

Public Hearing Meeting Minutes
held at d'Esterre Seniors' Centre, 1801 Beaufort Avenue, Comox, BC
on Wednesday September 2, 2020

Present: Mayor R. Arnott

Councillors A. Bissinger (electronically), K. Grant,
P. McKenna (electronically), N. Minions, M. Swift

Staff J. Wall, Chief Administrative Officer
S. Russwurm, Corporate Officer
M. Kamenz, Director of Development Services
R. Bozerocka, Planner

Absent: Nil

Call to Order:

The Public Hearing Meeting was called to order at 7:00 p.m.

There was one member of the public in attendance.

Pursuant to Ministerial Order, the September 2, 2020 Public Hearing was conducted by electronic means with some or all members of Council participating electronically. A maximum of 15 members of the public was permitted to attend the Public Hearing in order to enable patrons to maintain a distance of two metres from one another. The Public Hearing was also live-streamed via the Town's Facebook Page for members of the public that were not able to attend in person.

In accordance with the Gatherings and Events Order of the Public Health Officer, access to the Public Hearing was controlled and closely monitored. As well, the first and last names and telephone number, or email address, of patrons who attend the Public Hearing was collected.

PUBLIC HEARING STATEMENT

Mayor R. Arnott made the following statement:

This Public Hearing is hereby convened pursuant to Section 464 of the Local Government Act for the purpose of hearing representations from those persons who believe that their interest is affected by the proposed:

- 1. Rezoning Application RZ 18-06 (2310 Guthrie Road):**
 - a. Comox Zoning Amendment Bylaw 1897
 - b. Comox Phased Development Agreement Authorization Bylaw 1898:
2310 Guthrie Road

Council will also receive at this Public Hearing any representations that members of the public wish to make regarding Development Variance Permit Application DVP 19-7, which pertain to

the land that is the subject of Comox Zoning Amendment Bylaw No. 1897 and Comox Phased Development Agreement Authorization Bylaw 1898: 2310 Guthrie Road.

The proposed bylaws have received first and second readings, but have not passed third reading or been adopted by Council. Notices of this Public Hearing have been published in accordance with the requirements of the Local Government Act. Also, a copy of the proposed bylaws and development variance permit application, supporting documentation and any submissions to Council received from the public have been available for inspection at Comox Town Hall as required by the Local Government Act. Copies are also available for review at the desk of the clerk.

To maintain order and to ensure everyone a reasonable opportunity to be heard, I ask that each person wishing to speak first sign the Speaker's List, located at the desk of the Clerk. Once called by the Chair, please begin your presentation to Council by clearly stating your name and address. Please make your presentation as brief as possible. After all have had an opportunity to be heard, anyone wishing to have further input may once again sign the Speaker's List.

Council will not debate with each other or members of the public. Council will not answer questions; we are here to hear from you. Technical questions may be directed by the Chair to the staff.

Everyone will be given a reasonable opportunity to be heard at this meeting. No one will be, or should feel, discouraged or prevented from making his or her views heard. Please refrain from any conduct that would intimidate others or discourage them from speaking.

Due to COVID-19 restrictions, please respect physical distancing requirements while lining up to enter or leave this room, or to have your name added to the Speaker's List. Because of maximum capacity limits on this room, we have an overflow room set up if needed next door in the lounge area, and this meeting is being livestreamed on that side. Those wishing to speak who are waiting next door may have their name added to a Speaker's List in that area, and will be called over once it is their turn. Once you have addressed Council, please move over to the lounge side, if necessary, to allow others the opportunity to address Council.

If members of the public are not able to attend at tonight's meeting due to maximum capacity limits, tonight's meeting will be recessed once we have heard from those physically present. The meeting will reconvene tomorrow night at 7:00 p.m. to hear from you.

1. Rezoning Application RZ 18-06 (2310 Guthrie Road):

Application Summary

a) Comox Zoning Amendment Bylaw 1897

In summary, the purpose of Comox Zoning Amendment Bylaw 1897 is to change the zoning of 2310 Guthrie Road to a mixed use multi-family and commercial zone.

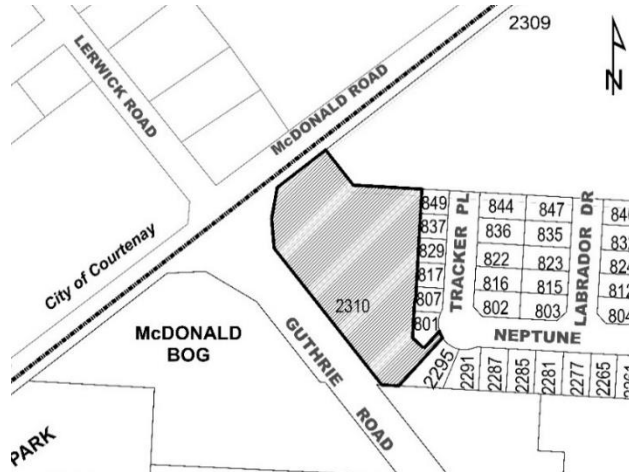
b) Comox Phased Development Agreement Authorization Bylaw 1898: 2310 Guthrie Road

In summary, the Comox Phased Development Agreement Authorization Bylaw 1898: 2310 Guthrie Road is to authorize the Town of Comox to enter into a Phased Development Agreement with 2310 Guthrie Development Corp. Inc. No. BC0920625 for a term of 10

years, limiting the Town's ability to change the zoning in exchange for an amenity contribution of \$62,842 to the Town's Affordable Housing Reserve Fund

c) Development Variance Permit Application DVP 19-7

In summary, the Development Variance Permit Application DVP 19-7 is to vary the setbacks between buildings to enable the phased construction of the proposed development.



The Application Summary was received for information.

Public Hearing Submissions:

Mayor Arnott made the following statement:

Written – To ensure that written submissions are included in the minutes of the meeting, please ensure that all are submitted to the desk of the Clerk before the end of the meeting.

Verbal – The proposed bylaws and development variance permit are now open for discussion.

Speakers: There were no speakers

a. Close of Public Hearing:

There being no speakers on the speaker's list, Mayor Arnott made the following statement:

I would remind those present that legal considerations prevent the members of Council from considering any representation made after the close of this Public Hearing.

Before closing the Public Hearing, I am going to call three times for any further speakers on any of the matters contained in the proposed bylaws and development variance permit application.

For the first time, is there anyone who wishes to make any further representation?

For the second time, is there anyone who wishes to make any further representation?

For the third time, is there anyone who wishes to make any further representation?

There being no further speakers, I declare this Public Hearing closed.

Adjournment:

Regularly moved and seconded that the meeting adjourn at 7:08 p.m.

CARRIED

Certified correct pursuant to Section 97(1)(b) of the Community Charter.



MAYOR



CORPORATE OFFICER

Certified fair and accurate pursuant to Section 890(7) of the Local Government Act.



CORPORATE OFFICER