

**TOWN OF COMOX**  
**Minutes of a Public Hearing,**  
**held in Council Chambers on Wednesday September 6, 2017**

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Present: Mayor P. Ives  
Councillors R. Arnott, K. Grant, M. Grant,  
H. MacKinnon, B. Price, M. Swift

Absent: Nil

Call to Order:

The Public Hearing was called to order at 6:30 p.m.

There were four members of the public in attendance.

**PUBLIC HEARING – Opening Statement**

Mayor Ives 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 is affected by the proposed.

**1. Rezoning Application RZ 17-2 (337 Church Street)**

a. Comox Zoning Amendment Bylaw 1861

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 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.

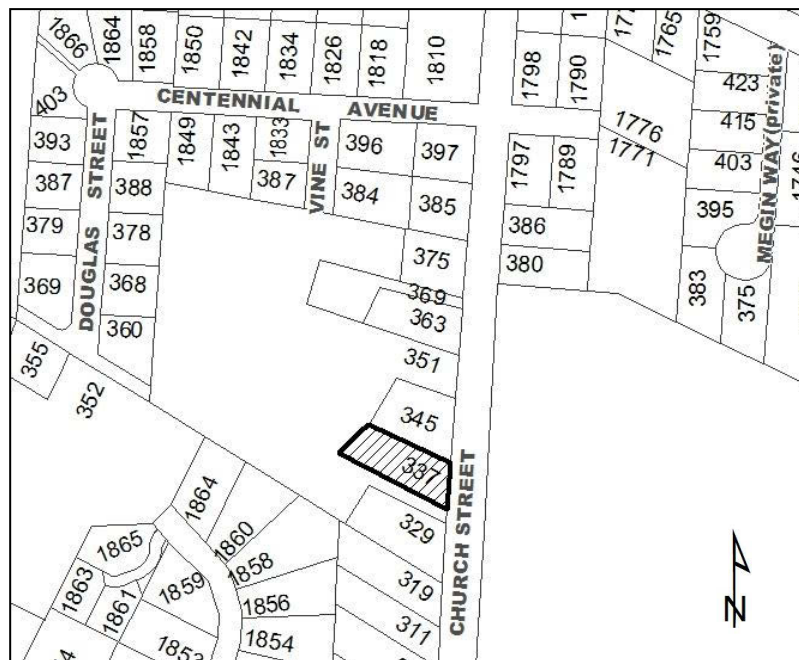
## 1. Rezoning Application RZ 17-2 (337 Church Street)

### a. Application Summary

#### a) Comox Zoning Amendment Bylaw 1861

In general terms, the purpose of **Comox Zoning Amendment Bylaw 1861** is to amend Comox Zoning Bylaw 1850 as follows:

- Amend the R1.1 zone to allow a 70 m<sup>2</sup> Coach House on 337 Church Street shown shaded on the Map;
- Substantively amend Coach House regulations including the inclusion of carport areas in excess of 20 m<sup>2</sup>, roofed patio and deck areas in excess of 10 m<sup>2</sup> and garages within coach house gross floor area limits; and
- Include garages and carports in accessory building gross floor area limits.



***The Application Summary was received for information.***

## **b. Public Hearing Submissions**

Mayor Ives made the following statement:

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.

Karen Chrysler – 6 – 351 Church Street

Ms. Chrysler advised she supports the development of coach houses, however has concerns over the impact of this coach house on Abbey Lane. She is concerned about the ground water runoff potentially pooling on Abbey Lane. She would also like the applicant to share in the common privacy fence between their two properties, since the fence is owned by Abbey Lane. She asks that Council address these concerns prior to approving the application, and that the development permit guidelines be amended to issues such as these are addressed in future developments.

Lynne Blair – 1 – 351 Church Street

Ms Blair advised that she supports the previous speaker. She stated that they support coach houses, and just want to make sure that they are done properly.

## **c. Close of Public Hearing**

There being no further speakers on the speaker's list, Mayor Ives 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.

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?

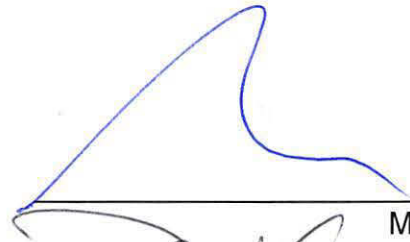

For the third time, is there anyone who wishes to make any further representation?

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

**ADJOURNMENT**

Regularly moved and seconded that the meeting adjourn at 6:42 p.m. *CARRIED*

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

  
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MAYOR  
  
\_\_\_\_\_  
CORPORATE OFFICER

Certified fair and accurate pursuant to Section 465(6) of the Local Government Act.

  
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DEPUTY CORPORATE ADMINISTRATOR