

R1/2006 – January 9, 2006

Minutes of a Regular Council Meeting held in the City Hall Council Chambers, Courtenay B.C., on Monday, January 9, 2006 at 4:00 p.m.

Attending:

Mayor: S. L. Winchester
Councillors: R-R. Leonard
D. S. McRae
G. T. Phelps at 4:08 p.m.
J. M. Presley
M. Theos

Staff:

S. T. Gray, Administrator
J. Ward, Manager of Corporate Administration
T. Manthey, Director of Financial Services
P. Crawford, Director of Planning Services
G. Garbutt, Planner

The meeting was called to order at 4:06 p.m.

1.00 MINUTES

.01 Moved by Presley and seconded by McRae that the minutes of the regular Council meeting held December 19, 2005 be adopted.
Carried

3.00 DELEGATIONS

Comox Valley Affordable Housing Society

Betty-Anne Juba, Chair of the Affordable Housing Society made a presentation regarding the need for affordable housing in the Comox Valley. She also introduced some of the Board members of the newly formed Affordable Housing Society, and requested that Council implement the recommendations previously presented by the Affordable Housing Committee.

Creekside Commons Rezoning Application

Pam Munroe, Director of Creekside Commons Inc. briefly introduced the Creekside Commons project. She stated that this is the first co-housing group north of Nanaimo, and that it is a great concept for the Comox Valley.

George Penfold of Qu'West Consulting Services, representing Creekside Commons provided an overview of the project and the Rezoning Application No. 0513. He stated that the applicant is approximately one month away from applying for a Development Permit.

4.00 COMMITTEE/STAFF REPORTS

.01

NAMING THE YOUTH
CENTRE
730-09

Moved by Presley and seconded by Phelps that Courtenay's new Youth Centre be referred to as "The Linc".

Carried

.02

ZONING AMEND
CREEKSIDE COMMONS
CO HOUSING
3360-20-0513

Moved by McRae and seconded by Theos that Council approve the application from Creekside Commons Co-Housing to amend the City of Courtenay Zoning Bylaw No. 1427 for the property legally described as Lot 2, District Lot 230, Plan VIP79120 from Mobile Home Park Residential (MH-2) to Comprehensive Development Zone 14 (CD-14) to allow the construction of co-housing development and part of Lot 2, District Lot 230, Plan VIP79120 from Mobile Home Park Residential (MH-2) to Mobile Home Residential Subdivision (MH-1) to allow the creation of a single mobile home lot as outlined on Schedule Nos. 1-4;

That City of Courtenay Zoning Amendment Bylaw No. 2447, 2006 proceed to 1st and 2nd reading;

That a Public Hearing be held on February 6, 2006 at 5:00 p.m. in City Hall Council Chambers in relation to Bylaw No. 2447; and

That prior to adopting City of Courtenay Zoning Amendment Bylaw No. 2447, a Covenant be registered on the subject property securing an amenity contribution pursuant to S.7.7 Provision of Amenities, Multi Residential of the Official Community Plan.

Carried

5.00 REPORTS AND CORRESPONDENCE FOR INFORMATION

Councillor Presley left the Council Chambers

.01

CRA MINUTES

Moved by Phelps and seconded by McRae that the CRA Advisory Board minutes of December 3, 2005 be received for information.

Carried

.02

FIRE REPORT
650-20

Moved by McRae and seconded by Phelps that the Fire Report for December 2005 be received for information.

Carried

Councillor Presley returned to the Council Chambers

7.00 UNFINISHED BUSINESS

Mayor Winchester inquired whether there were any members of the public wishing to make a submission regarding Development Permit No. 0521.

Mr. Terry Burns, #10 – 950 Braidwood Road expressed concerns regarding view implications and road access for the proposed development. He also expressed the same concerns on behalf of Phyllis Colbow, #12 – 950 Braidwood Road, who was unable to attend the meeting due to illness.

