

Monday, June 15, 2020

Minutes of the meeting of the Electoral Areas Services Committee held on June 15, 2020 in the Civic Room of the Comox Valley Regional District offices located at 770 Harmston Avenue, Courtenay, BC commencing at 10:08 am.

## MINUTES

### Present:

<b>Chair:</b>	E. Grieve	Puntledge/Black Creek (Area C)
<b>Vice-Chair:</b>	A. Hamir	Lazo North (Area B)
<b>Director:</b>	D. Arbour	Baynes Sound-Denman/Hornby Islands (Area A)
<b>Staff:</b>	R. Dyson	Chief Administrative Officer
	J. Warren	Deputy Chief Administrative Officer
	S. Smith	General Manager of Planning and Development Services
	M. Rutten	General Manager of Engineering Services
	D. DeMarzo	General Manager of Community Services
	J. Martens	General Manager of Corporate Services
	L. Dennis	Manager of Legislative Services
	A. Baldwin	Legislative Services Assistant

### ATTENDANCE:

All committee members participated in the meeting by electronic means.

### RECOGNITION OF TRADITIONAL TERRITORIES

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

### DELEGATIONS:

#### **COMOX VALLEY EXHIBITION SOCIETY**

A. Hamir/D. Arbour: THAT the information presented by Mike Trimble, Comox Valley Exhibition Society, regarding plans to host the 2020 Comox Valley Exhibition in support of their grant-in-aid application be received.

208

Carried

### MANAGEMENT REPORT:

A. Hamir/D. Arbour: THAT the Electoral Areas Services management report dated June 2020 be received.

208

Carried

### REPORTS:

#### **ADVISORY PLANNING COMMISSION MINUTES**

D. Arbour/A. Hamir: THAT the minutes of the Area C Advisory Planning Commission meeting held May 21, 2020 be received.

208

Carried

**ELECTORAL AREA A - DEVELOPMENT VARIANCE PERMIT DV 1A 20 - 3414 KENTWOOD ROAD (ROWAN)**

D. Arbour/A. Hamir: THAT the report dated March 26, 2020 regarding Development Variance Permit Application DV 1A 20 to reduce the minimum front yard setback for the purposes of constructing an addition at 3414 Kentwood Road (Rowan) be received.

208 and 213

Carried

A. Hamir/D. Arbour: THAT the correspondence dated June 11, 2020 from Susan Wheeler regarding DV 1A 20 - 3414 Kentwood Road (Rowan) be received.

208 and 213

Carried

D. Thiessen, Planner, was in attendance via electronic means, and provided an overview of the staff report regarding Development Variance Permit DV 1A 20 - 3414 Kentwood Road (Rowan).

Marc Rowan, applicant, was in attendance via electronic means.

D. Arbour/A. Hamir: THAT the board approve Development Variance Permit DV 1A 20 (Rowan) to reduce the minimum front yard setback from 7.5 metres to 4.88 metres (and from 5.5 metres to 4.68 metres for the eaves), for the purposes of constructing a mudroom/entryway on the property described as Lot 2, Section 30, Township 11, Nelson District, Plan 29374, PID 001-392-891;

AND FINALLY THAT the Corporate Legislative Officer be authorized to execute the permit.

208 and 213

Carried

**ELECTORAL AREA B - DEVELOPMENT VARIANCE PERMIT DV 12B 19 - 1561 McDONALD ROAD (SWAN)**

D. Arbour/A. Hamir: THAT the report dated April 2, 2020 regarding Development Variance Permit Application DV 12B 19 to increase the maximum lot coverage applicable to a rural-zoned lot from 15 per cent to 21 per cent at 1561 McDonald Road (Swan) be received.

208 and 213

Carried

J. MacLean, Rural Planner, provided an overview of the report regarding Development Variance Permit DV 12B 19 - 1561 McDonald Road (Swan).

Daryl Swan, applicant, was in attendance via electronic means.

D. Arbour/A. Hamir: THAT the board approve Development Variance Permit DV 12B 19 (Swan) to increase the maximum lot coverage from 15 per cent to 20 per cent for the property described as Parcel A (DD 389220I) of Lot F, Section 5, Comox District, Plan 10028, PID 005-486-556 (1561 McDonald Road);

AND FINALLY THAT the Corporate Legislative Officer be authorized to execute the permit.

