

Tuesday, April 6, 2021

Minutes of the Area A Advisory Planning Commission held on April 6, 2021 in the Civic Room of the regional district offices, 770 Harmston Avenue, Courtenay, BC commencing at 7:02 pm.

MINUTES

Present:

Chair:	G. Loxam	Area A Advisory Planning Commission
Director:	D. Arbour	Baynes Sound-Denman/Hornby Islands (Area A)
Members:	R. Kayfetz	Area A Advisory Planning Commission
	B. Trussler	Area A Advisory Planning Commission
	J. Yetter	Area A Advisory Planning Commission
Staff:	D. Thiessen	Planner

Absent:

Members:	K. Fouracre	Area A Advisory Planning Commission
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ATTENDANCE

With the exception of Director Arbour and Chair Loxam, all the commission members attended via electronic means.

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/J. Yetter: THAT the minutes of the Area A Advisory Planning Committee meeting held March 2, 2021 be received.

Carried

REPORTS

DEVELOPMENT VARIANCE PERMIT DV 1A 21 – 6650 ISLAND HIGHWAY SOUTH (LATTA)

D. Thiessen, Planner, provided an overview of the memorandum dated March 18, 2021 regarding Development Variance Permit DV 1A 21, 6650 Island Highway South (Latta) to allow the construction of a single detached dwelling with a 6.0 metre front yard setback rather than the standard 7.5 metres.

Dave Peardon and Michael and Roswitha Latta, applicants attended the meeting via electronic means.

J. Yetter/B. Trussler: THAT the Area A Advisory Planning Commission support the Development Variance Permit application - DV 1A 21, 6650 Island Highway South (Latta), as proposed in the memorandum dated

March 18, 2021 for the following reasons:

- The reduced setback does not encroach within 4.5 metres of the road right-of-way, which would necessitate the involvement of the Ministry of Transportation and Infrastructure (MOTI);
- Planning staff are in the process of updating the Zoning Bylaw which, if passed, would prescribe a 4.5 metre setback to the lot line in question as it would be considered a “side yard lot line adjacent to a roadway” rather than a “front yard lot line”; and
- There is enough space for maintenance of the building and the presence of the unopened right-of-way (Craft Road) mitigates any potential privacy concerns.

Carried

STATUS UPDATE ON APC RECOMMENDATIONS

D. Thiessen, Planner, provided an update regarding Electoral Area Services Committee and board decisions related to APC recommendations.

TERMINATION

R. Kayfetz/J. Yetter: THAT the meeting terminate.

Carried

Time: 7:50 pm.

Confirmed by:

Glenn Loxam, Chair

Recorded by:

D. Thiessen, Planner

These minutes were received by the Electoral Areas Services Committee on the ____ day of _____ 20