

Notice of meeting of the
Baynes Sound – Denman/Hornby Islands (Area A)
Advisory Planning Commission
Monday, September 25, 2017
To be held in the Bill Wood Room
Located at the Union Bay Hall, 5401 South Island Highway, Union Bay, BC
Commencing at 7:00 pm

PAGE

- | | |
|----------|--|
| 2 | <ol style="list-style-type: none">1. Receipt of the minutes of the Monday, June 26, 2017, Baynes Sound – Denman/Hornby Islands (Electoral Area A) Advisory Planning Commission meeting.2. Memorandum dated September 12, 2017, regarding 3090-20/DV 3A 17 – Development Variance Permit Application – 3541 Cameron Road – Lot 11, Section 28, Township 11, Nelson District, Plan VIP 81228, PID 026-732-564 (Cahoon)3. Next meeting date: Tentatively scheduled for Monday, October 23, 2017 |
|----------|--|

Distribution:

Area A APC members
Area Director
Alternate Area Director
Chief Administrative Officer
General Manager of Planning & Development
Manager of Planning Services
Corporate Legislative Officer
Manager of Legislative Services
Planners
CVRD website
File copy
Reception notice board (cover page)

Minutes of the meeting of the Electoral Area A (Baynes Sound – Denman/Hornby Islands) Advisory Planning Commission of the Comox Valley Regional District held on Monday, June 26, 2017 in the Bill Wood Room of the Union Bay Hall, located at 5401 South Island Hwy, Union Bay, BC, commencing at 7:00 pm

PRESENT:	Acting Chair	Pieter Rutgers
	Members	Karen Fouracre Margaret McKenzie Bill Trussler Bruce Livesey Janet Thomas
ABSENT:	Members	Rodney Jones David Stapley
ALSO PRESENT:	Electoral Area Director	Bruce Jolliffe
	Alternate Director	Jim Argue
	Manager of Planning Services	Alana Mullaly

Agenda Items

Minutes of Advisory Planning Commission Meeting

MCKENZIE / TRUSSLER: THAT the minutes of the Electoral Area A (Baynes Sound – Denman/Hornby Islands) Advisory Planning Commission meeting held on Monday, May 29, 2017 be received.

CARRIED

3090-20/ DV 2A 17 – Development Variance Permit Application - 7741 Ships Point Road (Dolan)

TRUSSLER / THOMAS: THAT the Area A Advisory Planning Commission support the Development Variance Permit Application DV 2A 17 – 7741 Ships Point Road/ Lot 48, District Lot 26, Newcastle District, Plan 17305 (Dolan) as proposed.

CARRIED

Next Meeting Date

The next Electoral Area A (Baynes Sound – Denman/Hornby Islands) advisory planning commission meeting is scheduled for Monday, July 24, 2017 in the Bill Wood Room of the Union Bay Hall, located at 5401 South Island Hwy, Union Bay, BC, commencing at 7:00 pm.

Termination

FOURACRE / LIVESSEY: THAT the meeting terminate.

CARRIED

Time: 7:20 pm.

Recording Secretary:
Karen Fouracre

Acting Chair:
Pieter Rutgers

Memo

File: 3090-20/DV 3A 17

DATE: September 12, 2017

TO: Advisory Planning Commission
Baynes Sound – Denman/Hornby Island (Electoral Area A)

FROM: Planning and Development Services Branch

RE: Development Variance Permit – 3541 Cameron Road (Cahoon)
Lot 11, Section 28, Township 11, Nelson District, Plan VIP 81228, PID 026-732-564

The attached development proposal is for commission members' review and comment.

An application has been received to consider a development variance permit to allow access to a carriage house via an internal staircase and to allow internal access to the garage. The 1.1 hectare (2.7 acre) property is 'hooked' over the E & N railway. There is a residential property to the southwest, Cameron Road to the northwest and parklands to the southeast (Figure 1 and 2). The property is within the Royston Water Local Service area and has no sewer service. The applicants plan to build a single family dwelling and a carriage house (Figure 3 and 4). On the application form, the applicants cite easier maintenance and less chance of injury as the rationale for the variance.

Regional Growth Strategy and Official Community Plan

The subject property is designated Settlement Expansion Area in both the Regional Growth Strategy, being the "Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010" and the Official Community Plan, being the "Rural Comox Valley Official Community Plan Bylaw, No. 337, 2014". The proposed dwelling and carriage house do not conflict with residential policies established in either of these documents.

