

# WE WANT TO HEAR FROM YOU



1809 Beaufort Ave  
Comox, BC V9M 1R9



council@comox.ca



Speak in person at  
the public hearing



Fax 250-339-7110

## Replacement of current Zoning Bylaw and rezoning of 1182 Lazo Rd to facilitate single-family subdivision

## PUBLIC HEARING

7:00 pm, Wednesday,  
May 3<sup>rd</sup>, 2017  
D'Esterre House  
1801 Beaufort Avenue, Comox

A public hearing is being held to consider the following two items:

### 1. Replacement of the current zoning bylaw

The Council of the Town of Comox intends to repeal its current comprehensive zoning bylaw, being "Town of Comox, Zoning Bylaw 1377" and intends to adopt a new comprehensive zoning bylaw in its place, being "Comox Zoning Bylaw 1850" (the "New Zoning Bylaw").

The purpose of the "New Zoning Bylaw" 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. The "New Zoning Bylaw" will, upon its adoption, repeal the current "Town of Comox, Zoning Bylaw 1377" and will apply to all lands within the Town.

### 2. Rezoning of 1182 Lazo Road

"Comox Phased Development Agreement Authorization Bylaw No. 1848: Lazo Road", is for the provision of the following amenities: \$13,422 cash payment as a contribution to the Town's Affordable Housing Fund; retention and maintenance of certain trees; planting of 33 new trees; provision of table and benches within park dedication; construction of 2 houses in accordance with adaptable housing standards and construction in accordance with BUILT GREEN Bronze or alternative construction standard.

"Comox Zoning Amendment Bylaw No. 1852" is to rezone 1182 Lazo Road, shown shaded on the Map above, to facilitate a single-family subdivision and creation of lots of 450m<sup>2</sup> or greater.

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 outlined above for the development of 1182 Lazo Road. It will limit the Town's ability to change use, density and parcel restrictions for a term of 10 years, and may be assigned to another developer.

In general terms, the purpose of "Comox Zoning Bylaw Amendment No. 1852" is to amend the Comox Zoning Bylaw 1850, to rezone the 1182 Lazo Road, shown shaded on the Map above, from R3.3 Single-Family- Large Lot to R3.2 Single-Family - 450m<sup>2</sup> Parcel.



### More Information

Copies of the proposed by-laws, as well as existing relevant reports and documents, will be available for inspection at Town Hall, **1809 Beaufort Avenue, Comox** between the hours of **8:30am – 4:30pm Monday through Friday** (except Statutory Holidays) commencing on **April 20<sup>th</sup> 2017**. The proposed by-laws will be available for inspection until 4:00pm on the public hearing date.

We're listening. Please submit your comments.  
At the Public Hearing

### Written Submissions

Send by mail, fax or e-mail, as long as the submission:

1. Is received before 4:00pm on the public hearing date;
2. Is addressed to Mayor and Council;
3. Identifies the bylaw or bylaws under consideration in the subject line, and;
4. Includes the name and address of the person making the submission.

Each such person is solely responsible to ensure that their submission is received on time. The Town will not issue any acknowledgement of receipt of such submissions.

All persons who believe that their interest in property is affected by the proposed Bylaws will be afforded an opportunity to be heard in person, by their representatives or by written submission on all matters contained in the proposed Bylaws.

M. Kamenz, Municipal Planner