



Minutes of Area D APC Meeting of November 15, 2016, at 7:00 PM, at the Cowichan Estuary Nature Centre, Cowichan Bay.

**Members Present:** Robert Stitt (chair), Hilary Abbott, Kerrie Talbot, Ken Olive, Larry Gray and Peter Holmes.

**Members Absent:** Kevin Maher and Joe Kinrade

**Officials Attending:** None.

**Agenda Item 1:** Rezoning Application for 4705 and 4715 Trans-Canada Highway No. 01-D-16RS (Alice Hung) Zoning amendment to permit “commercial recreation and entertainment”, “food processing”, “distillery, brewery” and increase in the number of permissible residential units.

Note: A site visit was conducted by five APC members on Saturday, November 12, 2016. Whippletree Junction owner Alice Hung attended as applicant, accompanied paintball adventure park principals Adrian Clarkson and Jamie Martens.

**Applicants Attending:** Alice Hung attended as applicant, accompanied paintball activity principals Adrian Clarkson and Jamie Martens and tenant Herb Rice.

Applicant described the history of Whippletree Junction and the challenges of sustaining a viable enterprise since the economic downturn and division of the Trans-Canada Highway. New initiatives are needed to increase traffic.

Main focus of the application is to have the paintball activity fully operational to attract a variety of user groups and families.

The paintball facility, which is partially constructed, is already attracting families, team building initiatives, schools, police groups and others.

Issues discussed by APC:

- Water and septic: Water supply from a well is very good and is regularly tested. According to the owner, one of two septic systems was recently upgraded and both are inspected annually and emptied as required. The owner also noted that there are no septic issues with the current onsite washrooms which are used by visitors, tenants and establishments outside of Whippletree.
- Drainage: There is considerable surface water in the paintball area at this time of year. Work has been undertaken to remove accumulated debris that has blocked normal drainage and a ditch is to be dug around the facility. Runoff is diffusing better than before.
- Security: The entire paintball area will be netted to contain the paintballs and prevent casual entry from outside the play area. At least one representative is on duty when play is underway.
- Sound: The air-powered paintball guns are relatively quiet. No issues have been raised by neighbours or tenants.
- Scope of “commercial recreation and entertainment”: Concern expressed that this

phase was too broad and that less desirable forms of commercial recreation and entertainment could be proposed in the future that are inappropriate for a property adjoining the ALR. Further discussion resolved that servicing constraints make this unlikely in the foreseeable future.

- o OCP: Proposal a good fit with the OCP in terms of supporting the intent to see Whippletree Junction “accommodate a range of commercial and light industrial uses, which provide living wage employment and contribute to the local economy in Rural Village Areas.”

Motion:

It was moved and seconded that the APC recommends amending the current C-2 zoning to include “commercial recreation and entertainment”.

### **MOTION CARRIED**

Recommendation to the applicant: That a more detailed and documented proposal for the future development of Whippletree Junction, including the remaining items on the application – “food processing”, “distillery, brewery” and increase in the number of permissible residential units – be developed in consultation with the CVRD.

**Agenda Item 2:** Zoning amendment to permit “distillery, brewery” in the C-7 (Business Park Commercial) zone.

**Applicants Attending:** Stillhead Distillery principals Brennan and Erica Colebank.

Applicants provided background on the craft distillery industry in British Columbia, its rapid growth, and their plans for integrating their facility with other craft food and beverage destinations in the Cowichan Valley.

Craft distilleries/breweries are smaller with defined limitations regarding output and sourcing of ingredients which must be grown in B.C. The applicants are requesting the ‘craft’ designation as they would prefer not to be alongside an industrial-scale brewery/distillery, also a consideration for nearby residential areas.

Issues discussed by APC:

- Water usage: Acknowledged this is a sensitive issue. Will be installing water recovery and recycling system to minimize water usage.
- Building choice: Looked at a number of locations. This one is ideal as it has high a ceiling, the floor is unfinished allowing optimum placement of plumbing and electrical, three of the four walls are already fire-proof, and the location is close to other food and beverage attractions. The facility will include a tasting room that overlooks the production room. Will also offer bottling services to the local wine and spirits industry.
- Parking: Lots of parking available for employees and visitors.
- Security: Alarm system will be fitted.
- OCP: Proposal a good fit with the OCP in terms of providing local employment, supporting local agriculture, complementing the growing base of distinctive food and wine attractions for visitors and residents, and a positive and complementary addition to the business park.

Motion:

It was moved and seconded that the APC recommends that the Area D zoning bylaw 3705 be amended to permit "craft distillery, brewing" in the C-7 (Business Park Commercial) zone.

**MOTION CARRIED**

Meeting adjourned at 9:00 pm.