

DRAFT V 1.0

DATE: April 2, 2015 7:00 PM

PRESENT:

Brian Clark, Margo Johnston, David Knott, Archie Staats, Glenn Terrell, Laurie Vasey, Jennifer Young, Roger Burgess, , Jens Liebgott (Area C)

CVRD BOARD AND STAFF:

Kerry Davis, Matteus Clement, Mike Tippett, Rob Conway, Blaise Salmon

GUESTS:

Blair Thorburn, Devlin Electric Sign Co, Marilyn Fuller, Mill Bay Centre for application 1-A-14DP/S/VAR
Steve Hoel for application 2-A-14RS

NOTE: *MSC* means a motion was proposed, seconded and carried. *MSD* means a motion was proposed, seconded and defeated.

APPROVAL OF AGENDA:

No agenda as this is the inaugural meeting.

APPROVAL OF MINUTES OF PREVIOUS MEETING:

No minutes presented.

NEW BUSINESS:

- A. Elected to office: Glenn, chair; Laurie, vice chair; Roger, secretary.
- B. Representatives on joint APC:
Where Area A is host: Glenn, Margo, Laurie, Brian, Roger. Alternative: David.
Where Area A is not host: Glenn, Laurie. Alternative: Margo
- C. Meetings will be held starting 7 pm on the first Thursday of every month in the board room of Mill Bay Community League hall on Mill Bay-Shawnigan Lake Road, located to the east of the Kerry Park Arena. No meeting will be held unless there are specific applications to consider or Director Davis has items of general planning interest to the APC. A minimum one week advance notice will be given if there is a meeting.
- D. CVRD staff provided an overview of the role of the APC. A full binder is available from staff if requested.

APPLICATIONS:

1. Signage for Mill Bay Centre, 1-A-14DP/S/VAR

Staff memo March 25, 2015 by Alison Garnett was referenced. Blair Thorburn described the proposal and answered a number of questions about location, size, and the nature of the full colour message centre on the main freestanding sign adjacent to TCH, the fascia sign on the building and the sandblasted cedar sign on Mill Bay. It was decided to separate out the full

colour message centre from the other two as it is quite a different concept from the others. Most APC members expressed agreement with the fascia sign to replace the existing signwritten fascia sign on the west elevation of the mall (facing the highway) and the new sandblasted cedar sign on Mill Bay Road as shown and described in the staff memo.

MSC: to recommend approval of these two signs.

Some members had concerns about the light intensity, speed of change, distraction to motorists, type of message displayed, urbanisation of the neighbourhood and light pollution for residents living across the highway for the proposed replacement TCH sign. After deliberation, neither height nor size is an issue.

MSD: to recommend rejection of the highway sign as shown on the staff report.

Blair Thorburn stated the full colour message centre is a LED type but of the latest technology and is not the same as the sign, for example, at the Thrifty's mall in N. Cowichan. It is remote computer controlled, will operate from 8am to midnight, has a slow rate of change and intensity can be changed. The Centre is willing to include community messages and respond to potential community concerns.

MSC: to recommend acceptance of the highway sign as shown and described on the staff memo but the APC express concern about the speed and intensity of the full colour message panel.

Recommend CVRD staff establish a usage protocol with Mill Bay Centre to address community concerns as to access for community messages, hours of operation, speed and intensity of the panel, response to complaints about light pollution and distraction.

2. Dock on Saanich Inlet, 2-A-14RS

Staff memo Nov 5, 2014 by Mike Tippett was referenced. Steve Hoel described the proposed dock and answered a number of questions about road access, size of structure, possible plans for constructing a home on the property. Members expressed a number of concerns:

- the size of the dock and water zone area being larger than "modest" as in policy 18.1.7,
- the effect of extreme wind and storms experienced in that location on the safety of the dock,
- the lack of fire protection
- the precedent set on the Mill Bay waterfront that has always rejected docks in order to retain a pristine stretch of shoreline
- the potential for other large, water access only lots to subdivide and compound the number of docks.
- The potential for the dock to be expanded
- The difficulty of enforcing the covenant under policy 18.1.7

Staff suggested a new water zoning specific to this application would have to be crafted and an increase in the minimum size of water access only lots would prevent subdivision. Members suggested that a boat ramp and land based boat shed may be more appropriate for the site.

Some members do not know the area and want to visit the site to see what effect the dock may have on the landscape. Blair (bsalmon@shaw.ca) offered to take up to five people in his boat.

MSC: to refer the file to the next meeting (May 7, 2015) in order for members to visit the site prior to the meeting

ADJOURNED: 9:04 PM