

Meeting of the Area E Advisory Planning Commission (APC)

December 4, 2012, Glenora Community Hall

Members Present: Frank McCorkell (Chair)
Keith Williams
David Tattam
Michelle Young
Dan Ferguson
Jill Thompson

Also Present: Director Loren Duncan
Rob Conway (CVRD Staff)
Robert Davidson and associate (Applicant for 3-E-12RS)
Jim Mercer and associate (Applicant for 1-E-12RS)

The meeting commenced at approximately 7pm.

Application 3-E-12RS

The applicant explained his request to rezone the former Galaxy property at the corner of the Trans Canada Highway and Bench Road from C-4 to I-5.

APC members were generally supportive of the application. It was noted that design and environmental issues would be addressed at the development permit stage. The issue of community amenities were discussed, but the Commission felt that because the site is currently zoned for commercial use, no residential use is proposed, and the business supports agriculture, a community amenity contribution should not be required.

Motion:

That rezoning application 3-E-12RS be approved.

Motion carried unanimously.

Application 1-E-12RS (Mercer)

The applicant introduced the rezoning application and the requested zoning amendment from C-1 to C-2 for a property at the corner of Cowichan Lake Road and Payne Road.

The Commission expressed concerns about rezoning the property to C-2 due to the broad range of commercial uses the zone allows. Some commission members indicated a preference for a modified C-1 zone. Discussion ensued as to the type of uses and the number and size of residential dwellings that would be appropriate for the property.

Motion:

1. *That the application 3-E-12RS, to rezone a property at the corner of Cowichan Lake Road and Payne Road to from C-1 to C-2, not be approved.*
2. *That the Advisory Planning Commission would be supportive of an amended application for a modified C-1 zone that would permit a coffee shop, a small suite accessory and integral to convenience store use, and a single family dwelling, in addition to the convenience store and gas bar use currently permitted.*

Motion carried unanimously.

The meeting was adjourned at approximately 8:30pm.