

Quadra Community Association - Board Meeting February 22, 2005

Directors Present: Richard Desmarais Interim President, Kerry Kowalchuk Vice President, Terry Hooper Treasurer, Secretary (shared position), Mike Balatti, Val Barr, Peter Calverley, Dalyce Dogterom, Alex Hartford, Barry Hatelt, Greg Hewitt, Pat Nowazek

Absent Mike Balatti, Jerry Benner, Barry Hatelt

Secretary Val Barr

Call to Order: 7:40

Dalyce chairs the meeting which begins with some discussion of public information and methods for web site/publicity. The Acrobat Editor needed to send to DI for the web page costs \$300. Richard suggests we can begin by using the free trials available on the internet. Dalyce voices an ongoing concern about publishing both on the web and in local papers 'who the QCA is', and its goals. She suggests we should publish after the public meeting a historical biography of the QCA and correct some of the misconceptions about our purpose. Discussion re: a mail out to boxes and cost (last one cost \$87.25 plus printing). The last public meeting's attendance was down and some on the board felt it was because people spoke too much. Richard - although attendance was down we had very good input everyone allowed to speak is part of the process. Dalyce asks that we continue notices on the bulletin boards and in the Hungry Eye, as well as the phone calls.

Treasurer's Report: \$30 paid for Credit Union membership shares. There is \$149.14 in account. He will change the signatures to update next week.

Public Meeting - Monday March 21 7:30pm at CC. Board to meet there at 7pm to set up. Richard will do an article for the public meeting for the March 4 and 18 DI. Val will send in the Community Calendar of Events. Terry will put notice in the Hungry Eye. Terry will pick up the keys. Richard will arrange for a sign for the cove. Richard will compile a handout for Terry to distribute at the door. All committees need to send their copies of recommendations to Richard by **March 10**. Pete, Kerry and Greg will be the official vote counters and one of them will compute the % of vote right away so results can be announced. Dalyce will chair the meeting. Val will be Secretary.

Recommendations-

Terry Hooper presents **Industrial/Commercial** - Barry and Terry worked on this and felt there was strong opposition to some items. They felt the recommendations be dropped and we should recommend staying with Bylaw 1213 until the OCP review. The only recommendation they are putting forward is for lot area on Industrial land. To reduce allowable lot area from 4000sq. m. to 2000sq. m. It was thought the community response showed 1000sq. m was too small. Terry and Barry felt the set backs were okay.

There was some concern about Bylaw amendments not being sent to the QCA. Val had discussed this before the public meeting with Jim Abram who said these amendments were on the web site. To find amendments you must go to the website through

www.rdc.bc.ca on the home page click on 'planning' on the left margin then go to Bylaw to Quadra and then to Amendments. The amendments currently worked on are not published here until considerable time after the Board has approved them. Lisa Berg will discuss the current amendments if you are interested. To stay current with the amendments you must read the RD Board minutes. As a recommendation it was agreed that the QCA be notified of amendments in process by Lisa Berg. This will stop future ignorance re: items like the blanket changes such as Utilities.

Add this to the list of recommendations.

Utilities Terry - there is a new amendment # 2485 to Bylaw 1213 which adds a definition of "Utility Use" and a clause allowing that use in all upland zones. This definition seems to contradict itself and therefore is confusing. Richard adds that It does not allow for existing sewage or water treatment plants or for future ones that may be needed. Terry recommends that the Utility Zone in the Proposed Bylaw 2538 be recommended with the change including a height restriction. Terry mentions that some of the utility regulations were founded on situations in other parts of Area J. Richard reminds everyone that the new Bylaw will apply just to Quadra and not include the outer islands and mainland inlets.

Tourism Pat - Recommend expanding C1 zone to include retail & rental stores, guide services or any other tourism service not covered by zone

C2 uses recommended to be motel, resorts and accessory uses again rentals and guide services

Richard recommends to define these accessory uses now as tourism related.

Home Occupations Greg - Commercial vehicle needs to be defined as 1 Commercial vehicle for offsite use and any that are to be used on the land

Richard suggests - using 'unless accessory or incidental to permitted use' and add the term definition to not include any resident owned vehicle with commercial plates that is used for to and from work or for pleasure

Nuisance - Dalyce would like to rediscuss that the complainant must have some accountability - this is the most important issue. Richard suggests the mediation clause gives accountability - QCA has already sent in recommendations on the Nuisance issue.

Agriculture Dalyce - Recommendation is that use is allowed if it conforms to current regulations from all levels Province and Federal. All setbacks in the Bylaw are recommended to follow these regulations

Silviculture - Alex for Jerry - Discussed with Jim Abram that Private land not be included in Silviculture Zone and stay in current zone mostly Ru1 and some Ru2. That Silviculture Zone apply to Crown land particularly Provincial Forest. That the Silviculture designation from the OCP has no legal authority over private land and it will go away. That land with a 16ha min. size in that designation will not hold up legally if designated Silviculture. Richard suggests that the OCP needs to be amended so that

Private land owners rights and restrictions are consistent with their zoning.

Discussion followed about the process of holding public meetings. Jim Abram has requested to be notified in advance of publishing so he can make room on his calendar. The Board agreed that we should notify him personally of these meetings as soon as possible and send him the minutes of the Public meetings once the Board has approved them. Also when the recommendations are approved through the public process a copy will be sent to him at the same time as the RD. Val will notify him of dates of the public meetings. Richard will send him email of the recommendations when each section is complete.

Pat asks that a recommendation request that the RD not use the Draconian language and use definitions instead of interpretations in the draft Bylaw.

Pete and Terry report on the Regional District budget meeting re planning Feb. 8 in Courtenay. Terry says there are 600 applications through planning a year rezoning and Development Permits. RD is developing an environmental sensitive area map. The mission of the Planning Department in their big reorganization are:

1. Engage Community Planning at the neighbourhood level.
2. Use a team approach - assign each project to different technicians depending on the character of the project.
3. Electoral Area Directors will make application for a team.

At this meeting Jim Abram talked about four years of Bylaw revision was ongoing in the community. He also talked about the Surge Narrows road upgrade

Discussion followed about Richard stepping aside end of March for a new leader(s) to spearhead the next project. The group was in complete agreement about the QCA continuing to communicate with Islanders. At the meeting in April goals and a timeline will be discussed and a team approach to taking over from Richard will be hopefully implemented. Please bring your ideas to that meeting - Also bring \$3 or \$4 to donate to the pot/ flowers to Jose of Aroma for the free coffee and meeting place.

Tuesday April 5 Aroma 7:30

meeting adjourned 9:35