



TOWN OF COMOX

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SPECIAL MEETING OF COUNCIL **AGENDA FOR WEDNESDAY FEBRUARY 4, 2015**

We respectfully acknowledge that we live, work and play on the traditional lands of the K'ómoks First Nation ... Gila'kasla ... Hay ch q' a'

Meeting Location: Council Chambers, 1801B Beaufort Avenue, Comox

Call to Order: 7:00 p.m.

Adoption of the Agenda

PUBLIC HEARING TO CONSIDER THE FOLLOWING AGENDA ITEMS:

1. **REZONING APPLICATION RZ 14-1:
PERMITTED USES WITHIN I1.1 LIGHT INDUSTRIAL ZONE:**
 - a. **Comox Zoning Bylaw Amendment No. 1794**

2. **REZONING APPLICATION RZ 15-1:
TELECOMMUNICATION MODULES:**
 - a. **Comox Zoning Bylaw Amendment No. 1800**

Adjournment

Deputy Corporate Administrator

PUBLIC HEARING STATEMENT

This Public Hearing is hereby convened pursuant to Section 890 of the *Local Government Act*, in order to consider the following agenda items. Each will be considered separately.

1. Rezoning Application RZ 14-1: Permitted Uses within I1.1 Light Industrial Zone
a. Comox Zoning Bylaw Amendment No. 1794

2. Rezoning Application RZ 15-1: Telecommunication Modules
a. Comox Zoning Bylaw Amendment No. 1800

The proposed bylaws have received first and second readings, but have not passed third reading, nor has Council adopted them. Notices of this Public Hearing have been advertised in accordance with the requirement of the Local Government Act. Also, a copy of the proposed bylaws, 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 this hearing.

This Public Hearing is an opportunity for the public to make representations to Council. All persons present who believe that their interest is affected by the proposed bylaws shall be given a reasonable opportunity to be heard, or to present written submissions respecting matters contained in the proposed bylaws.

To maintain order and to ensure everyone a reasonable opportunity to be heard, the following rules of procedure have been established for this hearing:

1. Those of you who wish to speak concerning the proposed bylaws must sign the appropriate Speakers List, which is located at the desk of the Clerk. Speakers will be called in order of sign-up, and if you are not available when your name is called we will pass on to the next speaker. In order to ensure an opportunity to speak, it will be the responsibility of the speaker passed over to once again sign the Speaker's List;
2. Each speaker will be given the opportunity to speak for five minutes. When the five minutes are up we will move on to the next speaker on the list. Should anyone wish to have further input into the Hearing, they must ensure that they add their name to the Speaker's List for a further 5-minute opportunity to make representation;

3. Once called by the Chair, please begin your presentation to the Council and meeting by clearly stating your name and address. Then you may give us the benefit of your views concerning the proposed bylaws; and
4. Any person who wishes to present a written submission to Council may do so. All submissions will be retained by the Clerk.

All written submissions should be placed at the desk of the Clerk as soon as possible so that all of those present who wish to read them have an opportunity prior to the closure of the Hearing.

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. The Council Chair will only entertain submissions that are relevant to the bylaws under consideration.

Everyone shall 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.

Please observe these rules, and if you have any concerns with the manner in which the hearing is conducted, direct your comments to the Chair.

The proceedings will be recorded by the Recording Secretary and all speakers are requested to identify themselves, giving their name and address prior to speaking.

I would ask that all questions be directed through the Chair.

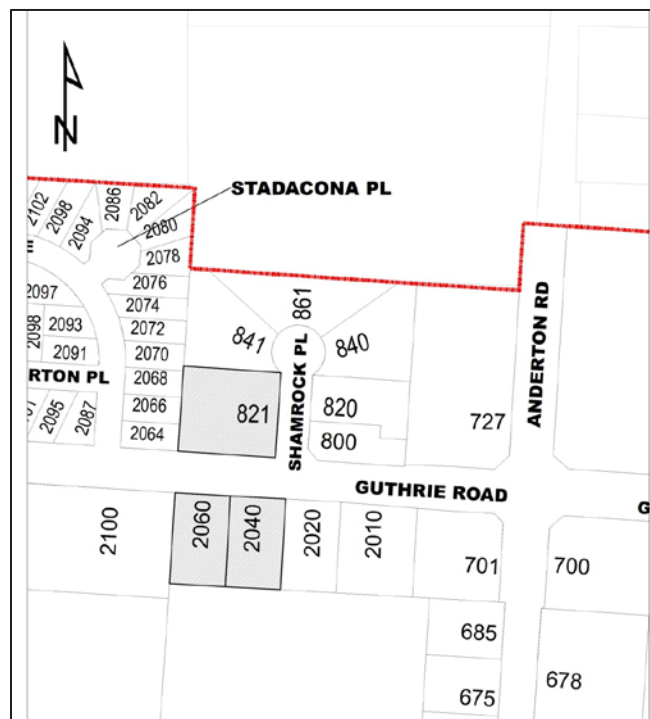
1. Rezoning Application RZ 14-1: Permitted Uses within I1.1 Light Industrial Zone

