

**Minutes of a Regular Council Meeting held in the City Hall Council Chambers, Courtenay BC, on Monday, May 3, 2004 at 4:00 p.m.**

**Attending:**

**Mayor: S. L. Winchester**

**Councillors: J. L. Harder**

**L.V. Jangula**

**D. S. McRae**

**Staff:**

**S. T. Gray, Administrator**

**J. Ward, City Clerk**

**T. Manthey, Director of Financial Services**

**D. Slobodan, Director of Development Services**

**K. Lagan, Director of Operational Services**

**T. Towle, Fire Chief**

**P. Crawford, Senior Planner**

**G. Garbutt, Planner**

The meeting was called to order at 4:07 p.m.

A late resolution regarding notice of in-camera meeting in Comox was added to the agenda.

**1.00 MINUTES**

**.01** Moved by McRae and seconded by Harder that the minutes of the Regular Council meeting held April 19, 2004 be adopted.  
**Carried**

**3.00 DELEGATIONS**

**Jon Toogood, Habitat for Humanity and Chris Kutyn, Kutyn Property Services**

Jon Toogood outlined the request by Habitat Comox Valley for the City to help build simple affordable housing in Courtenay by providing a piece of property. Habitat Board members Pippa Atwood, Chris Kutyn, Dave Lewis and John Dickinson were also in attendance.

Chris Kutyn reviewed that Habitat for Humanity is the second largest home builder in the United States. He also reviewed that Habitat home owners must invest 500 hours of “sweat equity” into the home, that Habitat Comox Valley would hold the mortgages for the property, that home owners cannot flip the property, and that Habitat would partner with the home owner to ensure payment of taxes and property upkeep.

Mr. Kutyn also outlined that the response of the public regarding Habitat in the Comox Valley has been excellent, that 75 volunteers have been registered to provide assistance, and pledges have already been secured for materials, equipment and expertise in home construction.

Mayor Winchester announced that Council has agreed to provide a parcel of property located at the corner of Willemar Avenue and Cumberland Road to Habitat Comox Valley in order to construct affordable housing.

**Patrick Evans, Evansdale Farms re: Ducks Unlimited**

Patrick Evans outlined the application to the Agricultural Land Commission to allow consolidation of the Comox Bay Farm lands, and to allow the subdivision of 2.3 ha to accommodate the development of an Agricultural Products Market and Waterfowl Interpretive Centre.

**4.00 COMMITTEE/STAFF REPORTS**

**.01**

WILDLAND  
INTERFACE FIRES  
7200

Fire Chief Towle reviewed the report regarding wildland interface fires, and situations last year regarding City lots and fire hazard potential. He reviewed that it would be highly unlikely that we would experience a situation on the scale of the Kelowna fires in our area, however the City is taking proactive measures to encourage residents to have a defensible fire space surrounding their property.

Moved by McRae and seconded by Harder that staff continue to conduct a public awareness and education campaign regarding wildland interface fires;

That staff prepare “Interface Fire Risk Maps” to identify potential areas of high risk in the City of Courtenay and on the City boundaries; and

That staff investigate incorporating specific planning and building policies into areas of the City identified as high risk for wildland interface fires.

**Carried**

**.02**

ANDERTON AVE  
ROAD CLOSURE  
950-20

Moved by Jangula and seconded by Harder that “Anderton Avenue Road Closure Bylaw No. 2336, 2004” proceed to final adoption.

**Carried**

**.03**

DVP NO. 0409  
SILVERADO LAND  
CORP  
3090-20-0409

Moved by Harder and seconded by McRae that notice be given to the adjacent property owners of the proposed development variance outlined below and that the application be returned to Council at a meeting on May 17, 2004; and

That subject to public input, Development Variance Permit No. 0409 be issued to Silverado Land Corp to provide relief from the City of Courtenay Subdivision Control Bylaw No. 1401, 1986 and amendments thereto, to allow construction of Suffolk as a dead-end roadway that is longer than 152.4 metres in length and not having a direct sightline, as shown in Attached Schedule No. 1 for the property legally described as Part of Lot A, Block 72, Comox District, Plan VIP74893, Except part in Plan VIP----.

