

R18/2006 – July 17, 2006

Minutes of a Regular Council Meeting held in the City Hall Council Chambers, Courtenay B.C., on Monday, July 17, 2006 at 4:00 p.m.

Attending:

Acting 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
S. Karvalics, Executive Assistant
K. Lagan, Director of Operational Services
D. Slobodan, Director of Regulatory Services
P. Crawford, Director of Planning Services
T. Manthey, Director of Financial Services
R. Wiwchar, Director of Community Services
D. Welch, Planning Assistant

The meeting was called to order at 4:05 p.m.

1.00 MINUTES

.01 Moved by Jangula and seconded by Presley that the minutes of the regular Council meeting held July 4, 2006 be adopted.
Carried

3.00 DELEGATIONS

Rick Salewski, Operations Manager, Greyhound Canada

Rick Salewski, Greyhound Canada Operations Manager Vancouver Island provided a brief overview of the proposed reduction in minimum frequencies on the Nanaimo to Campbell River corridor. There will be no reduction in the route between Campbell River and Port Hardy. He advised that the proposed change is based on passenger demand. By revamping the system it will provide them flexibility to be better able to operate on the route between Nanaimo and Campbell River and provide a service that is sustainable and viable while continuing to meet customer's needs.

Chad Mooney, KC Mooney Architects, Development Permit No. 0611

Chad Mooney, Architect was present on behalf of the applicant 0692273 BC Ltd to provide Council with an overview of Phase II of the development at 2001 Blue Jay Place. The form, character and streetscape of Phase II will be the same of Phase I.

4.00 COMMITTEE/STAFF REPORTS

.01

AFFORDABLE
HOUSING TASK
COMMITTEE
550-20

Moved by McRae and seconded by Phelps that Council appoint the recommended community members to the Affordable Housing Task Committee.
Carried

.02

DVP NO. 0617
MCKENZIE
3090-20-0617

Moved by Presley and seconded by Jangula 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 August 8, 2006; and

That subject to public input, Development Variance Permit No. 0617 be issued to Viola McKenzie to provide relief from the City of Courtenay Zoning Bylaw No. 1427, 1986, and amendments thereto, to reduce the side yard setback to 4.37m to allow the addition of a sunroom to the existing dwelling, as detailed in Schedule No. 1, for the property legally described as Strata Lot 8, District Lot 157, Comox District, Plan VIS3423 at 8-2160 Hawk Drive.

Carried

.03

DP NO. 0611
0692273 BC LTD
3060-20-0611

Moved by McRae and seconded by Presley that notice be given to the adjacent property owners of the proposed Development Permit with Variances outlined below and that the application be returned to Council at a meeting on August 8, 2006;

That subject to public input, Development Permit No. 0611 be issued to 0692273 BC Ltd. to allow the construction of 30 duplex style patio homes (60 units) on Lot P, District Lot 158, Comox District, Plan VIP79430 at 2001 Blue Jay Place, including landscape materials and installation, irrigation, fencing and retaining walls, valued at \$281,350, as outlined in *Schedule Nos. 1-4* including the following variances to the City of Courtenay Zoning Bylaw No. 1427, 1986;

Development Variances

- *Section 7.1.6 (8), Driveway Length* be relaxed to decrease the required driveway length from 6 m to 5.0 m for Buildings 9, 19, 20 and 21;
- *Section 8.3.5 (2), Rear Yard Setbacks* be relaxed to decrease the required rear yard setback from 9.0 m to 7.4 m for Buildings 21 and 20 and from 7.5 m to 7.3 m for Buildings 19 and 20.