Zoning Bylaw Analysis

The property is zoned Residential One B (R1-B) in Bylaw No. 2781, being the "Comox Valley Zoning Bylaw, 2005" (Appendix A). The R1-B zone permits a principal dwelling and a carriage house. The application seeks relief from the following zoning bylaw requirements in order to have access to the carriage house by means of an internal staircase and internal access to the garage:

Section 313 (6)

- iii) *"The second storey floor area occupied by the residential use must have no interior access to any part of the accessory use below.*
- iv) *The means of access and egress to the second storey residential use must be external to the structure and must not be enclosed by walls"*

Please be advised that all adjacent properties within 100.0 metres of the subject parcel will be notified via mail of the variance request and be given the opportunity to comment prior to the application going forward to the Electoral Areas Services Committee for consideration.

Sincerely,

A. Mullaly

Alana Mullaly, MCIP, RPP
Manager of Planning Services
Planning and Development Services Branch

\bl

Attachments: Appendix A – “R1-B zone, Bylaw No. 2781”

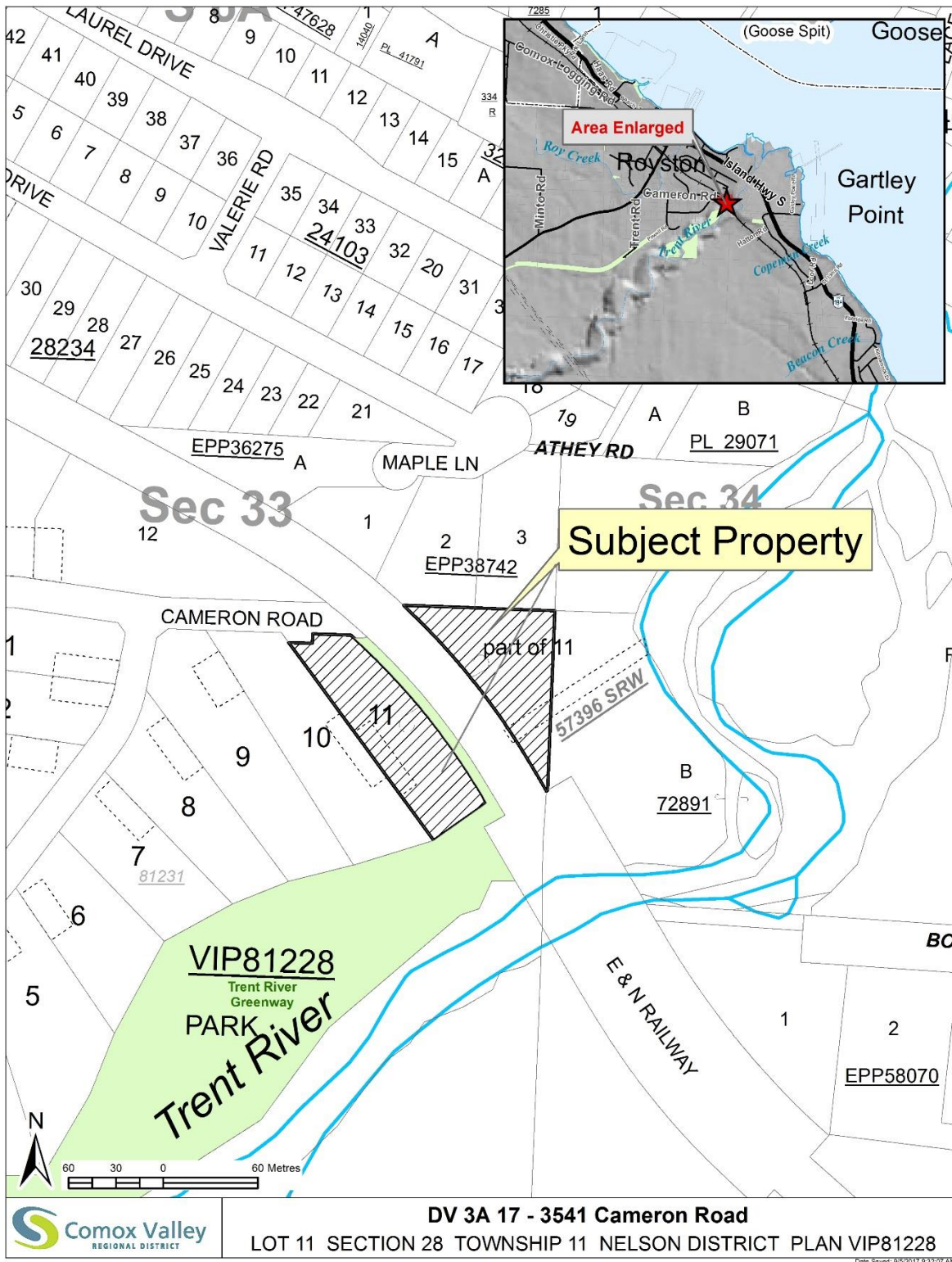


Figure 1: Subject Property Map

Comox Valley Regional District

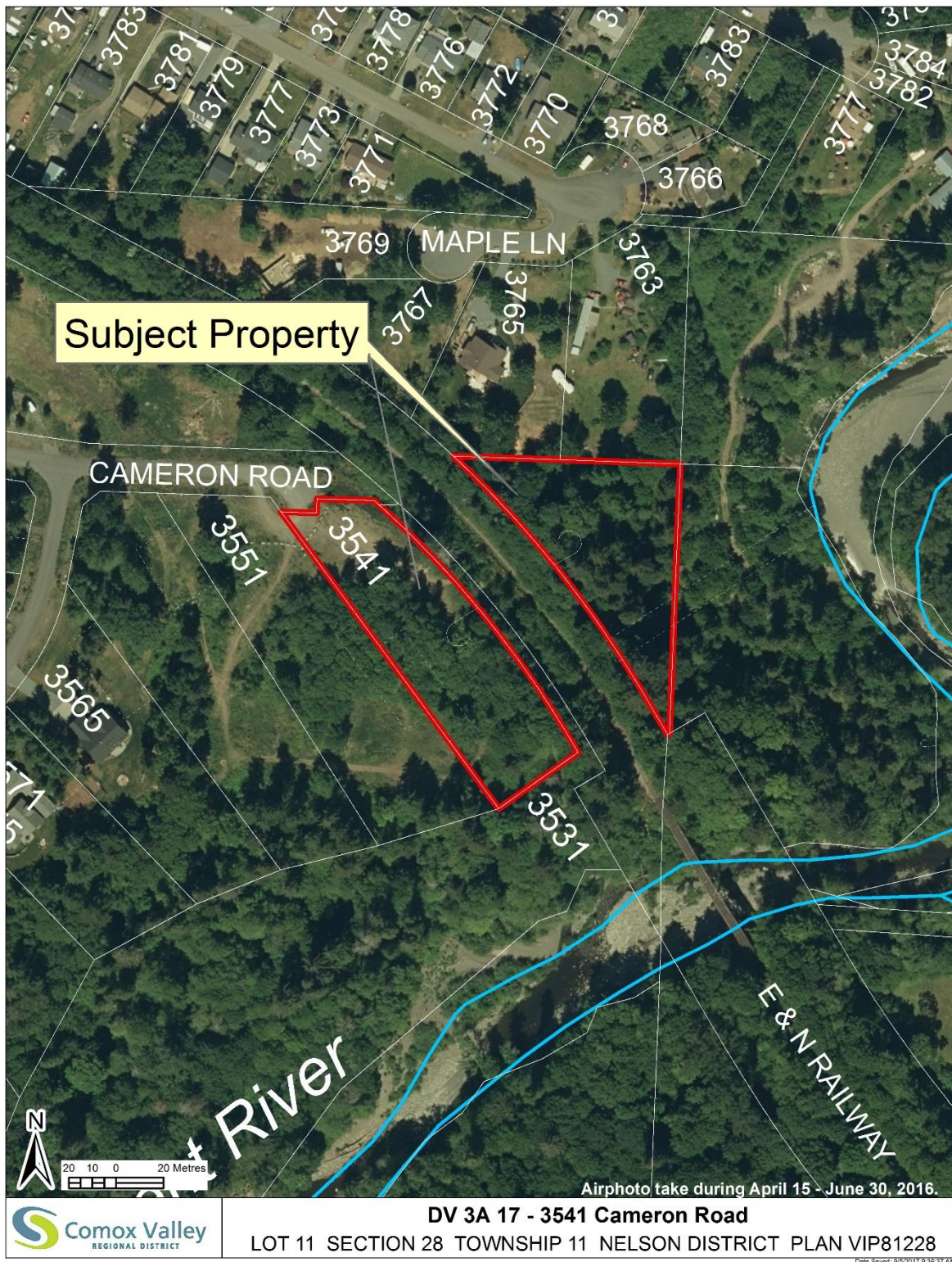


Figure 2: Aerial Photo

Comox Valley Regional District

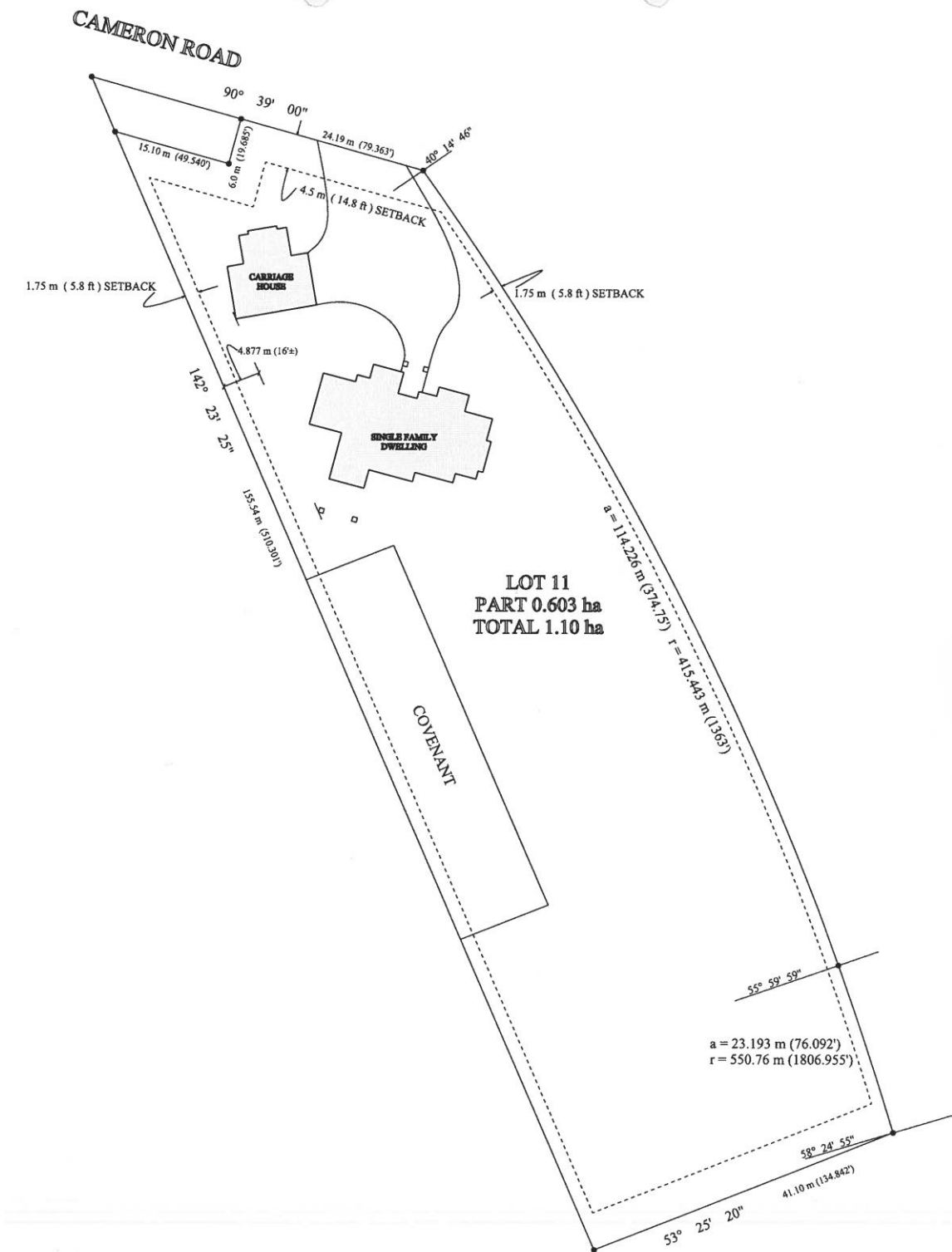
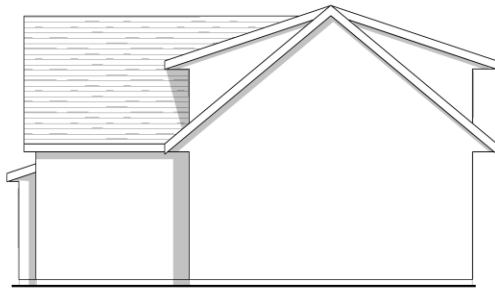


