



TOWN OF COMOX

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PUBLIC HEARING MEETING **AGENDA FOR WEDNESDAY AUGUST 10, 2022**

The Town of Comox respectfully acknowledges that we are standing on the Unceded traditional territory of the K'òmoks First Nation.

Meeting Location: d'Esterre Centre, 1801 Beaufort Avenue, Comox

Call to Order: 6:00 p.m.

Adoption of the Agenda

PUBLIC HEARING TO CONSIDER THE FOLLOWING AGENDA ITEMS:

1. **COMOX OFFICIAL COMMUNITY PLAN AMENDMENT OCP 22-1
(TREE PRUNING/CUTTING IN HAZARDOUS AREAS)::**
- (5) a. **[Comox Official Community Plan Amendment Bylaw 2006](#)**

CLOSE OF PUBLIC HEARING

CORPORATE OFFICER

PUBLIC HEARING – Opening 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 application:

1. Comox Official Community Plan Amendment OCP 22-1 (Tree Pruning/Cutting in Hazardous Areas)

- a. Comox Official Community Plan Amendment Bylaw 2006

The proposed bylaw has received first and second readings, but has 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 bylaw, 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 regarding either application 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.

1. Official Community Plan Amendment OCP 22-1 (Tree Pruning/Cutting in Hazardous Areas)

Application Summary

- a. Comox Official Community Plan Amendment Bylaw 2006

In summary, the purpose of Comox Official Community Plan Amendment Bylaw 2006 is to amend Development Permit Area (DPA) #13 to:

- exempt routine pruning of trees that have a diameter of 10 centimetres or more, as measured at 1.5 metres above the tree base, from the requirement to obtain a development permit provided that certain conditions are met; and
- add the lands that are adjacent to Golf Creek south of Beaufort Avenue into DPA #13 to protect development within 15 metres of the natural boundary of Golf Creek from hazardous conditions in relation to erosion and unstable slopes.

Public Hearing Submissions

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 Comox Official Community Plan Bylaw 2006 is now open for discussion.

Close of Agenda Item

I 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.

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

TOWN OF COMOX

BYLAW 2006

A BYLAW TO AMEND COMOX OFFICIAL COMMUNITY PLAN BYLAW 1685

WHEREAS Council has the authority under the provisions of the Local Government Act to amend the Official Community Plan Bylaw;

AND WHEREAS Council has considered the amendments in conjunction with its financial plan, any waste management plan that is applicable in the municipality or regional district, and Town of Comox May 2020 Housing Needs Report Data Results including Summary Form;

NOW THEREFORE the Council of the Town of Comox, in open meeting assembled, enacts as follows:

1. Title

This Bylaw may be cited for all purposes as “Comox Official Community Plan Amendment Bylaw 2006”.

2. Repeal of Previous Bylaws

Comox Tree Cutting in Hazardous Areas Bylaw, 1992 is hereby repealed.

3. Official Community Plan Amendments

(1) Comox Official Community Plan Bylaw 1685, Schedule “A”,

(a) Part 3 is hereby amended as follows:

(i) Adding the following text to the beginning of Section 3.13:

Removal of a tree means to entirely sever the main stem of a tree, or alter or fell a tree or a tree part, including the roots, such that the tree is no longer biologically or structurally viable.

Routine pruning means the selective removal of tree parts to meet specific goals done in accordance with the American National Standards Institute (ANSI) Standard A-300 -Tree Care Operations standard and the companion Best Management Practices Series of the International Society of Arboriculture (ISA). Does not include topping or removal of a tree.

Topping of a tree means to sever the upper stem of a tree, resulting in a truncated stem. Includes the use of heading cuts that shorten limbs or branches back to a predetermined crown limit.

Tree means a woody perennial plant having one or more stems, with at least one stem having a diameter of 10 centimetres or more, measured at 1.5 metres above the tree base.

(ii) Adding the following text as Section 3.13.4(F):

“F. Alteration of land, including vegetation or construction of, addition to or alteration of a building or structure located more than 15.0 metres from the natural boundary of Golf Creek. “

(iii) Adding the following text as Part 3, Section 3.13.4(G):

“G. Routine pruning.”

(b) Part 5: Maps, is hereby amended by replacing the map for DPA #13 – Hazardous Areas with the map as shown in Schedule “1”, which is attached to and forms a part of this Bylaw.

(2) Comox Official Community Plan Bylaw 1685 is further amended by making such consequential changes as are required to reflect the foregoing amendments, including, without limitation, changes in the numbering and order of the sections of the bylaw.

