

**CORPORATION OF THE CITY OF COURTENAY  
COUNCIL MEETING AGENDA**

**DATE:** Monday, September 9, 2013  
**PLACE:** City Hall Council Chambers  
**TIME:** 4:00 p.m.

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**1.00 ADOPTION OF MINUTES**

1. Adopt August 19, 2013 Special and Regular Council meeting minutes

**2.00 INTRODUCTION OF LATE ITEMS**

**3.00 DELEGATIONS**

Page #

1. Garry Renkema re: Development Variance Permit No. 1306 (see pg#13)
- 1 2. Linda Cheu, Dr. T Vrain, Arzeena Hamir re: Motion before UBCM regarding GE Free BC
- 5 3. Robert Wager, M.Sc., B.Sc., V.I. University re: GE Crops and Food

**4.00 COMMITTEE/STAFF REPORTS**

**(a) Development Services**

- 13 1. Development Variance Permit No. 1306 – Cascara Crescent

**5.00 REPORTS AND CORRESPONDENCE FOR INFORMATION**

**6.00 REPORTS FROM COUNCIL REPRESENTATIVES**

**7.00 RESOLUTIONS OF COUNCIL**

**8.00 UNFINISHED BUSINESS**

**9.00 NOTICE OF MOTION**

**10.00 NEW BUSINESS**

## **11.00 BYLAWS**

### **For Final Adoption**

- 21 1. "Tax Exemption 2014 Bylaw No. 2764, 2013"  
(to provide annual tax exemption for certain not-for-profit organizations)
- 25 2. "Churches Tax Exemption 2014 Bylaw No. 2765, 2013"  
(to provide annual tax exemption for churches)
- 27 1. "Official Community Plan Amendment Bylaw No. 2762, 2013"  
(to rezone the lands from CD-1F to a new CD-11)
- 31 2. "Zoning Amendment Bylaw No. 2763, 2013"  
(to rezone the lands from CD-1F to a new CD-11)

## **12.00 COUNCIL MEMBER ROUND TABLE**

## **13.00 ADJOURNMENT**

**To:** InfoAlias  
**Subject:** Presentation to Courtenay council Sept 9

*Delegation*

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Subject: presentation to council Sept 9  
Date: Tue, 27 Aug 2013 12:10:21 -0600

Att: Susie

My group would like to appear before the Courtenay council to make a presentation on Sept 9th 2013.

Names of persons speaking: Linda Cheu, Dr. T. Vrain, Arzeena Hamir,

Organisation: G E Watch Comox Valley

Subject: To provide background info to the Motion put forward at the AGM of the UBCM:  
'To ask the BC Government to Declare BC a GE Free Area '  
and to answer any questions on this matter. ( Genetic Engineering of food)

Contact : Linda Cheu,  
address: #34, 111-20 St, Courtenay  
Phone: 250-331-0681  
e-mail : [lindacheu@hotmail.com](mailto:lindacheu@hotmail.com)

Please advise if we will be on the agenda for Sept 9th. Thank you

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Dear Councillor,

It was wonderful that AVICC at your AGM passed the motion for a GE Free Vancouver Island.

I am a resident of the Comox Valley and I understand that the UBCM will be presented with the following resolution at the 2013 AGM:

The motion reads:

"That UBCM ask the British Columbia government to legislate the prohibition of importing, exporting and growing plants and seeds containing genetically engineered DNA, and raising GE animals within BC, and to declare through legislation, that BC is a GE Free area in respect to all plant and animal species."

I would like to ask you to support this resolution for the following reasons:

My concerns about genetically engineered crops and animals are as follows:

#### **Safety Questions**

- GE crops are not an extension of traditional breeding methods (or hybridization), they are created by artificially inserting new gene sequences into organisms, often from unrelated species.
- GE crops have not been demonstrated to be safe; the standards for judgment by the Canadian Food Inspection Agency (CFIA) and Health Canada are lax. When the CFIA reviews an application for a novel food, its "evidence" comes from the corporation making the application and this data is kept secret. **There is no independent testing of GE crops or animals in Canada, so the bottom line is we don't know if these crops are safe or not.**

#### **Corporate control**

- Χοντρολ της Σεεδσ ανδ ψου χοντρολ της φοοδ σψστεμ.

Five agricultural biotechnology corporations now control most of the technology needed to develop GM crops, as well as the agrochemicals and crop germplasm and seeds.

- GE seeds are patented which allows companies to take control over living organisms.

The Biotech companies have taken the script from the Tobacco Barons, who manipulated the scientific reports, the media, government agencies and the Public, whitewashing the dangers of smoking tobacco.

#### **Pollen drift**

- **Contamination of non-GE crops by GE crops is inevitable**

- Some species, such as canola, cross-pollinate more easily than others. If you are next to a farm growing GE canola it is impossible to grow non-GE canola because of contamination from GE pollen.

- Αλφαλφα ισ α περεννιαλ χροπ γρωων το φεεδ ανιμαλσ ανδ της σοιλ.

- Now GE alfalfa has been approved it will make growing conventional and organic alfalfa impossible over the long term. Exports of our alfalfa pellets will suffer.

There is consensus across British Columbia that we urgently need to consider other possibilities than GE crops, and to support farmers transitioning away from growing GE crops to sustainable farming practices.

May I recommend two important sources of information on GE crops and animals. The first is *GMO Myths and Truths*, a synthesis of 600 scientific studies carried out by three geneticists, and published in 2012, which can be found [here](#).

The second is a TED talk given by geneticist Dr. Thierry Vrain, who formerly worked as a Federal spokesperson for GE crops but, after analysis of recent studies, is seriously concerned about their health and environmental impact, which can be found at:

<http://www.youtube.com/watch?v=RQkQXyiyYs>

Please contact GE Free BC.org or myself with any comment.

I hope I can count on your support in this crucial matter.

Yours sincerely,

Linda Cheu



Delegation Sept. 9/2013

Mayor and Council

August 29, 2013

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The upcoming UCBM will have a resolution debate on Genetically Engineered/Genetically Modified (GE/GM) Crops and Food (B72). This area of food production is complex and unfortunately subject to a great deal of misinformation. The average person is not trained to recognize the difference between the real science of genetically modified food and the pseudo-science (designed to scare not educate). I have been involved in public education on this subject for over a decade. Attached is a series of comments on GE crops and food from world food safety authorities and health authorities. The global food safety and health authorities are unanimous in their support for the safe use of GE crops and food. Also attached is a series of document links that demonstrate why the scare stories are not to be considered accurate. These documents are the data behind global science support for GE crops and food.

Please take a few minutes to familiarize yourselves with the real science and health opinions on GM crops and food before the UCBM debate.

Thank you

Sincerely

Robert Wager M.Sc., B.Sc.

