

Minutes of the meeting of the Electoral Area C (Puntledge-Black Creek) advisory planning commission of the Comox Valley Regional District held on Wednesday, July 26, 2017 in the Black Creek Community Centre, located at 2001 Black Creek Road, Black Creek, BC, commencing at 7:00 pm

PRESENT:	Chair	Pearl McKenzie
	Members	Grant Gordon
		Jim Langridge
		James Derry
		John Milne
		Brad Chappell

ABSENT:	Members	Dan Thran
		David Pacholuk
		George Trousdell

ALSO PRESENT:	Area Director	Edwin Grieve
	Manager of Planning Services	Alana Mullaly
	Rural Planner	Jodi MacLean

Agenda Items

Minutes of Advisory Planning Commission Meeting

GORDON/MILNE: THAT the minutes of the Electoral Area 'C' (Puntledge-Black Creek) advisory planning commission meeting held on Wednesday, June 28, 2017 be received.

CARRIED

Temporary Use Permit Application 3120-20/ TUP 1C 17 – 2292 Hamm Road/8645 Island Highway (Lewis/Carr) - Remainder of Lots 1 and 10, (DD20594N), Block 29, Comox District, Plan 3139

CHAPPELL/GORDON: THAT the Area 'C' advisory planning commission support the temporary use permit application to allow parking and storage of vegetation management related equipment and vehicles as well as employee vehicles during the working days on land that is zoned Country Residential One while the subject land is under application for re-zoning.

CARRIED

Rezoning Bylaw Amendment Application 3360-20/RZ 1C 17 – 2292 Hamm Road/8645 Island Highway (Lewis/Carr) – Remainder of Lots 1 and 10, (DD20594N), Block 29, Comox District, Plan 3139, PID 002-039-389

MILNE/DERRY: THAT the Area 'C' advisory planning commission support the rezoning application from Country Residential One to a zone or zones that allow commercial or light industrial uses to be the principal use of the property.

CARRIED

New Business:

Feedback to CVRD staff regarding the presentation of information to the APC

Constructive criticism was given to the CVRD staff regarding the clarity of the information presented. Through discussion it was resolved that an executive summary which identifies all of the package components will precede the information package.

Local notification requirement

Concern was expressed that the 50.0 meter notification requirement in the bylaw for temporary use permit applications of this type in a settlement node is inadequate. After discussion it was recommended that the 50.0 meters be considered a minimum and that the CVRD staff be given and use discretion to increase circulation distance based on consideration of the property size and the sensitivity of the proposed use.

Next Meeting Date

The next Electoral Area C (Puntledge-Black Creek) Advisory Planning Commission meeting is tentatively scheduled for Wednesday, August 30, 2017 in the Comox Valley Regional District boardroom, located at 550B Comox Road, Courtenay, BC, commencing at 7:00 pm.

Termination

CHAPPELL: THAT the meeting terminate.

Time: 8:55 pm

Recording Secretary:
Jim Langridge

Chair:
Pearl McKenzie