

DATE: July 17, 2018

FILE: 6410-20/Amendment/RGS 1C 17

TO: Chair and Directors
Committee of the Whole

FROM: Russell Dyson
Chief Administrative Officer

Supported by Russell Dyson
Chief Administrative Officer

R. Dyson

RE: Regional Growth Strategy Amendment Proposal: 3L Developments Inc.

Purpose

To provide the board with an update regarding recommendations from the Regional Growth Strategy (RGS) Steering Committee regarding an application by 3L Developments Inc. for a minor amendment to the RGS to enable establishment of a new Settlement Node. This update is provided on account of new information pertaining to the voting process for a minor amendment to the RGS.

The recommendation from the Steering Committee contained in staff's report dated July 5, 2018, remains unchanged, as follows:

THAT having had regard for the criteria established in Section 5.2.3 "Criteria for Minor Amendments" of the Regional Growth Strategy, the Steering Committee recommends that the Comox Valley Regional District Board consider the minor amendment application made by 3L Developments Inc. to establish a new Settlement Node, as a standard amendment;

AND FURTHER THAT the Steering Committee recommend that the Comox Valley Regional District Board initiate an amendment to the Regional Growth Strategy in order to consider the application made by 3L Developments Inc. that proposes creation of a new Settlement Node;

AND FINALLY THAT the Regional Growth Strategy Steering Committee recommend that the Comox Valley Regional District Board provide written notice of the initiation of an amendment to affected local governments and the Minister of Municipal Affairs and Housing.

Recommendation from the Chief Administrative Officer:

For information only.

Executive Summary

- This reconsideration is being provided on account of new information received regarding the voting procedure for a minor amendment. The voting procedure at first reading calls for an affirmative vote of the majority of board members present.
- The RGS Technical Advisory Committee and Steering Committee have considered the new voting information and their recommendation remains unchanged. Reports and minutes of these meetings are attached (Appendix A).
- The Steering Committee, having had regard for the minor amendment criteria in Section 5.2.3 of the RGS, and the information provided by 3L Developments Inc. in support of its application, recommends that the application to create a new Settlement Node should be reviewed, in detail, as a standard amendment as designation of a new Settlement Node is regionally significant in respect to scale, impact and precedence.

Prepared by:

A. Mullaly

Alana Mullaly
Acting General Manager of
Planning and Development
Services, CVRD

Concurrence:

R. Dyson

Russell Dyson
Chief Administrative Officer,
CVRD

Concurrence:

D. Allen

David Allen
Chief Administrative
Officer, City of Courtenay

Concurrence:

S. Ashfield

Shelley Ashfield
Acting Chief Administrative
Officer
Town of Comox

Concurrence:

S. Topham

Sundance Topham
Chief Administrative Officer
Village of Cumberland

Stakeholder Distribution (Upon Agenda Publication)

3L Developments Inc. c/o Mr. Kabel Atwall	✓
Village of Cumberland	✓
Town of Comox	✓
City of Courtenay	✓

Attachments: Appendix A – Steering Committee and Technical Advisory Committee minutes



RGS
Steering Committee
Minutes

Minutes of the Regional Growth Strategy Steering Committee meeting held on July 16, 2018 in the Comox Valley Regional District Boardroom located at 550B Comox Road, Courtenay BC, commencing at 2:05 pm.

File: 6410-20 / CV RGS Amendments
RGS 1C 17

Present: Russell Dyson, Chief Administrative Officer, Comox Valley Regional District (chair)
Sundance Topham, Chief Administrative Officer, Village of Cumberland
David Allen, Chief Administrative Officer, City of Courtenay
Shelley Ashfield, Acting Chief Administrative Officer, Town of Comox
Alana Mullaly, Manager of Planning Services, Comox Valley Regional District

Recording: Sylvia Stephens, Branch Assistant, Comox Valley Regional District

TOPIC

The Regional Growth Strategy Steering Committee met to consider new information regarding the minor amendment voting procedure regarding application RGS 1C 17 (3L Developments Inc.).