Vancouver Island University

Nanaimo BC

[Robert.wager@viu.ca](mailto:Robert.wager@viu.ca)

<http://web.viu.ca/wager>

## World Expert opinions on GM crops and food.

### WHO 2013

*"GM foods currently available on the international market have passed risk assessments and are not likely to present risks for human health. In addition, no effects on human health have been shown as a result of the consumption of such foods by the general population in the countries where they have been approved."* <http://www.who.int/foodsafety/publications/biotech/20questions/en/>

### European Commission 2010

*"The main conclusion to be drawn from the efforts of more than 130 research projects, covering a period of more than 25 years of research, and involving more than 500 independent research groups, is that biotechnology, and in particular GMOs, are not per se more risky than e.g. conventional plant breeding technologies(pg18)...Now, after 25 years of field trials without evidence of harm, fears continue to trigger the Precautionary Principle. But Europeans need to abandon this knowingly one-sided stance and strike a balance between the advantages and disadvantages of the technology on the basis of scientifically sound risk assessment analysis.(pg24)"*  
[http://ec.europa.eu/research/biosociety/pdf/a\\_decade\\_of\\_eu-funded\\_gmo\\_research.pdf](http://ec.europa.eu/research/biosociety/pdf/a_decade_of_eu-funded_gmo_research.pdf)

### American Medical Association 2012

- (1) *Our AMA recognizes the continuing validity of the three major conclusions contained in the 1987 National Academy of Sciences white paper "Introduction of Recombinant DNA-Engineered Organisms into the Environment." [The three major conclusions are: (a) There is no evidence that unique hazards exist either in the use of rDNA techniques or in the movement of genes between unrelated organisms; (b) The risks associated with the introduction of rDNA-engineered organisms are the same in kind as those associated with the introduction of unmodified organisms and organisms modified by other methods; (c) Assessment of the risk of introducing rDNA-engineered organisms into the environment should be based on the nature of the organism and the environment into which it is introduced, not on the method by which it was produced.]*
- (2)
- (3) *"Our AMA believes that as of June 2012, there is no scientific justification for special labeling of bioengineered foods, as a class, and that voluntary labeling is without value unless it is accompanied by focused consumer education."* <https://ssl3.ama-assn.org/apps/ecommm/PolicyFinderForm.pl?site=www.ama-assn.org&uri=%2fresources%2fdoc%2fPolicyFinder%2fpolicyfiles%2fHnE%2fH-480.958.HTM>



### American Association for the Advancement of Science 2012

"Moreover, the AAAS Board said, the World Health Organization, the American Medical Association, the U.S. National Academy of Sciences, the British Royal Society, and "every other respected organization that has examined the evidence has come to the same conclusion: consuming foods containing ingredients derived from GM crops is no riskier than consuming the same foods containing ingredients from crop plants modified by conventional plant improvement techniques."

[http://www.aaas.org/news/releases/2012/1025gm\\_statement.shtml](http://www.aaas.org/news/releases/2012/1025gm_statement.shtml)

### National Academy of Science "Impact of GE Crops on Farm Sustainability in the United States 2010"

*"In general, the committee finds that genetic-engineering technology has produced substantial net environmental and economic benefits to U.S. farmers compared with non-GE crops in conventional agriculture.*

*-Generally, GE crops have had fewer adverse effects on the environment than non-GE crops produced conventionally.*

*-The adoption of HT crops complements conservation tillage practices, which reduce the adverse effects of tillage on soil and water quality.*

*-Insecticide use has decreased with the adoption of insect-resistant (Bt)crops. "*

[http://www.nap.edu/catalog.php?record\\_id=12804](http://www.nap.edu/catalog.php?record_id=12804)

### Health Canada 2012

*"The overwhelming body of scientific evidence continues to support the safety of NK603, genetically modified food and feed products in general, and glyphosate containing herbicides. However, whenever new information concerning the safety of an authorized product arises, this new data is carefully reviewed."*

<http://www.hc-sc.gc.ca/fn-an/gmf-agm/seralini-eng.php>

### Vancouver Coastal Health Authority 2012

Reply to Richmond City Council request for information on banning GM crops

*"However, there is no evidence that Health Canada approved GE foods and food crops are any less safe for human health than non-GE varieties...There is no public health reason for a ban of genetically engineered trees, fruits or crops...While several communities in the Kootneys have passed similar resolutions [bans], it is our understanding that Interior Health had no part in either drafting or endorsing those resolutions."*

Attachment 3 Richmond City Council records-GE Ban 2012 CNCL-66

## Key Safety Reports

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### UN-OECD CONSENSUS DOCUMENT ON SAFETY INFORMATION ON TRANSGENIC PLANTS EXPRESSING BACILLUS THURINGIENSIS - DERIVED INSECT CONTROL PROTEINS

*“Therefore, since no effects were seen in the acute tests, even at relatively high dose levels, these  $\delta$ -endotoxin proteins are not considered toxic to humans. Both the long history of safe use of *B. thuringiensis* and the acute oral toxicity data allow for a conclusion that these and other  $\delta$ -endotoxins pose negligible toxicity risk to humans.”* Pg 33 linked on my website <http://web.viu.ca/wager>

### Epidemiologic studies of glyphosate and non-cancer health outcomes: A review.

*“Our review found no evidence of a consistent pattern of positive associations indicating a causal relationship between any disease and exposure to glyphosate.”*

Regulatory Toxicology and Pharmacology 63 (2012) 440–452

#### Review:

Assessment of the health impact of GM plant diets in long-term and multigenerational animal feeding trials:

#### **abstract**

*“The aim of this systematic review was to collect data concerning the effects of diets containing GM maize, potato, soybean, rice, or triticale on animal health. We examined 12 long-term studies (of more than 90 days, up to 2 years in duration) and 12 multigenerational studies (from 2 to 5 generations). ..Results from all the 24 studies do not suggest any health hazards and, in general, there were no statistically significant differences within parameters observed.”*

Food and Chemical Toxicology 50 (2012) 1134–1148

Linked on my website <http://web.viu.ca/wager>

### Review: Safety and nutritional assessment of GM plants and derived food and feed: The role of animal feeding trials

*“Many feeding trials have been reported testing GM maize, potatoes, rice, soybeans and tomatoes on rats or mice for prolonged periods, and parameters such as body weight, feed consumption, blood chemistry, organ weights, histopathology etc have been measured. The food and feed under investigation were derived from GM plants with improved agronomic characteristics like herbicide tolerance and/or insect resistance. The majority of these experiments did not indicate clinical effects or histopathological abnormalities in organs or tissues of exposed animals. These studies can be used to assist the safety evaluation of GM plant derived food and feed and to reach conclusions on whether they can be considered as safe as*

*their conventional counterpart. In some cases adverse effects were noted, which are difficult to interpret due to shortcomings in the studies."*

Food and Chemical Toxicology 46 (2008) S2–S70

<http://www.efsa.europa.eu/en/efsajournal/doc/1057.pdf>

#### **A Meta-Analysis on Farm-Level Costs and Benefits of GM Crops**

*"Our results show that, compared to conventional crops, GM crops can lead to yield increases and can lead to reductions in the costs of pesticide application, whereas seed costs are usually substantially higher. Thus, the results presented here do support the contention that the adoption of GM crops leads on average to a higher economic performance, which is also underlined by the high adoption rates for GM crops in a number of countries."*

*Sustainability* 2011, 3, 743-762; doi:10.3390/su3050743

#### **FSANZ statement on RNAi safety**

*"There is no scientific basis for suggesting that small dsRNAs present in some GM foods have different properties or pose a greater risk than those already naturally abundant in conventional foods."*

<http://www.foodstandards.govt.nz/consumer/gmfood/Documents/Heinemann%20Response%20210513.pdf>

## Popular GMO Scare Stories Debunked

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### Top Five Pseudo-Science reports

Professor Parrott singles out some GMO articles that earn a failing grade, because the peer review system is not perfect, and some articles that shouldn't still get through, and because junk science never takes a rest.

