



Minutes of APC Meeting-Area D

March 26, 2015 - Cowichan Estuary Centre

Agenda: File# 1-D-14RS Proposed Rezoning of 956 Cherry Point Road, Cowichan Bay.

Members Attending: Robert Stitt (Chair), Brian Hosking, Hilary Abbott, Kerrie Talbot, Kevin Maher, Joe Kinrade, Peter Holmes (Minutes)

Ex-Officio: Lori Iannidinaro, Area Director, and Ann Bomford, Alternate Director.

Purpose: To obtain rezoning for 19 new strata lots on 2.82 ha (7 acres) for cluster residential development. Property currently zoned R.R. 1

Meeting called to order at 7.02 pm.

Representatives for Proposal: Stephan Burckhardt, (Applicant) and Rick Buckles (REB Development Services)

Applicant gave history of property and reasons to support application, noting quality of construction of project including home construction, sewage treatment system, water collection, water run-off controls and environmental protection during construction. Development would be modelled on Ross Chapin projects. Applicant also presented benefits of connection to Cherry Point water system.

Discussion by APC:

- Intent of OCP to keep density developments close to existing density and away from rural areas.
- Concerns re density of 20 residences creating increased traffic on Cherry Point Road and access point.
- Concerns re water capacity and current residents' issues with water pressure and discolouration from the Cherry Point system.
- CR zoning requires a CVRD owned and operated community sewer service.
- OCP discourages private sewage treatment systems located outside RVA (Liquid waste mgt. Policy 2a).
- Concerns for the ongoing management and maintenance costs of sewage treatment system by a strata council.
- CR zoning would necessitate an OCP amendment.
- Concerns of strata enforcement preventing vacation ownership thereby diluting community concept.

Motion by Hilary Abbott; seconded by Joe Kinrade;

- To recommend proposal for rezoning the property.

Vote: Motion defeated (6 against, 1 in favour)

Meeting adjourned 8:10pm.