



Minutes of the Electoral Area E Advisory Planning Commission Meeting held on Tuesday, July 10, 2018, in Committee Room 2, 175 Ingram Street, Duncan BC at 7:00 p.m.

PRESENT: Chair S. Kaufman
Sarah Davies-Long
Teresa Emery
Celina Gold
Parker Jefferson
Ken Smith

ALSO PRESENT: Director Alison Nicholson
Rachelle Rondeau (CVRD Planner)
Paul Villecourt (Applicant)

ABSENT: David Coulson
John Salmen
Justin Straker
Marianna Terauds

APPROVAL OF AGENDA

It was moved and seconded that the agenda be approved.

MOTION CARRIED

ADOPTION OF MINUTES

Advisory Planning Commission meeting of May 8, 2018

It was moved and seconded that the minutes of the Advisory Planning Commission meeting of May 8, 2018 be adopted.

MOTION CARRIED

APPLICATION RZ18E01 (4450 Trans-Canada Highway)

Presentation by the Applicant:

The applicant presented the proposal to rezone the property from the existing C-1 (Convenience Store Commercial) to permit a broader range of commercial uses including:

- 1) Auto repair and body shop, excluding auto wrecking;
- 2) Car wash;
- 3) Mini-storage;
- 4) Veterinary Clinic;

- 5) Rental and repair of household products;
- 6) Office; and
- 7) Single family dwelling.

- The site has been fully remediated, zoning is limited to gas station and convenience store.
- There is a covenant on the property prohibiting sale of petroleum products until 2039.
- Researched with business people in the area to identify what the needs of the community are for that area, found that auto repair and car wash are recurring themes and that people do not want to have to come to Duncan for auto repair. There should be other local options. Auto repair is a business in demand.
- If the property sells in the future, tried to identify other uses that would be suitable for the proposed new building and compatible with area.
- Aesthetics important, and any building would be well-designed and include landscaping/agricultural buffer.
- Safety of access/egress onto the site is paramount. Would consider access from Wilmot Road instead of the Trans-Canada Highway (TCH). He has spoken with Ministry of Transportation and Infrastructure staff who have advised access/egress to the TCH is possible provided additional frontage is donated to the Ministry for road upgrades (approximately 16 metres width along the front).
- Auto repair and body shop is a clean operation – spray is contained, properly ventilated, subject to strict environmental and safety regulations. Anticipates approximately 8-10 employees.
- Auto repair does not generate much traffic and does not involve quick turnarounds of customers coming into and off the site within minutes such as fast food restaurants or gas stations.
- Rendering of the building was provided for discussion purposes and consideration of possible site configuration. Not reflective of the final design, building materials etc.
- Not set on mini-storage, car wash.
- Considered some form of multi-family housing but no community sewer or water services.

APC Discussion

The APC directed questions to the applicant, and made the following comments:

- Concern about the access/egress from the TCH. The former deceleration lane is now being used as an acceleration lane to merge from Koksilah Road onto the TCH.
- Access from Wilmot Road would be preferable, with orientation of the building away from the TCH.
- Would like to see a proposed building more reflective of the agricultural and rural area (different style and materials). Consider and minimize the impact of light and noise pollution.
- Concern how auto repair and potential commercial uses would impact the neighbouring properties.
- Rezoning away from gas station use is positive.
- Concern that accessory single family dwelling is not compatible with auto repair use.
- New/proposed Official Community Plan policies are trending to discouraging, or not permitting, altogether mini-storage, drive-thrus, gas stations, big-box stores.
- Concern about sprawl extending along the TCH.
- Development should be reflective of the surrounding area including that in Area D.
- Support for community-based businesses and small scale manufacturing.
- Concern about the size of the property for outdoor storage uses, hours of operation.
- Connection to commuter bus and park and ride possibilities.

Recommendation:

- 1) No overall objection to commercial designation and commercial zoning;
- 2) Recommend against car wash, mini-storage, and gas station.
- 3) Recommend consideration of small-scale or artisan manufacturing, offices and personal service.
- 4) Recommend closer evaluation of setbacks, outdoor storage needs, and landscape buffer.
- 5) Building design should emphasize rural character, be reflective of the adjacent agricultural community and compatible with the style of nearby commercial development (Area D).
- 6) The APC recommends that any draft zone be referred to the APC for further consideration.

MOTION CARRIED**Business Arising from the Minutes**

No business arising.


Director's Report

Director Alison Nicholson reported on the timeline of the Official Community Plan (OCP) stating:

- Next step is to have the steering committee meet with the Sahtlam Local Area Plan advisory group to consult and update them on the broader discussion and framework for overall land use designations and policies within the new OCP.
- The idea was to have an overall Cowichan-Koksilah OCP with the Sahtlam Local Area Plan as an appendix.
- Several development applications have been submitted to the CVRD for properties within the Koksilah Industrial park, and there is discussion about the need to update the OCP and Development Permit Area guidelines for this area sooner rather than later to reflect the anticipated policy direction of the new OCP. Possibly, to develop a Local Area Plan for this area also.
- Electoral Area OCPs and Zoning Bylaws Harmonization project is underway and may affect the work being done on the new OCP.
- No discussion to date on a new zoning bylaw that would accompany the developing Area E OCP.

ADJOURNMENT**It was moved and seconded that the meeting be adjourned.****MOTION CARRIED**

The meeting adjourned at 8:45 p.m.


Chair
Recording Secretary