanced public transportation
  - Walking trails
- There are some large lots to be developed.

ADJOURNMENT

MOTION:
It was Moved (Stafford Reid) that the meeting be adjourned at approximately 21:10.

MOTION CARRIED

NEXT MEETING: Tuesday, April 25 at 7:00 pm.

Secretary

Chair