

Thursday, May 21, 2020

Minutes of the Area C Advisory Planning Commission held on May 21, 2020 in the Civic Room of the Comox Valley Regional District offices located at 770 Harmston Avenue, Courtenay, BC commencing at 7:02 pm.

MINUTES

Present:

Chair:	D. Pacholuk	Area C Advisory Planning Commission
Director:	E. Grieve	Puntledge/Black Creek (Area C)
Member:	K. Keylock	Area C Advisory Planning Commission
	M. Larock	Area C Advisory Planning Commission
	G. Gordon	Area C Advisory Planning Commission
	L. Krainer	Area C Advisory Planning Commission
	M. Presley	Area C Advisory Planning Commission
	B. Thompson	Area C Advisory Planning Commission
Staff:	T. Trieu	Manager of Planning Services
	B. Chow	Rural Planner

Absent:

Member:	C. Goldscheider	Area C Advisory Planning Commission
	P. Gibson	Area C Advisory Planning Commission

ATTENDANCE:

The meeting was conducted via teleconference.

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

B. Thompson/M. Presley: THAT the minutes of the Electoral Area C (Puntledge/Black Creek) Advisory Planning Commission meeting held on Thursday, April 16, 2020 be received.

Carried

REPORTS

ZONING BYLAW AMENDMENT RZ 2C 19 – UNADDRESSED LOT, OLUND ROAD AND OYSTER RIVER WAY

(BRAUN)

B. Chow, Rural Planner, provided an overview of the memorandum dated May 5, 2020 regarding Zoning Bylaw Amendment RZ 2C 19 to permit a four-lot subdivision at an unaddressed lot, Olund Road and Oyster River Way (Braun).

Earl Braun, applicant, and Ryan Koldewijn, McElhanney Consultants, were in attendance.

K. Keylock/M. Presley: THAT the Area C Advisory Planning Commission support the application as proposed in the memorandum dated May 5, 2020 regarding RZ 2C 19 for the following reasons:

- Professional assessment by a hydrologist specifying that each of the proposed 4 lots can support a well and septic (the primary consideration of Island Health concerns are well and septic);
- Application as proposed conforms to the regional growth strategy in this settlement node;
- Access related concerns for Oyster Way – Staff confirmed that the road will conform to the MOTI required standards and that MOTI is considering the road design at the subdivision stage requirements;
- Drainage and Aquifer concerns. Drainage technical report is undergoing review and comment. Report: No wetlands - Cultural Significant trees: No - Aquifer: sufficient; and
- Fire hydrant Shultz and Island Hwy provides sufficient access

Carried *NAY: B. Thompson*

STATUS UPDATE ON APC RECOMMENDATIONS

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

TERMINATION

B. Thompson/M. Larock: THAT the meeting terminate.

Carried

Time: 7:51 pm.

Confirmed By:

Dave Pacholuk, Chair

Recorded By:

Mike Larock, Recording Secretary

These minutes were received by the Electoral Areas Services Committee on the _____ day of June, 2020.