



DATE: June 11, 2019

TIME: 7 pm

MINUTES of the Electoral Area E – Cowichan Station/Koksilah/Sahtlam Advisory Planning Commission held on the above noted date and time at: CVRD Offices, Conference Room 2, 175 Ingram Street, Duncan, BC.

Chair Hilary Nixon called the meeting to order at 7:04 pm. The position of Secretary is vacant, Karen will be Acting Secretary for this meeting.

PRESENT:

Chairperson: Hilary Nixon

Vice-Chairperson: Susan Kaufmann

A/Secretary: Karen Humber

Members: Ken Smith, Marianna Terauds, Celina Gold, Sarah Davies-Long

ALSO PRESENT:

Director: Alison Nicholson

CVRD Planner: Alison Garnett

Guests: Tim Galavan

ABSENT: David Coulson, Parker Jefferson, Teresa Emery

APPROVAL OF THE AGENDA: after switching the order of the review of the applications, it was approved and seconded the agenda by approved as amended.

MOTION CARRIED.

ACCEPTANCE OF MINUTES: It was moved and seconded that the minutes of the Electoral Area E – Cowichan Station/Koksilah/Sahtlam Advisory Planning Commission of May 14, 2019 be accepted.

MOTION CARRIED.

ORDER OF BUSINESS:

The Chair reviewed the purpose and process of APC.

1. Application: ALR18E05 (TIM GALAVAN, 4650 TRANS CANADA HWY.)

Delegate/Agent present/absent – Tim Galavan

Mr. Galavan gave a brief overview of his application

Discussion:

- Property was cleared of trees by previous owner except for trees in riparian area.
- Appreciation was expressed for the business and service being provided by Island Tractor.
- Neighbours were notified per ALC regulations – CVRD has not received any comments to date.
- Concerns noted about development along TCH corridor in the absence of an updated community plan.
- Request for visual barrier if property is separated and Alison Garnett (CVRD planner) indicated that there are guidelines for buffering between agricultural land and other land uses.
- Noted that the OCP calls for a no net loss of agricultural land; suggested that a land swap could be a possibility for the owner to consider.
- Four repair bays in main building currently and owner expects to expand in the future. Concern this could be a movement into heavier industrial activity than allowed under I-5.
- Concerns about frontage display and avoiding “visual clutter” and sprawl along the TCH
 - Applicant suggested that the owner could provide a rotating display of historic equipment display, but did not support having no frontage display
 - APC recommended vegetation such as trees every 10 feet or so to provide visual break.
- The applicant pointed out there is a 5 meter set back because of the ditch and the septic field already constrains the usable area of the proposed new site so requiring more setback from the highway would be problematic.
- The applicant has chosen to do the zoning applicant after the ALC decision to save money and possibly time. Indicated that many of the questions raised would be addressed at the next stage.
- APC members felt strongly that the applicant should be asked to provide more information regarding future plans which could be used to help support the decision to remove land from the ALR.
- Entrance to Island Tractor will remain the same. An existing easement which provides access through the current Island Tractor site to the ALR property could be released since access to the subject property is easily available off Deirdre Dr.

MOTION:

It was moved and seconded that Application No. ALR18E05 be recommended for approval to exclude .8 ha from the ALR conditional on:

- receiving an application for rezoning which addresses the items discussed including environmental concerns, aesthetics, land swap, which would be reviewed by the APC
- MOTION APPROVED: 5 yes, 0 no, 2 abstain

2. Application: DVP18E03 (BLAIR HILL, 4897 BELVEDERE CRES.)

Delegate absent – Mr. Blair Hill submitted an email.

Chair Nixon read an email provided by the applicant describing his plan to build an oversized accessory building.

Discussion:

- APC members inquired about the historical reason for the 100 sq metre

restriction which is unique to Electoral District E.

- Discussion focused on strategies that could be used to more effectively address accessory building regulations such as consideration of lot size versus lot coverage, presence of other accessory buildings, and ensuring that buildings are clustered together (i.e. "home plate" principle).
- Noted that the applicant's email indicated a willingness to prevent tree loss on site

MOTION:

It was moved and seconded that Application No. DVP18E03 be recommended conditional on:

- moving the building to a minimum of 6 metres from the back lot line in order to minimize tree removal, maximize access off main driveway, and make use of "home plate" principles that encourage clustering of buildings, and
- recommend that there be no more accessory buildings on this lot.

Further, in consideration of future applications for accessory buildings greater than 100 sq metres:

- The APC recommends a review of the accessory building size regulations to consider zoning, lot coverage, parcel size and clustering.
- Until such time as new regulations are in place, the APC requests that applications for oversized accessory buildings continue to be referred to the APC for discussion and review

MOTION APPROVED: 5 yes, 0 no, 2 abstaining

NEXT REGULARLY SCHEDULED MEETING: July 9, 2019

ADJOURNMENT

MOTION: It was moved and seconded that the meeting be adjourned at 8:50 pm.



A/Secretary



Chair