



**MINUTES of the Electoral Area D APC held at Cowichan Estuary Nature Centre**

**DATE:** January 22, 2019 **TIME:** 7:20pm

**Application to amend the Official Community Plan and Zoning Bylaw for development of 5 single family homes at 4600, 4604 and 4608 Lanes Road**

**PRESENT:** Robert Stitt (Chair), Kerrie Talbot , Joe Kinrade, Larry Gray, Ken Olive, Peter Holmes, Ali Falsafi, Royce Warren.

**ABSENT:** Kevin Maher, David Slang.

**RECUSED:** Hilary Abbott.

**FOR THE APPLICANT:** Sean Gray, Precision Engineering, and Zhao Zhengfu, owner

**ALSO ATTENDING:** Lori Iannidinardo, Area Director.

**CALL TO ORDER:** 7:21pm

**ACCEPTANCE OF AGENDA:**

It was Moved and Seconded that the Agenda for Area D APC meeting of January 22, 2019, be accepted.

**Motion Approved**

Discussion:

- The staff report indicates that this application is for six single family homes. The applicant confirmed that this is an error and that this application is for five single family homes. The sixth home is part of a second application to follow – see next.
- Two-part application: This application is the first of two for the development of the two properties that make up the Wilcuma site. The second application will cover the proposed hotel and associated buildings, the sixth residence referred to above, plus all infrastructure required for the entire site. Discussion focused on ensuring that the full development proceed as one, not as two separate phases. See recommendation 1.
- CR-1 zoning: A number of issues related to the location and implementation of the CR-1 zoning emerged and were recorded by the OCP Implementation Committee following passing of the Area D OCP. This history prompted a discussion regarding the suitability of this site for CR-1 zoning. See recommendation 2.
- Park dedication and amenities. See recommendation 3.
- Stormwater management, geotechnical, sanitary sewers and water systems. See recommendation 4.

- Road dedication
- Parking spaces
- The form and character of the new and restored single family homes will mirror the character of the original Wilcuma Lodge
- Public access walking trail through to the beach / marina
- Commercial buildings to be included in the development to create a public node

**MOTION:**

It was moved and seconded that the application to amend the Official Community Plan and Zoning Bylaw for five single family homes for Lot 2, Plan 16649 - 4600, 4604 and 4608 Lanes road be accepted with the following recommendations:

1. That the subject property be developed concurrently with the Wilcuma Lodge site (Amended Lot 1, Plan 4204) and that the development permit for the two properties be approved at the same time.
2. That the rezoning to CR-1 proceed since it is appropriate for a project that consists of a small cluster of homes, is designed to build community through shared amenities, maintains and enhances the natural attributes of a heritage site, and that aligns with the community's 'Carefully Manage Growth' goal by locating increased density within the Village Containment Boundary.
3. That the park dedication – area to be determined with the subsequent Wilcuma Lodge application – consist of amenities and cash in lieu, public beach access through the site, but not park dedication of the ravine.
4. That the storm water management plan, geotechnical plan, sanitary sewers and water system(s) for the entire site be approved in conjunction with the development permits.

Motion carried unanimously.

Note to applicant and staff: Park dedication along the natural boundary of Cowichan Bay will alienate the parcel from its foreshore lease and should not be dedicated along the natural boundary of the foreshore lease.

**Meeting adjourned at 7:40pm**