



DATE: October 18, 2018

TIME: 7 p.m.

**MINUTES** of the Electoral Area C – Cobble Hill Advisory Planning Commission held on the above-noted date and time at 3635 Watson Avenue, Cobble Hill.

**PRESENT:**

Chairperson: Brenda Krug

Vice-Chairperson:

Secretary: Joe Kinrade

Members: Nick Hill, Ed Veroney, Simon Cox, Chris Koehn, Jo-Anne Stuart,  
Mike Wilson, Lynn Wilson, Ron McNeil

**ALSO present:**

Director: Matteus Clement

Alternate Director:

Guests:

**ABSENT:** David Slade

**ACCEPTANCE OF MINUTES:**

It was Moved and Seconded that the minutes of the Area C APC meeting of September 28, 2018 be accepted.

**MOTION CARRIED**

**ORDER OF BUSINESS:**

1. Application No. RZ18C01

Application by Action Drywall Ltd. for (PID 0000-106-453, PID 0005-733-944, PID 0005-733-961) Lots 5 & 7 Section 13, Range 6, Shawnigan District and Lot 1, Section 13 Shawnigan District, 1360 Fisher Road. Presented by applicants Ms. Cathy LaPointe and Mr. Paul Anderson for rezoning of the properties from Agricultural Industrial (I-6) to Business Park Industrial (I-1D) to facilitate light industrial development on the subject property. Strata lots of ¼ acre will be developed for rental or purchase. Access will be from Fairfield Road at present and at Fairfield Road and Fisher Road in the future. Sewage will be connected to Twin Cedars plant, and water will be supplied by the Cobble Hill Improvement District.

Discussion:

- Commission is supportive in principle
- Concern about environmental remediation. Request for the remediation report
- Traffic concerns regarding Fisher Road entrance. This is a MoTI issue
- Concern over large number of uses permitted under (I-1D) zoning

**MOTION:**

*It was moved and seconded that the Cobble Hill Advisory Planning Commission recommends the Cowichan Valley Regional District Board of Directors that Application No. RZ18C01 proceed, with the provisions that concern for environmental remediation is*

*followed up, and that a community amenity and an aesthetic buffer for entry into Cobble Hill be provided.*

**MOTION CARRIED**

Meeting procedure: When site visits are completed, the Commission members will wait to the meeting regarding the application is convened before discussing it.

**ORDER OF BUSINESS:**

1. Application No. RZ18C02

Application by Gordon Smith on behalf of the Clements Centre for 3625 Cobble Hill Road (PID: 006-830-811) Legal Description: That Part of Lot F, Section 13, Range 5, Shawnigan District, Plan 1809, Lying North of a Boundary Parallel to and Perpendicularly Distant 250 Feet from the Northerly Boundary of said Lot except part in Plan 28591. A rezoning and Official Community Plan amendment application for the institutional part of the split-zoned institutional-residential parcel to permit a light industrial designation. The parcel is located at 3525 Cobble Hill Road in the southwestern part of Electoral Area C – Cobble Hill. Mr. Gordon Smith presented the application, giving a detailed description of the Clements Society and the proposal: The Clements Society currently owns and uses the old church at 3625 Cobble Hill Road for their South End clients as a base for day caretaking of 8-12 special needs adults. The facility needs considerable upgrades. As well, the location fronting a very busy road is a safety concern for all. The rezoning and subsequent sale of the residential properties would allow the society the finances to build a new centre on two of the adjoining lots on Princess Avenue. The further two lots would be used to construct 2 residential dwellings to house special needs adults and caregivers. Mr. Smith will purchase the present site of the church, remodel it, and incorporate it into his business, which he will move to the site. A safe trail will be developed from Princess Avenue to Cobble Hill Road.

Discussion:

- Commission supports the application
- Very much in favour of retaining the church building

**MOTION:**

*It was moved and seconded that the Cobble Hill Advisory Planning Commission recommends to the Cowichan Valley Regional Board of Directors that the application for rezoning CVRD FILE NO: RZ18C02 proceed.*

**MOTION CARRIED**

**ADJOURNMENT**

**MOTION:**

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

**MOTION CARRIED**

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Secretary