

Report of the Electoral Area G (Saltair)  
Advisory Planning Commission  
January 21, 2014

In attendance: Ted Brown, Tim Godau, Steve Neil, Karen Porter, John Silins,  
Director Mel Dorey

Also in attendance: Mr. Rob Conway, CVRD Manager of Development  
Services

At the October 10, 2013 meeting, the APC reviewed an application by John Morris to rezone part of Lot 2, District Lot 31, Oyster District, Plan VIP88492 from C-2 (Local Commercial) to a new small lot commercial zone. The APC passed the following motion with respect to the application:

*That the Advisory Planning Commission supports the proposed zoning amendment to permit market-style commercial development on this site subject to the following conditions:*

- 1. that the revised commercial zone and accompanying development permit guidelines be prepared and that the APC have an opportunity to review these provisions;*
- 2. that the development plan make adequate provision for parking;*
- 3. that the design guidelines ensure that there is architectural consistency for all structures in the development and that the project includes an attractive landscape plan;*
- 4. the APC supports the west coast design theme proposed for the project by the applicant.*

Since the October 10, 2013 meeting, OCP and Zoning amendment bylaws were prepared and were referred to the Area G APC for comment.

The APC reviewed and discussed OCP Amendment Bylaw No. 3783 and Zoning Amendment Bylaw No. 3784. The following adjustments were recommended:

- Remove "Parking garage and parking lot" and a permitted C-2A use;
- Include "Barber shop" as a permitted C-2A use;
- Include a development permit guideline for on-site bicycle parking.

Carried Unanimously

Ted Brown  
Chairman  
Saltair Advisory Planning Commission