

TOWN OF COMOX
Minutes of a Public Hearing,
held in Council Chambers on Wednesday October 18, 2017

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

Absent: Mayor P. Ives

Call to Order:

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

There were three members of the public in attendance.

PUBLIC HEARING – Opening Statement

Acting Mayor Price 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 17-7 (1501 to 1532 Highridge Drive)**
 - a. Comox Zoning Amendment Bylaw 1868**

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.

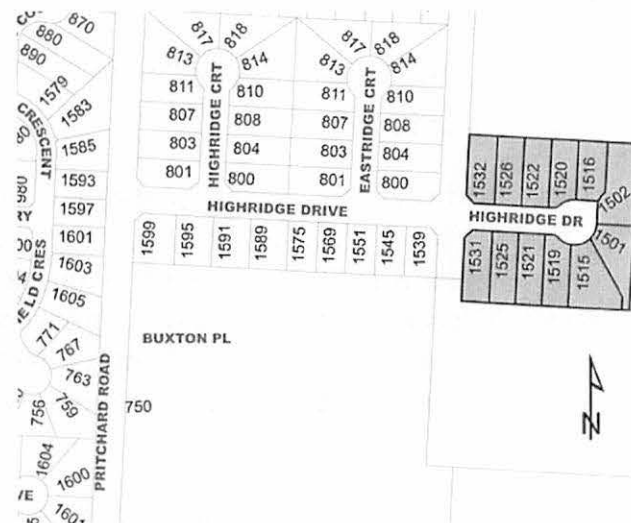
1. Rezoning Application RZ 17-7 (1501 to 1532 Highridge Drive)

a. Application Summary

Comox Zoning Amendment Bylaw 1868

In general terms, the purpose of **Comox Zoning Amendment Bylaw 1868** is to:

Amend Comox Zoning Bylaw 1850, to rezone properties at 1501, 1502, 1515, 1516, 1519, 1520, 1521, 1522, 1525, 1526, 1531 and 1532 Highridge Drive from R2.1 to R1.1. The permitted uses under the R1.1 zone for the subject properties would be: single-family dwellings, secondary suites, home occupations, bed & breakfast accommodations, accessory structures and uses. Shown shaded on the map below.



The Application Summary was received for information.

b. Public Hearing Submissions

Active Mayor Price 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.

Marilyn Morris – 1531 Highridge

Ms. Morris asked whether the proposed changes would allow for changes that would be different than the rest of the residential neighbourhoods. Marvin Kamenz, Planner, advised that the changes would not be any different than what already exists in other neighbourhoods.

Bruce Hiller – 1501 Highridge

Mr. Hiller asked whether the zoning changes would allow for coach houses to be built. Marvin Kamenz, Planner, advised that coach houses would require a site specific zoning change.

Michelle Prior – 1519 Highridge

Ms. Prior advised that they were the applicants and summarized their rationale and steps taken in the processing of their application. She advised that she was disappointed in that they had to pay an application fee for bringing forward a change that will apply to an entire neighbourhood.

c. Close of Agenda Item

There being no further speakers on the speaker's list, Acting Mayor Price 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 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?

Marilyn Morris – 1531 Highridge

Ms. Morris advised that she would like to withdraw her written submission after learning that the proposed zoning will be no different than that of the rest of the street.

Acting Mayor Price continued with the following:

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

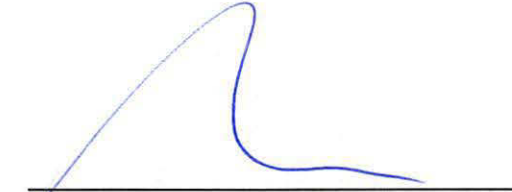
For the third time, is there anyone who wishes to make any further representation?

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


ADJOURNMENT

Regularly moved and seconded that the Public Hearing adjourn at 6:45 p.m. *CARRIED*

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



MAYOR



CORPORATE OFFICER

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



DEPUTY CORPORATE ADMINISTRATOR