



Minutes of the APC Meeting – Area D

Date: January 25, 2018

Time: 7:05pm

Location: Nature Centre, Cowichan Bay

Members Attending: Robert Stitt (Chair), Hilary Abbott, Larry Gray, Kerrie Talbot & David Slang.

Ex-Officio: Lori Iannidinaro (Director - Area D) & Anne Bomford (Alternate director)

For the applicant: Dione Wiebe (RossDown), Ryan Pfeiffer, Mike Owsianicki & Rob Shilday (ColdBox).

Business: Development Permit Application

Topics discussed:

- Applicant explained the need for expansion to deal with space constraints, which make it impossible for the plant to operate at its new approved bird-permit quota capacity.
- Planned improvements are designed to improve both animal and worker welfare.
- Planned expansion will relocate the operation of noisy and odor-contributing practices into an enclosed space, thereby allowing the removal of temporary container structures from the property.
- The original structure warrants a "refresh" in terms of paint and possible colour enhancements to ensure the industrial complex fits into the rural neighbourhood in terms of form and character.
- The design and efficacy of proposed plans for retention tanks, vehicle oil-fuel contaminants catchment and site-drainage to deal with extreme seasonal water events – see recommendations.
- The community's desire to see more gravel driveways rather than pavement, to be mitigated by the aforementioned possible water drainage measures.
- Concern about some aspects of the featureless, one-colour finish of the new two-storey addition – see recommendations.
- Applicant will explore options for an electric vehicle charging station to meet requirements.
- Satisfactory resolution for an easement for the neighbour to the east, whose property contains the majority of the sound-attenuating and view-blocking berm-hedge-fence on that side of the subject property – see recommendations.
- Assurances that the owners will continue to serve the "Community Custom-Processing" needs of the Island's small-lot agricultural producers.

Motion: Area D APC recommends that the CVRD supports the application for a development permit to build a two-storey addition at 1615 Koksilah Road.

Motion carried unanimously.

See page two for recommendations.

Recommended that the applicant:

1. Take measures to ensure runoff from parking and loading/unloading areas passes through an oil separation system.
2. Consider additional design elements to mitigate the appearance of three of the two-storey mass walls. The south face of the new building is acceptable as proposed as most of it will be covered by the existing building and the dark backdrop will highlight the character of the existing building. It is suggested that a simple wood trim be added mid-height to the west, east and north walls to break up the very plain uniformity of the charcoal exterior.
3. Resolve property easement issue with neighbour to the east.
4. Consider further enhancements for the green space and employee outdoor break area to compliment the gazebo already in place.

Moved to adjourn the meeting at 8:35 pm.