



DATE: Tuesday, December 12, 2017

TIME: 19:00-21:00

MINUTES of the Electoral Area E Advisory Planning Commission held on the above noted date and time at 175 Ingram Street, Duncan, B.C., CVRD Boardroom.

PRESENT:

Chairperson: Susan Kaufmann
Secretary: Justin Straker
Members: David Coulson
 Celina Gold
 Julia Rylands
 John Salmen
 Marianna Terauds

ALSO present:

Director: Alison Nicholson
Staff: Rob Conway, CVRD
Tim Hortons: Mark Mitchell, Victoria Drake, Greg Adams, Chance Adams

ABSENT: Parker Jefferson

Patrick Jackson
Sarah Davies-Long
Ken Smith

APPROVAL OF AGENDA

It was moved and seconded that the agenda be approved.

MOTION CARRIED

ADOPTION OF MINUTES

It was moved and seconded that the OCP minutes of Sept. 12, 2017; revised APC minutes of Oct. 10, 2017; APC minutes of Oct. 17, 2017; and OCP discussion notes of Nov. 14, 2017 be accepted.

MOTION CARRIED

Delegations:

Tim Hortons: Mr. Mitchell presented revised application, including new design addressing comments from last design, with revised exterior, lighting, and landscaping, and an electric-vehicle charging station and cart path. Lighting is low-voltage LED, with lower lighting levels used on the side nearest residences. Ms. Drake discussed use of native species and considerations for climate change. The APC expressed concerns that the drive-through portion of the development did not employ the use of an oil-water separator, particularly given the presence of fish habitat downstream of the project site.

The APC was assured by the proponent that water quality in the receiving environment had been thoroughly considered, including the issue of the potential for hydrocarbons in the drainage water affecting downstream aquatic habitat. Non-potable well-water will be used for irrigation. The current application is 20-30% of the entire property, so there may be opportunity to be more progressive in subsequent phases. The APC was concerned with the appearance of the proposed striped awnings being inconsistent with the character of the surrounding area. Current OCP has guidelines for building design, and the concept design was more consistent with these than the design that has been presented; however, the design is improved from the initial submission reviewed by the APC.

Recommendation: Development permit application 2E17DP as amended be recommended for approval subject to solid earth-tone colours being used on the awnings.

It was moved and seconded that the recommendation be approved.

MOTION CARRIED

BUSINESS ARISING FROM MINUTES

Land-use designation discussion

General discussion on the OCP status and progress to completion.

ADJOURNMENT

It was moved that the meeting be adjourned at 9:05 pm.

MOTION CARRIED

NEXT MEETING: Next APC meeting is Tuesday, January 9, 2018.



Secretary



Chair