

Minutes of APC Meeting – Area D

February 13, 2014 starting 7:00pm – Bench School

Agenda:

1. Rezoning Application 2-D-13RS (Lochmanetz Rd)
2. Development Permit Application 3-D-13DP/VAR (Arturo Mendenhall)

Members Attending: Robert Stitt (chair), Hilary Abbott (secretary), Peter Holmes, Brian Hosking, Joe Kinrade, Kevin Maher, Kerrie Talbot and Calvin Slade.

Ex-Officio: Lori Iannidinardo, Area D Director

Agenda Item 1

Purpose of Rezoning: - To obtain a Zoning Change from Primary Agriculture A-1 to a newly proposed Seasonal Campground Zone C-8 in order to bring zoned use into compliance with actual use.

Meeting called to order at 7:05pm.

- Acting for the owner – CVRD Staff – Rob Conway provided background on the proposed rezoning and factors that lead to the CVRD taking the lead on pursuing the zoning change. It seems the use of the property as a campground preceded the implementation of the ALR. Previous owners received approval from the ALC to expand the size of the campground – but did not exercise their right prior to selling to the present owners. The owner’s representative, Mark Johnston, was able to provide further technical information about the condition of the property and proposed development plans with input from one of the owners, Mr. Mike Kelly. The CVRD Board has directed staff to find a resolution to the situation that sees the current owners unable to expand the campground under the existing zone. The proposal brought before the committee proposes remediating the property, providing a state-of-the-art waste treatment plant, a transfer of land to the CVRD or Ducks Unlimited and generally improving a considerably disturbed site.
- Issues discussed by APC:
 - Enforcing the seasonal nature of the campground residents could be challenging for limited staff in the enforcement department.
 - What guarantees exist that maintaining the sewage treatment plant will continue and not fall to the regional district at a later date should the owners not fulfill their responsibilities.
 - Locating a sewage treatment system on a flood plain seems problematic.
 - Committee members questioned whether connecting to the Joint Utility Board (JUB) for sewage treatment was an option.
 - The siting of a swimming pool on the property seems to be inappropriate for the ecologically sensitive nature of the property – in so far as the potential hazards

associated from discharging pool water into the surrounding water table and the use of the land for a pool rather than using the equivalent space to reduce the visual impact of the proposed development.

- The range of camping options seemed limited to “Park Model” tenants – with no provision for “transient” campers who may wish to set up a tent or pull through with a trailer and/or RV. APC members feel the community needs more “transient” camper options and this proposed Zoning Change does not address this.
- Given the unique nature of the area – there was an expressed desire to see an “interpretive centre” on the site.
- The proposed combined “chain-link” fence with cedar plantings along the nature reserve pathway seemed a little under-inspiring. Members would like to see a better landscape screening transition.

With the foregoing thoughts in mind it was moved by Kevin Maher, seconded by Calvin Slade, that:

- That the APC support the application as put forward by the CVRD who will consider the comments and observations offered by the APC as rezoning deliberations continue with the current owners.

Vote: All in favour.

Agenda Item 2

Purpose of Rezoning: - To obtain a Development Permit for the development of an existing commercial business. Variance requested to permit an addition to an existing building.

- The owner, Arturo Mendenhall, discussed his proposed building addition indicating how he wished to use an easement – which no longer seems required – in order to efficiently site an expanded service bay for his workshop. This variance would require a change to the setback from 6 meters to 0 meters. Proposed building materials, roof line details, signage and landscaping would all be improved in order to upgrade the building to meet the Rural Character DPA.
- Issues Discussed by the APC
 - Members requested that consideration be given at the time of landscaping that off road pathways be contemplated.

With the foregoing thoughts in mind it was moved by Kerrie Talbot, seconded by Kevin Maher, that:

- That the APC support the application as presented.

Vote: All in favour (Calvin Slade excused himself from the vote)

Motion to adjourn at 8:30pm: Peter Holmes