

Thursday, March 18, 2021

Minutes of the Agricultural Advisory Planning Commission held on March 18, 2021 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:

Director:	E. Grieve	Puntledge/Black Creek (Area C)
Members:	C. Brown	Agricultural Advisory Planning Commission
	M. Halstead	Agricultural Advisory Planning Commission
	G. McClintock	Agricultural Advisory Planning Commission
	D. Page	Agricultural Advisory Planning Commission
	R. Poirier	Agricultural Advisory Planning Commission
	J. Slomp	Agricultural Advisory Planning Commission
	B. Thompson	Agricultural Advisory Planning Commission
Staff:	T. Trieu	Manager of Planning Services
	B. Chow	Planner

Absent:

Members:	A. Burch	Agricultural Advisory Planning Commission
	W. Prothero	Agricultural Advisory Planning Commission

ATTENDANCE

All the members and Director Grieve participated in the meeting by electronic means.

SELECTION OF CHAIR AND RECORDING SECRETARY

Gerry McClintock was selected as Chair for the Agricultural Advisory Planning Commission.

Megan Halstead was selected as Recording Secretary for the Agricultural Advisory Planning Commission.

CALL TO ORDER AND RECOGNITION OF TRADITIONAL TERRITORIES

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

RECEIPT OF MINUTES

B. Thompson/M. Halstead: THAT the minutes of the Agricultural Advisory Planning Commission meeting held July 23, 2020 be received.

Carried

REPORTS

REZONING APPLICATION RZ 1B 20 – 5254 LANGLOIS ROAD (WHYTE)

B. Chow, Planner, provided an overview of the memorandum dated February 24, 2021 regarding Rezoning Application RZ 1B 20 – 5254 Langlois Road (Whyte) to rezone the property that abuts Seal Bay Nature Park located within the Agricultural Land Reserve to facilitate a two-lot subdivision to provide a residence for a relative.

Zac Whyte, applicant, was in attendance via electronic means.

B. Thompson/D. Page: THAT the Agricultural Advisory Planning Commission support the application as proposed in the memorandum dated February 2021 for the following reasons and with a recommendation that the required ALR setbacks of 30 metres be maintained on the lots:

- The sizes of the proposed lots are similar to the adjacent lots;
- The adjacent ALR land is not likely to be farmed as it has low capability and carries a long-term lease as a regional government nature park;
- The site subdivision would include a restrictive covenant preventing a second dwelling/carriage house on both lots in future, as would otherwise be permitted in the zoning and therefore would not increase the current permitted housing density, but enable the construction of a full sized second dwelling to accommodate family members.

Carried

ZONING BYLAW AMENDMENTS

B. Chow, Planner, provided an overview of the memorandum dated February 16, 2021 regarding proposed amendments to Bylaw No. 520, being the "Rural Comox Valley Zoning Bylaw, No. 520, 2019" for commission members' review and comment.

J. Slomp/D. Page: THAT the Agricultural Advisory Planning Commission supports the proposed amendments to Bylaw No. 520, being the "Rural Comox Valley Zoning Bylaw, No. 520, 2019 as presented in the memorandum dated February 16, 2021.

Carried

STATUS UPDATE ON APC RECOMMENDATIONS

B. Chow, Planner, provided an update regarding Electoral Area Services Committee and board decisions related to APC recommendations.

TERMINATION

G. McClintock/M. Halstead: THAT the meeting terminate.

Carried

Time: 8:14 pm.

Confirmed by:

Gerry McClintock, Chair

Recorded By:

Megan Halstead, Recording Secretary