

Thursday, April 16, 2020

Minutes of the Area C Advisory Planning Commission held on April 16, 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
	M. Presley	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

Absent:

Member:	M. Larock	Area C Advisory Planning Commission
	C. Goldscheider	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 Area C Advisory Planning Committee meeting held January 16, 2020 be received.

Carried

REPORTS

VARY THE AGENDA

The agenda was varied to bring item C.3 (Rezoning Application - 2491 Emmerson Road (Sturdi Construction) forward on the agenda.

REZONING APPLICATION – 2491 EMMERSON ROAD (STURDI CONSTRUCTION)

Jodi MacLean, Rural Planner provided an overview of the memorandum dated April 2, 2020 regarding Zoning Bylaw Amendment RZ 3C 19 to subdivide the property located at 2491 Emmerson Road into two lots that can be developed and sold with one house on each lot.

The applicant, George Wiebe, was in attendance via teleconference.

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

- The proposal meets all guidelines at this time; and
- A maximum of one dwelling unit per lot will be permitted with the rezoning of the property.

Carried

DEVELOPMENT VARIANCE PERMIT APPLICATION - 3780, 3786 AND UNADDRESSED LOT, COLAKE ROAD - (COURTENAY AND DISTRICT FISH AND GAME PROTECTIVE ASSOCIATION)

B. Thompson recused himself from the meeting when this item was considered declaring a conflict of interest due to being a member of the Fish and Game Protective Association.

Brian Chow, Rural Planner, provided an overview of the memorandum dated April 2, 2020 regarding Development Variance Permit DV 1C 20 to reduce the minimum frontage requirements for a proposed subdivision (lot line adjustment) between two adjacent lots located on Colake Road.

K. Keylock/P. Gibson: THAT the Area C Advisory Planning Commission support the application as proposed in the memorandum dated April 2, 2020 due to it being a simple lot line adjustment with no negative repercussions.

Carried

NAY: G. Gordon

B. Thompson returned to the meeting.

COMMERCIAL AND INDUSTRIAL (FORM AND CHARACTER) DEVELOPMENT PERMIT - 9022 CLARKSON AVENUE (1069585 BC LTD.)

Brian Chow, Rural Planner provided an overview of the memorandum dated April 6, 2020 regarding a Commercial and Industrial (Form and Character) Development Permit (DP 26C 19) application for a proposed 29 tourist commercial unit and one residential unit development on a property located at 9022 Clarkson Avenue.

The applicants, Patrick Brandreth of IWCD, Ralph van der Walle, Warren Stevenson of Can. Corp. Properties, Neil Banich of WA Architects Jammy Arthur of WA Architects were in attendance via teleconference.

K. Keylock/M. Presley: THAT the Area C Advisory Planning Commission support the application as proposed in the memorandum dated April 6, 2020 for the following reasons:

- The form and character of the proposed development conforms to the Tourist Commercial One (TC-1) zone; and
- The zoning will not change.

Carried *NAY: B. Thompson; G.
Gordon*

STATUS UPDATE ON APC RECOMMENDATIONS

There were no updates provided regarding Electoral Area Services Committee and board decisions related to APC recommendations.

TERMINATION

B. Thompson/K. Keylock: THAT the meeting terminate.

Carried

Time: 8:51 pm.

Confirmed By:

David Pacholuk, Chair

Recorded By:

Kip Keylock, Recording Secretary

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