



DATE: Tuesday, May 23, 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, BC CVRD Meeting Room 2

PRESENT:

Chairperson: Susan Kaufmann
Vice-Chairperson: John Salmen
Members:
Julia Rylands
Stafford Reid
Marianna Teraudes
Celina Gold
Bruce Fraser
Michelle Geneau
David Coulson
Sarah Davies-Long
Patrick Jackson

ALSO PRESENT:

Director: Alison Nicholson
Guests: CVRD Planner Rachelle Rondeau
Applicants: Albert and Juliska Hols

ABSENT: Justin Straker, Parker Jefferson, Antonio Mendenhall

ACCEPTANCE OF THE AGENDA:

It was moved and Seconded that the agenda be accepted. MOTION CARRIED.

ACCEPTANCE OF MINUTES:

It was Moved and Seconded that the minutes of the Area E APC meeting of April 11, 2017 be accepted. MOTION CARRIED

AGENDA ITEMS:

1. Updated report from Planner Rachelle Rondeau re: Rezoning and OCP amendment application **1-E-16RS(Hols)** to include a request to rezone the subject property in a manner that would permit the existing auto repair shop.
 - Review of May 4, 2017 memorandum to the APC
 - Current Auto Repair Business on the subject property is non-compliant with HBB regulations
 - Chronological history of the application
 - Application summary: to subdivide property, rezone to allow current business. Property is within 1km radius of Wake Lake. (which is noted in the OCP as the largest breeding ground within the CVRD for the western toad, a species of concern and the provincially blued listed red legged frog)
 - Official Community Plan Policy Context was reviewed. R/F 50/50, HBB regulations, commercial and light industrial objectives within the OCP and spot zoning.

2. Albert Hols presented the following in response to the updated rezoning request
 - They hope to downsize and build a smaller home
 - Referred to March 16, 2017 public meeting
 - Would like to age in place
 - Began business in 1999 with 2 bays and currently operating 3 bays employing 2 mechanics
 - No or little commercial land available in Sahtlam
 - Offer a valued service to the community
 - Respectful of the land and their neighbours, no complaints
 - With R/F 50/50 would be donating land for toad habitat and trail
 - Not ready to retire yet but would like to move on with subdivision

3. APC members engaged in questions and discussion:
 - OCP amendment process
 - R2-R/F 50/50 definition, purpose of
 - R/F 50/50 second residence allowed
 - What are the current zoning regulations for R2
 - Light industrial/commercial zoning regulations
 - Typically, an auto repair business of this size would require light industrial or commercial designation
 - Smaller lots densify the use
 - Zoning applies to the land not a person, land ownership could change, next owner may not be as respectful of the land, eco system
 - Variances cannot vary the use or density and cannot vary number of bays
 - Covenants cannot be tied to a person but can establish a time limit.
 - R/F 50/50 allows for HBB
 - HBB policy limits number of bays and employees
 - Auto Repair business does not meet the current zoning bylaw or proposed HBB policy in the OCP review currently underway

- General discussion around when HBBs get too large, how to encourage businesses to move
- Auto Repair business does not meet the current TUP policy or proposed TUP policy in the OCP review currently underway
- Clarify rezoning request
- Would business continue after Mr. Hols retirement
- Urban/rural residential/agricultural boundaries and buffers

4. Recommendations:

Request number one: The overall proposal to rezone the property to enable subdivision to two 1 ha parcels and dedicate land to the CVRD for wetland conservation and a trail corridor.

- The APC recommends approval of the application. Unanimous decision.

Request number two: options to address the existing auto repair business.

- The APC does not support auto repair as a principal permitted use on the subject property. Unanimous decision.
- The APC does not support subdivision of the property that would include site specific zoning that permits auto repair business as a principal permitted use. Unanimous decision.

The APC recommends that the auto repair business be brought into compliance with current zoning regulations. The APC voted on the following motions to arrive at a decision.

- The APC supports the auto repair business at its current capacity until Mr. Hols retires. 5 in favour and 6 opposed. Motion defeated.
- Upon subdivision of the property both properties to be brought into compliance with current zoning. 6 in favour and 5 opposed. Motion carried.

OTHER BUSINESS

None

ADJOURNMENT

It was Moved and Seconded that the meeting be adjourned at 8:52 pm.
MOTION CARRIED.

Chairperson