



102 – 205 South Shore Rd. Lake Cowichan, B.C.  
P.O. Box 1734 Tel: 250-932-9332

April 23, 2021

RECEIVED APR 29 2021

His Worship, Mayor Robert Day and Council,  
Town of Lake Cowichan,  
P.O. Box 860,  
Lake Cowichan, B.C. V0R 2G0

Your Worship and Council:

REQUEST

Gerard's Specialty Foods Ltd. Is requesting a 52 foot loading zone be established at South Shore Properties, 205 South Shore Road. We occupy #101, (Receiving & Shipping) 102, 103 and 104. Please see attached drawing indicating the location of the loading zone.

REASON #1 RECEIVING

Gerard's business has increased substantially. On a regular basis, we have supplies delivered by SnowCap Enterprises, BakeMark Ingredients, ColdStar, Argus Transport, etc. All these vehicles are either long trailer trucks or large vans, all of which off-load pallets of supplies. If they can't park at our Receiving and Shipping door, they must stop in the street.

Traffic is blocked travelling east out of town. When these cars attempt to drive around the parked trucks, they interfere with traffic travelling west into town. Traffic appears to be much heavier than it used to be. Obviously, these large units cannot off-load pallets from across the street.

REASON #2 SHIPPING

Gerard's needs to have access to our Shipping and Receiving areas to load our frozen cases of product, often 30 to 40 cases per shipment, destined to northern and southern Vancouver Island, as well as Salt Spring Island. We always need access to power for our freezing units.

But so often, cars will park and passengers walk across the street to Mochica Café, even though there are no cars parked on that side of the street. Or drivers will park their cars and walk back to town, sometimes leaving their vehicles parked for hours.

REASON #3 TUBERS

The Tube Shack is moving into the old appliance store. That means cars will flood the area. If they park where we must load and off-load we will be forced to park in the street, which will mean traffic mayhem.

His Worship, Mayor Robert Day and Council

(2)

April 28, 2021

IMPACT

52 feet will have no negative impact on the area.

Our neighbors, Bell Flooring and South Shore Cabinetry have off-road parking to receive supplies . The Food Bank does not receive supplies from large trailer trucks or via pallets nor does the Mochica Café.

Gerard's is the only manufacturer in town that does not have rear or side-road access for deliveries and/or shipments.

SUPPORT FOR THIS REQUEST

The owners of South Shore Properties, Kajody Property Management Inc. supports this request, as do the Managers, Peter Castle Enterprise, since there will still be public parking along South Shore Road in front of the building.

Remember, this part of town is a commercial area and we need equitable solutions to problems that may be different from residential areas, but no less important.

A marked loading zone is usually valid during business hours, 8:00 a.m. to 5:00 p.m. on weekdays. Evenings, overnight and weekends are not affected.

PREVIOUS SUBMISSION

We submitted this request August 2020; it was denied.

Your current Superintendent paid us a visit and said Lake Cowichan does not support loading zones. Further we may not place any barriers to cars. When asked how we could facilitate receiving and shipping of product his reply *"I don't know, but we could limit parking for two hours."* He did not offer an explanation how that suggestion was a solution.

During a subsequent telephone conversation with Mr. Fernandez, he said *"we don't want to interfere with public parking; trucks could just park in the street."*

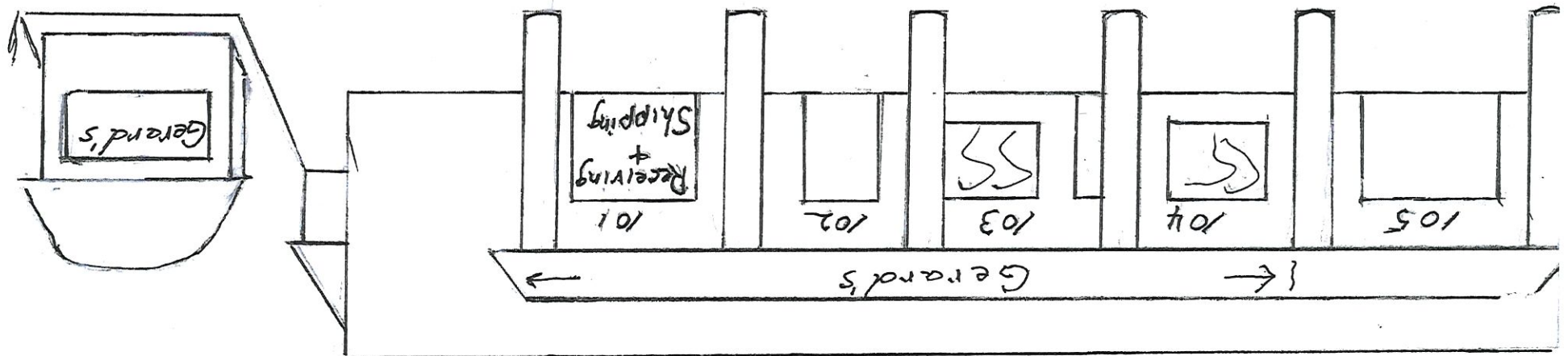
In light of recent changes to the area, we ask that you re-consider our request.

Yours truly,

GERARD'S SPECIALTY FOODS LTD.

  
(Mrs.) Glenda Osborne-Burg,  
Manager

205 So. Shore Rd.



Loading Zone  
52 feet

Mochica

West to Mesachie Lake

High School

\*not to scale

Downtown

East

## South Shore Properties

205 South Shore Road, Lake Cowichan, B.C. V0R 2G0  
Owned and Operated by Kajody Property Management Inc.  
Managed by Peter Castle Enterprise

April 23, 2021

His Worship Mayor Robert Day and Council,  
Town of Lake Cowichan,  
Lake Cowichan, B.C.

Your Worship and Council:

Gerard's Specialty Foods Ltd., is the largest commercial tenant leasing space from South Shore Properties. The Food Bank leases a small portion of commercial space.

Gerard's is requesting a small loading zone of 52 feet running along South Shore Road from the east driveway entrance to South Shore Properties to an area just beyond Unit #101, which is the Receiving and Shipping door for Gerard's.

As the Managers of South Shore Properties, we support this request, as do Kajody Property Management Inc. the owners of South Shore.

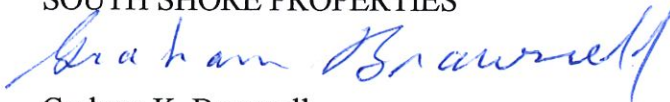
A small loading zone will not impact any of our tenants since they have reserved parking on both sides of the building, along with over-flow and visitor parking. The Food Bank only distributes food once per month, but they receive supplies regularly. A loading zone would allow them to off-load without blocking traffic.

The zoning for South Shore Property demands we have commercial tenants along the street front; in order to facilitate this zoning stipulation, commercial services must be available.

With the possibility of the Tube Shack moving into the old appliance building, parking and traffic in this area will be horrendous. It is imperative that Gerard's continues to receive supplies and ship their products so they can remain a viable member of our community

Yours truly,

SOUTH SHORE PROPERTIES



Graham K. Brawnell,  
Manager