



MINUTES

**ELECTORAL AREA C - COBBLE HILL
ADVISORY PLANNING COMMISSION MEETING
August 31, 2017
Cobble Hill Youth Hall**

Present: David Slade, Brenda Krug, Chris Koehn, Nick Hill, Lynn Wilson

Also present: Matteus Clement - CVRD Regional Director Area "C", Carolyn Morris – Alternate Director Area "C", Ed Voroney, Bertha Cameron, Bill Cameron, Sean McConkey, Heather Cameron, Pierre Moquin, Morris Wadds

Regrets: John Baty

Director Clement called the meeting to order at 7:00 p.m.

Director Clement presided over the election of Chair, Brenda Krug by acclamation and Vice Chair Lynn Wilson, also by acclamation.

Brenda Krug assumed the Chair and requested the election of a Secretary. As there was nobody wishing to assume this duty, the Chair will appoint a Commission member at each meeting to take the minutes.

New Business:

CVRD File No. 01-C-16RS

Rezoning Application for 3501 & 3505 Telegraph Road

To amend Area C Zoning Bylaw No. 3520 to legalize an existing legal, non-conforming second single family dwelling located at 3505 Telegraph Road. The second dwelling was legally constructed and approved by both the CVRD and ALC in 2009; however, with the adoption of South Cowichan Bylaw no. 1405 in 2013, the second dwelling is now classified as legal non-conforming.

Bill and Bertha Cameron and Pierre Moquin explained the difficulties that the non-conforming classification presents to them, and that time is a very pertinent factor in resolving the issue.

Morris Wadds, whose property is also affected by Bylaw 3520 spoke in support of the Cameron application.

All members of the APC spoke in favour of this parcel being changed from "legal non conforming" to "legal conforming".

Chair Krug explained the reasoning for change in the bylaw in 2013 and Director Clement explained the difference between "Spot zoning" versus "Blanket change" to the bylaw.

There was a discussion amongst the Commission members regarding the CVRD Staff options presented in the Staff Report. Option 1: To legalize second dwelling that was lawful when Bylaw 3520 was adopted was the option favoured by all members. This will apply to all similar situations that were legally authorized up to December 11, 2013.

It was moved and seconded that the Cobble Hill APC supports Staff Option 1 to render the subject property and dwellings "legal conforming" using the following language in the General Regulations section of the Zoning Bylaw: Parcels that are zoned A-1 and greater than 2 hectares in area upon which a secondary dwelling unit were legally authorized up to December 1, 2013 with a valid Building Permit and Agricultural Land Commission approval as a non-farm use, are considered to be legal and conforming under this Bylaw, and may be added to, reconstructed, repaired and replaced in accordance with all other provisions of this Bylaw. Carried.

Director Clement reported that the APC recommendation will be going to the CVRD Board on Thursday, September 21, 2017.

Chair would like to convene a meeting at least every 2nd month regardless of agenda items.

Director Clement give updates on local matters.

Motion to adjourn at 7:38 p.m.

Minutes submitted by David Slade