<http://parrottlab.uga.edu/ProfParrott/Index.html>

### Detailed Rebuttal to two recent reports:

1) Why Carmen study of pigs is flawed science

<http://www.biofortified.org/2013/06/pig-feeding-study-gmo/#more-12163>

2) Seralini Debacle

<http://parrottlab.uga.edu/parrottlab/Publications/Arjo-et-al-TRAG-2013.pdf>

<http://www.hc-sc.gc.ca/fn-an/gmf-agm/seralini-eng.php>

<http://www.efsa.europa.eu/en/efsajournal/pub/2986.htm>

<http://www.foodstandards.gov.au/consumer/gmfood/seralini/Pages/default.aspx>

<http://www.slideshare.net/Revkin/translation-of-french-science-academies-critique-of-controversial-gm-corn-study>

<http://gmopundit.blogspot.com.au/p/criigen.html>

Response to "Health Risks of Genetically Modified Foods"

from Dona and Arvanitoyannis (2009) in *Critical Reviews in Food Science and Nutrition* (49:164–175)

*"From a scientific perspective, we are very surprised and disappointed with the publication of Dona and Arvanitoyannis (2009) in Critical Reviews in Food Science and Nutrition (49:164–175)."*

<http://www.tandfonline.com/doi/pdf/10.1080/10408390903467787>

Genetic Roulette, Dr. Oz debunked by peer reviewed science.

<http://www.Academicsreview.org>

## **General Reference on GM Crops**

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100 references on Ecology of GM crops

<http://www.ask-force.org/web/Curriculum/Ammann-F1000-Evaluations-2013.pdf>

600+ references on safety data for GM crops and food.

<http://gmopundit.blogspot.ca/p/450-published-safety-assessments.html>

### **European Academies Science Advisory Council 2013**

“Previous work by the European Academies Science Advisory Council (EASAC) has highlighted the importance of better characterising, conserving and using plant genetic resources for food and agriculture. The present report makes the case for using crop genetic improvement technologies for enhanced agricultural production. This need is immediate. EASAC also emphasises that these paths to innovation should be combined with the deployment of all available approaches, traditional and novel, building on existing achievements for good agronomic practice.”

[http://www.easac.eu/fileadmin/Reports/Planting\\_the\\_Future/EASAC Planting the Future FULL REPORT.pdf](http://www.easac.eu/fileadmin/Reports/Planting_the_Future/EASAC_Planting_the_Future_FULL_REPORT.pdf)



THE CORPORATION OF THE CITY OF COURTENAY

REPORT TO COUNCIL

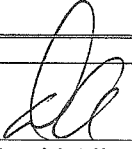
FROM: Development Services Department

FILE #: 3090-20-1306  
DATE: September 3, 2013

SUBJECT: Development Variance Permit No. 1306 for 2912 Cascara Crescent

C.A.O. COMMENTS/RECOMMENDATIONS:

That the recommendation of the Director of Development Services be accepted.

  
David Allen

RECOMMENDATION:

That Development Variance Permit No. 1306 to vary *Section 8.1.24 (2)* of the *City of Courtenay Zoning Bylaw No.2500, 2007* by reducing the rear yard setback from 9.0 m to 6.9 m for the property legally described as Lot 2, District Lot 236, Comox District, Plan EPP17584 (2912 Cascara Crescent) be issued subject to conformance with the plans and drawings contained in *Attachment No. 2*.

PURPOSE:

To consider an application for a variance to the rear yard setback for a proposed deck on the second storey of a single residential dwelling.

BACKGROUND:

A single residential dwelling is under construction on the subject property. The applicant is requesting a reduction to the required minimum rear yard setback to accommodate the construction of a deck. The subject property backs onto a City greenway and surrounding land use is single residential dwellings to the east, west and south. A map showing the subject property is contained in *Attachment No. 1*, and a plan showing the requested variance and photos of the property are included in *Attachment No. 2*.

DISCUSSION:

As mentioned above, the applicant is proposing to construct a deck on the back of the single residential dwelling. The deck will extend 2.08 m into the required rear yard setback as shown in *Attachment No. 2*. The impact of the deck on properties to the north will be minimal as the property backs onto a public greenway and the properties to the north are currently forested. The deck will be visible from the property to the west but the grading is such that the property to the west is substantially higher than the subject property and the height of the proposed deck will be at a similar elevation as the patio on the adjacent property. The proposed deck complies with the remaining provisions of the Zoning Bylaw.

The applicant held a public information meeting with regard to the proposed variance on July 17, 2013. One person attended the meeting. The minutes of the meeting (*Attachment No. 3*) indicate that the attendee requested that the variance only apply to the deck and not reduce the setback for the remainder of the house and questioned the need for the variance. The applicant indicated that they were able to address these concerns.

In addition to the public information meeting held by the applicant, the City also notified surrounding property owners of the Development Variance Permit application pursuant to the requirements of the *Local Government Act*. To date, no correspondence has been received.

**FINANCIAL IMPLICATIONS:**

NA

**STRATEGIC PLAN REFERENCE:**

NA

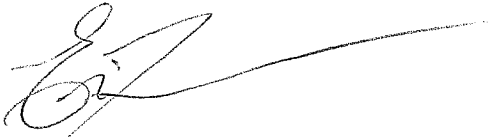
**OCP SUSTAINABILITY REFERENCE:**

NA


**REGIONAL GROWTH STRATEGY REFERENCE:**

NA

Respectfully submitted,



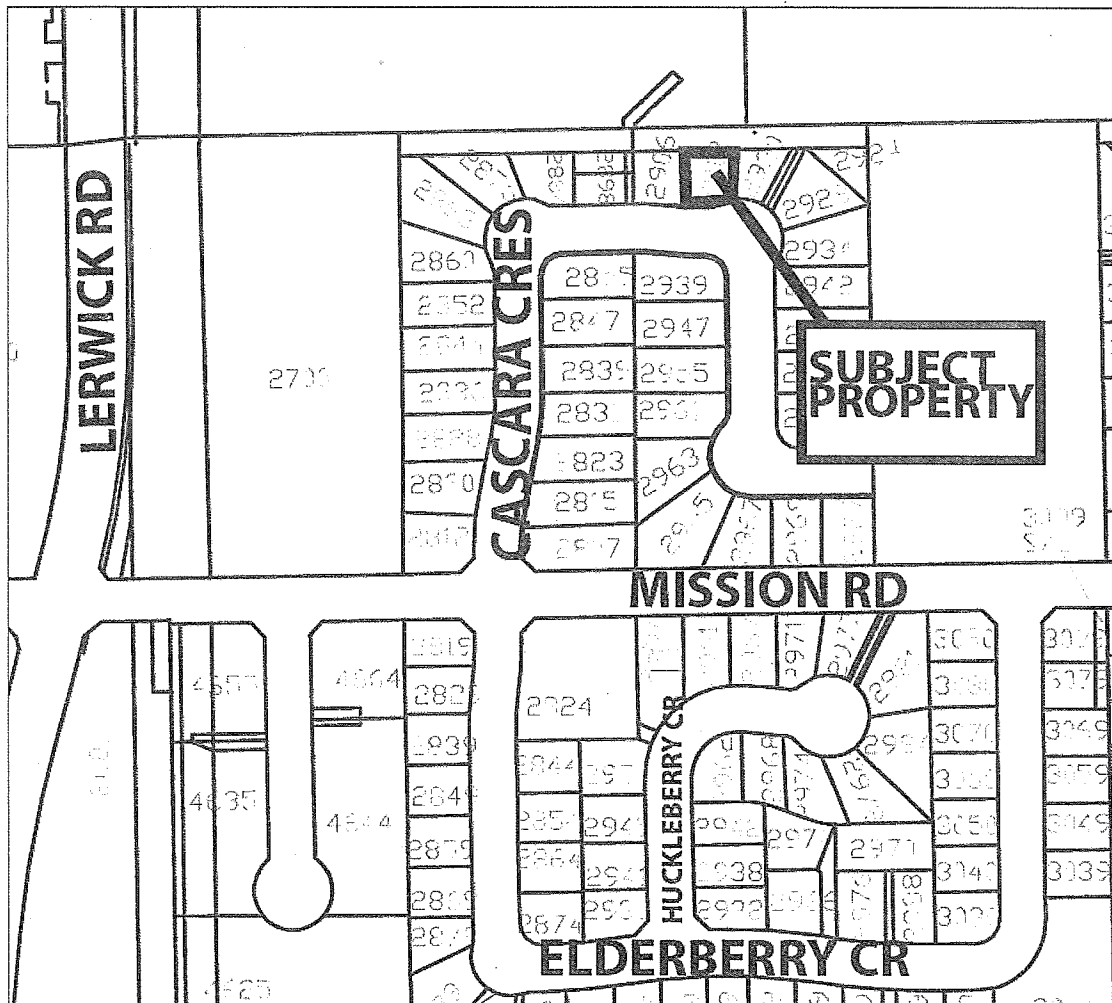
Erin Ferguson, MCP, BSc  
Planning Technician