Phased Strata Variances

- Phase 1: Section 8.3.5 (3), Side Yard Setbacks be relaxed to decrease the required side yard setback from 4.5 m to 3.0 m for Building 1;
- Phase 2: Section 8.3.3, Minimum Lot Frontage be relaxed to decrease the required frontage from 30 m to 25 m for Strata Phase 2;
- Section 8.3.5 (2), Rear Yard Setbacks be relaxed to decrease the required rear yard setback from 9.0 m to 5.0 m for Building 30 and 32 and from 7.5 m to 4.5 m for Building 31;
- Section 8.3.5 (3), Side Yard Setbacks be relaxed to decrease the required side yard setback from 4.5 m to 1.2 for Buildings 29 and 33;
- Phase 3: Section 8.3.5 (2), Rear Yard Setbacks be relaxed to decrease the required rear yard setback from 7.5 m to 6.0 m for Building 12, from 9.0 m to 6.8 m for Building 11 and 13;
- Section 8.3.5 (3), Side Yard Setbacks be relaxed to decrease the required side yard setback from 4.5 m to 2.4 m for Building 13;
- Phase 4: Section 8.3.5 (2), Rear Yard Setbacks be relaxed to decrease the required rear yard setback from 9.0 m to 7.5 m for Buildings 23 and 22; and
- Section 8.3.5 (3), Side Yard Setbacks be relaxed to decrease the required side yard setback from 4.5 m to 2.1 m for Building 22; 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

.04

DVP NO. 0616
CROSS
3090-20-0616

Moved by Theos and seconded by Leonard 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 August 8, 2006; and

That subject to public input, Development Variance Permit No. 0616 be issued to Glen Cross to provide relief from the City of Courtenay Zoning Bylaw No. 1427, 1986, and amendments thereto, to reduce the side yard setback to a total of 3.8m for 1.78m² side projections on both sides of a single residential dwelling, as detailed in Schedule No. 1, for the property legally described as Lot 2, District Lot 127, Comox District, Plan VIP--- at 854 3rd Street.

Carried

.05

AMENDED STMT OF
SALARIES, WAGES
1870-06

Moved by Presley and seconded by Theos that Council approve the amended Statement of Salaries, Wages and Expenses for the 2005 Statement of Salaries, Wages and Expenses for the 2005 Statement of Financial Information.

Carried

.06

2007/08 RCMP
POLICING CONTRACT
1660-20

Moved by McRae and seconded by Presley that Council grant approval in principle to the 2007/08 Municipal Contract Policing Resource request in the amount of \$3,083,945 representing 90% of the contract cost for the established strength of 25.7 members.

Carried

.07

SUB SERVICING AGREE
448629 BC LTD
3320-20-05455

Councillor Presley declared a potential conflict of interest regarding the next item due to a client relationship and vacated the Council Chambers at 4:44 p.m.

Councillor Leonard declared a potential conflict of interest regarding the next item due to a work related relationship and vacated the Council Chambers at 4:45 p.m.

Moved by Theos and seconded by Phelps that Council approve the Subdivision Servicing Agreement for the subdivision of Part of Lot A, District Lot 231, Comox District, Plan VIP----;

That the required security be provided to the City prior to subdivision approval; and

That the Mayor and Manager of Corporate Administration be authorized to sign all documentation relating to this development.

Carried

Councillor Presley and Leonard returned to the Chambers and took their seats at 4:46 p.m.

.08

BECKENSELL AVE
R/W WALL
5400-01

Moved by Phelps and seconded by Theos that the Council authorize a Highway Encroachment Agreement between the City and Mr. Mike Laver to permit completion of a wall in the road allowance adjacent to Beckensell Avenue;

That the agreement be for a one year term with provision for renewals;

That prior to any further work taking place, details of the wall be submitted to the City for acceptance; and

That the Mayor and Manager of Corporate Administration be authorized to sign all documents relating to the agreement.

Carried

.09

SPECIAL CROSSWALKS
5460-20

Moved by Leonard and seconded by Presley that the installation of Special Crosswalks on Lerwick Road at Mission Road and on Lake Trail Road at Webb Road be approved; and

That these crosswalks be funded from the Traffic Fine Revenue Sharing.

