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Minutes of Cobble Hill Advisory Planning Commission meeting held on Thursday, July 19<sup>th</sup> 2012 at 7 p.m. in the Cobble Hill Hall located at 3550 Watson Avenue, Cobble Hill.

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

Also present: Brooke Tomlin of Landmark Signs Ltd. on behalf of Valleyview Centre and Brent Large the owner of the Centre.

Moved/second  
that the agenda be adopted as presented. MOTION CARRIED

Moved/second  
that the minutes of June 14, 2012 be adopted as circulated. MOTION CARRIED

Chair de Paiva noted the resignation of Arbutus Ridge Ratepayers Association appointment Tom Boughner from the APC while noting that Mr. Boughner had been elected to the Arbutus Ridge Strata Council. Chair de Paiva thanked Mr. Boughner for his term with the APC and wished him well in his new duties as did the rest of the members of the APC.

#### New Business:

1. Development Permit Application Number 1-C-12DP/VAR by Valleyview Centre to erect a free-standing sign for the Valleyview Centre tenants.

A presentation by the applicant was made. It was stated that over half of the thirty tenants of the mall want to be on a sign that has highway frontage. The sign being proposed would locate at the front of the property near the Trans-Canada Highway. It would be a free-standing sign. The height of 28 feet is proposed as is a sign area of 104 square feet. Bylaw No 1095 specifies a maximum size of the sign area is 64 square feet which is why the variance is required in addition to the development permit.

Questions were then asked and answered. Although most APC members felt that the Centre tenants should have signage on the highway, concerns were expressed regarding the sign's height, the proliferation of signs along the highway and the lack of artistic impression with the design presented. It was also noted that the old Cobble Hill OCP stated signs should be designed for pedestrian traffic to avoid the danger present when drivers are trying to read signs while travelling at highway speed.

The primary concern noted by members of the APC however focused on the number of sandwich board signs that are currently displayed along Cowichan Bay Road around the entrance to the Centre. The APC would like some assurance these signs will not be permitted in the future.

After further discussion, it was

Moved/second  
that the APC recommend that Development Permit Application Number 1-C-12DP/VAR be approved. MOTION CARRIED  
1 opposed

2. Proposed Zoning Bylaw 3520 along with OCP Amendment 3604 were discussed. Although several concerns were noted, the primary issue revolved around the proposed RR-3 zone in the Chapman Road area. This is, in essence, a down zoning of these properties and something that the APC and OCP Review Committee had agreed would not happen when the OCP was being developed. This proposed down zoning had not been previously noted because the zoning map with lot sizes had only recently been distributed to the APC. The APC agreed with rectifying this situation.

After reviewing the remainder of the bylaw it was agreed the process should remain open for the APC to look at all zones and bring forward any concerns they may have with either the proposed zoning bylaw or the proposed OCP amendments. A final review will take place at the August APC meeting where separate and complete minutes with recommendations will be sent to Mike Tippet and the CVRD.

#### Directors Report:

3. A brief update on the South Island Aggregate public meeting process and application was discussed.
4. The timeline for the sewer/purple pipe/washroom was provided.
5. A quick review of the work undertaken by the Age-Friendly Committee was given.
6. An overview of the application by Telus to locate a cell tower at the Rona site was discussed. The number of concerns expressed by the Electoral Area Services Committee were detailed and the lack of a community amenity was noted.
7. John Krug provided an overview for the planning of the Cobble Hill Fair. He focused on what an excellent event the whole affair will be while highlighting the Sunday, August 25<sup>th</sup> - 25 Mile Dinner featuring Chef Bradford Boisvert, Chef/Proprietor of Amuse on the Vineyard. It is a terrific menu with a live and silent auction and all proceeds will go toward replacing the roof on the Cobble Hill Hall.

The next APC meeting is scheduled for August 9<sup>th</sup> 2012 in the Cobble Hill Hall.

Meeting adjourned at 8:40 p.m.

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Rod de Paiva, Chair