208 and 213

Carried

D. Arbour/A. Hamir: THAT the agenda be varied to bring forward item D.6 - Site Specific Floodplain Setback Reduction 6428 and 6448 South Island Highway (Hebblethwaite) on the agenda.

Carried

**ELECTORAL AREA A - SITE SPECIFIC FLOODPLAIN SETBACK REDUCTION FR 1A 20 - 6428 AND 6448 SOUTH ISLAND HIGHWAY (HEBBLETHWAITE)**

D. Arbour/A. Hamir: THAT the report dated May 28, 2020 regarding a request for a site specific exemption to the floodplain setback from 15 metres to 8.7 metres from the natural boundary of the Strait of Georgia for proposed additions to an existing single detached dwelling at 6428 and 6448 South Island Highway (Hebblethwaite) be received.

208 and 213

Carried

B. Chow, Rural Planner, provided an overview of the staff report regarding a request for a site specific exemption to the floodplain setback for proposed additions to an existing single detached dwelling at 6428 and 6448 South Island Highway.

Russ and Terry Hebblethwaite, applicants, and John Gower, applicant's agent, were in attendance via electronic means.

D. Arbour/A. Hamir: THAT the board grant a site specific exemption of the floodplain specifications that reduces floodplain setback from 15 metres to 8.7 metres from the natural boundary of the Strait of Georgia (FR 1A 20, Hebblethwaite) for the proposed additions to a single detached dwelling with an attached garage on property described as Lot 1, District Lot 12 (Situate Partly within Lots 31G and 40G), Section 2A, Nelson District, Plan VIP67160, PID 024-214-787 (6428 and 6448 South Island Highway);

AND FINALLY THAT, as a condition of the site specific exemption, the property owners, at their own expense, register a restrictive covenant under Section 219 of the Land Title Act, specifying conditions that would enable the land to be safely used for the use intended according to the terms of the engineer's report by Peter Bullock, P. Eng., M. Eng. of Base Geotechnical Inc., dated April 15, 2020, which will form part of the restrictive covenant, as well as an acknowledgement that no Disaster Financial Assistance funding is available for the building or its contents and releasing and indemnifying the Comox Valley Regional District from liability in the event any damage is caused by flooding or erosion.

208 and 213

Carried

**ELECTORAL AREA C - DEVELOPMENT VARIANCE PERMIT DV 1C 20 - UNADDRESSED LOT AND 3780 AND 3786 COLAKE ROAD (COURTENAY AND DISTRICT FISH AND GAME PROTECTIVE ASSOCIATION)**

A. Hamir/D. Arbour: THAT the report dated May 19, 2020 regarding Development Variance Permit Application DV 1C 20 to reduce frontage requirements for a lot line adjustment at Unaddressed Lot, and 3780 and 3786 Colake Road be received.

208 and 213

Carried

B. Chow, Rural Planner, provided an overview of the staff report regarding Development Variance Permit Application DV 1C 20 - Unaddressed Lot, and 3780 and 3786 Colake Road (Courtenay and District Fish and

Game Protective Association).

Charlie Gore, applicant's agent, was in attendance at the meeting.

D. Arbour/A. Hamir: THAT the board approve Development Variance Permit (DV 1C 20) to:

- reduce the minimum highway and waterbody frontage from 10 per cent to 5 per cent;
- reduce the minimum average width and depth ratio from 1:3 to 1:10; and,
- reduce the minimum highway frontage from 100 metres to 0 metres

for the proposed western lot in a lot line adjustment (Subdivision Referral File: 04686 C 19) between That Part of Section 32, Township 10, Comox District, Plan 552H Included within the Area Shown Outlined in Red on Plan 788 RW Except Part in Plan EPP56506 and EPP90548, PID 000-864-846 (Unaddressed Lot); and Lot 1, Sections 32 and 33, Township 10, Comox District, Plan EPP56506, Except Plan EPP90548, PID 029-762-103 (Courtenay and District Fish and Game Protective Association) (3780 and 3786 Colake Road);

AND FINALLY THAT the Corporate Legislative Officer be authorized to execute the permit.