RECOMMENDATION

D. Allen/S. Topham: THAT having received new information on voting procedure at first reading in the minor amendment process, the Regional Growth Strategy Steering Committee, confirms its previous recommendation that the application made by 3L Developments Inc. to establish a new Settlement Node, be processed as a standard amendment.

CARRIED

ADJOURNMENT

Time: 2:21 pm

Recorded By:

S. Stephens

S. Stephens
Branch Assistant
Planning and Development Services
Branch, CVRD

Certified Correct:

R. Dyson

Russell Dyson
Chief Administrative Officer
CVRD



RGS
 Technical Advisory
 Committee Minutes

Minutes of the Regional Growth Strategy Technical Advisory meeting held on July 13, 2018 in the Comox Valley Regional District Boardroom located at 550B Comox Road, Courtenay BC, commencing at 1:40 pm.

File: 6410-20 / CV RGS Amendments
 RGS 1C 17

Present: Alana Mullaly, Manager of Planning Services, Comox Valley Regional District
 Ken Rogers, Manager of Development, Village of Cumberland
 Tatsuyuki Setta, Manager of Planning, City of Courtenay
 Marvin Kamenz, Municipal Planner, Town of Comox

Recording: Alana Mullaly, Manager of Planning Services, Comox Valley Regional District

TOPIC

The committee met to consider new information regarding the minor amendment process voting structure and reviewed the minor amendment criteria in Section 5.2.3 of the Regional Growth Strategy (RGS) relative to application RGS 1C 17 (3L Developments Inc.). The Technical Advisory Committee agreed on the following recommendation to the Steering Committee.

RECOMMENDATION

K. Rogers/M. Kamenz: THAT having received new information on voting structure at first reading in the minor amendment process, the RGS Technical Advisory Committee, based on the criteria established in Section 5.2.3 “Criteria for Minor Amendments” of the RGS, recommends that the RGS Steering Committee recommend that the Comox Valley Regional District Board consider the minor amendment application made by 3L Developments Inc. to establish a new Settlement Node, as a standard amendment.

CARRIED

ADJOURNMENT

Time: 2:10 pm

Recorded By:

A. Mullaly

A. Mullaly
 Manager of Planning Services
 Comox Valley Regional District

DATE: July 13, 2018
FILE: 6410-20/Amendments
RGS 1C 17
TO: Regional Growth Strategy Steering Committee
FROM: Regional Growth Strategy Technical Advisory Committee
RE: **Technical Advisory Committee Minutes of July 13, 2018 – 3L Developments Inc.**

Purpose

To provide the Regional Growth Strategy Steering Committee with the minutes from the RGS Technical Advisory Committee's July 13, 2018 meeting pertaining to the new information on voting structure at the time of first reading in the minor amendment process.

Recommendation from the Regional Growth Strategy Technical Advisory Committee:

THAT having received new information on voting structure at first reading in the minor amendment process, the Regional Growth Strategy Technical Advisory Committee, based on the criteria established in Section 5.2.3 "Criteria for Minor Amendments" of the Regional Growth Strategy, recommends that the Regional Growth Strategy Steering Committee recommend that the Comox Valley Regional District Board consider the minor amendment application made by 3L Developments Inc. to establish a new Settlement Node, as a standard amendment.

Prepared by:

A. Mullaly

Alana Mullaly
Acting General Manager of
Planning and Development
Services, CVRD

Concurrence:

K. Rogers

Ken Rogers
Manager of Development
Village of Cumberland

Concurrence:

M. Kamena

Marvin Kamenz
Municipal Planner
Town of Comox

Concurrence:

T. Setta

Tatsuyuki Setta
Manager of Planning
City of Courtenay

Attachments: Appendix A – "Technical Advisory Committee Minutes – July 13, 2018"