



Public Hearing Minutes

Meeting #: PH1/2024
Date: June 19, 2024
Time: 4:00 pm
Location: CVRD Civic Room, 770 Harmston Ave, Courtenay

Council Present: B. Wells (Mayor)
W. Cole-Hamilton
D. Frisch
M. McCollum
W. Morin

Regrets: D. Hillian
E. Jolicoeur

Staff Present: K. O'Connell, Director of Corporate Services
M. Wade, Director of Development Services
E. Chow, Manager Legislative Services
N. Gothard, Manager of Community and Sustainability Planning
L. Bourgeois, Deputy Corporate Officer

1. CALL TO ORDER

Mayor Wells called the public hearing to order at 4:00 p.m. and respectfully acknowledged that the land on which the meeting was conducted is the Unceded traditional territory of the K'ómoks First Nation.

2. PUBLIC HEARING PROCEDURE

The Corporate Officer reviewed the public hearing procedure.

The public hearing was conducted in a hybrid electronic/in-person format and live-streamed on the City of Courtenay YouTube Channel.

3. OVERVIEW OF REPORTS AND WRITTEN SUBMISSIONS RECEIVED

In response to the proposed Official Community Plan Amendment No. 3141, the City received the following written submissions:

Public Submission:

- **Nicole and Rian Bowden**, 1146 Beckensell Avenue, Courtenay

Referral Responses:

- **Ella Derby, Environmental Health Officer, Island Health**
- **Michael Stefanyk, Ecosystems Biologist, West Coast Region, Ministry of Water, Land and Resource Stewardship**
- **Alana Mullaly, General Manager, Planning and Development Services, Comox Valley Regional District**

4. STAFF PRESENTATION

4.1 OCP Bylaw Amendment No.3141 – Public Hearing, June 19, 2024, 4:00 pm

Nancy Gothard, Manager of Community and Sustainability Planning, presented a summary of the proposed Official Community Plan amendment. The proposed Official Community Plan Amendment Bylaw No. 3141 proposes to amend the Official Community Plan, to designate municipally owned land as Urban Corridor.

5. PUBLIC INPUT

The following individuals provided comment on the proposed bylaw amendment:

Nicole Bowden, 1146 Beckensell Avenue, Courtenay, appeared before Council and stated their opposition to the propose Official Community Plan Bylaw amendment. The speaker, a direct neighbour of the subject property, expressed concerns regarding: traffic and pedestrian safety due to planned residential development in the area, and the loss of public access to the river. The speaker would prefer the City maintain public access to the river, and requested Council consider enhancing river access or build a view look out.

Rian Bowden, 1146 Beckensell Avenue, Courtenay, appeared before Council and stated their opposition to the proposed Official Community Plan Bylaw amendment. The speaker, a direct neighbour of the subject property, shared the concerns of the previous speaker and expressed additional concerns regarding the impact of the anticipated residential development on an adjacent site on their home and garden due to shadowing.

Moved By Cole-Hamilton

Seconded By Frisch

THAT Council receive the “OCP Bylaw Amendment No.3141 – Public Hearing, June 19, 2024, 4:00 pm” briefing note.

CARRIED

6. CLOSURE/ADJOURNMENT OF PUBLIC HEARING

Mayor Wells called three times for speakers and waited one minute for additional submissions. There being no further speakers, Mayor Wells closed the public hearing at 4:16 p.m.

CERTIFIED CORRECT

Adopted by Council [MONTH] [DAY], 2024

Mayor Bob Wells

Kate O’Connell, Corporate Officer