.01

DP NO. 0521

ISLAND PANORAMA
RIDGE

3060-20-0521

Moved by Leonard and seconded by Theos that Development Permit No. 0521 be issued to Island Panorama Ridge Estates Inc. to allow construction of four, two-storey 4-plexes at 930 Braidwood Road, including landscape materials and installation valued at \$40,884.00 as outlined in Schedules Nos. 1-5 including the following variance to City of Courtenay Zoning Bylaw No. 1427, 1986:

Phased Strata Plan

- Reduced rear yard setback from 7.5m to 5.3m for Strata Phase 1;
- Reduced rear yard setback from 7.5m to 1.5m for Strata Phase 2;
- Reduced side yard setback from 4.5m to 3m for Strata Phase 2;

Development Variances

- Reduced front yard setback from 7.5m to 7m for Strata Phase 1 balconies;
- Reduced front yard setback from 7.5m to 6.4m for Strata Phase 2 balconies;
- Reduced minimum distance from the face of a carport to a private internal access road from 6.0m to 0m.

That if the permit holder has not substantially commenced any construction to which the permit was issued within twelve (12) months after the date it was issued, the permit lapses.

Carried

.02

DP NO. 0523
SILVERADO LAND
CORP
3060-20-0523

Moved by Presley and seconded by McRae that Development Permit No. 0523 be issued to Silverado Land Corp. to allow construction of seven, two-storey duplexes within the Somerset Lane Development at 737 Royal Place, including landscape materials and installation valued at \$63,500.00 as outlined in Schedules Nos. 1-4 and including the following variances to the City of Courtenay Zoning Bylaw No. 1427, 1986:

- Section 8.32.7 Frontage be reduced from 10% to 9% to accommodate Strata Phase 2;
- Section 8.32.9 Rear Yard be reduced from 7.5m to 1.5m for Phase 2 strata boundary and from 7.5m to 2.4m for Phase 3 strata boundary

That if the permit holder has not substantially commenced any construction to which the permit was issued within twelve (12) months after the date it was issued, the permit lapses.

Carried

Mayor Winchester inquired whether there were any members of the public wishing to make a submission regarding Development Permit No. 0515.

A member of the public came forward to make a submission regarding Development Permit No. 0521, Island Panorama Ridge Estates.

Mr. Alan Erickson, #9 – 950 Braidwood Road, expressed concerns regarding the development road alignment as well as the location of the garbage containers. He inquired whether the developer could flip the front two building in order to change the driveway access.

In order to consider Mr. Erickson’s concerns, Mayor Winchester required Council to reconsider Resolution 7.01 (R1/06) - Development Permit No. 0521, Island Panorama Ridge Estates, pursuant to section 39 (1) of Procedure Bylaw No. 2284, 2004.

After reconsideration, Resolution 7.01 (R1/06) was again voted on and carried unanimously as written.

.03

DVP NO. 0515
FINKBEINER
3090-20-0515

Moved by Theos and seconded by McRae that Development Variance Permit No. 0515 be issued to Jim & Ruby Finkbeiner to provide relief from the City of Courtenay Zoning Bylaw No. 1427, 1986, and amendments thereto, to allow a detached garage in the front yard as shown on Schedule Nos. 1 and 2 for property legally described as Lot 1, Block 72, Comox District, Plan VIP76744 at 3336 Majestic Drive.

Carried

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Councillor Theos gave notice of the following resolution to be considered at the January 16, 2006 regular Council meeting:

Publishing of Council Members attendance records for Council meetings

“WHEREAS Council members are accountable to the public and attendance records reflect in part the value taxpayers are receiving from their Council member’s efforts;

AND WHEREAS with publishing attendance records, this open process allows for the public to be aware of Council member’s participation;

Be it resolved that Courtenay Council publishes Council member’s attendance records at least once a year similar to a financial disclosure statement and Councillor’s expenses.”

10.00 BYLAWS

.01 Moved by McRae and seconded by Phelps that “City of Courtenay
BYLAW NO. 2447 Zoning Amendment Bylaw No. 2447, 2006” pass first and second reading.
ZONING AMEND **Carried**

.02 Moved by Presley and seconded by Phelps that “Brenwin Road
BYLAW NO. 2442 Closure Bylaw No. 2442, 2005” be finally passed and adopted.
BRENWIN RD CLOSE **Carried**

11.00 COUNCIL MEMBER ROUNDTABLE

MAYOR WINCHESTER Mayor Winchester thanked Sandy T. Gray and senior staff for the Council orientation session held on January 7.

COUNCILLOR THEOS Councillor Theos outlined his attendance at the Community Justice Centre orientation.

12.00 ADJOURNMENT

.01

Moved by Phelps and seconded by Presley that the meeting now adjourn at 5:19 p.m.

Carried

CERTIFIED CORRECT

Manager of Corporate Administration

Adopted this 16th day of January, 2006

Mayor