

Minutes of the public hearing held on May 9, 2018 in the CVRD boardroom, 550b Comox Road, Courtenay, BC commencing at 7:00 to consider Bylaw No. 522

PRESENT:

Chair: Grieve Puntledge – Black Creek (Electoral Area C)

Directors: R. Nichol Lazo North (Electoral Area B)

Staff: A. Mullaly Manager of Planning Services

B. Chow Rural Planner

J. Martens Manager of Legislative Services

Other:

A. Baldwin Recording Secretary

Chair Grieve called the public hearing to order at 7:00 pm and read a prepared statement regarding the public hearing procedures. The directors and staff were introduced to two members of the public who were present for this public hearing. The applicant's representative, Jason Hendricks was in attendance.

**Bylaw No. 522, being the
“Comox Valley Zoning Bylaw, 2005, Amendment No. 73”
(Lenco Development Ltd., Fernco Development Ltd., and Norco Development Ltd.)**

Brian Chow, Rural Planner, presented an overview of the application for Bylaw No. 522 being “Comox Valley Zoning Bylaw, 2005, Amendment No. 73” to rezone the southern half of the property legally described as Lot 1, District Lot 114, Comox District, Plan 2280, (1671, 1673 and 1675 Ryan Road East) from Country Residential One (CR-1) to Industrial Light (IL) to expand the current warehousing use (i.e. mini-storages).

Brian Chow, Rural Planner, presented a submission from Hal Martyn, representative for Gordon and Tracey Peter, 1661 Baillie Road. The submission is attached as Appendix A to these minutes.

Chair Grieve called for speakers regarding proposed Bylaw No. 522.

Jason Hendricks, representative for the applicant, spoke in response to the written submission and advised that they are aware that some trees have died over the past summer and winter seasons. The developer is working with their landscaper to plant new trees and they are also working on the irrigation. Mr. Hendricks pointed out that they need to complete the tree planting in order to get their bond back. The developer is planning on planting about 80 trees around the property to address the buffer requirements for the development. Mr. Hendricks remarked that the proposed project is a good fit for the neighbourhood with low traffic and noise impacts on the neighbourhood.

Chair Grieve called for further speakers regarding proposed Bylaw No. 522.

Chair Grieve called a second, third and final time for speakers and asked that all written submissions be brought forward. Hearing no speakers, the chair declared the public hearing closed

for Bylaw No. 522, being the “Comox Valley Zoning Bylaw, 2005, Amendment No 73” (Lenco Development Ltd., Fernco Development Ltd., and Norco Development Ltd.).

Time: 7:11 pm

Recorded by:

Confirmed:

Confirmed:

A. Baldwin
Recording Secretary

A. Mullaly
Manager of Planning
Services

Director Grieve
Chair

3360-20 / RZ 1B 17

From: Hal Martyn
Sent: Tuesday, May 08, 2018 6:56 PM
To: planningdevelopment@comoxvalleyrd.ca
Cc:
Subject: File 3360-20/RZ 1B 17 Zoning Bylaw Amendment

Through Brian Chow to the CVRD Directors appointed for Public Hearing on the subject application on May 9th, 2018:

I have been authorized by my Clients, Gordon and Tracey Peter, to respond on their behalf to the Public Hearing process for this application as we are unavailable to attend at the scheduled hearing date and time. The Peters own the property addressed as 1661 Baillie Road and located immediately to the east of the southerly two-thirds of the subject property. This property is directly exposed to the development proposal. The property owned by the Peters is zoned CR-1 Residential. It is being operated as a farm and will likely have 2 homes on it in the near future, as permitted under current zoning. Future use when taken into a municipality through the Settlement Expansion process in the RGS, will likely take the form of residential development to complement the other adjacent residential areas.

The primary concern for the Peters is provision of sufficient visual and noise buffering from the proposed industrial use, both now and for future residential development. We have reviewed the concept plan and note it suggests replication of the existing mini-storage units. This use of the property is preferable to the open storage of boats and recreational vehicles which is occurring now. We also note that a 3m wide vegetated buffer strip is proposed along the east property line, consisting of a hedge row of Western Red Cedars, to be located outside a 2m wide Streamside Protection Enhancement Area as established through a RAR Assessment process. While this is desirable and will augment existing vegetation on the Baillie Road property, it will take some time to be effective. We note that similar plantings installed for the first phase of the mini-storage project are dead, obviously not having been watered and maintained sufficiently to become established. As part of our official comments, we request the CVRD take action with the Applicant to replace those existing dead trees in the buffer and establish enforceable maintenance standards for all trees that are planted in the buffer, as part of conditions of Development Permit process moving forward.

As we have been told, the replicated mini-storage as shown is conceptual only at this stage and could change. In the event that the zoning amendment is successful, we request that the Peters be kept aware of the Development Permit application and process to be able to comment further on the actual final proposal. We understand the DP process is quasi-public but is not advertised generally to the public.

Thanks you for the opportunity to provide input to this zoning amendment process and look forward to favourable consideration.

Regards,

Hal Martyn, P.Eng.
Consulting Engineer