

Tuesday, September 22, 2020

Minutes of the Area B Advisory Planning Commission held on September 22, 2020 in the Civic Room of the Comox Valley Regional District offices located at 770 Harmston Avenue, Courtenay, BC commencing at 7:00 pm.

MINUTES

Present:

Chair:	M. Obal	Area B Advisory Planning Commission
Director:	A. Hamir	Lazo North (Area B)
Members:	I. McIntyre	Area B Advisory Planning Commission
	C. McIntyre	Area B Advisory Planning Commission
	B. Lowey	Area B Advisory Planning Commission
	A. Gibson	Area B Advisory Planning Commission
Staff:	T. Trieu	Manager of Planning Services
	J. Martens	General Manager of Corporate Services
	A. Mullaly	Senior Manager of Sustainability and Regional Growth Strategy
	J. MacLean	Rural Planner
	D. Thiessen	Planner

Absent:

Members:	D. Battle	Area B Advisory Planning Commission
	F. Cochran	Area B Advisory Planning Commission
	S. Hartfelder	Area B Advisory Planning Commission

ATTENDANCE

With the exception of M. Obal and A. Gibson all commission members participated via electronic means.

D. Thiessen, Planner, attended via electronic means.

CALL TO ORDER AND RECOGNITION OF TRADITIONAL TERRITORIES

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

RECEIPT OF MINUTES

A. Gibson/B. Lowey: THAT the minutes of the Area B Advisory Planning Committee meeting held on August 18, 2020 be received.

Carried

REPORTS

DEVELOPMENT VARIANCE PERMIT - 1904 MARINER ROAD (RACINE)

D. Thiessen, Planner, provided an overview of the memorandum dated July 30, 2020 regarding

Development Variance Permit application DV 2B 20 for a property located at 1904 Mariner Road (Racine) to reduce the rear yard setback for the purpose of converting an accessory building into a secondary dwelling.

Amanda Racine, applicant, attended the meeting via electronic means.

A. Gibson/C. McIntyre: THAT the Area B Advisory Planning Commission support the Development Variance Permit application DV 2B 20, 1904 Mariner Road (Racine) as proposed in the Memorandum dated July 30, 2020 for the following reasons:

- The proposal fits with the neighbourhood; and
- The variance request is reasonable.

Carried

DEVELOPMENT VARIANCE PERMIT - 72 BEECH STREET (LONG)

D. Thiessen, Planner, provided an overview of the memorandum dated September 10, 2020 regarding a Development Variance Permit application DV 4B 20, 72 Beech Street (Long) to reduce the minimum front yard setback as it pertains to Holmes Street from 7.5 metres to 1.0 metre for the construction of a detached garage.

Robert Long, applicant, was in attendance at the meeting.

I. McIntyre/B. Price: THAT the Area B Advisory Planning Commission support the Development Variance Permit application DV 4B 20, 72 Beech Street (Long) for the following reasons:

- There is no interference with any neighbour; and
- The Ministry of Transportation and Infrastructure has already approved a one metre setback.

Carried

The agenda was varied to move the Development Variance Permit application DV 3B 20, 107 Gage Road (Silcox) under the addendum forward on the agenda.

DEVELOPMENT VARIANCE PERMIT - 107 GAGE ROAD (SILCOX)

D. Thiessen, Planner, provided an overview of the memorandum dated September 11, 2020 regarding Development Variance Permit application DV 3B 20, 107 Gage Road (Silcox) to reduce the minimum required road frontage to enable a parcel line realignment.

Rob Silcox, applicant, attended the meeting via electronic means.

C. McIntyre/A. Gibson: THAT the Area B Advisory Planning Commission support the Development Variance Permit application DV 3B 20, 107 Gage Road (Silcox) as proposed in the memorandum dated September 11, 2020 for the following reasons:

- The proposal supports preservation;
- The neighbour agreed to sell the land;
- The proposal does not interfere with any neighbours; and
- There are no ecological and geostationary issues.

Carried

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

The commission discussed the memorandum dated July 6, 2020 regarding an Official Community Plan (OCP) and zoning bylaw amendments proposed by 3L Developments Inc. to develop their lands with 780 housing units.

The applicant's consultant, Rob Buchan, was in attendance at the meeting.

I. McIntyre/A. Gibson: THAT the Area B Advisory Planning Commission support the Official Community Plan (OCP) and zoning bylaw amendments proposed by 3L Developments Inc. as proposed in the memorandum dated July 6, 2020.

Defeated *NAY: M. Obal; C. McIntyre, R. Lowey*

A discussion took place regarding the Official Community Plan (OCP) and zoning bylaw amendments proposed by 3L Developments Inc. as proposed in the memorandum dated July 6, 2020 and the commission raised the following:

- The Regional Growth Strategy review is coming up and can deal with a number of issues associated with this proposal;
- The affordable housing segment is not clear and needs further consideration;
- More information is required on several issues, including traffic and secondary suites; and
- Clarity is required on costs for the delivery of a sewage system.

TERMINATION

B. Lowey/C. McIntyre: THAT the meeting termiante.

Carried

Time: 8:30 pm.

Confirmed By:

Michael Obal, Chair

Recorded By:

I. McIntyre, Recording Secretary

These minutes were received by the Electoral Areas Services Committee on the _____ day of _____ 20__.