

Minutes of APC Meeting – Area D

July 5, 2018 7:00pm @ Cowichan Estuary Nature Centre

Agenda: Rezoning Application for 5295 Chaster Road No. 01-D-17RS (Selket Holdings.)

Site visit: Considered unnecessary for this application.

Members Attending: Robert Stitt (chair), Hilary Abbott, Kerrie Talbot, Ken Olive, Larry Gray, Kevin Maher, David Slang and Joe Kinrade.

Members Absent: Peter Holmes

Officials Attending: Lori Iannidinardo (area director) and Anne Bomford (alternate director).

Applicants Attending: Jay E Jaudrew.

Guests: None.

Purpose: Rezoning application for 5295 Chaster Road.

Meeting called to order at 7:00pm.

Topics discussed:

- Applicant described the historic and present use of the subject property over its 60-year history.
- He recently became aware of a zoning change from C3 to C6 through his realtor. The change originated with the OCP process which does not include a rezoning notification protocol.
- The new rezoning eliminated motor vehicle servicing and repair although the property had been used in this way for decades.
- The report proposed a hybrid zone to rectify this but the applicant was concerned about defaulting to what he considers a legal non-conforming status. This has the potential to adversely affect his retirement through the reduced property value created by an uncertain zone/use status.
- The APC felt that the hybrid zone option was complicated and unwieldy.
- There was also discussion regarding outdoor storage. The consensus was that storage needs for businesses on this property can best be addressed by keeping materials out of sight and on racks to the rear of the building
- The applicant suggested and discussion ensued regarding a beautification of some of these buildings and businesses through landscaping and other means. The applicant suggested that he may engage businesses, neighbours and tenants along the local corridor to gauge participation, interest and ideas.

Motion: It be recommended that 5295 Chaster Road be rezoned to C7 (note: the same zoning as the adjoining property to the north-west).

Vote: All in favour.

Recommendation:

- That the CVRD considers implementing a protocol that directly advises landowners of rezonings being proposed as part of an OCP process.

Meeting adjourned at 7:50pm.