
Monday, July 10, 2017

Minutes of the meeting of the electoral areas services committee held on July 10, 2017 in the boardroom of the Comox Valley Regional District offices located at 550B Comox Road, Courtenay, B.C. commencing at 10:00 a.m.

MINUTES

Present:

Chair:	E. Grieve	Puntledge/Black Creek (Area 'C')
Vice-Chair:	R. Nichol	Lazo North (Area 'B')
Directors:	B. Jolliffe	Baynes Sound-Denman/Hornby Islands (Area 'A')
Staff:	R. Dyson	Chief Administrative Officer
	A. MacDonald	General Manager of Planning and Development Services
	M. Rutten	General Manager of Engineering Services
	I. Smith	General Manager of Community Services
	K. Kenney	Deputy Corporate Legislative Officer
	A. Baldwin	Legislative Services Assistant

DELEGATIONS:

WATER CONSUMPTION CHARGES

R. Nichol/B. Jolliffe: THAT the information provided by Jad, a resident of 1751 Greenwood Crescent, regarding concerns over water consumption charges for the Comox Valley Water Local Service Area and her requests to be reimbursed for a portion of her most recent water consumption charges payment and that the CVRD change its current water rate structure to be based solely on consumption, be received.

208

Carried

MANAGEMENT REPORT:

B. Jolliffe/R. Nichol: THAT the Electoral Areas Services Committee management report dated July 2017 be received.

208

Carried

REPORTS:

ADVISORY PLANNING COMMISSION MINUTES

B. Jolliffe/R. Nichol: THAT the minutes of the Electoral Area A Advisory Planning Commission meeting held June 26, 2017 be received.

208 and 213

Carried

B. Jolliffe/R. Nichol: THAT the minutes of the Electoral Area C Advisory Planning Commission meeting held June 28, 2017 be received.

208 and 213

Carried

B. Jolliffe/R. Nichol: THAT the minutes of the Electoral Area B Advisory Planning Commission meeting held June 29, 2017 be received.

208 and 213

Carried

ELECTORAL AREA B - DEVELOPMENT VARIANCE PERMIT – 5998 ALDERGROVE DRIVE (MOWBRAY)

B. Jolliffe/R. Nichol: THAT the report dated June 28, 2017 regarding a Development Variance Permit (DVP) to decrease the minimum side yard setback from 4.5 metres to 2.24 metres for the foundation and from 2.5 metres to 1.84 metres for the eaves be received.

208 and 213

Carried

Alana Mullaly, Manager of Planning Services, provided an overview of the report regarding Development Variance Permit DV 4B 17 for 5998 Aldergrove Drive (Mowbray).

The applicant, Michelle Mowbray, was in attendance.

The chair called for any members of the public that may wish to speak regarding Development Variance Permit DV 4B 17 for 5998 Aldergrove Drive (Mowbray). There were no speakers.

R. Nichol/B. Jolliffe: THAT the board approve the Development Variance Permit DV 4B 17 (Mowbray) to decrease the minimum southeast side yard setback from 4.5 metres to 2.24 metres for the foundation and from 2.5 metres to 1.84 metres for the eaves to allow the renovation of an existing dwelling on a property described as Lot 13, Block 29, Comox District, Plan 11986, PID 004-948-751, (5998 Aldergrove Drive);

AND FINALLY THAT once the CVRD has received the Ministry of Transportation and Infrastructure Permit To Reduce Building Setback, then the Corporate Legislative Officer be authorized to execute the permit.

208 and 213

Carried

ELECTORAL AREA A - DEVELOPMENT VARIANCE PERMIT – 7741 SHIPS POINT ROAD (DOLAN)

R. Nichol/B. Jolliffe: THAT the report dated June 28, 2017 regarding a Development Variance Permit (DVP) to decrease the minimum rear yard setback from 7.5 metres to 7.0 metres to allow the construction of an addition to the principal dwelling be received.

208 and 213

Carried

Alana Mullaly, Manager of Planning Services, provided an overview of the report regarding Development Variance Permit DV 2A 17 for 7741 Ships Point Road (Dolan).

The applicant, Vincent Dolan, was in attendance.

The chair called for any members of the public that may wish to speak regarding Development Variance Permit DV 2A 17 for 7741 Ships Point Road (Dolan). There were no speakers.

R. Nichol/B. Jolliffe: THAT the board approve the Development Variance Permit DV 2A 17 (Dolan) to decrease the minimum rear yard setback from 7.5 metres to 7.0 metres to recognize the existing rear yard

setback and to allow the construction of an addition to the existing principal dwelling on a property described as Lot 48, District Lot 26, Newcastle District, Plan 17305, PID 000-532-631 (7741 Ships Point Road);

AND FINALLY THAT the Corporate Legislative Officer be authorized to execute the permit.
208 and 213 Carried

ELECTORAL AREA C - DEVELOPMENT VARIANCE PERMIT AND ZONING AMENDMENT OPTION - 7413 ISLAND HIGHWAY NORTH (WAINES)

R. Nichol/B. Jolliffe: THAT the report dated June 29, 2017 regarding options that would bring the subject property into compliance with the Zoning Bylaw be received.
208 and 213 Carried

Alana Mullaly, Manager of Planning Services, provided an overview of the report regarding Development Variance Permit DV 2C 16 for 7413 Island Highway North (Waines).