Peter Crawford, MCIP, RPP  
Director of Development Services



REFERENCE INFORMATION



**Applicant:** Monterra Builders Ltd  
**Owner:** Roberto and Kathy Sturam  
**Location:** 2912 Cascara Crescent  
**Legal Description:** Lot 2, District Lot 236, Comox District, Plan EPP17584  
**Zoning Bylaw** Residential One S (R-1S)

	<u>Current Setback Requirements</u>	<u>Proposed Setbacks</u>
Front	7.5 m	7.5 m
Rear*	9.0 m	6.9 m (variance)
Side (Internal)	4.5 m total with 1.5 m minimum	5.0 m total, 2.6 m and 2.4 m



REVISION DATE: 20/03/21  
 DRAWN BY: J. K. KENNEDY  
 CHECKED BY: J. K. KENNEDY  
 APPROVED BY: J. K. KENNEDY  
 SCALE: AS SHOWN  
 PROJECT: Mission Ridge  
 Revision:

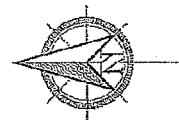
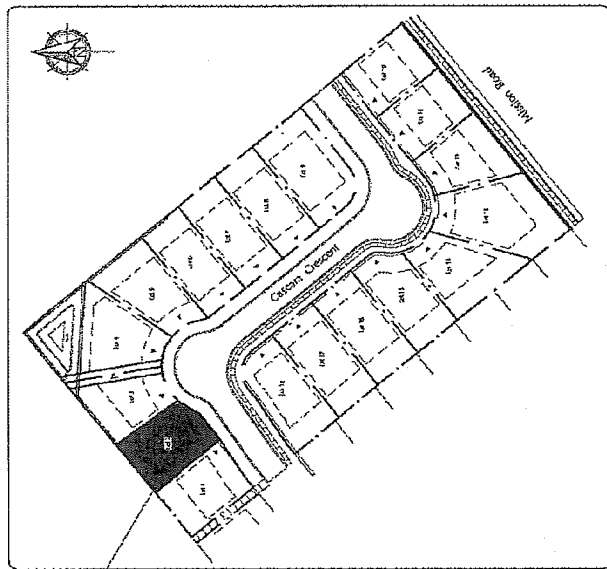
This drawing is a preliminary design and shall not be used for construction or other purposes without the prior written consent of the designer. The designer shall not be responsible for any errors or omissions in this plan to the extent that it is possible to do so.

Project Title:  
**MISSION RIDGE**  
**LOT #2**  
 COURTHOUSE

Client:

DATE:	2021
PROJECT:	MISSION RIDGE
SCALE:	AS SHOWN
DATE:	2021

**SITE PLAN**



**Site Summary**

LEGAL DESCRIPTION:  
 LOT 2, DISTRICT LOT 226 CONICK DISTRICT PLAN EPT07584

Civic ADDRESS:  
 CASCARA CRESCENT  
 COURTHOUSE BLDG. CANADA

SITE AREA:  
 708.3m<sup>2</sup> (76872.5 sq. ft.)

ZONING:  
 RESIDENTIAL R-15

**SETBACKS:**

FRONT LOT LINE = 7.5m  
 REAR LOT LINE = 9.7m  
 INTERIOR SIDE LOT LINE = MIN 1.5m TOTAL MIN 4.5m  
 EXTERIOR SIDE LOT LINE = 7.6m  
 SIDE YARD FLANKING STREET = 4.5m

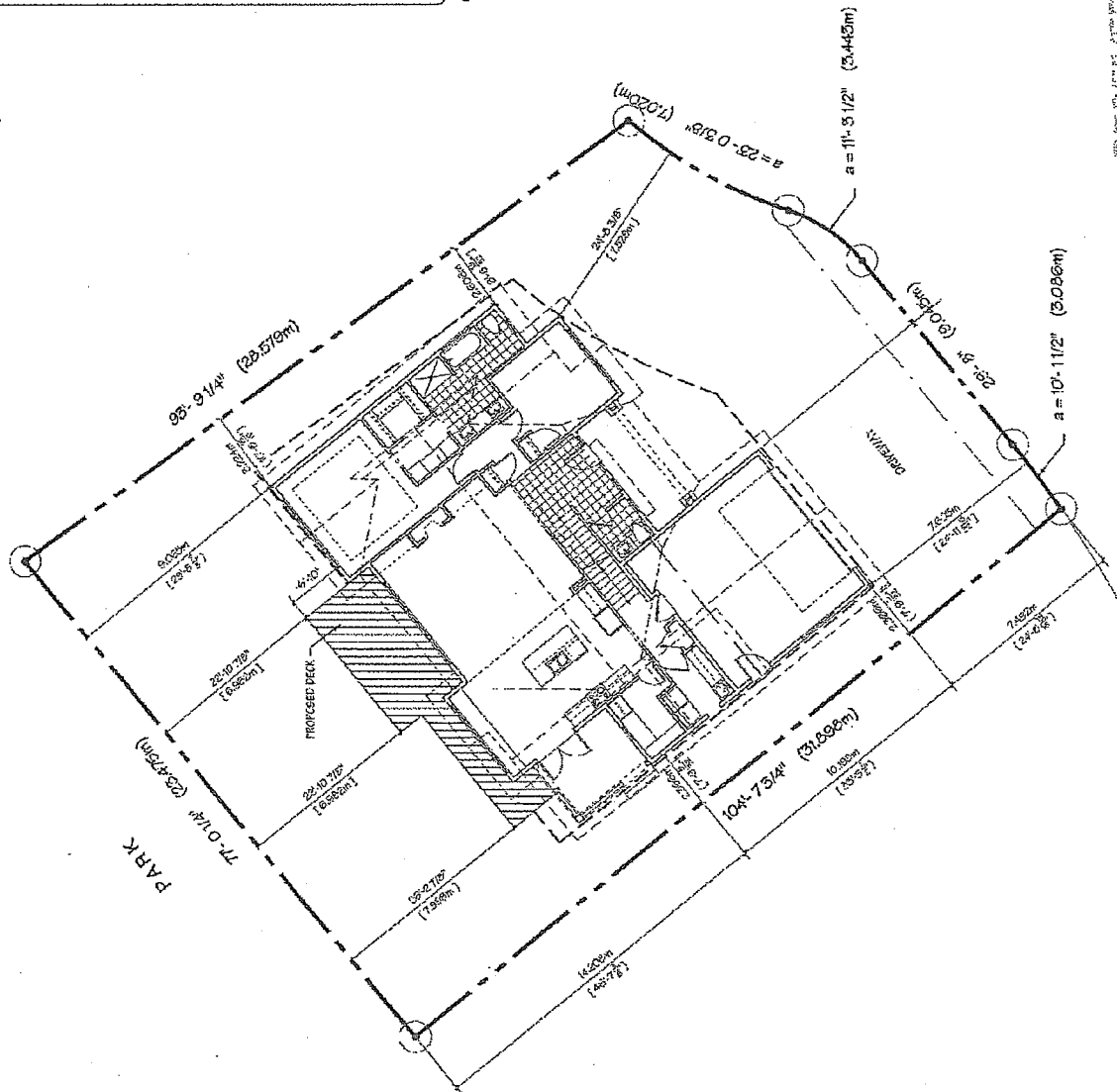
MAX. BUILDING HEIGHT OF PRINCIPAL BUILDING: 9m  
 MAX. BUILDING HEIGHT OF ACCESSORY BUILDING: 4.5m

