

**Public Hearing Meeting Minutes
held in Council Chambers on Wednesday September 8, 2021**

Present: Mayor R. Arnott

Councillors A. Bissinger (electronically), K. Grant, S. McGowan,
N. Minions, M. Swift

Staff J. Wall, Chief Administrative Officer
S. Russwurm, Corporate Officer
M. Kamenz, Director of Development Services
G. Schreiner, Fire Chief
T. Hagmeier, Recreation Director

Absent: Nil

Call to Order:

The Public Hearing Meeting was called to order at 6:00 p.m.

There were three members of the public attending electronically.

Pursuant to Ministerial Order, the Public Hearing was conducted by electronic means with some or all members of Council participating electronically and the public not permitted to be in attendance. The meeting was conducted through Zoom Video Conferencing and also live-streamed on the Town's YouTube pages.

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 in property is affected by the proposed:

1. North East Comox Storm Water Management Plan:

- a. OCP Amendment Bylaw 1976
- b. Comox Zoning Amendment Bylaw 1983

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, copies of the proposed bylaws, supporting documentation and any submissions to Council received from the public have been available for inspection at comox.ca as required by the Local Government Act.

Pursuant to section 13(1) of the Local Government Meetings and Bylaw Process (COVID-19) Order No. 3 and Ministerial Order No. M192/2020, this Public Hearing is being conducted virtually. All persons who believe their interest is affected by the proposed rezoning will be given the opportunity to be heard this evening.

To maintain order and to ensure everyone a reasonable opportunity to be heard, I ask that each person wishing to speak use the “raise your hand” feature within Zoom.

For Zoom Meeting Link users, hover over 'Reactions' in the bottom footer of the Zoom screen, click the 'Raise Hand' icon and wait to be asked to speak by the Chair. For Zoom Phone Conferencing users, press *9 and wait to be asked to speak by the Chair.

Once called by the Chair, you may unmute yourself (Meeting Link users click the 'Unmute' button in the bottom-left corner of the meeting window and Phone Conferencing users, press *6) and clearly state your full name and address. You may then begin your presentation to Council. 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 “raise their hand”.

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.

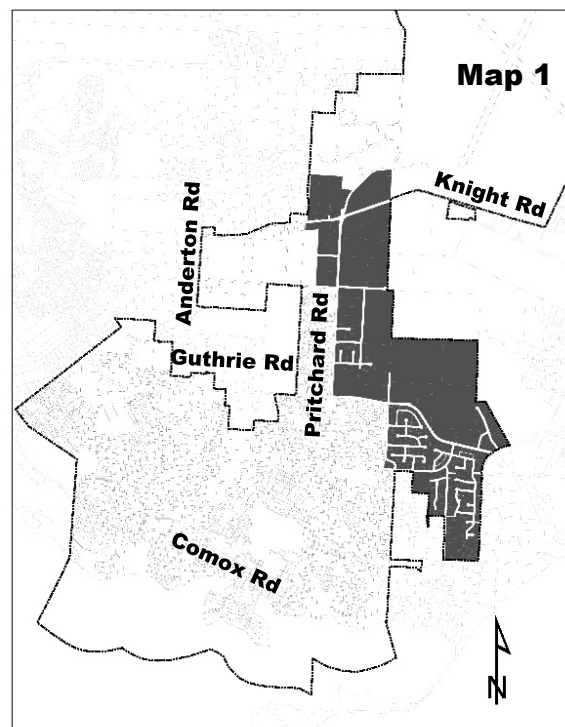
In addition, if you wish to provide a written submission during this Public Hearing, you may do so by sending an email to council@comox.ca. Note that written submissions must be received before the end of the Public Hearing.

1. Official Community Plan Amendment Bylaw 1976:

Application Summary

a. OCP Amendment Bylaw 1976

In summary, the purpose of the Official Community Plan Amendment Bylaw 1976 is to amend the Development Permit Area #16 to add a preference for east - west road alignments to facilitate passive heating and cooling of buildings.



b. Comox Zoning Amendment Bylaw 1983

In summary, the purpose of the Comox Zoning Amendment Bylaw 1983 is to amend ALR buffer specifications for fences and planting material as well as relevant sections for required building setbacks from lot lines shared with the ALR.



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 via email to council@comox.ca before the end of the meeting.

Verbal – The proposed bylaw is now open for discussion.

Speakers:

- Gert & Moira Williams of 1271 Knight Road, Comox, expressed concerns with the proposed development, including a smaller proposed ALR buffer leading to more people walking onto farmland, increase soil loss from wind, increased garbage and dog poop, and stressed farm animals. The also suggested that the ditch on Knight Road will overflow and flood their home, and advised that the overflowing spring helps to irrigate fields in summer months.
- Kyle Herman of 1640 Kingley Court, Comox, expressed opposition to the proposed development, citing concerns with parking and a lack of neighbourhood support for the building of townhomes.

Close of Public Hearing:

There being no further speakers, 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 bylaw. I am going to allow 60 seconds between each call in order to allow those viewing on YouTube to catch up to the opportunity to speak.

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

- Gert & Moira Williams of 1271 Knight Road, Comox, expressed concerns about water on the new lots, advising that the Town will have no control over single family properties. They also advised that the water table will be affected leading to not enough water in the dugout after lands are developed.

There being no further speakers once again, Mayor Arnott continued with the following:

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?

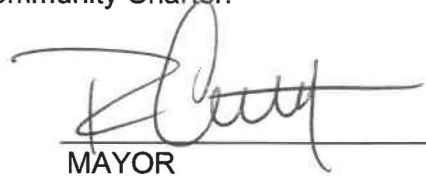
There being no speakers, I declare this Public Hearing closed.

Adjournment:

Regularly moved and seconded that the meeting adjourn at 6:15 p.m.

CARRIED

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



MAYOR

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



CORPORATE OFFICER