



MINUTES

Community Planning Advisory Committee

Wednesday, December 7, 2022 at 7:00 p.m.
City Hall Council Chambers, 410 Espanade

PRESENT: Chair - Jason Harrison; Members – Abbas Farahbakhsh, Tamara Hutchinson, Jason Robertson; Council Liaison – Marsh Stevens; Director of Development Services – Jake Belobaba; Planner – Andrew Wilson; Senior Planner/Recorder – Christina Hovey

ABSENT: Members – Brian Childs, Steve Frankel, Jennifer Sibbald

GUESTS: Applicants - Colin Blake and Andrea Blake (File No. 3060-22-05), Nigel Gray and Cara MacDonald (File No. 3060-22-02)

Jason Harrison called the meeting to order at 7:04 PM, acknowledging with gratitude that Ladysmith is located on the traditional unceded territories of the Stz'uminus First Nation.

1. AGENDA APPROVAL

It was moved, seconded and carried that the Agenda of December 7, 2022 Community Planning Advisory Committee meeting be approved.

2. ADOPTION OF MINUTES

It was moved, seconded and carried that the Minutes of November 2, 2022 Community Planning Advisory Committee meeting be approved.

3. NEW BUSINESS

None.

4. COUNCIL REFERRALS

a. Zoning Bylaw Amendment 3360-22-05 – 1141 Cloke Road

Planner Andrew Wilson provided an overview of the proposal for a coach house. Committee members asked about whether the neighbours were aware of the proposal. The applicant has spoken to the neighbours and doesn't believe the proposal will impact privacy due to the siting and existing vegetation. The applicant confirmed that the main storey would not be used as a second rental unit and that there is no creek on the property. Committee members noted that the proposal would add a new residential rental unit and that the neighbourhood is relatively low density.

It was moved, seconded and carried that the Community Planning Advisory Committee recommends that Council approve Zoning Bylaw Amendment 3360-22-05 (1141 Cloke Road) as presented.

b. Zoning Bylaw Amendment 3360-22-02 – 1132-1142 Rocky Creek Road

The applicant provided a brief overview of the proposal to construct a gas station, cardlock and convenience store (Co-op). The applicant confirmed that the lots would be consolidated and that there could not be access from the highway due to the grade. The applicant did not know the plans for the existing Co-op cardlock on Ludlow Road and gas station at the Coronation Mall but will look into it before the file is presented to Council.

The applicant noted that members of the public (such as people who fish) can apply to use the cardlock which is open 24 hours a day.

Committee members noted that a convenience store would be useful for the new residential community planned for Rocky Creek Road. Committee members noted that the view from the highway is important for people entering and leaving Town and that trees have been removed as these properties have developed. The applicant noted that the existing trees on the property are not suitable for retention and slope retention is required. The applicant is planning to submit a Development Permit (DP) application following consideration by Council of 1st and 2nd reading for the requested bylaw amendment. The DP application will include site, building, and landscape designs.

It was moved, seconded and carried that the Community Planning Advisory Committee recommends that Council approve Zoning Bylaw Amendment 3360-22-02 (1131-1142 Rocky Creek Road) to allow a retail convenience store, and recommends that Council consider the following:

- A plan for remediation and reuse of the existing Co-op cardlock site.
- The views of the property from the highway and require landscape screening.
- Referring the Development Permit application for this proposal back to CPAC.

5. MONTHLY BRIEFING

The following files, that the Committee previously reviewed, have been to Council since the last meeting:

- Lot B Russell Road (3360-21-03)

6. NEXT MEETING - TBD

No meeting will be scheduled for January 4, 2023.

7. ADJOURNMENT

It was moved, seconded and carried that the meeting be adjourned at 7:55 PM.

Chair (J. Harrison)

RECEIVED:

Corporate Officer (M. O'Halloran)