MAX. SITE COVERAGE: 40%

PROPOSED SITE COVERAGE: 224.5 sq. ft. (247 sq. ft.) = 31.7%  
 SITE COVERAGE IS CALCULATED TO THE OUTSIDE FACE OF BUILDING WALL AND INCLUDED COVERED PORCH/PATIO.

PARKING: IN ACCORDANCE WITH DIMENSION 7 OF BYLAW

BUILDING SITE  
 LOT 2



RECEIVED  
 JUN 10 2021  
 CITY OF SCARBOROUGH







Attn: City of Courtenay  
Development Services Department

### Summary Report

Re: Variance permit for deck

a) Location : 2912 Cascara Crescent  
Time: July 17<sup>th</sup>, 2013 at 4:30 to 4:45

b) Number of Attendees: By registered mail - Bryan Russworm, Garry Renkema,  
By invitation of above- Robert Sturam (future owner of Lot 2), and  
Frank (future owner of Lot 3)

c) The meeting was advertised by registered mail to the three land owners in the subject area, the list of addresses was provided by the City of Courtenay. One of the three came to the meeting.

d) The information provided at the meeting were a full set of building blue prints, site plan of subject property, and detailed drawing outlining the variance request as well as a public information meeting comment sheet.

e) Summation of questions raised and major discussion points:

One of the main discussion points raised was by Bryan Russworm that the variance only allows for a deck and nothing else in the future, and second that the setback for the home is not changed. Another question was raised as to why a deck variance was required, my response to this was due to the depth of the lot being smaller than normal, also the deck variance pertains to the center of the rear yard as to not impose on any other neighbors. The deck will not be visible from the lot 3 deck. I (Garry) also emphasized the variance request is for seven feet which is minimal and did a mock layout at the subject property. No objections were noted, or comment sheets submitted at the time of the meeting other than the questions posed above.

Meeting adjourned

Thank you,  
Garry Renkema

MONTERRA BUILDERS LTD.

PO BOX 3734 Courtenay, B.C. V9N 7P1 T: 250.338.2414 F: 250.334.8212

E: [info@monterrabuilders.ca](mailto:info@monterrabuilders.ca) W: [www.monterrabuilders.ca](http://www.monterrabuilders.ca)



**THE CORPORATION OF THE CITY OF COURTENAY**

**BYLAW NO. 2764**

**A bylaw to exempt certain lands and  
improvements from taxation for the year 2014**

WHEREAS the Council of the Corporation of the City of Courtenay deems that land and improvements described herein meet the qualifications of Section 224 of the *Community Charter*;

NOW THEREFORE the Council of the Corporation of the City of Courtenay in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as "**Tax Exemption 2014 Bylaw No. 2764, 2013**".
2. The following properties are hereby exempt from taxation for land and improvements to the extent indicated for the year 2014:

FOLIO	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	PERCENTAGE EXEMPTION
49.000	LOT 41, SECTION 61, CD, PLAN 311	280 – 4 <sup>TH</sup> STREET	EUREKA SUPPORT SOCIETY	100%
122.000	LOT 1, PLAN 40587	367 CLIFFE AVENUE	ROYAL CANADIAN LEGION	100%
1650.000	LOT 16, PLAN 5618	101 ISLAND HIGHWAY		
163.000 164.000 165.000	LOTS 14, 17, 18, 21, 22 SECTION 61, CD, PLAN 1517	237 – 3 <sup>RD</sup> STREET 243 – 3 <sup>RD</sup> STREET 255 – 3 <sup>RD</sup> STREET	COMOX VALLEY CHILD DEVELOPMENT ASSOCIATION	100%
348.000	LOT 15, SECTION 61, CD, PLAN 4906	543 – 6 <sup>TH</sup> STREET	ALANO CLUB OF COURTENAY	100%
513.000	LOT A, DL 127, CD, PLAN 7719	755 HARMSTON AVENUE	OLD CHURCH THEATRE SOCIETY	100%
540.000	LOT 20, DL 127, CD, PLAN 1464	785 – 6 <sup>TH</sup> STREET	COMOX VALLEY PREGNANCY CARE CENTRE	100%
750.020	LOT 1, DL 127, CD, PLAN VIP62285	641 MENZIES AVENUE	COMOX VALLEY RECOVERY CENTRE SOCIETY	100%
828.000	LOT 12, BLOCK 1, SECTION 69, CD, PLAN 480	367 – 11 <sup>TH</sup> STREET	COMOX VALLEY BOYS AND GIRLS CLUB	100%
1037.000	LOTS 1 AND 2, SECTION 41, CD, PLAN 3930	1415 CLIFFE AVENUE	COMOX VALLEY FAMILY SERVICES ASSOCIATION	100%

FOLIO	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	PERCENTAGE EXEMPTION
1494.000 1494.010 1494.050	LOT A, SECTION 6 AND 8, CD, PLAN 35008	2450 BACK ROAD 2470 BACK ROAD	GLACIER VIEW LODGE SOCIETY	100%
	LOT 1 AND 2, SECTION 6 AND 8, CD, PLAN 2849, EXCEPT PLAN 35008			
1960.300	LOT A PLAN 15464	SANDPIPER DRIVE	THE NATURE TRUST OF BRITISH COLUMBIA	100%
2016.007	LOT 7, PLAN 27200		STEPPING STONES RECOVERY HOUSE FOR WOMEN (LEASE)	100%
2091.190	STRATA LOT 1, DL 230, CD, STRATA PLAN VIS6598	2311 ROSEWALL CRESCENT	SALTWATER EDUCATION SOCIETY	100%
2154.012	COMOX LAND DISTRICT, COURTENAY TRAIN STATION AND LAND	899 CUMBERLAND ROAD	ISLAND CORRIDOR FOUNDATION	100%
2200.044	LOT 3, DL 138, CD, PLAN 20288	2564 CUMBERLAND ROAD	COURTENAY & DISTRICT HISTORICAL SOCIETY IN TRUST	100%
3200.072	LOT A, SECTION 18, CD, PLAN 12735	4835 HEADQUARTERS RD	COMOX VALLEY CURLING CLUB	100%
750.100	LOT 1, PLAN VIP 62247	994 – 8 <sup>TH</sup> ST	ST JOHN THE DEVINE ABBEYFIELD HOUSE SOCIETY	75%
757.000	LOT A, BLOCK 2, PLAN 1951	1051 – 8 <sup>TH</sup> STREET	COMOX VALLEY KIWANIS VILLAGE SOCIETY	75%
757.001	LOT A, BLOCK 2, PLAN 1951 EXCEPT PLAN 4288 & 4941	1061 – 8 <sup>TH</sup> STREET		
758.000	LOT A&B, PLAN 16907	635 PIDCOCK AVE		
1286.045	LOT 8, BLOCK 3, PLAN 16252	534 – 19 <sup>TH</sup> STREET	L'ARCHE COMOX VALLEY	75%
34.000	LOT 2, SECTION 61, CD, PLAN 20159 PID 003-698-254	231 6 <sup>TH</sup> STREET	COURTENAY ELKS' LODGE #60 OF THE BENEVOLENT AND PROTECTIVE ORDER OF THE ELKS' OF CANADA	40%



