

R23/2006 – September 18, 2006

Minutes of a Regular Council Meeting held in the City Hall Council Chambers, Courtenay B.C., on Monday, September 18, 2006 at 4:00 p.m.

Attending:

Mayor: S. L. Winchester
Councillors: L. V. Jangula
R-R. Leonard
D. S. McRae
G.T. Phelps
J. M. Presley
M. Theos

Staff:

S. Gray, Administrator
J. Ward, Manager of Corporate Administration
K. Lagan, Director of Operational Services
D. Slobodan, Director of Regulatory and Property Services
T. Manthey, Director of Financial Services
P. Crawford, Director of Planning Services
R. Wiwchar, Director of Community Services

The meeting was called to order at 4:00 p.m.

1.00 MINUTES

.01 Moved by Jangula and seconded by McRae that the minutes of the regular Council meeting held September 11, 2006 be adopted.
Carried

3.00 DELEGATIONS

Nathan Hildebrand, Smart Centres re: DP No. 0603

Nathan Hildebrand reviewed the application by First Courtside Developments Ltd. for Development Permit No. 0603, to allow the construction of a 990 square metre commercial building located at 3199 Cliffe Avenue.

4.00 COMMITTEE/STAFF REPORTS

01 Moved by Leonard and seconded by Phelps that the
PESTICIDE City of Courtenay participate in the Regional District of Comox Strathcona
AWARENESS SERVICE Pesticide Awareness Service.
470-20 **Carried**

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.02

PUBLIC WKS MAIN
BUILDING LOAN AUTH
6120-01

Moved by McRae and seconded by Jangula that Council seek the approval of the electors for “Public Works Maintenance Building Loan Authorization Bylaw No. 2458, 2006” through the alternative approval process;

That Council establish elector response forms as attached to this report;

That Council determine 16,491 as the total number of electors to which the approval process applies;

That Council establish the deadline for receiving responses for this alternative approval process as October 30, 2006 at 4:30 p.m.

Carried

.03

BC MUNICIPAL SAFETY
ASSOCIATION
2640-20

Moved by Theos and seconded by Leonard that the WorkSafe BC proposal for a full time funded coordinator for the BC Municipal Safety Association be endorsed and the UBCM notified of the City’s response.

Carried

.04

MARSDEN/ARDEN
SEWER SERVICING
PROPOSAL
3720-20

Moved by Presley and seconded by Jangula that Council seek the support of the Regional District to jointly prepare a Local Area Plan for the Marsden/Arden area and to work with a Local Advisory Committee on the basis that there will be no change to municipal services nor subdivision prior to inclusion into the City.

That Council not support the proposal from Director Barry Minaker for the City to provide sewer service to the Marsden/Arden area prior to a boundary extension for the following reasons:

1. It is City policy not to extend sewer service beyond the City’s boundaries. The Letters Patent creating the Comox Valley Sewerage System function restricts the sewer service only to properties within municipal boundaries.
2. A land use agreement as suggested has limited political involvement from the City as long as these lands are within the Electoral Area.
3. Taxing of properties should occur through the same agency providing the service and not be complicated through separate agreements and unnecessary administrative costs.

Carried

.05
DP NO. 0603
FIRST COURTSIDE
DEV
3060-20-0603

Moved by Presley and seconded by McRae that the application from First Courtside Developments Ltd. for Development Permit No. 0603 to allow the construction of a 990 m² commercial building at 3199 Cliffe Avenue, including landscape materials, irrigation, fencing and installation valued at \$27,806.90, be approved as outlined in Schedule Nos. 1-4; and

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

.06
INTERMUNICIPAL
BUS LIC PROGRAM
4320-20

Moved by Jangula and seconded by Presley that Council approve entering into an intermunicipal business licence program with the Town of Comox; and

That “Intermunicipal Business Licence Agreement Authorization Bylaw No. 2464, 2006” proceed to first, second and third reading.

Carried

Councillor Leonard declared a potential conflict of interest regarding the next item due to the fact that she is a Director of the Sandwich Water District, and vacated Council chambers at 4:30 p.m.

.07
MEADOWBROOK
HUBAND AREA
BOUNDARY EXT
3720-20

Moved by Phelps and seconded by Presley that Council receive the report from the Director’s of Operational Services and Planning Services; and

That Council not proceed with a boundary extension of the Meadowbrook/Huband Area.

Carried

Councillor Leonard returned to Council Chambers and took her seat at 4:35 p.m.

6.00 RESOLUTIONS OF COUNCIL

.01
INCAMERA MTG

Moved by Presley and seconded by Jangula that under the provisions of Section 90(1)(k) of the *Community Charter*, notice is hereby given that a Special In-Camera meeting closed to the public, will be held September 18, 2006 at the conclusion of the Regular Council meeting.

Carried

.01
RECONSIDER
RESOLUTION BANCO
INVESTMENT CORP

Pursuant to section 131 of the *Community Charter*, Mayor Winchester requires Council to reconsider and vote again on the following resolution that was passed at the regular Council meeting held September 11, 2006:

Moved by Jangula and seconded by Presley that the application from

Banco Investment Corp. to convert an existing 24-unit townhouse complex into a strata titled complex be referred to the City's Affordable Housing Task Committee for a report back to Council within sixty days.

Subsidiary Motion

Moved by Leonard and seconded by McRae that the application from Banco Investment Corp. to convert an existing 24 unit townhouse complex into a strata titled complex be referred to the next regular meeting of Council, along with an update from staff and the applicant.

Carried

10.00 BYLAWS

.01
BYLAW NO. 2464

Moved by Presley and seconded by Leonard that "Intermunicipal Business Licence Agreement Authorization Bylaw No. 2464, 2006" pass first, second, and third reading.

Carried

.02
BYLAW NO. 2474

Moved by McRae and seconded by Leonard that "Tax Exemption 2007 Bylaw No. 2474, 2006" pass first, second and third reading.

Carried with Councillor Presley opposed

.03
BYLAW NO. 2475

Moved by Theos and seconded by Jangula that "2007-2011 Tax Exemption Bylaw No. 2475, 2006" pass first, second and third reading.

Carried

11.00 COUNCIL MEMBER ROUNDTABLE

COUNCILLOR MCRAE Councillor McRae outlined his attendance at the Pacific Salmon Foundation Dinner Auction.

COUNCILLOR
LEONARD Councillor Leonard outlined her attendance at the Pacific Salmon Foundation Dinner Auction, and expressed her regrets for being unable to attend the Terry Fox Run.

COUNCILLOR PHELPS Councillor Phelps reminded Council of the Cops for Cancer Tour de Rock Red Surge Dinner and Auction to be held September 27.

