



Minutes of the APC Meeting
Electoral Area D – Cowichan Bay

Date: June 15, 2017

Time: 8:04 p.m.

Location: Bench Elementary School

Members Attending: Robert Stitt (Chair), Joe Kinrade (Vice Chair), Hilary Abbott, Larry Gray, Kevin Maher, Kerrie Talbot, Peter Holmes, Ken Olive & David Slang.

Ex-Officio: Lori Iannidinardo (Director Area D), CVRD Staff Rob Conway, Manager, Development Services; Kasia Biegun, Planner.

For the Applicant: Rob James, Operations Manager, Western Stevedoring; Dave Dunbar, Chief Financial Officer, Western Stevedoring; Brian Thacker, President, Pacific Industrial & Marine; Sharon Horsburgh, Applicant, Bayshore Planning Services.

Business: Rezoning Application for Tidal Harmony Holdings Ltd.
(Former Westcan Terminal)

Moved that a recommendation be made to the CVRD to amend Electoral Area D Marine Zoning Bylaw No. 1015 to:

1. Permit “marine manufacturing” and “storage and operation of marine safety operations” as permitted uses in the I-3 Transportation-Based Industrial Zone;
2. Remove “Petroleum terminal facility, including storage facilities but excluding liquefied natural gas” as permitted use in the I-3 Transportation-Based Industrial Zone; and,
3. Reduce the size of the W-7 Water Industrial Zone to W-1 Water Conservancy Zone for the water surface located adjacent to the subject property.

Motion carried unanimously.

Recommendations:

1. That CVRD staff consider the following enhancement (in bold) of the draft definition of Marine Manufacturing:
 - An industrial use which is marine-orientated and dependent on a waterfront location; includes but is not limited to the manufacturing of wharves, docks and bridges; **and which excludes industry which would degrade the current estuary ecology.**
2. That the results of the applicant-initiated environmental audit, with remediation plans where appropriate, be made available as part of the application process.
3. That on-going environmental monitoring and remediation be conducted at the site with an emphasis on-site surface water run-off and storm-water outfall monitoring. If results exceed accepted water quality standards, then an approved mitigation process be undertaken.
4. That the applicant be encouraged to implement an environmental management system that addresses its own activities and those of its tenants, to minimize risks to the estuary.

5. That a landscaping plan be prepared and adopted as part of the application process to incorporate vegetation to screen the on-site industrial structures, storage items and activities. Planting should blend the property with other natural plantings of estuary trees, shrubs and vegetation.
6. That the applicant be encouraged to continue its work on park, trail and footbridge development to ensure the public has safe access to the nature reserve that forms part of the shared community estuary.

Moved to adjourn the meeting at 9:35 p.m.