



**Minutes of Electoral Area D APC**  
**April 4, 2019**  
**Cowichan Estuary Nature Centre, Cowichan Bay**

**Application:** A Development Permit with a Variance Permit Application – Strata Lot 5, Cherry Point Close. CVRD File: DP18D26

**Present:** Robert Stitt (Chair), Joe Kinrade (Vice-Chair), Hilary Abbott, Larry Gray, Kevin Maher, Kerrie Talbot, Ken Olive (recording secretary)

**Absent:** David Slang (Recused), Ali Falsafi, Royce Warren, Peter Holmes

**For the Applicant:** Tim Witzaney (Owner), Greg Mitchell (Residential Designs)

**Call to Order:** 7:06 pm

**Discussion:**

- Considerable discussion over the extent of the additional parcel coverage and how it was calculated, but generally agreed that the increase requested by the applicant was 23% more than permitted and was substantial, the amount being equivalent to a small house (115 sq. meters or 1,238 sq. feet)
- The applicant indicated they were aware that they were going over the 500 sq. meters for the full project when they requested the development permit for the two accessory buildings in 2018.
- There was a general discussion regarding the neighbors' potential view of the site being of a works yard, not screened by trees and with numerous commercial vehicles with signage. The applicant indicated that in the future three service trucks would be in the garages with one or two outside.
- The bylaw conditions regarding Home-Based Business were discussed including storage of equipment and the nuisance to neighbors that could arise.

- It was noted that Regional District signage for a Development Variance Permit Application was not present. The applicant indicated that a notice had been sent to neighbors by letter and no concern was raised.

**Motion:** To recommend approval of a Development Permit with Variance Permit for Strata Lot 5, Cherry Point Close.

**Vote:** Approval not recommended.

Meeting adjourned at 8:25 pm