The applicant, David Waines, was in attendance and spoke in support of his request for a zoning amendment.

The chair called for any members of the public that may wish to speak regarding Development Variance Permit DV 2C 16 for 7413 Island Highway North (Waines). There were no speakers.

R. Nichol/B. Jolliffe: THAT the board approve the Development Variance Permit DV 2C 16 (Waines) to vary the accessory building's maximum height from 6.0 metres to 7.2 metres, its minimum side yard setback from 3.5 metres to 2.5 metres, and roof overhang setback from 1.75 metres to 1.3 metres on the property described as Lot A, District Lot 249, Comox District, Plan 19196, PID 003-697-465 with the condition that no window or door be installed in the second floor wall facing the closest side property line;

AND FINALLY THAT the Corporate Legislative Officer be authorized to execute the permit.
208 and 213 Carried

ELECTORAL AREA C - DEVELOPMENT PERMIT APPLICATION – 8010 FORBIDDEN PLATEAU ROAD (LYLE)

B. Jolliffe/E. Grieve: THAT the report dated June 28, 2017 regarding a Commercial Development Permit (DP) to enable the development of a campground, tourist accommodation, accessory residential dwelling and an accessory building be received.
208 and 213 Carried

Ton Trieu, Assistant Manager of Planning Services, provided an overview of the report regarding Commercial Development Permit (DP) to enable the development of a campground, tourist accommodation, accessory residential dwelling and an accessory building.

The applicant, William Lyle, was in attendance.

B. Jolliffe/R. Nichol: THAT the board approve the Development Permit DP 12C 17 on the property described

as Lot 1, Block 249, Comox District, Plan 19128 (8010 Forbidden Plateau Road) for the development of a campground, tourist accommodation unit (i.e. cabin), accessory residential dwelling and accessory building on Forbidden Plateau;

AND FURTHER THAT the Corporate Legislative Officer be authorized to execute the permit.
208 and 213 Carried

IMPACTS OF THE REGIONAL GROWTH STRATEGY ON PLANNING FUNCTIONS FOR THE ELECTORAL AREAS

B. Jolliffe/R. Nichol: THAT the report dated June 23, 2017 regarding the impacts and opportunities relating to the Regional Growth Strategy (RGS) in the electoral areas be received.
208 Carried

Ann MacDonald, General Manager of Planning and Development Services, provided an overview of the report regarding the impacts and opportunities relating to the Regional Growth Strategy (RGS) in the electoral areas.

R. Nichol/B. Jolliffe: THAT using planning function 500 and 503 funds, staff be directed to obtain a comprehensive analysis of how the Regional Growth Strategy (RGS) has impacted residential, commercial and industrial growth and affordable housing options in the electoral areas so that Electoral Area Directors can be informed of these impacts in their discussions and decisions on future revisions to the RGS.
208 Carried

MERVILLE FIRE PROTECTION DISTRICT – SERVICE ESTABLISHMENT BYLAW

B. Jolliffe/R. Nichol: THAT the report dated July 4, 2017 regarding a service establishment bylaw for the Merville fire protection service following the conversion to a Comox Valley Regional District (CVRD) service on June 15, 2017 be received.
208 Carried

Russell Dyson, Chief Administrative Officer, provided an overview of the report regarding a service establishment bylaw for the Merville fire protection service. James Bast, Manager of Fire Services, was in attendance to answer any questions.

B. Jolliffe/R. Nichol: THAT the Merville fire protection service establishment bylaw be considered for three readings and adoption;

AND FURTHER THAT following adoption of the service establishment bylaw, the boundaries be amended to incorporate specific properties that were inadvertently omitted from the improvement district boundaries.
208 Carried

IN-CAMERA:

B. Jolliffe/R. Nichol: THAT the committee adjourn to a restricted in-camera session pursuant to the following sub-section of section 90 of the Community Charter:

90(1)(a) Personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the regional district or another position appointed by the

regional district.

208

Carried

Time 11:10 am.

RISE AND REPORT:

The committee rose from its restricted in-camera session at 11:45 am.

TERMINATION:

B. Jolliffe/R. Nichol: THAT the meeting terminate.

208

Carried

Time: 11:45 am.

Confirmed by:

Edwin Grieve
Chair

Certified Correct:

Kelly Kenney
Deputy Corporate Legislative Officer

Recorded By:

Antoinette Baldwin
Recording Secretary

These minutes were received by the Comox Valley Regional District board on the _____ day of July, 2017.