FOLIO	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	PERCENTAGE EXEMPTION
91.000	LOT 92, SECTION 61, CD, PLAN 311 EXCEPT PLAN 66BL&1621R PID 006-037-577	576 ENGLAND AVENUE	COMOX VALLEY TRANSITION SOCIETY (LEASED FROM 0771375 BC LTD)	40% OF THE ASSESSMENT ALLOCATED TO THE SPACE LEASED BY THE LEASEE
166.000	LOT 8 PLAN 2834 PID 003-451-941	267 3 <sup>RD</sup> STREET	COMOX VALLEY CHILD DEVELOPMENT ASSOCIATION	40%
459.000	LOT B, PLAN 20211 PID 003-519-376	956 GRIEVE AVENUE	UPPER ISLAND WOMEN OF NATIVE ANCESTRY	40%
1464.100	LOT 1, SECTION 14, CD, PLAN VIP55397	550 COMOX ROAD	COMOX VALLEY REGIONAL DISTRICT (LEASED FROM MUTSY HOLDINGS LTD)	40% OF THE ASSESSMENT ALLOCATED TO THE SPACE LEASED BY THE LEASEE
1465.000	LOT A, SECTION 14, CD, PLAN VIP61753	600 COMOX ROAD		
1516.004	LOT 4, SECTION 14, CD, PLAN 30419 PID 000-150-541	464 PUNTLEDGE RD	CANADIAN RED CROSS SOCIETY (LEASED FROM 660511 BC LTD)	40% OF THE ASSESSMENT ALLOCATED TO THE SPACE LEASED BY THE LEASEE
1960.006	LOT C, SECTION 67, CD, PLAN 33851 PID 000-217-158	2966 KILPATRICK AVE	AARON HOUSE MINISTRIES (LEASED FROM NOORT DEVELOPMENT LTD)	40% OF THE ASSESSMENT ALLOCATED TO THE SPACE LEASED BY THE LEASEE
2024.009	LOT 2 PLAN VIP53672 PID 017-650-097	1755 13 <sup>TH</sup> STREET	HABITAT FOR HUMANITY VANCOUVER ISLAND NORTH SOCIETY	40% OF THE ASSESSMENT ALLOCATED TO THE SPACE USED FOR ADMINISTRATION OFFICES
3200.032	LOT A, SECTION 18, CD, PLAN VIP 75369 PID 025-673-017	4729 HEADQUARTERS RD	YOUTH FOR CHRIST COMOX VALLEY	40% OF THE ASSESSMENT – EXCLUDING CARETAKER RESIDENTIAL SPACE

Read a first time this 6<sup>th</sup> day of August, 2013

Read a second time this 6<sup>th</sup> day of August, 2013

Read a third time this 6<sup>th</sup> day of August, 2013

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Finally passed and adopted this day of

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Mayor

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Director of Legislative Services

**THE CORPORATION OF THE CITY OF COURTENAY**

**BYLAW NO. 2765**

**A bylaw to exempt certain lands and improvements, set apart for public worship, from taxation for the year 2014**

WHEREAS the Council of the Corporation of the City of Courtenay deems that land and improvements described herein meet the qualifications of Section 220 of the *Community Charter*;

NOW THEREFORE the Council of the Corporation of the City of Courtenay in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as "**Churches Tax Exemption 2014 Bylaw No. 2765, 2013**".
2. Pursuant to Section 224(2)(a)(f)(g) of the *Community Charter*, the following properties on which a church hall or facility is situated, the land on which such a hall stands, the remaining area of land surrounding the building set apart for public worship, and the remaining area of land surrounding the exempted building, exempted hall, or both, are hereby exempted from taxation for land and improvements to the extent indicated for the year 2014 *except for that portion of the property used for residential or commercial purposes*:

	FOLIO	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER	PERCENTAGE EXEMPTION
1.	143.000	LOT AM 11, SECTION 61, CD, PLAN 33854N	467 – 4 <sup>TH</sup> STREET	GRACE BAPTIST CHURCH OF THE COMOX VALLEY	100%
2.	313.100	LOT 1, SECTION 62, CD, PLAN VIP 74608	591 – 5 <sup>TH</sup> STREET	ANGLICAN SYNOD DIOCESE OF B.C.	100%
3.	336.000	LOT 7, SECTION 61, CD, PLAN 4906	505 FITZGERALD AVENUE	CENTRAL EVANGELICAL FREE CHURCH	100%
4.	341.000	AMENDED LOT 1, PLAN 55886N, SECTION 61 CD, PLAN 4906	566 – 5 <sup>TH</sup> STREET	ELIM GOSPEL CHAPEL TRUSTEES	100%
5.	342.000	LOTS 3 & 4, BLOCK 6, CD, PLAN 472B	576 – 5 <sup>TH</sup> STREET	ELIM GOSPEL CHAPEL TRUSTEES	50.63% OF THE ASSESSED VALUE OF LAND ONLY
6.	346.000	LOTS 10,11,12, AND 13, SECTION 61, CD, PLAN 4906	505 – 6 <sup>TH</sup> STREET	ST. GEORGES CHURCH	100%
7.	618.220	LOT 1, DL 118, CD, PLAN VIP 73074	2201 ROBERT LANG DRIVE	CALVARY COMMUNITY CHURCH	100%
8.	1074.050	LOT A, PLAN 54316P, SECTION 41, CD, PLAN 7449	1580 FITZGERALD AVENUE 1590 FITZGERALD AVENUE	GOVERNING COUNCIL SALVATION ARMY CANADA WEST	100%

	FOLIO	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER	PERCENTAGE EXEMPTION
9.	1166.000	LOT A, PLAN 121193ER, SECTION 41, CD, FORMERLY LOTS 32 & 33, CD, PLAN 10725	771 – 17 <sup>TH</sup> STREET	TRUSTEES LUTHERAN CHURCH	100%
10.	1211.004	LOT 4, SECTION 68, CD, PLAN 14176	1814 FITZGERALD AVE	VALLEY UNITED PENTACOSTAL CHURCH OF BC	100%
11.	1524.102	LOT B, SECTION 15, CD, PLAN 54793 EXCEPT PLANS 14713, 36414, 51121	1599 TUNNER DRIVE	BISHOP OF VICTORIA, CHRIST THE KING CATHOLIC CHURCH	100%
12.	1594.000	LOT 16, SECTION 16, CD, PLAN 7037 EXCEPT PLAN 44368	1581 DINGWALL RD	TRUSTEES OF THE KINGDOM HALL OF JEHOVAH WITNESS	100%
13.	1691.030	LOT 1, SECTION 17, CD, PLAN VIP 79479	4660 HEADQUARTERS ROAD	SEVENTH DAY ADVENTIST CHURCH	100%
14.	1691.044	LOT 2, SECTION 17, CD, PLAN VIP 61425	4634 ISLAND HWY	ANGLICAN SYNOD DIOCESE OF BC	100%
15.	1691.046	LOT 3, SECTION 17, CD, PLAN VIP 61425	1514 DINGWALL ROAD	ANGLICAN SYNOD DIOCESE OF BC	100%
16.	2005.000	LOT 12, DL 96 & 230, CD, PLAN 1406	1901 – 20 <sup>TH</sup> STREET	LDS CHURCH	100% EXCEPT THAT PART ASSESSED FOR SCHOOL USE
17.	2017.034	LOT 1, DL 96, CD, PLAN VIP 59504	1640 BURGESS RD	FOURSQUARE GOSPEL CHURCH OF CANADA	100%
18.	2200.088	LOT A, PLAN 27596	2963 LAKE TRAIL ROAD	COURTENAY BAPTIST CHURCH	100%

