

Area C - Advisory Planning Commission (APC)

Minutes of June 11, 2015 meeting

Place: Youth Hall Watson Avenue

In attendance:

Rosemary Allen
Robin Brett
Jens Liebgott
Jerry Tomljenovic

Also in attendance:

Matteus Clement, Director, Area C – Cobble Hill
Katie Tompkins (CVRD)

Meeting was called to order @ 1910 hrs

Adoption of the agenda – **CARRIED**, no additions

Selection of table officer positions for Planning Commission:

Chair – Jens Liebgott
Vice Chair – Robin Brett
Secretary – Jerry Tomljenovic

Scheduled Presentations to the Commission:

1. Rogers/Altus Communications - Represented by Leifka Vissers

Presentation was made to the commission regarding a proposed cellular phone tower to be located in the industrial area of Fisher Road in Cobble Hill. Commission members were asked to make comments on the proposal with respect to reasonable or relevant concerns, namely the consideration of alternate sites, aesthetics and site security.

Questions with respect to safe levels of radio frequency, impact on area properties and general concerns related to the service provider were considered beyond the scope of discussion.

After much discussion, the commission agreed on a letter of concurrence be provided from the CVRD, with a nay vote from the APC.

2. Fisher Road Recycling – Scheduled representative – David Laing - did not attend

Applicant has applied for a development permit with variance to allow for the addition of an over height structure, with additional variance for signage. The applicant failed to attend the meeting to present their application.

Discussion:

Storm water volumes are calculated for a two year return storm of 24 hour duration and for a 100 year return storm of 24 hour duration. Normal practise in developed areas is to design for a five year return storm frequency with the identification of impacts for the 100 year return storm drain frequency. The longer the frequency, the greater the rainfall expected. The capacity of the proposed infiltration pond based on the two year return frequency would be significantly less. With a larger amount of rainfall the system could be filled and the contaminants from the pond could overflow onto neighbouring properties, and associated well systems.

The report is silent on the permeability of the soil in the infiltration pond and corresponding rate of time required to empty the pond again. If full from a previous storm, how will this impact the required capacity to handle the next storm?

The report by Mr. Tinaro is primarily intended to be an outline of the best practice for the principles of storm water management, rather than an outline of the actual requirements for this particular system in question. The actual sizing and performance of the system in question are necessary to properly assess the acceptability of the plan for the current application.

After much discussion, the commission put forward the following five motions:

1. ***The capacity of the pond be adjusted to accommodate the five year return frequency and the consequences of the 100 year return rainfall event be identified showing where the excess storm water will go. Specifically, this should demonstrate the adjacent properties will not be subject to flooding as a result of the overflowing of the infiltration pond.*** Motion: Robin Brett
Seconded by Rosemary Allen **CARRIED**
2. ***The report should be adjusted to identify the required time for a full discharge following a storm.*** Motion: Robin Brett, Seconded: Jerry Tomljenovic **CARRIED**
3. ***The detailed design of this storm water system be reviewed independently by a professional engineer prior to construction.*** Motion: Robin Brett, Seconded: Jerry Tomljenovic **CARRIED**
4. ***That the applicant's request for a sign variance be denied as it is not in accordance with the wishes of the community as stated in the OCP.*** Motion: Robin Brett, Seconded: Rosemary Allen **CARRIED**
5. ***That the applicant's request for a variance in the height of the building be denied.*** Motion: Robin Brett, Seconded: Jerry Tomljenovic **CARRIED**

Meeting adjourned @ 2045 hrs

Minutes submitted on behalf of Jerry Tomljenovic