

Thursday, August 13, 2020

Minutes of the Area C Advisory Planning Commission held on August 13, 2020 in the Civic Room of the Comox Valley Regional District offices located at 770 Harmston Avenue, Courtenay, BC commencing at 7:00 pm.

MINUTES

Present:

Chair:	D. Pacholuk	Area C Advisory Planning Commission
Director:	E. Grieve	Puntledge/Black Creek (Area C)
Alt. Director:	C. Scoville	Puntledge/Black Creek (Area C)
Member:	K. Keylock	Area C Advisory Planning Commission
	G. Gordon	Area C Advisory Planning Commission
	L. Krainer	Area C Advisory Planning Commission
	B. Thompson	Area C Advisory Planning Commission
	P. Gibson	Area C Advisory Planning Commission
Staff:	T. Trieu	Manager of Planning Services
	J. MacLean	Rural Planner
	B. Chow	Rural Planner
	A. Mullaly	Senior Manager of Sustainability and Regional Growth Strategy

Absent:

Member:	M. Larock	Area C Advisory Planning Commission
	M. Presley	Area C Advisory Planning Commission
	C. Goldscheider	Area C Advisory Planning Commission

ATTENDANCE

K. Keylock, L. Krainer and Director Grieve and Alt. Director Scoville participated via electronic means.

B. Chow, Rural Planner, participated via electronic means.

CALL TO ORDER AND RECOGNITION OF TRADITIONAL TERRITORIES

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

RECEIPT OF MINUTES

B. Thompson/P. Gibson: THAT the minutes of the Area C Advisory Planning Committee meeting held July 16, 2020 of be received.

Carried

REPORTS

DEVELOPMENT VARIANCE PERMIT APPLICATION DV 3C 20 - 4040 MARSDEN ROAD (HOLBROOK AND VORSTER)

B. Chow, Rural Planner, provided an overview of the memorandum dated July 16, 2020 regarding Development Variance Application DV 3C 20 for the reduction of the side yard setbacks from 3.5 metres to 1.25 metres for the foundation, and from 1.75 metres to 1.1 metres for the gutters to minimize the removal of trees with the relocation of an existing mobile home on a property located at 4040 Marsden Road (Holbrook and Vorster).

Carried

Pieter Vorster and Caila Holbrook, applicants, were in attendance at the meeting.

B. Thompson/P. Gibson: THAT the Area C Advisory Planning Commission support the Development Variance Application DV 3C 20, 4040 Marsden Road (Holbrook and Vorster) as proposed in the memorandum dated July 16, 2020 for the following reasons:

- The proposal's scale of development of a mobile home suits the property;
- The proposed location of the mobile home has minimal environmental impact; and
- No tree removal is required.

DEVELOPMENT VARIANCE PERMIT APPLICATION DV 4C 20 - 6488 EAGLES DRIVE (PASTERSHANK/SAWATZKY)

B. Chow, Rural Planner, provided an overview of the memorandum dated July 21, 2020 regarding Development Variance Permit DV 4C 20 for a property located at 6488 Eagles Drive (Pastershank/Sawatzky) to reduce the front yard setback adjacent to Lamb Road from 7.5 metres to 4.5 metres (and from 5.5 metres to 3.5 metres for the eaves of the room) to allow the construction of a single detached dwelling.

Paul Keim, applicant's agent, was in attendance at the meeting.

B. Thompson/P. Gibson: THAT the Area C Advisory Planning Commission support the Development Variance Application 6488 Eagles Drive (Pastershank/Sawatzky) as proposed in the memorandum dated July 21, 2020 for the following reasons:

- The proposed location is suitable for the situation it is in, as Lamb Road is unlikely to be developed;
- The parkland and unopened Right of Way are likely to remain bush;
- The zoning bylaw will be amended in January 2021 to re-define how the front lot line is determined.

Carried

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

A. Mullaly, Senior Manager of Sustainability and Regional Growth Strategy, provided an overview of 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 at the meeting and spoke to the application.

P. Gibson/B. Thompson: THAT consideration of 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 be deferred to the next meeting due to too little information and technical assessment on the project.

Carried

STATUS UPDATE ON APC RECOMMENDATIONS

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

TERMINATION

B. Thompson/P. Gibson: THAT the meeting terminate.

Carried

Time: 8:55 pm.

Confirmed By:

D. Pacholuk, Chair

Recorded By:

Kip Keylock, Recording Secretary

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