Read a first time this 6<sup>th</sup> day of August, 2013

Read a second time this 6<sup>th</sup> day of August, 2013

Read a third time this 6<sup>th</sup> day of August, 2013

Finally passed and adopted this day of

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Mayor

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Director of Legislative Services

THE CORPORATION OF THE CITY OF COURTENAY

BYLAW NO. 2762

A bylaw to amend Official Community Plan Bylaw No. 2387, 2005

WHEREAS the Council has adopted an Official Community Plan and a Zoning Bylaw;

AND WHEREAS, pursuant to Section 895 of the *Local Government Act*, the Council shall, by bylaw, establish procedures to amend a plan or bylaw or issue a permit;

NOW THEREFORE the Council of the Corporation of the City of Courtenay in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as “**Official Community Plan Amendment Bylaw No. 2762, 2013**”.
2. That Official Community Plan Bylaw No. 2387, 2005 be amended as follows:
  - a) By changing the land use designation of part of Lot 2, Block 72, Comox District, Plan EPP10850, Except Part in Plan EPP19657 from Commercial and to Mixed Use as shown on Attachment A;
  - b) By changing the land use designation of part of Lot A, Block 72, Comox District, Plan 49168, Except Parts in Plans VIP72302, VIP78220, VIP80915, VIP82077, VIP82902, VIP87389, VIP88342 and EPP10850 from Mixed Use to Commercial as shown on Attachment B; and
  - c) That Map #2, Land Use Plan be amended accordingly;
3. This bylaw shall come into effect upon final adoption hereof.

Read a first time this 6<sup>th</sup> August, 2013

Read a second time this 6<sup>th</sup> day of August, 2013

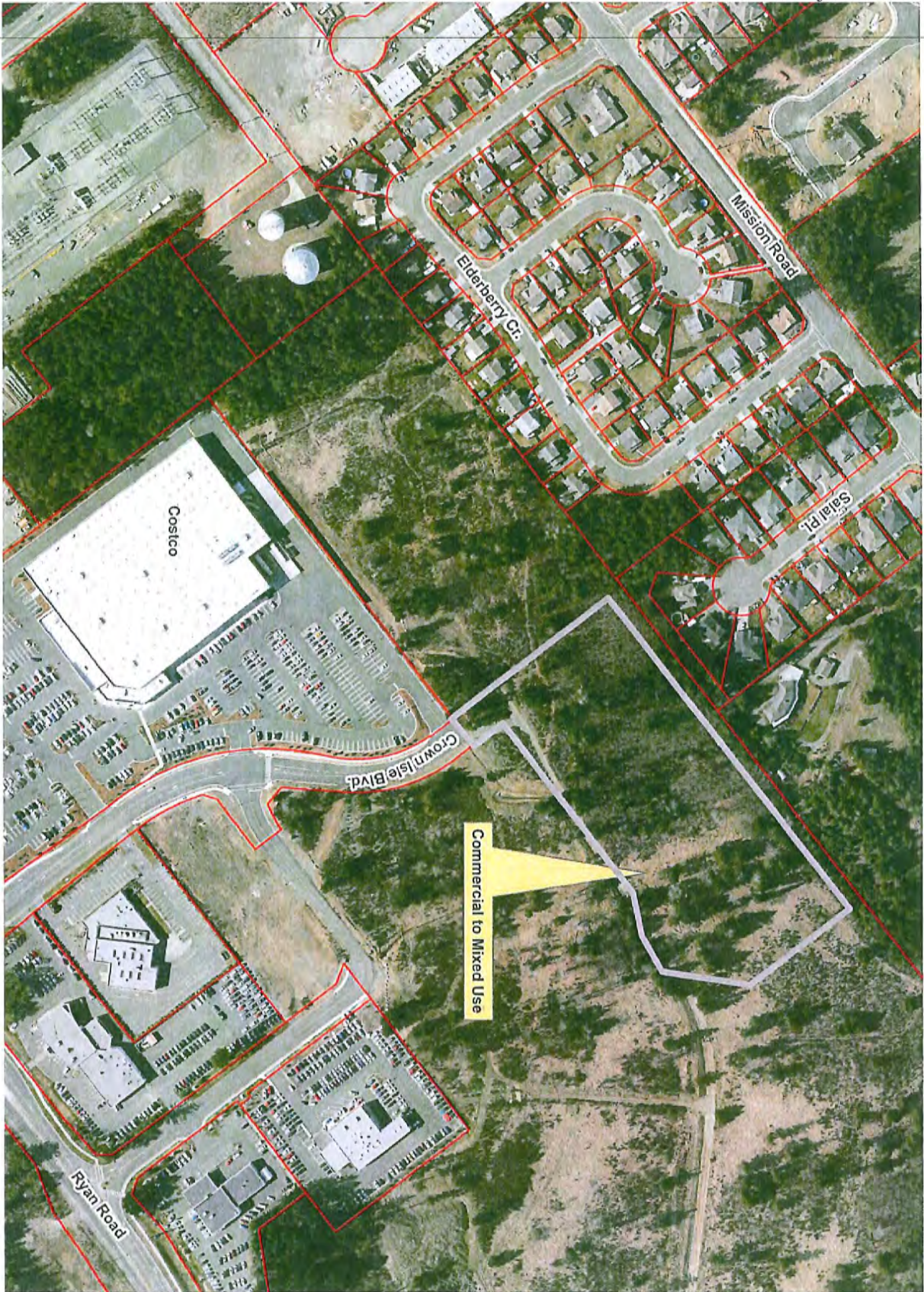
Considered at a Public Hearing this 19<sup>th</sup> day of August, 2013