**Carried**

**.04**

ALR APPLICATION  
COMOX BAY FARM  
1300 COMOX RD  
3015-20-0401

Moved by Jangula and seconded by McRae that Council recommend approval of ALR Application No. 0401, an application being forwarded to the Agricultural Land Commission from Patrick Evans to consolidate the existing lots that make up the Comox Bay Farm lands into a 73.5 ha parcel and subdivide 2.3 ha of Comox Bay Farm land to accommodate the development of a combination Agricultural Products Market and Waterfowl Interpretive Centre within the ALR, and to allow the construction of a Farm Market and Interpretive Centre as a Non-Farm use in the ALR for the property located at 1300 Comox Road; and

That upon receipt of approval from the Agricultural Land Commission, Council consider a comprehensive development plan, zoning amendment and subdivision application for the subject property.

**Carried**

**.05**

DEVELOPMENT APP  
PROCEDURE BYLAW  
AMEND  
3060-00

Moved by Harder and seconded by McRae that Council approve an amendment to the City of Courtenay Development Application Procedure Bylaw No. 1794, 1994 to require certification of landscape installation prior to release of security.

**Carried**

**.06**

TEMP COMMERCIAL  
PERMIT - EXT  
1970 CLIFFE AVE  
6480-20-0402

Moved by Jangula and seconded by McRae that Council approve a request from the Comox Valley Dive Association to extend a “Temporary Commercial Permit” for the outdoor storage of an aircraft frame at 1970 Cliffe Avenue from May 31, 2004 to July 31, 2004; and

That the applicant be advised that no further extension can be granted to this permit.

Moved by Harder and seconded by McRae that the previous motion be amended to extend the Commercial Permit to October 31, 2004.

**The motion to amend was carried**

**The main motion was carried as amended**

Moved by Harder and seconded by Jangula that Council send a letter indicating support for the sinking of the Boeing 737 airframe providing that all environmental concerns are addressed.

**Carried**

**.07**

DVP0412  
RAVENROCK  
CONSTRUCTION  
3090-20-0412

Moved by McRae and seconded by Harder that notice be given to the adjacent property owners of the proposed development variance outlined below and that the application be returned to Council at a meeting on May 17, 2004;

That subject to public input, Development Variance Permit No. 0412 be issued to Ravenrock Construction Ltd. to provide relief from the City of Courtenay Zoning Bylaw No. 1427, 1986, and amendments thereto, to allow for zero property frontage for a phased strata development as outlined in Schedule No. 1 for the property legally described as Lot 21, Section 66, Comox District, Plan 7471.

**Carried with Councillor Jangula opposed**

**.08**

JULY 1<sup>ST</sup> PARADE  
5460-08

Moved by Jangula and seconded by Harder that Council approve the temporary closure of Fifth Street from Lake Trail Rd. to Ryan Rd., between 10:30 a.m. and 12:30 p.m. on Thursday, July 1<sup>st</sup>; and

That the necessary insurance and notification to the emergency services be provided at least five working days prior to July 1, 2004.

**Carried**

## **5.00 REPORTS AND CORRESPONDENCE FOR INFORMATION**

**.01**

HERITAGE MINUTES

Moved by McRae and seconded by Harder that the Heritage Advisory Commission meeting minutes of April 28, 2004 be received for information.

**Carried**

**.02**

TAX CREDITS FOR  
VOLUNTEERS

Moved by Harder seconded by McRae that the response from the Office of the Prime Minister regarding tax credits for volunteers be received for information.

