



TOWN OF COMOX

1809 Beaufort Avenue Ph: (250) 339-2202
Comox BC V9M 1R9 Fx: (250) 339-7110

SPECIAL MEETING OF COUNCIL **AGENDA FOR WEDNESDAY MAY 3, 2017**

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: D'Esterre House, 1801 Beaufort Avenue, Comox

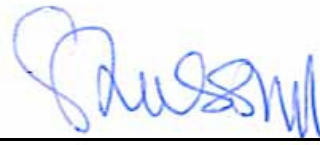
Call to Order: 7:00 p.m.

Adoption of the Agenda

PUBLIC HEARING TO CONSIDER THE FOLLOWING AGENDA ITEMS:

1. **REZONING APPLICATION RZ 16-6 (ZONING BYLAW CONSOLIDATION):**
 - (6) a. [Comox Zoning Bylaw 1850](#)
2. **REZONING APPLICATION RZ 16-7 / DEVELOPMENT VARIANCE PERMIT APPLICATION DVP 16-11 (1182 LAZO ROAD):**
 - (7) a. [Comox Zoning Amendment Bylaw No. 1852](#)
 - b. [Comox Phased Development Agreement Authorization Bylaw No. 1848: Lazo Road](#)
 - c. [Development Variance Permit Application DVP 16-11](#)
3. **OTHER ITEMS:**
 - (9) a. [Rezoning Application RZ 16-6 \(Zoning Bylaw Consolidation\)](#)
 1. *That Comox Zoning Bylaw 1850 be given Third Reading.*
 2. *That Comox Zoning Bylaw 1850 be Adopted.*

Adjournment



Deputy Corporate Administrator

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:

- 1. Rezoning Application RZ 16-6 (Zoning Bylaw Consolidation)**
 - a. Comox Zoning Bylaw 1850

- 2. Rezoning Application RZ 16-7 / Development Variance Permit Application DVP 16-11 (1182 Lazo Road):**
 - a. Comox Zoning Amendment Bylaw No. 1852
 - b. Comox Phased Development Agreement Authorization Bylaw No. 1848: Lazo 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 16-11, which pertains to the land that is the subject of Comox Zoning Amendment Bylaw No. 1852.

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.

1. Rezoning Application RZ 16-6 (Zoning Bylaw Consolidation)

a. Application Summary

a) Comox Zoning Bylaw 1850

In general terms, the purpose of the “**Comox Zoning Bylaw 1850**” is to consolidate, modernize, update and to substantively amend the current “Town of Comox, Zoning Bylaw 1377”, including the use and density of many lands within the Town and to amend other regulations therein.

b. 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 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 representation made after the close 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 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 Agenda Item closed.

2. Rezoning Application RZ 16-7 (1182 Lazo Road)

a. Application Summary

a) Comox Zoning Amendment Bylaw No. 1852

In general terms, the purpose of “**Comox Zoning Amendment Bylaw No. 1852**” is to amend the Comox Zoning Bylaw 1850, to rezone 1182 Lazo Road, shown shaded on the Map below, from R3.3 Single-Family- Large Lot to R3.2 Single-Family – 450m² Parcel.



b) Comox Phased Development Agreement authorization Bylaw No. 1848: Lazo Road

In general terms, the purpose of “**Comox Phased Development Agreement Authorization Bylaw No. 1848: Lazo Road**” is to establish a Phased Development Agreement between the developer and the Town of Comox for the provision of amenities with respect to the development of 1182 Lazo Road.

c) Development Variance Permit Application DVP 16-11

In general terms, the Development Variance Permit application DVP 16-11 is to:

1. Vary required parcel depth, required rear and interior side setback, and projections into setbacks for proposed lots 1 and 2; and
2. Reduce the minimum local road pavement width, require barrier curb and locate street trees immediately adjacent to sidewalks.

b. 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 bylaws and development variance permit application are 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 representation made after the close 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 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 Agenda Item closed.

3. Other Items

a) Rezoning Application RZ 16-6 (Zoning Bylaw Consolidation)

1. That Comox Zoning Bylaw 1850 be given Third Reading.

2. That Comox Zoning Bylaw 1850 be Adopted.

CLOSE OF PUBLIC HEARING