

ADVISORY PLANNING COMMISSION MINUTES
JUNE 05 7:00 P.M.
COBBLE HILL YOUTH HALL

Present: Brenda Krug - Chair, Michael Wilson, David Slade, Ron McNeil, Ed Voroney, Jo-Anne Stuart, Nick Hill, and Matteus Clement Area 'C' Regional Director.

Regrets: Chris Koehn, Lynn Wilson, Carolyn Morris and Simon Cox.

1.0 Meeting was called to order by Chair Brenda Krug at 7:00 p.m.

2.0 *M/S that the minutes of the APC 2017 September 28 minutes are reviewed and adopted. Carried*

3.0 The role of the APC is to advise the Regional Board or a local Director (ie Area 'C') on matters respecting land use and applications for land use.. APC meetings are open to the public and minutes must be kept, and are available to the public. Applicants are entitled to attend and present information at APC meetings where their applications will be discussed. It is expected that respectful decorum will be maintained by all parties even though different opinions maybe expressed. For applications that come before a Joint APC, members will be weighted towards the area were the application originates from.

4.0 Election of 3 Joint APC members Michael Wilson, Nick Hill and David Slade were duly elected. One alternative joint APC member Ron McNeil was also elected.

5.0 Review and discussion of application 01-C-17RS.(proposed light industrial site on Fisher Road adjacent to Rona). All were in general agreement of the proposed development. The main issues are availability of water for fire protection, and the site lines and access and egress of traffic from the Fisher Road. The Fisher Road from the Trans Canada Highway to Cobble Hill is plagued with many sharp turns and elevation changes that make it a dangerous road for the anticipated increase in traffic.

Other items of concern were green space impact, water table protection, road drain catch basins and filtering, foot traffic access ie stairs, and will the actual site and buildings look as presented in the application.

M/S that the Area "C" Advisory Planning Commission recommends approval of Application 01-C-17RS, with the following concerns: water protection and storm water runoff, sight lines for access and egress, connectivity, and a buffer between the site and any residential property bordering it. Carried

6.0 Director's Report: Application 3-C-RS (proposed medical clinic in Cobble Hill) by Dr. Marina Sapozhnikov will not be proceeding at this time. The reasons are unclear. Possible future planning matters for Area "C" were mentioned as

was affordable housing, and the lengthy process required to obtain development permits from CVRD by small developers/homebuilders.

7.0 Next meeting, TBA by the Chair.

8.0 Adjournment: At 8:15

Submitted by Ed Vorony