

Tuesday, March 16, 2021

Minutes of the Area B Advisory Planning Commission held on March 16, 2021 in the Civic Room of the Comox Valley Regional District offices located at 770 Harmston Avenue, Courtenay, BC commencing at 7:28 pm.

MINUTES

Present:

Chair:	M. Obal	Area B Advisory Planning Commission
Members:	F. Cochran	Area B Advisory Planning Commission
	B. Lowey	Area B Advisory Planning Commission
	S. Hartfelder	Area B Advisory Planning Commission
	A. Gibson	Area B Advisory Planning Commission
Staff:	T. Trieu	Manager of Planning Services
	B. Chow	Planner

Absent:

Members:	I. McIntyre	Area B Advisory Planning Commission
	C. McIntyre	Area B Advisory Planning Commission

ATTENDANCE:

All members participated in the meeting by electronic means.

C. McIntyre and I. McIntyre advised prior to the meeting of a conflict of interest regarding the rezoning application - RZ 1B 20 – 5254 Langlois Road (Whyte) as the applicant is their neighbour.

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:

S. Hartfelder/A. Gibson: THAT the minutes of the Area B Advisory Planning Committee meeting held February 16, 2021 be received

Carried

REPORTS:

REZONING APPLICATION RZ 1B 20 – 5254 LANGLOIS ROAD (WHYTE)

B. Chow, Planner, provided an overview of the memorandum dated February 24, 2021 regarding Rezoning Application RZ 1B 20 – 5254 Langlois Road (Whyte) to rezone the property under Section 514 of the Local Government Act (RSBC, 2015, c. 1), to facilitate a two-lot subdivision to provide a residence for a relative.

Zachary Whyte, applicant was in attendance via electronic means.

S. Hartfelder/B. Lowey: THAT the Area B Advisory Planning Commission oppose the application as proposed for the following reasons:

- This application would be precedence setting, and would be unfair to others.
- There is a viable option, such as a carriage house, for the applicant.
- The proposed single detached dwelling on the proposed subdivided lot would be so much bigger than the 90 square metres limit of a secondary dwelling unit.

Carried

ZONING BYLAW AMENDMENTS

B. Chow, Planner, provided an overview of the memorandum dated February 16, 2021 regarding proposed amendments to Bylaw No. 520, being the "Rural Comox Valley Zoning Bylaw, No. 520, 2019" for commission members' review and comment.

F. Cochran/S. Hartfelder: THAT the Area B Advisory Planning Commission support the proposed amendments to Bylaw No. 520, being the "Rural Comox Valley Zoning Bylaw, No. 520, 2019 as presented in the memorandum dated February 16, 2021.

Carried

STATUS UPDATE ON APC RECOMMENDATIONS

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

TERMINATION:

A. Gibson/F. Cochran: THAT the meeting terminate.

Carried

Time: 8:57 pm.

Confirmed By:

Michael Obal, Chair

Recorded By:

B. Chow, Planner

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