Carried

5.00 REPORTS AND CORRESPONDENCE FOR INFORMATION

.01 Moved by Presley and seconded by McRae that the Heritage
HERITAGE MINUTES Advisory Commission minutes of June 28, 2006 be received for
information.
Carried

.02 Moved by McRae and seconded by Phelps that the Fire Report for
FIRE REPORT June 2006 be received for information.
Carried

6.00 RESOLUTIONS OF COUNCIL

.01 Moved by Presley and seconded by McRae that under the provisions
INCAMERA MTG of Section 90(1)(e)(g) of the Community Charter, notice is hereby given that
a Special In-Camera meeting closed to the public, will be held July 17, 2006
at the conclusion of the Regular Council meeting.
Carried

7.00 UNFINISHED BUSINESS

.01 **Sarah Walsh, applicant advised Council that she will maintain the**
DVP NO. 0615 **character of home and the addition will have the same lines.**
WALSH
3090-20-0615

Moved by Theos and seconded by McRae that Development Variance
Permit No. 0615 be issued to Derek Walsh, to provide relief from the City
of Courtenay Zoning Bylaw No. 1427, 1986, and amendments thereto, to
reduce the side yard setback to 2.0m to allow the construction of an addition
to the existing house, as detailed in Schedule No. 1, for the property legally
described as Lot 14, District Lot 127, Comox District, Plan 1392 at 758 5th
Street.
Carried

.02 Moved by Presley and seconded by Leonard that the letter from Barry
PUNTLIDGE RIVER Penner, Minister of Environment responding to Council's concerns
ENHANCEMENT regarding enhancements to the Puntledge River be received for information.
360 **Carried**

RECESS Moved by Presley and seconded by Leonard that the Council meeting
recess at 5:05 p.m. in order to conduct a Public Hearing.
Carried

RECONVENE Moved by Presley and seconded by Theos that the Council meeting
reconvene at 6:02 p.m.
Carried

9.00 NEW BUSINESS

.01
RAW LOG EXPORTS
UBCM RESOLUTION
390-20

Moved by McRae and seconded by Presley that the letter from Campbell River, Courtenay and District Labour Council regarding raw log exports be received for information.
Carried

.02
VIRL NATIONAL
INFRASTRUCTURE
PROGRAM
7960-02

Moved by Presley and seconded by McRae that the letter from Vancouver Island Regional Library regarding the establishment of a new National Infrastructure Program with public libraries as eligible organizations for the distribution of federal infrastructure funding be received for information.
Carried

.03
PROTOCOL ON
GROWTH
MANAGEMENT

Moved by Jangula and seconded by McRae that Council endorse the Protocol on Managing Growth in the Comox Valley between the Town of Comox, City of Courtenay, Village of Cumberland and Electoral Areas A, B & C of the Regional District of Comox-Strathcona.
Carried with Councillors Presley, Leonard and Phelps opposed

.04
VIRL
INCREASE LIBRARY
OPERATING GRANT
7960-02

Moved by Presley and seconded by Phelps that Council the letter from Vancouver Island Regional Library requesting the provincial government to increase their operating grant be received for information.
Carried

10.00 BYLAWS

.01
ZONING AMEND
NO. 2470

Moved by Presley and seconded by Jangula that “City of Courtenay Zoning Amendment Bylaw No. 2470, 2006” be finally passed and adopted.
Carried

.02 **BYLAWS FOR THIRD READING AFTER PUBLIC HEARING**

ZONING AMEND
NO. 2469

Moved by Jangula and seconded by McRae that “City of Courtenay Zoning Amendment Bylaw No. 2469, 2006” pass third reading.
Carried

11.00 COUNCIL MEMBER ROUNDTABLE

- COUNCILLOR PRESLEY Councillor Presley outlined his attendance at the Old House Garden Inn opening.
- COUNCILLOR MCRAE Councillor McRae outlined his attendance at the following events:
- Sewer Commission Meeting
 - Comox's 60th
 - Old House Garden Inn opening
 - Fanny Bay Hall 75th
- COUNCILLOR LEONARD Councillor Leonard outlined her attendance at the Old House Garden Inn opening
- COUNCILLOR THEOS Councillor Theos outlined his attendance at the Old House Garden Inn opening
- COUNCILLOR JANGULA Councillor Jangula outlined his attendance at the following events:
- Sewer Commission meeting
 - Habitat
 - July 1st Committee meeting
- MAYOR WINCHESTER Mayor Winchester outlined her attendance at the following events:
- North Island Trust Initiative meetings
 - Old House Garden Inn opening
 - Comox's 60th

