



DATE: June 11, 2019

TIME: 7 pm

MINUTES of the Electoral Area E – Cowichan Station/Koksilah/Sahtlam Advisory Planning Commission held on the above noted date and time at: CVRD Offices, Conference Room 2, 175 Ingram Street, Duncan, BC.

Chair Hilary Nixon called the meeting to order at 7:04 pm. The position of Secretary is vacant, Karen will be Acting Secretary for this meeting.

PRESENT:

Chairperson: Hilary Nixon

Vice-Chairperson: Susan Kaufmann

A/Secretary: Karen Humber

Members: Ken Smith, Marianna Terauds, Celina Gold, Sarah Davies-Long

ALSO PRESENT:

Director: Alison Nicholson

CVRD Planner: Alison Garnett

Guests: Tim Galavan

ABSENT: David Coulson, Parker Jefferson, Teresa Emery

APPROVAL OF THE AGENDA: after switching the order of the review of the applications, it was approved and seconded the agenda by approved as amended.

MOTION CARRIED.

ACCEPTANCE OF MINUTES: It was moved and seconded that the minutes of the Electoral Area E – Cowichan Station/Koksilah/Sahtlam Advisory Planning Commission of May 14, 2019 be accepted.

MOTION CARRIED.

ORDER OF BUSINESS:

The Chair reviewed the purpose and process of APC.

1. Application: ALR18E05 (TIM GALAVAN, 4650 TRANS CANADA HWY.)

Delegate/Agent present/absent – Tim Galavan

Mr. Galavan gave a brief overview of his application

Discussion:

restriction which is unique to Electoral District E.

- Discussion focused on strategies that could be used to more effectively address accessory building regulations such as consideration of lot size versus lot coverage, presence of other accessory buildings, and ensuring that buildings are clustered together (i.e. "home plate" principle).
- Noted that the applicant's email indicated a willingness to prevent tree loss on site

MOTION:

It was moved and seconded that Application No. DVP18E03 be recommended conditional on:

- moving the building to a minimum of 6 metres from the back lot line in order to minimize tree removal, maximize access off main driveway, and make use of "home plate" principles that encourage clustering of buildings, and
- recommend that there be no more accessory buildings on this lot.

Further, in consideration of future applications for accessory buildings greater than 100 sq metres:


- The APC recommends a review of the accessory building size regulations to consider zoning, lot coverage, parcel size and clustering.
- Until such time as new regulations are in place, the APC requests that applications for oversized accessory buildings continue to be referred to the APC for discussion and review

MOTION APPROVED: 5 yes, 0 no, 2 abstaining

NEXT REGULARLY SCHEDULED MEETING: July 9, 2019

ADJOURNMENT

MOTION: It was moved and seconded that the meeting be adjourned at 8:50 pm.



A/Secretary



Chair