



DATE: 2024-01-04

TIME: 6:00 p.m.

MINUTES of the Electoral Area A (Mill Bay/Malahat) Advisory Planning Commission (APC) held on the above-noted date and time at Kerry Park Recreation Centre, Denis McLean Room.

PRESENT: Chair: Alex Jorgensen
Secretary: CVRD Staff
Members: Margo Johnston, Dave Knott, Gary Ashdown, Ken Hart, Brian Harrison, Lesley Stone

ABSENT: Maureen Alexander, April Tilson

ALSO PRESENT: Kate Segall, Electoral Area A Director
Michelle Pressman & Richard Buchan, Development Services Division, Land Use Services Department, CVRD;
Applicants and Property Owners: Blue Bennefield, Rachael Sansom, Wayne Hopkins
Four members of the public were in attendance.

APPROVAL OF AGENDA: It was moved and seconded to approve the agenda.

MOTION CARRIED

ACCEPTANCE OF MINUTES:

That the Minutes of Electoral Area A (Mill Bay/Malahat) Advisory Planning Commission meeting of 2023-11-16 be amended as follows:

That the statement 'had no objection' be removed and replaced with 'approve the zoning change';

and that the minutes as amended be adopted.

MOTION CARRIED

ORDER OF BUSINESS:

R1. Elections Appointment of Chair and Vice-Chair.
That Alex Jorgensen serve as Chair and Brian Harrison serve as Vice-Chair.

MOTION CARRIED

Referral Report, R.2 Application No. RZ23A01, 2530 Mill Bay Road.

MOTION:

1. That the APC recommends that the CVRD Board not approve zoning amendment application RZ23A01 (2530 Mill Bay Road) to permit a four-lot subdivision;
2. That the APC supports the subdivision application for a two-lot subdivision (with suites) as presently permitted under existing zoning; and
3. That the APC recommends that the CVRD Board consider the following for future infill projects:
 - stormwater/drainage implications;
 - loss of vegetation;
 - access route standards (re: fire, safety, recycling/garbage service); and,
 - sewer and water servicing implications.

MOTION CARRIED

Referral Report, R.3

MOTION:

That the APC supports zoning amendment application RZ23A03 (Stonebridge) subject to the following considerations:

- That the CVRD staff recommendations (as presented in the Oct 18, 2023 EASC report and attached as 'attachment D' in the APC referral Report) be considered by the CVRD Board;
- That the amenities covenant be aligned with the proposed zoning;
- That the CVRD, in consultation with the Province, pursue a road allowance at the Shawnigan-Mill Bay Road and Trans-Canada Highway intersection for the purposes of a future merge lane;
- That the CVRD consider updating its Development Permit Area guidelines for the Stonebridge project, including guidelines for drive through facilities, commercial development, and multi-unit development.

MOTION CARRIED

ADJOURNMENT:

It was moved and seconded that the meeting be adjourned at 9:00 p.m.

MOTION CARRIED

Alex Jorgensen
Chair