

Notice of meeting of the
Baynes Sound – Denman/Hornby Islands (Area A)
Advisory Planning Commission
Monday, January 22, 2018
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

1. Election of chair and recording secretary for 2018
- 2 2. Receipt of the minutes of the Monday, October 23, 2018 Baynes Sound – Denman/Hornby Islands (Electoral Area A) Advisory Planning Commission meeting.
- 4 3. Memorandum dated January 9, 2018 regarding 3090-20/DV 1A 18 Development Variance Permit Application – 7668 Ships Point Road (Gardave)
4. Next meeting date: Scheduled for Monday, February 19, 2018

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, October 23, 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:	Chair	Rodney Jones
	Members	Margaret McKenzie
		Karen Fouracre
		Bill Trussler
		Bruce Livesey
		Janet Thomas
		David Stapley
ABSENT:	Members	Pieter Rutgers
ALSO PRESENT:	Electoral Area Director	Bruce Jolliffe
	Alternate Director	Jim Argue
	Manager of Planning Services	Alana Mullaly
	Proponent for RZ 2A 17	Sandy Grant
	Proponent for DV 4A 17	Kimberly Zaborniak

Agenda Items

Minutes of Advisory Planning Commission Meeting

THOMAS/MCKENZIE: THAT the minutes of the Electoral Area A (Baynes Sound – Denman/Hornby Islands) Advisory Planning Commission meeting held on Monday, September 25, 2017 be received.

CARRIED

3090-20/DV 4A 17 – Development Variance Permit Application – 4014 Haas Road (Zaborniak)

STAPLEY/THOMAS: THAT the Area A Advisory Planning Commission support Development Variance Permit Application DV 4A 17 for 4014 Haas Road / Lot 2, District Lot 86, Comox District, Plan 18006, PID 002-174-821 (Zaborniak) as proposed.

CARRIED

3360-20/RZ 2A 17 – Zoning Bylaw Amendment Application – 5819 Tipton Road (Upper Island Development)

LIVESEY/THOMAS: THAT the Area A Advisory Planning Commission support Zoning Bylaw Amendment Application RZ 2A 17 5819 Tipton Road / Lot B, District Lot 13, Nelson District, Plan VIP60017 (Upper Island Development) as proposed.

CARRIED

Official Community Plan Amendment – Shoreline Protection Device Review Process

THOMAS/MCKENZIE: THAT the Area A Advisory Planning Commission support the proposed Official Community Plan amendment – shoreline protection device review as presented, with the qualifier that Schedule A, Section One, Part Two “70(8) Coastal Areas – policies” be amended to include [as shown in italics] “...Subject to receipt of development approval information from *an appropriately* qualified professional, *i.e. in the disciplines of engineering, limnology, aquatic diversity, oceanography and/ or others deemed necessary by staff*, that demonstrates that shoreline.....” The rationale is that because someone is a qualified engineer, it doesn’t necessarily mean they are competent in all foreshore requirements needed for any particular application.

CARRIED

Next Meeting Date

The next Electoral Area A (Baynes Sound – Denman/Hornby Islands) Advisory Planning Commission meeting is scheduled for Monday, November 27, 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

THOMAS/MCKENZIE: THAT the meeting terminate.

CARRIED

Time: 8:21 pm.

Recording Secretary:
Karen Fouracre

Chair:
Rodney Jones

Received by the Electoral Areas Services Committee on November 20, 2017

Memo

File: 3090-20/DV 1A 18

DATE: January 9, 2018

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

FROM: Planning and Development Services Branch

RE: Development Variance Permit – 7668 Ships Point Road (Gardave)
Lot 17, District Lot 26, Newcastle District, Plan 17305, PID 000-092-243

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

An application has been received to consider a development variance permit (DVP) for a 0.22 hectare property located in the Ships Point area. The waterfront property is surrounded by residential properties to the northwest and the southeast (Figures 1 & 2). The property is zoned Residential Rural (R-RU) (Appendix A).

The property contains a single detached dwelling and existing asphalt footprint from a previous garage near the front of the lot. The owner would like to reduce the front yard setback for an accessory building from 7.5 metres to 5.9 metres to build an approximately 60m² garage. The original garage was setback 5.2 metres from the front lot line (Figure 3) and the owner is proposing to re-orient the proposed garage slightly to achieve a setback of 5.9 metres while still utilizing the existing asphalted area (Figure 4 & 5).

