

Minutes of the Cobble Hill Advisory Planning Commission meeting held at 7 p.m. on Thursday, June 14th 2012 in the Cobble Hill Community Hall on Watson Avenue.

Those present: Rod de Paiva – Chair, Jerry Tomljenovic, Don Herriott, Tom Boughner, Jens Liebgott, Brenda Krug, Janice Hiles, Robin Brett, Rosemary Allen, Dave Lloyd and Director Gerry Giles.

Also Present: CVRD planning staff Mike Tippett and Ann Kjerulf.

The meeting was called to order at 7 p.m. by Chair de Paiva.

Moved/second

that the agenda be adopted as circulated with a noted correction to the date.

MOTION CARRIED

Moved/second

that the minutes of May 10th 2012 be adopted as circulated.

MOTION CARRIED

Business Arising:

Moved/second

Whereas, the Cobble Hill Advisory Planning Commission has reviewed and considered the implications of the proposed Regional Sustainability Program;

And whereas, it is deemed to be a step forward in the ongoing management of growth and development of the CVRD;

Therefore be it resolved, that the Cobble Hill Advisory Planning Commission fully endorses the program and supports the CVRD in its efforts to cause its implementation.

MOTION CARRIED

New Business:

The Chair introduced Mike and Ann to the meeting and they provided an overview of Bylaw 3520 the draft zoning bylaw to implement the South Cowichan Official Community Plan.

The process surrounding the draft zoning bylaw was provided and it was noted there are no radical changes in the zones impacting Area C – Cobble Hill. It was explained that while areas like Braithwaite, Douglas Hill, Aros Road, Arbutus Ridge and most parts of the Village remain the same there is a new Comprehensive Development (CD) zone being created for the property adjacent to the industrial area on Fisher Road. This new zone would permit higher density through density averaging to provide a larger buffer on the east side of the property. The south portion of the Victoria Truss property is proposed for mixed commercial/residential. Parts 4, 5, 6 and 7 of the bylaw were reviewed as were the parking and loading requirements. Of the Comprehensive Development zones only CD1, CD3 and CD10 apply to Cobble Hill. The commission was asked to pay particular attention to the definition section and to the section on Manufactured and Mobile Home Parks. It was also noted the Parks and Institutional zone will be separated in the new bylaw. The meaning of impervious surfaces as it relates to parcel coverage was explained as was the consolidation of zones in Arbutus Ridge.

Several items were reviewed which included: keeping of fowl, cell towers, secondary suites and kennels. It was suggested that the wording regarding the keeping of fowl be reworked. While six chickens might be appropriate other types of fowl might not be suitable in all areas of Cobble

Hill. The regulations surrounding second kitchens and the definition of home occupation were also explored. It was suggested the current wording of home occupation might prohibit day cares so this definition should be reviewed.

After a general discussion it was agreed that all members would review the definition section of the bylaw and that Rod, Brenda and Gerry would meet and assign each member a section of the bylaw to review for the next meeting. It was also agreed the permitted use in each zone would be considered to determine if all listed uses are appropriate.

The sections of the bylaw that pertain to Cobble Hill are as follows:

- A-1 / Agricultural Resource 1
- A-2 / Small Lot Agricultural 2
- A-4 / Agricultural Golf Course 4
- A-6 / Agricultural Institutional 6
- RUR-1 / Rural Resource 1
- RR-2 / Rural Residential 2
- RR-3 / Rural Residential 3
- RR-3A / Rural Residential 3A
- RR-4 / Rural Mobile Home Park 4
- RR-5 / Rural Manufactured Home Residential 5
- R-2 / Village Suburban Residential 2
- R-3 / Village Residential 3
- R-4 / Village Mobile Home Park 4
- R-5 / Village Manufactured Home Residential 5
- R-6 / Village Mixed Use Residential 6
- CD-1 / Rural Comprehensive Development 1 Arbutus Ridge
- CD-3 / Rural Comprehensive Development 3 Chapman Road
- CD-10 / Village Comprehensive Development 10 Galliers Road East
- C-2 / Rural Highway Commercial 2
- C-3 / Rural Service Commercial 3
- C-4 / Rural Tourist Recreation Commercial 4
- C-5 / Village Neighbourhood Commercial 5
- C-6 / Mixed Use Village Commercial/Residential 6
- C-7 / Village Commercial 7
- C-8 / Village Tourist Commercial 8
- C-9 / Village Neighbourhood Pub Commercial 9
- I-1C / Light Industrial 1C
- I-3 / Transportation Industrial 3
- I-5 / Mini-Warehousing Industrial 5
- I-6 / Agricultural Industrial 6
- I-7 / Railway Transportation 7
- P-1 / Parks 1
- P-2 / Institutional 2
- P-3 / Village Institutional 3
- P-5 / Forest Institutional 5
- W-1 / Marine Conservation 1
- W-2 / Freshwater Conservation 2

Director's Report:

Director Giles reported that Rosemary Allen, Judith Blakeston, Linden Collette, John Krug, Roger Painter and Lois Turner had been appointed to the steering committee to oversee the consultant hired to do planning work on the Cobble Hill Commons. She also provided an overview of the CVRD Board's decision to bring the currently contracted out recycling service in house. This will mean borrowing approximately 1.7 million dollars to purchase three vehicles and 17,000 self loading containers. The CVRD will then operate the recycling program currently provided by in our area by Sun Coast. An Alternative Approval Process will be used to seek voter approval. Several comments both pro and con were provided.

The meeting adjourned at 8:58 p.m.

Next meeting is scheduled for Thursday, July 12, 2012

Rod de Paiva, Chair