208 and 213

Carried

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

D. Arbour/A. Hamir: THAT the report dated June 10, 2020 regarding an Official Community Plan and Zoning Bylaw amendments proposed by 3L Developments Inc. to develop their lands with 780 housing units be received.

208 and 213

Carried

A. Mullaly, Senior Manager of Sustainability and RGS Planning, presented an overview of the staff report regarding an Official Community Plan (OCP) and Zoning Bylaw amendments proposed by 3L Developments Inc.

Rob Buchan, applicant's agent, was in attendance and spoke to the application.

D. Arbour/A. Hamir: THAT the board deny the applications CP 1C 20 and RZ 1C 20 proposed by 3L Developments.

208 and 212

Defeated

*NAY: D. Arbour; E. Grieve*

D. Arbour/A. Hamir: THAT the Comox Valley Regional District Board endorse the agency referral list as outlined in Appendix A of staff report dated June 10, 2020, with the addition of the Manager of Fire Services, and direct staff to commence the external agency referral process, for properties known as:

- That Part of the NW ¼ of Section 10, Township 9, Comox District, Plan 552G, Lying West of Puntledge River, except that part in Plan VIP70188 and EPP24391 (PID 000-866-792);
- The south west ¼ of Section 15, Township 9, Comox District, Plan 552G, except that part shown coloured red on Plan 79 RW and except that part in plan VIP70188 (PID 000-866-814);
- That Part of the north ½ section 14, Township 9, Comox District, Plan 552G lying to the South of the North bank of the Puntledge River (PID 003-922-308);
- That Part of the south east ¼ of section 14, Township 9, Comox District, Plan 552G lying to the west of the

east bank of the Puntledge River except those parts in Plans 8304 and 9343 (PID 003-922-391);

- The south west ¼ section of Section 14, Township 9, Comox District, Plan 552G, except that part in Plan 9343 and except that part shown coloured red on Plan 829 R.W. (PID 003- 924-033)

as part of a repeal of Bylaw No. 2042, 1998, being the “Rural Comox Valley Official Community Plan Bylaw, 1998” and proposed amendments (File: CP 1C 20; RZ 1C 20) to Bylaw No. 337, being the “Rural Comox Valley Official Community Plan Bylaw No. 337, 2014” and Bylaw No. 520, being the “Rural Comox Valley Zoning Bylaw No. 520, 2019”;

AND FINALLY THAT Comox Valley Regional District staff consult with First Nations in accordance with the referrals management program dated September 25, 2012.

208 and 213

Carried

#### **COMMUNITY PARKS - PEDESTRIAN BRIDGE UPDATE**

E. Grieve/D. Arbour: THAT the report dated June 5, 2020 regarding an update on the pedestrian bridge be received.

209

Carried

D. DeMarzo, General Manager of Community Services, presented an overview of the staff report regarding an update on the pedestrian bridge.

#### **MOUNT WASHINGTON FIRE SERVICE BUILDING UPDATE**

D. Arbour/A. Hamir: THAT the report dated June 8, 2020 regarding Mount Washington Fire Service building update be received.

207

Carried

J. Bast, Manager of Fire Services, provided an overview of the staff report regarding an update on the Mount Washington Fire Service building.

#### **IN-CAMERA:**

D. Arbour/A. Hamir: THAT the committee adjourn to an in-camera session pursuant to the following subsection of section 90 of the Community Charter:

90(1)(k) Negotiations and related discussions respecting the proposed provision of a regional district service that are at their preliminary stages and that, in the view of the committee/board, could reasonably be expected to harm the interests of the regional district if they were held in public.

208

Carried

Time: 12:37 pm.

#### **RISE AND REPORT:**

The committee rose from its in-camera session at 1:09 pm.

#### **TERMINATION:**

D. Arbour/A. Hamir: THAT the meeting terminate.  
208

Carried

Time: 1:09 pm

Confirmed by:

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Edwin Grieve  
Chair

Certified Correct:

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Lisa Dennis  
Manager of Legislative Services

Recorded By:

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Antoinette Baldwin

These minutes were received by the Comox Valley Regional District board on the \_\_\_\_\_ day of June, 2020.  
Legislative Services Assistant