Please be advised that all adjacent properties within 100 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 – “R-RU Zone, Bylaw 2781”

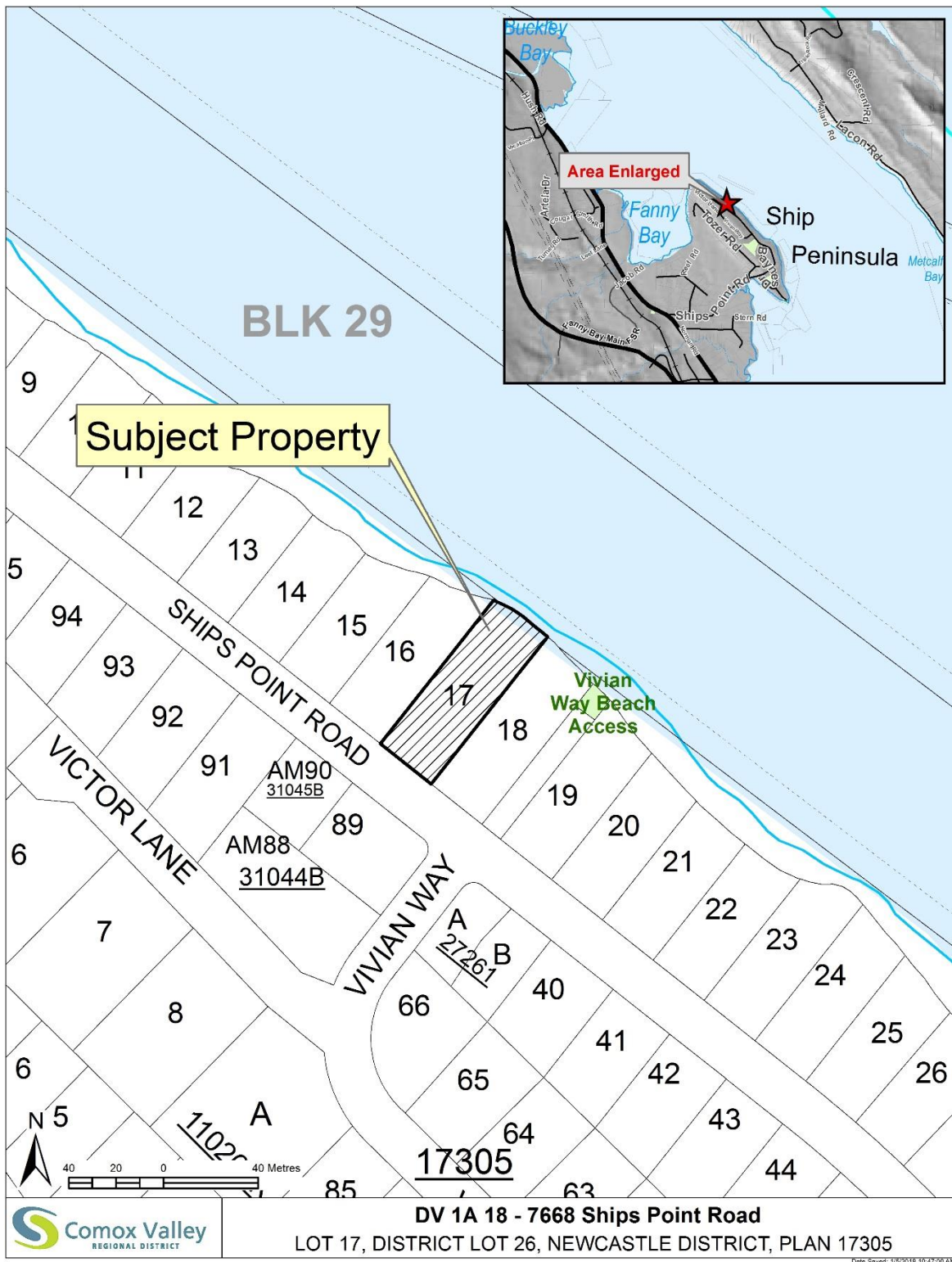


Figure 1: Subject Property Map

Comox Valley Regional District



Figure 2: Aerial Photo

Comox Valley Regional District

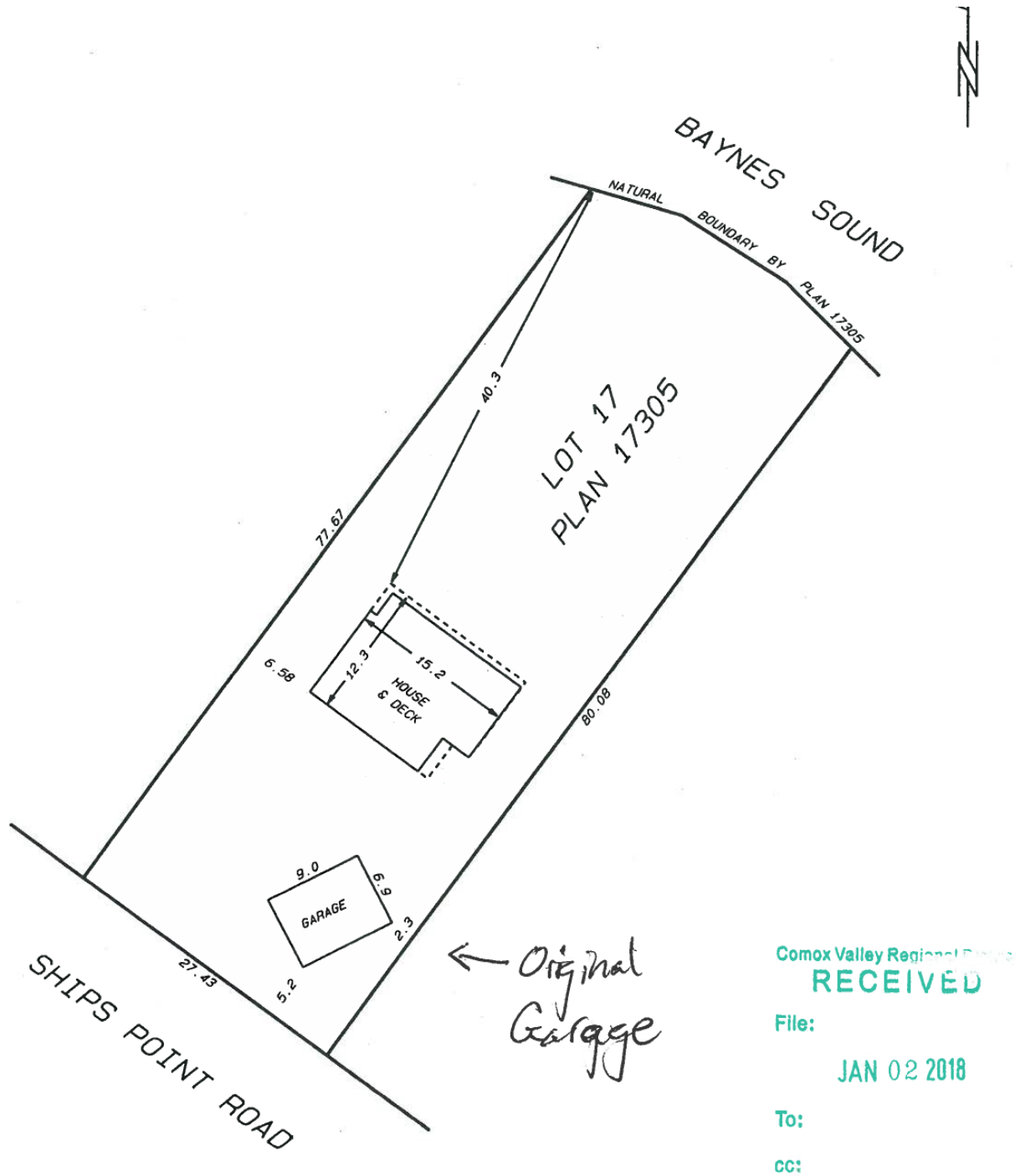


Figure 3: Original Garage Footprint

Comox Valley Regional District

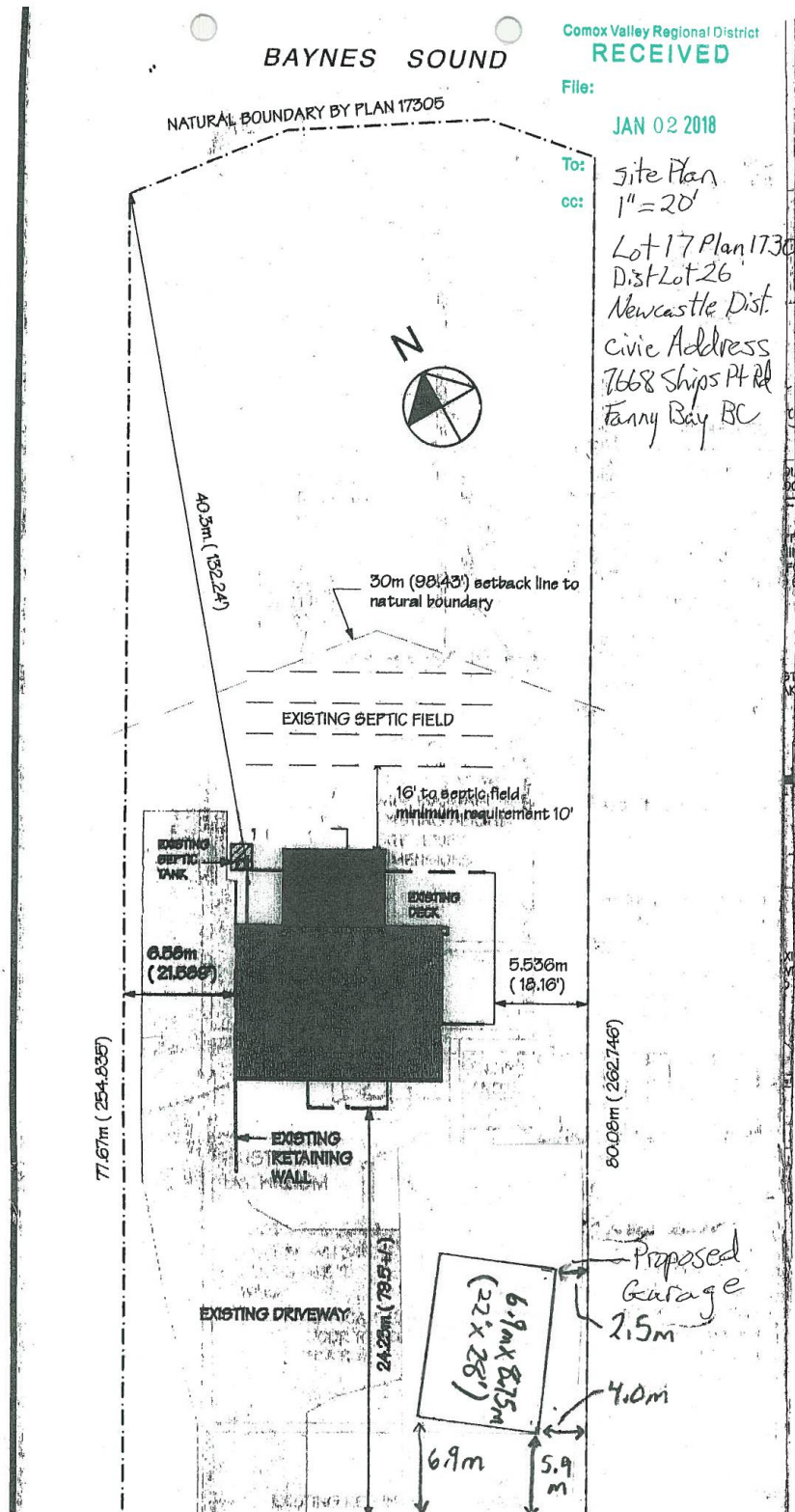


Figure 4: Proposed Garage



Figure 5: Site Visit Photos

706**Residential-Rural (R-RU)****1. PRINCIPAL USE**

- i) **On any lot:**
 - a) Residential use.
- ii) **On any lot over 4000 metres² (1.0 acre):**
