

Tuesday, April 09, 2019

Minutes of the Public Hearing held on Tuesday, April 09, 2019 in the boardroom of the Comox Valley Regional District offices located at 550B Comox Road, Courtenay, BC commencing at 7:00 pm.

MINUTES

Present:

Chair:	E. Grieve	Puntledge/Black Creek (Area 'C')
Vice-Chair:	A. Hamir	Lazo North (Area 'B')
Director:	D. Arbour	Baynes Sound-Denman/Hornby Islands (Area 'A')
Staff:	J. Martens	Manager of Legislative Services
	B. Chow	Rural Planner
	T. Trieu	Manager of Planning Services
	A. Baldwin	Legislative Services Assistant

RECOGNITION OF TRADITIONAL TERRITORIES

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

OPENING REMARKS BY THE CHAIR

Chair Grieve read a prepared statement regarding the public hearing procedures.

Three members of the public were present for this public hearing.

INTRODUCTION OF THE APPLICATION

Brian Chow, Rural Planner, provided a short description of the zoning bylaw amendment application for 2245 Schulz Road (Pajak) to rezone the property legally described as Parcel A (DD 10199W) of Lot 21, Block 29, Comox District, Plan 4267 (2245 Schulz Road) from Country Residential One (CR-1) and Residential One B (R-1B) to Residential One Exception Nine (R-1-9) in order to resolve a split zone situation and to enable subdivision. The proposed R-1-9 zone reduces the minimum lot area for subdivision to 0.4 hectares if the applicant donates approximately 0.15 hectares of the property as park space to CVRD.

Two written submissions were received, one of which was in support of the rezoning. B. Chow read the second submission and provided a brief response to the questions raised in the submission.

PRESENTATION BY APPLICANT

The applicant, Ms. Pajak, spoke to the Zoning Bylaw Amendment application (RZ 4C 18) for 2245 Schulz Road and addressed some of the comments raised in the written submission. Ms. Pajak remarked that she has owned the property since 1986 and that she would not have applied to rezone her land if Schulz Road had not been extended and developed over the past 10 - 15 years. Ms. Pajak remarked that residents use the road to take their children to school regardless of trespassing on her land and that there is nothing to stop them from using Schulz Road in future irrespective of this proposed rezoning. Ms. Pajak further stated

that, once traffic started with the development of Schulz Road, it made sense to subdivide the land at some point in the future, because her land borders on Schulz Road for 1,000 metres and is 40 metres wide. Ms. Pajak intends to subdivide the 10½ acres slowly over time and stated that she would prefer one acre lots as opposed to half acre lots, as proposed in past years. Once subdivided, one acre lots would result in a 100 metre x 40 metre lot, which would allow most homes to fit on the lots.

WRITTEN SUBMISSIONS RECEIVED

Written submissions received pertaining to the Zoning Bylaw Amendment application (RZ 4C 18) for 2245 Schulz Road (Pajak) prior to the public hearing.

Note: No written submissions were received at the public hearing.

REPRESENTATIONS FROM THE PUBLIC

Chair Grieve called for a first and second time for speakers regarding Bylaw 568 and no speakers came forward.

QUESTIONS FROM DIRECTORS

In response to a question from Chair Grieve, the applicant confirmed that her property is connected to a water service.

CLOSING REMARKS

Chair Grieve provided closing remarks and asked that all written submissions be brought forward.

TERMINATION

Chair Grieve called for a third and final time for speakers regarding Bylaw 568. Hearing no speakers the Chair declared the public hearing terminated for Bylaw 568 being "Comox Valley Zoning Bylaw, 2005, Amendment No. 78".

Time: 7:15 pm.

Edwin Grieve
Chair

Arzeena Hamir
Director

Daniel Arbour
Director

Certified Correct:

Jake Martens
Manager of Legislative Services

Recorded by:

Antoinette Baldwin
Legislative Services Assistant