Figure 3: Site Plan, as Submitted by Applicant



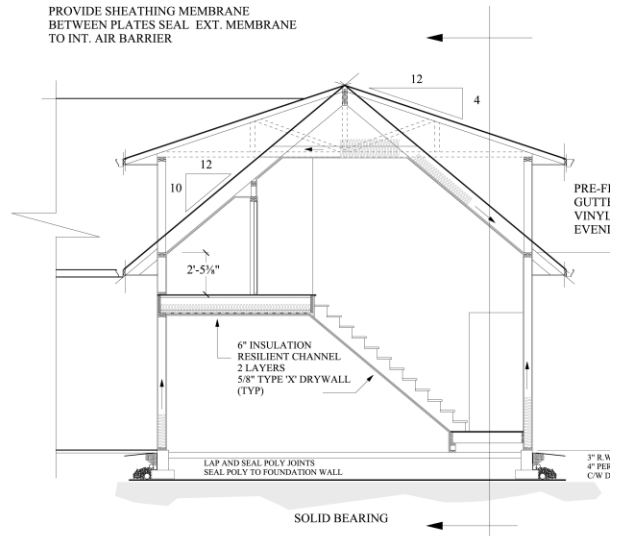
1 FRONT ELEVATION
SCALE 3/16" = 1'-0"



2 REAR ELEVATION
SCALE 3/16" = 1'-0"



3 RIGHT ELEVATION
SCALE 3/16" = 1'-0"



A BUILDING SECTION A-A
SCALE 1/4" = 1'-0"

TYPICAL EX
FINISH CLAI
CAPILLARY
VAPOUR PER
MEMBRANE
1/2" PLY SHE
2" X 6" 2 16" C
R-20 INSULA
1/2" DRYWAI



4 LEFT ELEVATION
SCALE 3/16" = 1'-0"

Figure 4: Building Plans

702

Residential One B (R-1B)

1. PRINCIPAL USE

On any lot:

- i) Residential use.

2. ACCESSORY USES

On any lot:

- i) Secondary suite;
- ii) Home occupation use;
- iii) Accessory buildings;
- iv) Bed and Breakfast.

4

3. DENSITY

Residential use is limited to:

- i) **On any lot:** One single detached dwelling and secondary suite, or one single detached dwelling and one carriage house, or one single detached dwelling and one secondary dwelling limited in area to 90.0 m² (968.8 ft²)

#112

4. SITING AND HEIGHT OF BUILDINGS AND STRUCTURES

The setbacks required for buildings and structures within the Residential One zone are as set out in the table below.

Type of Structure	Height	Required Setback		
		Front yard	Rear yard	Side yard
Principal	10.0m (32.8ft)	4.5m (14.8ft)	4.5m (14.8ft)	1.75m (5.8ft)
Accessory	4.5m-or less (14.7ft or less)	4.5m (14.8ft)	1.0m (3.3ft)	1.0m (3.3ft)
Accessory	6.0m-4.6m (19.7ft)	4.5m (14.8ft)	4.5m (14.8ft)	1.75m (5.8ft)

Except where otherwise specified in this bylaw, no building or structure shall be located in any required front and side yard setback areas. [Note: Part 400, Siting Exceptions, of this bylaw and Bylaw No. 1836 being the "Floodplain Management Bylaw, 1997" may affect the siting of structures adjacent to major roads, and the natural boundaries of watercourses and the sea, respectively.]

5. LOT COVERAGE

- i) The maximum lot coverage of all buildings and structures shall not exceed 35% of the total lot area.

6. SUBDIVISION REQUIREMENTS

- i) Despite any other provision of this bylaw, the minimum permitted lot area within areas designated as "settlement expansion areas" under "Comox Valley Regional Growth Strategy Bylaw No. 120, 2010" is 4.0 hectares. #200
- ii) Despite any other provision of this bylaw, for the purpose of subdivision, the following sections of this bylaw do not apply to lots within areas designated as "settlement expansion areas" under "Comox Valley Regional Growth Strategy Bylaw No. 120, 2010":
- a) Section 503 Subdivision Standards 1. AREA AND FRONTAGE REQUIREMENTS i);
 - b) Section 503 Subdivision Standards 2. LOT SIZE EXCEPTIONS i) a); and
 - c) Section 503 Subdivision Standards 2. LOT SIZE EXCEPTIONS iii).

iii) **Lot Area**

The minimum lot area permitted shall be:

- a) When connected to either community water or sewer: 4000 m² (1.0 acre)
- b) When serviced by well and approved septic system: 1.0 hectare (2.5 acres)

Despite (iii) above, a subdivision with lots smaller than identified in (a) and (b) above may be created by subdivision provided that the average lot area within the subdivision is equal to the minimum lot areas permitted based upon the available servicing.

End • R-1B