 - a) Agricultural 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 metres² (968.8 feet²).

#112

4. SITING AND HEIGHT OF BUILDINGS AND STRUCTURES

The setbacks required for buildings and structures within the Residential Rural zone shall be as set out in the table below.

Type of Structure	Height	Required Setback			
		Front yard	Rear yard	Side yard	
				Frontage <31m	Frontage >31m
Principal	10.0m (32.8 ft)	7.5m (24.6ft)	7.5m (24.6ft)	1.75m (5.8ft)	3.5m (11.5ft)
Accessory	4.5m-or less (14.8ft)	7.5m (24.6ft)	1.0m (3.3ft)	1.0m (3.3ft)	1.0m (3.3ft)
Accessory	6.0m-4.6m (19.7ft)	7.5m (24.6ft)	7.5m (24.6ft)	1.75m (5.8ft)	3.5m (11.5ft)

Except where otherwise specified in this bylaw, no building or structure shall be located in any required front and side yard setback areas. [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. FLOOR AREA REQUIREMENTS

- i) The maximum combined gross floor area of all accessory buildings shall not exceed 200.0 metres² (2152.9 feet²).

7. 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 0.8 hectares (2.0 acres)

Despite (iii), a subdivision with lots smaller than identified above may be created by subdivision provided that the average lot area within the subdivision is equal to the minimum lot area permitted.

End • R-RU