

Minutes of the public hearing held on August 15, 2018 in the CVRD boardroom, 550b Comox Road, Courtenay, BC commencing at 7:00 pm to consider Bylaw No. 548

PRESENT:

Chair:	R. Nichol	Lazo North (Electoral Area B)
Directors:	E. Grieve	Puntledge – Black Creek (Electoral Area C)
	B. Jolliffe	Baynes Sound – Denman/Hornby Islands (Electoral Area A)
Staff:	A. Mullaly	Acting General Manager of Planning & Development Services
	J. MacLean	Rural Planner
	A. Baldwin	Recording Secretary

Chair Nichol called the public hearing to order at 7:00 pm and acknowledged that the meeting was being held on the unceded traditional territory of the K’ómoks First Nation. Chair Nichol read a prepared statement regarding the public hearing procedures. Four members of the public were present for this public hearing.

**Bylaw No. 548, being the
“Comox Valley Zoning Bylaw, 2005, Amendment No. 77” (Thomas)**

J. MacLean, Rural Planner, provided an overview of the application for Bylaw No. 548 being “Comox Valley Zoning Bylaw, 2005, Amendment No. 77” to rezone a property legally described as Lot C, Block 29, Comox District, Plan 32630 (1926 Vera Drive) from Country Residential One (CR-1) to Country Residential One Exception 5 (CR-1-5) in order to subdivide the subject property to provide residence for a relative using Section 514 of the *Local Government Act* (LGA) (RSBC, 2015, c. 1). J. MacLean provided a summary of the referral agencies’ responses and read a written submission received from Jim Evans, attached as Appendix A.

The applicant’s agent, Evan Wind, was in attendance and spoke to the application, specifically in response to the written submission. Mr. Wind remarked that a second dwelling is permitted under the current zoning of the subject property and therefore there would be no increase in density if the subdivision is approved under Section 514. The owner wishes to subdivide in order to provide his daughter an opportunity to own the property. Mr. Wind further remarked that it is his understanding that the required covenant to be registered on title would ensure that the property does not change hands from the relative for a certain period of time.

Chair Nichol called for speakers in regards to Bylaw No. 548.

Chair Nichol called a second time for speakers regarding Bylaw No. 548.

Alana Mullaly, Acting General Manager of Planning and Development Services, provided clarity regarding the restrictive covenant required under Section 514 of the LGA. The covenant does not restrict the sale of the property, but would prohibit further subdivision of the lot under Section 514 and require that the use of the property remains unchanged.

Chair Nichol called for a third and final time for speakers regarding Bylaw No. 548 and asked that all written submissions be brought forward.

Hearing no speakers, the Chair declared the public hearing terminated for Bylaw No. 548 being “Comox Valley Zoning Bylaw, 2005, Amendment No. 77” (Thomas).

Time: 7:09 pm

Recorded by:

Confirmed:

Confirmed:

A. Baldwin
Recording Secretary

A. Mullaly
Acting General Manager
of Planning &
Development

Director Nichol
Chair

Appendix A – Submissions received on behalf of proposed Bylaw No. 548

3360-20 / RZ 1B 18

From: j e [REDACTED]
Sent: Tuesday, August 07, 2018 8:50 AM
To: planningdevelopment@comoxvalleyrd.ca
Subject: Jodi MacLean Bylaw 548
Importance: High

Hello Jodi. In regards to the public hearing August 15 2018 I can not attend. Therefore I am writing this to express my feelings regarding the proposed rezoning of lot C Vera Drive.

I'm the owner of lot H Vera Drive. I am apposed to the proposed bylaw change. I specifically chose to purchase Lot H Vera Drive because of the low area density and lack of traffic.

proposed. "For a relative" does not hold any wait. Family members move on and new residence move in.

Could you please acknowledge my response.

Regards

Jim Evans.

Sent from [Mail](#) for Windows 10