

Tuesday, July 14, 2020

Minutes of the Area A Advisory Planning Commission held on July 14, 2020 in the Civic Room located at 770 Harmston Ave, Courtenay, BC commencing at 7:07 pm.

## MINUTES

### Present:

<b>Chair:</b>	J. Yetter	Area A Advisory Planning Commission
<b>Member:</b>	K. Fouracre	Area A Advisory Planning Commission
	R. Kayfetz	Area A Advisory Planning Commission
	B. Trussler	Area A Advisory Planning Commission
<b>Staff:</b>	T. Trieu	Manager of Planning
	A. Mullaly	Senior Manager of Sustainability and Regional Growth Strategy

### Absent:

<b>Director:</b>	D. Arbour	Baynes Sound-Denman/Hornby Islands (Area A)
<b>Member:</b>	G. Loxam	Area A Advisory Planning Commission
	L. Clement	Area A Advisory Planning Commission

### ATTENDANCE

The meeting was conducted via electronic means.

### SELECTION OF CHAIR

With the unanimous consent of the committee, Jane Yetter assumed the role of presiding member in the absence of Chair Loxam.

### CALL TO ORDER AND RECOGNITION OF TRADITIONAL TERRITORIES

The Chair called the meeting to order and acknowledged that the meeting was being held on the unceded traditional territory of the K'ómoks First Nation.

### RECEIPT OF MINUTES

R. Kayfetz/K. Fouracre: THAT the minutes of the Area A Advisory Planning Committee meeting held June 16, 2020 be received.

Carried

### REPORTS

**DEVELOPMENT PERMIT (SHORELINE PROTECTION) – COAL HILLS, ISLAND HIGHWAY (WEST FRASER MILLS LTD. AND PROVINCE OF BRITISH COLUMBIA)**

T. Trieu, Manager of Planning Services, provided information regarding the memorandum dated June 30, 2020 regarding Development Permit Applications DP 3A 20 and DP 4A 20 to enable the applicant to undertake remediation work under the Shoreline Protection Devices guidelines to address acid rock drainage and metal leaching from the site located at Coal Hills.

Joanna Runnells, Antonia Gunardi and Dave Langill, applicants, and Richard Johns, Keystone Environmental, were in attendance at the meeting.

J. Yetter/B. Trussler: THAT the Area A Advisory Planning Commission support the application as proposed in the memorandum dated June 30, 2020 relating to DP 3A 20 and DP 4A 20 for the following reasons:

- The 'soft shore' option would have a more drastic negative effect on the sea floor as it would have to extend out a long way to be effective;
- The proposed work (capping and armouring) will allow the area to be opened up for safe public use as parkland, while protecting aquatic life from future leaching.

Carried

#### **OFFICIAL COMMUNITY PLAN AND REZONING APPLICATIONS – 3L DEVELOPMENTS INC.**

A. Mullaly, Senior Manager of Sustainability and RGS Planning, provided information regarding the memorandum dated July 6, 2020 regarding an Official Community Plan (OCP) and zoning bylaw amendments proposed by 3L Developments Inc. to develop their lands with 780 housing units.

The applicant's consultant, Rob Buchan, was in attendance and presented information regarding the OCP and zoning bylaw amendments proposed by 3L Developments Inc.

B. Trussler/R. Kayfetz: THAT consideration of the memorandum dated July 6, 2020 regarding the Official Community Plan (OCP) and zoning bylaw amendments proposed by 3L Developments Inc. to develop their lands with 780 housing units be deferred to the August 11, 2020 Area A Advisory Planning Commission meeting to allow members more time to review the application.

Carried

#### **STATUS UPDATE ON APC RECOMMENDATIONS**

Staff will provide an update regarding Electoral Area Services Committee and board decisions related to APC recommendations.

#### **TERMINATION**

K. Fouracre/B. Trussler: THAT the meeting terminate.

Time: 9:15 pm

Recording Secretary:

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J. Yetter  
Acting Chair

Recorded by:

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Karen Fouracre, Recording Secretary

These minutes were received by the Electoral Areas Services Committee on the \_\_\_\_ day of \_\_\_\_\_ 20