

**Minutes of a Public Hearing,
held in Council Chambers Wednesday, April 3, 2019**

Present: Mayor R. Arnott
Councillors A. Bissinger, K. Grant, S. McGowan,
P. McKenna, N. Minions, M. Swift

Call to Order:

The Public Hearing was called to order at 6:37 p.m.

There were approximately 16 members of the public in attendance.

PUBLIC HEARING STATEMENT

Mayor Arnott 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. Streamlined applications for side-by-side secondary suites and coach houses:**
 - a. Comox Official Community Plan Amendment Bylaw 1908**
 - b. Comox Zoning Amendment Bylaw 1909**

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, copies 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 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.

Application Summary

The Comox Official Community Plan Amendment Bylaw 1908 and the Comox Zoning Amendment Bylaw 1909 propose to:

- Amend the zoning definition of a secondary suite to allow side-by-side secondary suites, which are secondary suites that are located beside the principal dwelling unit, in addition to those that are located above or below the principle dwelling unit;
- Create a new Development Permit Area for side-by-side secondary suites;
- Amend the existing Development Permit area for coach houses in order to limit exemptions for changes to coach houses to those that are consistent with a previously approved Development Permit; and
- Allow coach houses in most single-family zones as an outright use, as opposed to requiring a site by site rezoning for each.

The Application Summary was received for information.

Public Hearing Submissions

Mayor Arnott 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 bylaws are now open for discussion.

Sue Magnusson – 376 Gardner Way

Ms. Magnusson advised that she was commenting on behalf of her neighbours. She commented that an unfair hardship is placed on homeowners when they are not able to rent out both the home and the suite. She advised that the requirement to have one of the dwelling units owner-occupied is inconsistent in that other homeowners can rent out their entire homes. Ms. Magnusson asked that the provisions be changed to allow homeowners to rent their entire home with the suite.

Margie Anderson – 337 Church Street

Ms. Anderson provided her experience in building a coach house on her property. She advised of her challenges and stated that she wanted to provide some positive suggestions. She explained, using her example, that coach houses need storage, and hoped that Council can allow for that.

Solweig Williams – 274 Butchers Road

Ms. Williams thanked Council for considering changes and advised that she lives on 2.25 acres on Butchers road. She explained that the second home on their property is bigger than what is permitted under the coach house rules so they can't rent it out. She stated that she would like more leeway as rentals are needed. She also stated that this would result in a win-win for residents and the Town.

Vivian Vaillant – 329 Church Street

Ms. Vaillant advised that she has two parents that she would like to see living in her back yard. She stated that, without storage, they couldn't live in a coach house. She stated that in order to increase square footage, closets are cut out. Ms. Vaillant also advised that the accessory building limitations also impact storage, as garden sheds are not permitted. She advised that, when coach houses are too limited in size, they end up being Airbnbs. Ms. Vaillant suggests that Council question whether a family could live in a 700 square foot home.

Close of Public Hearing

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

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?

Joanne Abbott – 619 Jubilee Court

Ms. Abbott advised that she lived in a 750 square foot house perfectly adequately. She advised that they moved to Comox for its way of life, and noted that some homes are taken over by renters. Ms. Abbott queried what that does for their way of life. She advised that they buy nice homes and would like to keep the neighbourhood that way.

Mayor Arnott continued with the following:

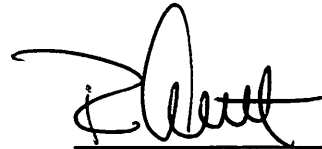
For the third time, is there anyone who wishes to make any further representation?

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


Adjournment

The Public Hearing Closed at 7:00 p.m.

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