a. Comox Zoning Amendment Bylaw No. 1794 – Application Summary

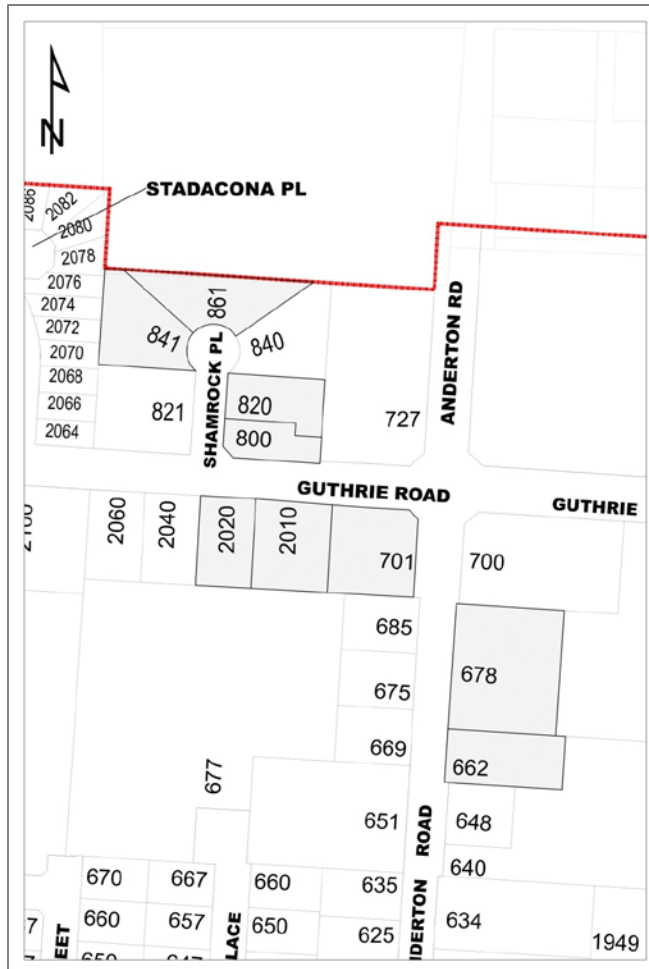
In general terms, the purpose of Comox Zoning Bylaw Amendment No. 1794 is to consider the following items:

- Change the zoning of the three properties shown shaded on Map 1 from I1.1 Light Industrial to a new C3.2 Commercial-Industrial zone,
- Prohibit industrial fueling installations use from properties zoned I1.1 Light Industrial and shown shaded on Map 2, and
- Change the zoning of the property shown shaded on Map 3 from I1.1 Light Industrial to a new Comprehensive Development Zone CD21 Public Utility Buildings.

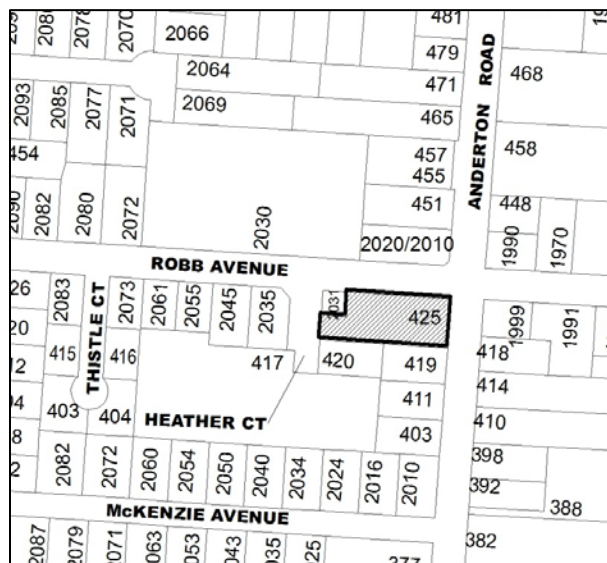
In the Official Community Plan, the properties shown shaded on Maps 1 and 2 have been designated for transition to *Commercial: Neighbourhood* land use and property on Map 3 for *Residential: Townhouses and Ground Oriented Infill*.



Map 1



Map 2



Map 3

b. Public Hearing Submissions

1. 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.
2. Verbal – The proposed bylaw is now open for discussion.

c. Close of Agenda Item

I would remind those present that legal considerations prevent the members of Council from considering any representations made after the closing of this Agenda Item.

Before closing the Agenda Item, 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 representations?

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

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

There being no further speakers, I declare this Agenda Item closed.

2. Rezoning Application RZ 15-1: Telecommunication Modules

a. Comox Zoning Bylaw Amendment No. 1800 – Application Summary

In general terms, the purpose of Comox Zoning Bylaw Amendment No. 1800 is to amend the Town of Comox, Zoning Bylaw 1377, to permit telecommunication modules on all lands zoned commercial, marine, industrial, park, institutional and agricultural, subject to regulations on location, size and maximum number of modules.

b. Public Hearing Submissions

1. 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.
2. Verbal – The proposed bylaw is now open for discussion.

c. Close of Agenda Item

I would remind those present that legal considerations prevent the members of Council from considering any representations made after the closing of this Agenda Item.

Before closing the Agenda Item, 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 representations?

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

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

There being no further speakers, I declare this Agenda Item closed.

Motion to Adjourn Public Hearing.