

South Cowichan (Area A & B) Joint Advisory Planning Commission
Chairs and Members
October 4, 2012
Minutes

Meeting called to order at: 6:00 PM

Present:

Committee Members:

Area A: Cliff Braaten, Ted Stevens, Glenn Terrell, Ron Parsons, Kerry Davis

Area B: Sarah Middleton, Graham Ross-Smith, Cynara deGoutiere, Roger Painter, Grant Treloar

CVRD Personnel:

Audience:

Kevin Parker – Applicant

Kent Sheldrake - Applicant

Chair – Ted Stevens

Secretary – Glenn Terrell

The meeting was called to order at 6:00 PM

New Business:

**Re-Zoning application No. 2-A-12RS
(Kevin Parker for Parshel Holdings)**

The chair reviewed the application. The applicant is requesting a rezoning from F1 to industrial. All the preliminaries have been done and are in compliance with planning board requirements.

Property is adjacent to other industrial property and they would like to continue to develop for sustainability and to be in conformity with zoning.

Roger and Ted have walked the site with the owners. Could not see anything to get concerned about.

The chair then asked the applicant to provide any comments.

The applicant provided history on how the site developed from a home based business. Company has outgrown what zoning provides. They believe that they are in the right area; most of employees live in the area. Their discussions with CVRD planning staff confirm that everything is ok. They did discover that the property straddles two areas in the CVRD, which caused some conflict with the two OCPs. Did due diligence, had biologist check the property. Had engineering firm take elevation to ensure not part of watershed.

The chair asked the panel if there were any questions:

Questions:

Q: How many employees and what do you do? A: 35 -40. Some residential construction mostly civil, underground.

Q: Will the rezoning help to allow business to expand over years? A: Yes spoke to staff. Don't want to come back in future for additional zoning. Covers everything that we think will be required in future.

Q: Concerned about the part of the property that is in the Shawnigan watershed. Referred to watershed map, understand the majority of the property is not in the watershed area. A: Less than 4% of land drains towards the watershed could easily be modified to drain the other way towards the Malahat.

Q: Some concerns about the landscaping of other business in area. A: No frontage on Shawnigan Lake Road. Negotiated with Malahat Center to have access through the Centre rather than by the railroad. Could provide screening at new entrance.

Q: Sustainability checklist – a number of N/A checked? A: Property flat if more information is needed they can supply. The zoning answers questions about future sustainability.

Q: Trim stream? A: Watercourse skirts along the property. Not on property.

Q: Residential area on other side of tracks? A: Neighbour on one side is Glass blowing – commercial. HBB on other side. No issues of concern. Have spoken to neighbor, no problem.

Q: Was used by railway? A: There were two pieces that could be used as a turnaround. Opportunity there to include railway uses in future. Had environmental assessment done, no results or concerns. Everything was clear.

Q: What are you doing on the land? A: Construction managers, we have office and shop. Four work in office, full time heavy mechanic that works on tools and equipment. Most work is done in field. Some material storage.

Q: What will change? A: No plans to change anything at the moment. We don't conform to current zoning. We may have more employees in future, there may be changes to business but we don't know at the moment.

A: We screen soil as well, remove clean material reuse as top soil. This is not in compliance with existing zoning which is why we want to rezone.

Q: What trades do you hire? A: heavy equipment operator, pipe layers, journeyman carpenter, and we have an apprentice program

Q: Hazardous materials? A: None. Engine oils, stored inside in contained room. Used oils are picked up twice a week in a special container built for this purpose. No opportunity

for vandals or rainwater to wash away. Deal a lot with WCB, they come often to check.
No other chemicals.

Q: Modified I2 zoning on application? A: Mike Tippett suggested that the CVRD is in process of rewriting bylaws so all zoning is the same across areas. CVRD will then deal with appropriate zone.

Discussion ensued about various zoning and a review of the wording of I2.

There were no further questions.

The Chair asked for a motion:

MOTION

Moved and seconded that the Joint APC recommend approval of **Re-Zoning application No. 2-A-12RS** subject to a requirement to alter the topography of the subject property so that all water drains away from the Shawnigan watershed. The committee also recommends that there be a requirement to screen / landscape the property facing the Shawnigan Lake Road portion.

CARRIED

MOTION

At 6:45 PM, it was moved, seconded and CARRIED that the meeting be adjourned.