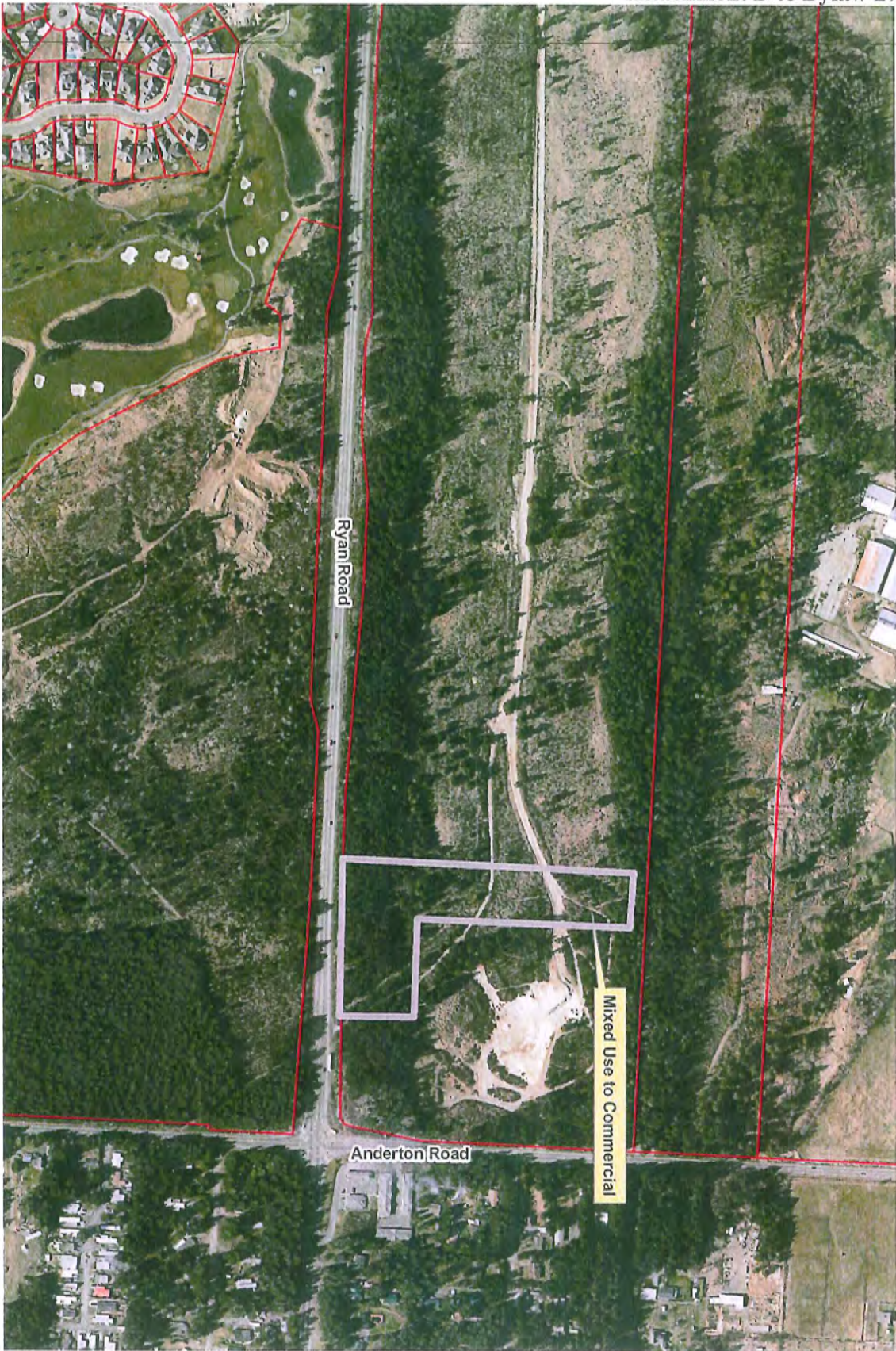
Read a third time this 19<sup>th</sup> day of August, 2013

Finally passed and adopted this                      day of                      , 2013

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Mayor

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Director of Legislative Services









THE CORPORATION OF THE CITY OF COURTENAY

BYLAW NO. 2763

A bylaw to amend Corporation of the City of Courtenay Zoning Bylaw No. 2500, 2007

WHEREAS the Council has given due regard to the consideration given in Section 903 of the *Local Government Act*;

NOW THEREFORE the Council of the Corporation of the City of Courtenay in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as “Zoning Amendment Bylaw No. 2763, 2013”.
2. That Part 31 – Comprehensive Development One Zone (CD-1) of “Zoning Bylaw No. 2500, 2007” be hereby amended as follows:
  - (a) by amending Section 8.32.2 by adding the following:
    - “(7) Within the portion of Block 72 identified as Area I on the CD-1 Zone
    - (a) Single residential dwellings
    - (b) Multi residential dwellings
    - (c) Accessory buildings and structures
    - (d) Boarding
    - (e) Home occupation”;
  - (b) by amending Section 8.32.3 (1)(a) to read “Single residential dwellings: 447 dwelling units within 42.88 hectares”;
  - (c) by amending Section 8.32.3 to add the following:
    - “(7) Within Area I:
    - (a) Approximately 30 single family and multi residential dwellings within 2.43 hectares”;
  - (d) By amending Section 8.32.6 to add the following:
    - “(8) Area I: 465m<sup>2</sup> for single family residential
    - 1600m<sup>2</sup> for multi residential”;
  - (e) by replacing the Table in Section 8.32.9 (1) as follows:

<i>Type of Building</i>	Front Yard	Rear Yard	Side Yard	Exterior Side Yard
<b>AREA A</b>				
<i>Single residential lot</i>	6.0 m	7.5 m	1.5 m	3.0 m
<i>Duplex lot</i>	6.0 m	7.5 m	1.5 m	3.0 m
<i>Multi residential</i>	7.5 m	7.5 m	4.5 m	4.5 m
<b>AREAS B - F</b>				
<i>Single residential lot</i>	7.5 m	9.0 m	1.5 m	3.0 m
<i>Duplex lot</i>	6.0 m	9.0 m	1.5 m	3.0 m
<i>Townhouse dwelling</i>	7.5 m	7.5 m	4.5 m	4.5 m
<i>Care facility</i>	7.5 m	10.0 m	4.5 m	4.5 m
<i>Multi residential</i>	7.5 m	10.0 m	4.5 m	4.5 m
<i>Commercial</i>	6.1 m	1.75 m	0	4.5 m
<i>Light industrial</i>	6.0 m	12.0 m	3.0 m	4.5 m
<i>Clubhouse</i>	7.5 m	7.5 m	7.5 m	7.5 m
<b>AREA G</b>				
<i>Single residential lot</i>	6.0 m	7.5 m	1.5 m	3.0 m
<i>Duplex lot</i>	6.0 m	7.5 m	1.5 m	3.0 m
<i>Townhouse dwelling</i>	7.5 m	7.5 m	4.5 m	4.5 m
<b>AREA H-I</b>				
<i>Single residential lot</i>	6.0 m	7.5 m	1.5 m	3.0 m
<i>Multi residential</i>	7.5 m	7.5 m	4.5 m	4.5 m

3. That part of Lot 2, Block 72, Comox District, Plan EPP10850, Except Part in Plan EPP19657 be rezoned from Comprehensive Development One F (CD-1F) zone to Comprehensive Development One I (CD-II) zone as shown on Attachment A.
4. That part of Lot A, Block 72, Comox District, Plan 49168, Except Parts in Plans VIP72302, VIP78220, VIP80915, VIP82077, VIP82902, VIP87389, VIP88342 and EPP10850 be

rezoned from Comprehensive Development One A (CD-1A) zone to Comprehensive Development One F (CD-1F) zone as shown on Attachment B.

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5. That Zoning Bylaw No. 2500, 2007, Schedule No. 8 be amended accordingly

6. This bylaw shall come into effect upon final adoption hereof.

Read a first time this 6<sup>th</sup> day of August, 2013

Read a second time this 6<sup>th</sup> day of August, 2013

Considered at a Public Hearing this 19<sup>th</sup> day of August, 2013.

Read a third time this 19<sup>th</sup> day of August, 2013

Finally passed and adopted this                      day of                      , 2013

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Mayor

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Director of Legislative Services

Approved under S.52(3)(a) of the *Transportation Act*

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Larry Park

