

**Tuesday, October 15, 2019**

**Minutes of the Area B Advisory Planning Commission held on October 15, 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:**

<b>Chair:</b>	M. Obal	Area B Advisory Planning Commission
<b>Director:</b>	A. Hamir	Lazo North (Area B)
<b>Alt. Director:</b>	B. Price	Lazo North (Area B)
<b>Members:</b>	D. Battle	Area B Advisory Planning Commission
	I. McIntyre	Area B Advisory Planning Commission
	F. Cochran	Area B Advisory Planning Commission
	B. Lowey	Area B Advisory Planning Commission
	S. Hartfelder	Area B Advisory Planning Commission
<b>Staff:</b>	T. Trieu	Manager of Planning Services
	J. MacLean	Rural Planner

### **CALL TO ORDER AND RECOGNITION OF TRADITIONAL TERRITORIES:**

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

### **RECEIPT OF MINUTES:**

B. Lowey/S. Hartfelder: THAT the minutes of the Area B Advisory Planning Committee meeting held July 23, 2019 be received.

Carried

### **REPORTS:**

#### **DEVELOPMENT VARIANCE PERMIT DV 11B 19 – 1671, 1673 & 1675 RYAN ROAD EAST (LENCO DEVELOPMENT LTD, FERNCO DEVELOPMENT LTD, & NORCO DEVELOPMENT LTD)**

J. MacLean, Rural Planner, provided an overview of the memorandum dated September 25, 2019 regarding Development Variance Permit Application DV 11B 19 to increase the maximum permitted fence height from 2.0 metres to 3.1 metres at 1671, 1673 and 1675 Ryan Road East (Lenco Development Ltd, Fernco Development Ltd and Norco Development Ltd).

Jason Hendricks, applicant, was in attendance at the meeting.

S. Hartfelder/B. Lowey: THAT the Area B Advisory Planning Commission support Development Variance Permit DV 11B 19 to to increase the maximum permitted fence height from 2.0 metres to 3.1 metres at 1671, 1673 and 1675 Ryan Road East (Lenco Development Ltd, Fernco Development Ltd and Norco Development Ltd) for the following reasons:

- due to grade, there is no other reasonable option;
- this is a reasonable request for security purposes; and,
- the application is close in line with pending zoning bylaw changes.

Carried

## **OFFICIAL COMMUNITY PLAN AMENDMENT CP 1CV 19 - CANNABIS CULTIVATION, PROCESSING AND SALES**

J. MacLean, Rural Planner, provided an overview of the memorandum dated October 3, 2019 regarding Official Community Plan Amendment CP 1CV 19 - cannabis cultivation, processing and sales.

D. Battle/F. Cochran: THAT the Area B Advisory Planning Commission support Official Community Plan Amendment CP 1CV 19 - cannabis cultivation, processing and sales with consideration for the following issues:

- controlling odour;
- security of compost from animals and birds;
- control of micro-cultivation operations for offsets, compost and traffic in and out;
- concern for removing high value farming land from agricultural production as a result of pouring concrete pad - consider soil classes when approving sites; and,
- that the focus be on granting approvals on industrial land.

Carried

## **STATUS UPDATE ON APC RECOMMENDATIONS**

T. Trieu, Manager of Planning, provided an update regarding Electoral Area Services Committee and board decisions related to APC recommendations.

## **TERMINATION:**

D. Battle/S. Hartfelder: THAT the meeting terminate.

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Carried

Time: 9:00 pm

Confirmed By:

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Michael Obal, Chair

Recorded By:

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Ian McIntyre  
Recording Secretary

These minutes were received by the Electoral Areas Services Committee on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.