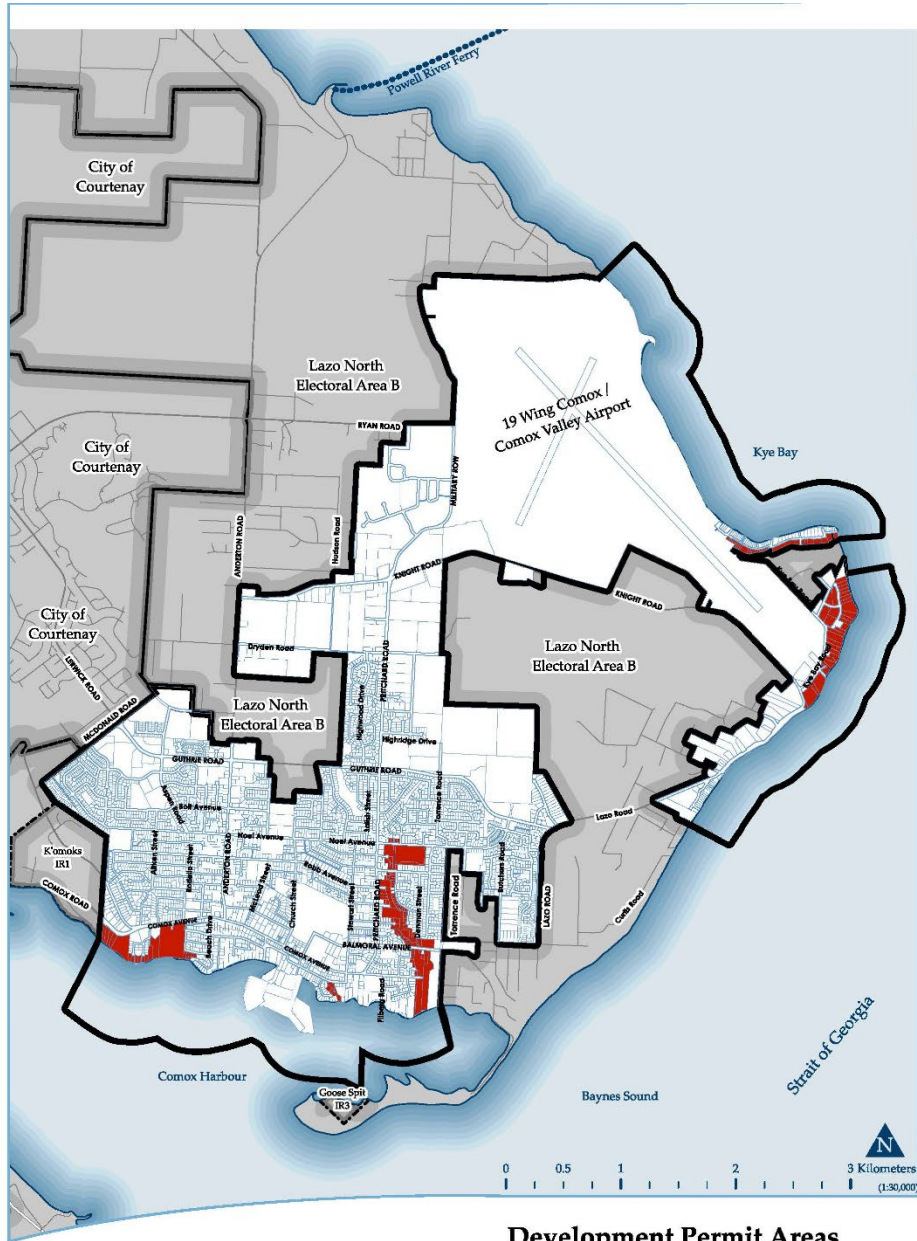
4. Adoption

- | | |
|-----------------------------------|-----------------------------------|
| (1) READ A FIRST time this | 1 st day of June, 2022 |
| (2) READ A SECOND time this | 1 st day of June, 2022 |
| (3) ADVERTISED A FIRST time this | day of , 2022 |
| (4) ADVERTISED A SECOND time this | day of , 2022 |
| (5) PUBLIC HEARING HELD this | day of , 2022 |
| (6) READ A THIRD time this | day of , 2022 |
| (7) ADOPTED this | day of , 2022 |

Mayor

Corporate Officer

SCHEDULE "1"



Development Permit Areas

■ DPA # 13 Hazardous Areas



Map created by the Town of Comox
 Data provided by:
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DEVELOPMENT PERMIT AREAS