



DATE: July 9, 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 7:00 pm. The position of Secretary is vacant, Karen Humber will be Acting Secretary for this meeting.

PRESENT:

Chairperson: Hilary Nixon

Vice-Chairperson: Susan Kaufmann

A/Secretary: Karen Humber

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

ALSO PRESENT:

Director: Alison Nicholson

CVRD Planner: Christina Hovey

Guests: Paul Villecourt, applicant

ABSENT: Marianna Terauds, David Coulson, Teresa Emery, Parker Jefferson

APPROVAL OF THE AGENDA: The agenda was approved and seconded as presented

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 June 11, 2019 be accepted.

MOTION CARRIED.

ORDER OF BUSINESS:

The Chair introduced the APC members and reviewed the purpose and process of APC.

1. Application: RZ18E01 (PAUL VILLECOURT, 4450 TRANS-CANADA HIGHWAY)
Delegate/Agent – Paul Villecourt

Christina Hovey reported that the draft bylaw is scheduled to go to the ESC next week. Mr. Villecourt gave a brief overview of the application

Discussion:

- Access via Wilmot Road is preferable to access off TCH and applicant is working with MOTI. Ideally a merge lane would be created at the intersection.
- The design will accommodate other types of businesses should the proposed use for auto business change.
- Need for a corridor plan in this location for future development was highlighted. This site was previously a commercial site which makes it amenable to a local commercial zone.
- Area E & D held joint meetings last year to discuss nodes along TCH and are eager to continue those talks and involve other groups. There are site specific conditions which will apply to this application. Other developments in this area are agricultural/agri-tourism based.
- Concern that an auto repair facility or industrial use does not fit with the community vision or the Area E Draft OCP.
- Repair will include agricultural equipment painting.
- Applicant stated that close neighbours are supportive of an automotive business in this area. Formal input has not yet been solicited.
- This is a re-development activity as opposed to a completely new commercial development.
- Concern and frustration that there is still no new OCP/HOCP to apply to applications. It is a disservice to current applications, confusing and does not provide a basis for sound decision-making.

MOTION:

It was moved and seconded that it be recommended to support draft bylaw No 4281 in reference to Application No. RZ18E01 which includes a change from C1 to C5 zoning with site specific modifications. It was also recommended that the:

- APC revisit local commercial zoning during the OCP harmonization process, and
- CVRD develop a comprehensive plan for the Trans-Canada Highway Corridor as part of the harmonization/modernization process.

MOTION APPROVED: 5 to 1

2. REPORTS/UNFINISHED BUSINESS, ETC.

- Hilary reported that it has been confirmed that under CVRD rules, abstained votes are counted as yes votes. However, if a member has a conflict of interest, the member needs to provide a description of conflict, leave the room, and return after vote. The member would not contribute to quorum for that vote
- Alison reported a second draft of the overarching Harmonized Plan and a Local E Plan will be sent out. She encourages everyone to read the drafts and provide comments by end of summer. Coralie has offered to do a presentation for the APC for possibly the August meeting.

NEXT REGULARLY SCHEDULED MEETING: August 13, 2019

ADJOURNMENT

MOTION: It was moved and seconded that the meeting be adjourned at 8:25 pm.



Secretary



Chair