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**Tuesday, June 11, 2019**

**Minutes of the Area A Advisory Planning Commission held on June 11, 2019 in the boardroom of the Comox Valley Regional District offices located at 550B Comox Road, Courtenay, BC commencing at 7:04 pm.**

## **MINUTES**

### **Present:**

<b>Chair:</b>	G. Loxam	Area A Advisory Planning Commission
<b>Director:</b>	D. Arbour	Baynes Sound-Denman/Hornby Islands (Area 'A')
<b>Member:</b>	L. Clement	Area A Advisory Planning Commission
	K. Fouracre	Area A Advisory Planning Commission
	R. Kayfetz	Area A Advisory Planning Commission
	J. Yetter	Area A Advisory Planning Commission
<b>Staff:</b>	T. Trieu	Manager of Planning
	B. Labute	Planner
	A. Mullaly	Senior Manager of Sustainability and Regional Growth Strategy

### **Absent:**

<b>Member:</b>	B. Trussler	Area A Advisory Planning Commission
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### **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**

J. Yetter/L. Clement: THAT the minutes of the Area A Advisory Planning Committee meeting held May 14, 2019 be received.

Carried

### **REPORTS**

#### **DEVELOPMENT VARIANCE PERMIT DV 4A 19 – 9 LITTLE BEAR WAY (BELL)**

B. Labute, Planner, provided an overview of the memorandum regarding DV 4A 19 for 9 Little Bear Way (Bell).

Jennifer Bell, applicant, and Guthrie Lefevre, were in attendance at the meeting.

J. Yetter/L. Clement: THAT the Area A Advisory Planning Commission support Development Variance Permit DV 4A 19 to decrease the regulated rear and side yard setbacks that are applicable to an accessory building at 9 Little Bear Way (Bell) as proposed.

Carried

### **DEVELOPMENT PERMIT DP 5A 19 – ISLAND HIGHWAY (34083 YUKON INC)**

B. Labute, Planner, provided an overview of the memorandum regarding DP 5A 19 for Lot 3, Plan EPP15507, Island Highway (34083 Yukon Inc).

Mr. Helliwell, proponent, was in attendance at the meeting.

J. Yetter/L. Clement: THAT the Area A Advisory Planning Commission support Development Permit DP 5A 19 to construct two buildings to be used as a real estate sales centre and café/deli (“Discovery Centre”) at Lot 3, Plan EPP15507, Island Highway (34083 Yukon Inc) as proposed for the following reasons:

- adheres to the Official Community Plan
- building designed to net zero standards
- rainwater control
- speaks to the history of Union Bay
- focus on pedestrian-friendly layout.

Carried

Addendum to the memorandum regarding Development Permit DP 5A 19 to construct two buildings to be used as a real estate sales centre and café/deli (“Discovery Centre”) at Lot 3, Plan EPP15507, Island Highway (34083 Yukon Inc).

### **VOLUNTARY COMMUNITY AMENITY CONTRIBUTIONS AT TIME OF REZONING POLICY**

A. Mullaly, Senior Manager of Sustainability and Regional Growth Strategy, provided an update on the recently approved policy "Voluntary Community Amenity Contributions at Time of Rezoning".

### **COMPREHENSIVE ZONING BYLAW REVIEW**

T. Trieu, Manager of Planning, provided an overview of the memorandum dated June 4, 2019 regarding the Comprehensive Zoning Bylaw Review.

**STATUS UPDATE ON APC RECOMMENDATIONS**

T. Trieu, Manager of Planning, provided an overview regarding Electoral Area Services Committee and board decisions related to APC recommendations.

**TERMINATION**

R. Kayfetz/L. Clement: THAT the meeting terminate.

Carried

Time: 9:11 pm.

Confirmed by:

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Glenn Loxam, Chair

Recorded by:

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Karen Fouracre, Recording Secretary