

Minutes of APC Meeting - Area D
May 8, 2014 starting 7:00pm- Cowichan Estuary Nature Centre

Agenda: Development Permit No. 2-D-14DP (Orlando Sumners for Workbench Furniture Inc.)

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

Ex-Officio: Lori Iannidinaro

Purpose: To obtain a Development Permit for construction of a new farmer's market @ Crossroads Centre 4485 Trans Canada Highway.

Meeting called to order at 7:00 pm.

Representatives for Development Permit: Orlando Sumners (owner, Crossroads Centre), Ryan Smith (owner/manager Cowichan Liquor Store and Great Greens Farm Market Inc.), Gordon Burdge (building designer) & Mike Bazinet (Project Manager).

An overview of the project was given by Orlando Sumners, with additional commentary by other representatives as required. Their proposal is for a year-round farm market (Great Greens Farm Market) at Crossroads Centre, with a focus on sales of locally grown produce.

Issues discussed and recommendations by APC:

- A paved and appropriately graded loading area, large enough to accommodate full size delivery vehicles, with inclusion of an oil separator system, to contain waste and spillage.
- Water management plan to direct water from the 6,000sq ft roof to the existing engineered storm drain and underground storage for summer irrigation.
- Consideration for environmentally friendly and energy conserving heating/cooling system, such as looping heat from refrigeration units to heating system and addition of solar energy options.
- Parking lot surface to be pervious (¾ crushed rock, dust free) as proposed
- Planting areas to be mulched and a drip irrigation system to be installed to assist in healthy establishment and growth of trees and shrubs.
- Cladding relief , (perhaps Equestrian feel), on rear (Highway side) of building to break plain appearance.

Moved by Joe Kinrade, seconded by Calvin Slade, that:

The APC recommends the issuance of a Development Permit for Great Greens Farm Market, to include the caveats mentioned above.

Vote: All in favour

Motion to adjourn at 9:20pm: Robert Stitt