



**ELECTORAL AREA C – COBBLE HILL
ADVISORY PLANNING COMMISSION MINUTES
THURSDAY, SEPTEMBER 28, 2017 - 7:00 p.m.
COBBLE HILL YOUTH HALL**

Present: Brenda Krug – Chair, David Slade, Nick Hill, Lynn Wilson,
Also Present: Matteus Clement – Regional Director Area 'C',
Dr. Marina Sapozhnikov (7:15 p.m.), David Larouque (7:15 p.m.)
Regrets: Chris Koehn

Chair Krug called the meeting to order at 7:00 p.m.

Moved/seconded ***that the agenda is adopted as amended to include a possible issue with a previous application regarding landscaping.*** Carried

Moved/seconded ***that the minutes are adopted as corrected to show the correct date of “December 11, 2013” in the motion to recommend the application.*** Carried

New Business:

Chair Krug reviewed the APC meeting procedure.

Director Clement explained how APC members may express concerns regarding applications.

Application 3-C-RS: At 7:15 p.m. Applicant, Dr. Marina Sapozhnikov accompanied by Mr. David Larouque joined the meeting to present **Application 3-C-17RS**, proposing rezoning from R-3 (Village Residential) to C-5 (Village Commercial) for a medical clinic. APC members addressed questions to the Applicant regarding water, sewer, parking, lot size, setbacks and hours of operation. The Applicant will approach the Cobble Hill Water Improvement District regarding permit requirements. The Applicant will seek a variance regarding a sewer line. A line presently runs along Garland Avenue but not along Holland Ave in front of the application site, but a sewer line is expected to be in place on Holland Ave in about one year. The proposed medical clinic will be a one physician office for the foreseeable future, and will require only 3 to 4 parking spaces that will be provided by altering what is now a front lawn with a hedge into parking. The lot size is under the 1,000 sq. metre minimum for parcels serviced by sewer and water for C-5 zoning contained in CVRD Bylaw 3510, and the Applicant will seek a variance from the CVRD. Setbacks will be reviewed with CVRD Staff. The proposed clinic hours will be 8:00 a.m. to 5:00 p.m. Monday to Friday.

A question was raised regarding how neighbours are advised of applications for rezoning and for variances. Director Clement explained these processes.

Moved/seconded ***that the Cobble Hill Advisory Planning Commission recommends in favour of Application 3-C-17RS, providing a water permit and variances regarding sewer, lot size, and any setback requirements are approved.*** Carried

Moved/seconded ***that if all permits and variances required are approved, that the Cobble Hill Advisory Planning Commission recommends bypassing a public hearing for rezoning Application 3-C-17RS.*** Carried

Landscaping Concern: A concern regarding landscaping of a previous application was raised. Director Clement has had meetings and discussions with the business owner.

Director's Report: Director Clement spoke to the APC about CVRD applications and local issues pertaining to land use.

Next meeting: The next meeting of the Cobble Hill APC will be at the call of the Chair.

Adjournment: Moved/seconded ***that the meeting adjourn at 7:55 p.m.***

Submitted by Nick Hill