**Carried**

**.03** Moved by Harder and seconded by McRae that the letter of appreciation from Katimavik be received for information.  
KATIMAVIK LTR OF APPRECIATION **Carried**

**6.00 RESOLUTIONS OF COUNCIL**

**.01** Moved by McRae and seconded by Harder that the following resolution be forwarded to the UBCM for consideration at the 2004 Annual Convention:  
UBCM CONVENTION DATES 390-20

WHEREAS the UBCM Annual Conference is traditionally held for 5 working days;

AND WHEREAS it may be difficult for local government elected officials to leave their place of employment or their business during the week for this length of time;

THEREFORE BE IT RESOLVED that the UBCM Annual Conventions be held over a weekend, similar to the Annual FCM Conventions.

**Carried**

**.02** Moved by Harder and seconded by McRae that under the provisions of Section 90(c) of the *Community Charter*, notice is hereby given that a Special In-Camera meeting closed to the public, will be held May 3, 2004 at the conclusion of the Regular Council meeting.  
INCAMERA MTG

**Carried**

**.03** Moved by Harder and seconded by Jangula that under the provisions of Section 90(e) and (k) of the *Community Charter*, notice is hereby given that a Special In-Camera meeting closed to the public, will be held May 4, 2004 in Comox Town Hall Council Chambers, 1801B Beaufort Avenue, Comox B.C. at the conclusion of the Special Town of Comox Council meeting.  
INCAMERA MTG

**Carried**

**.04** Councillor Jangula reviewed that he has met with the Citizens on Patrol regarding their funding concerns, and that a further update will be provided to Council in the future.  
CITIZENS ON PATROL

**.05** Mayor Winchester reviewed the ICBC crash reduction challenge underway between Comox and Courtenay.  
ICBC CRASH REDUCTION

**10.00 BYLAWS**

## **R8/2004 – May 3, 2004**

**.01** Moved by Harder and seconded by McRae that “The 2004-2008  
BYLAW NO. 2346 Financial Plan Bylaw No. 2346, 2004” pass first, second and third reading.  
**Carried**

**.02** Moved by McRae and seconded by Jangula that “Tax Rates Bylaw  
BYLAW NO. 2347 No. 2347, 2004” pass first, second and third reading.  
**Carried**

**.03** Moved by Harder and seconded by McRae that “City of Courtenay  
BYLAW NO. 2348 Development Application Procedure Amendment Bylaw No. 2348, 2004”  
pass first, second and third reading.  
**Carried**

**.04** Moved by McRae and seconded by Harder that “Anderton Avenue  
BYLAW NO. 2336 Road Closure Bylaw No. 2336, 2004” be finally passed and adopted.  
**Carried**

### **11.00 COUNCIL MEMBER ROUND TABLE**

COUNCILLOR Councillor Jangula outlined his attendance at the following events:  
JANGULA

- July 1<sup>st</sup> Committee meeting
- COPS meeting

MAYOR’S ACTIVITIES Mayor Winchester outlined her attendance at the following events:

- Economic Development Society Annual General Meeting
- RDCS CV Sports Committee and Comox Valley Committee
- Comox Valley Airport Terminal grand opening
- Comox Valley Chamber of Commerce meeting
- Sid Williams Theatre Society Annual General Meeting
- ICBC Crash Challenge meeting
- Volunteer luncheon at the Filberg Centre
- Partners in Parks appreciation night
- RDCS Board and Committee of the Whole meetings
- All Candidates meeting
- Laurel Lodge funding announcement with Minister Hagen
- Eydie Fraser – UBCM re 2005 AVICC Conference in Courtenay
- Bed Post store grand opening with Mayor Brass
- Lawn bowling season opening

### **12.00 ADJOURNMENT**

**01**

Moved by McRae and seconded by Jangula that the meeting now adjourn at 5:11 p.m.

**Carried**

**CERTIFIED CORRECT**

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**Clerk**

**Adopted this 10<sup>th</sup> day of May, 2004**

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**Mayor**