

**Minutes of a Regular Council Meeting held in the Lower Native Sons Hall, Courtenay B.C., on Monday, June 12, 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**  
**M. Theos**

**Staff:**

**S. Gray, Administrator**  
**S. Karvalics, Executive Assistant**  
**K. Lagan, Director of Operational Services**  
**D. Slobodan, Director of Regulatory and Property Services**  
**P. Crawford, Director of Planning Services**  
**R. Wiwchar, Director of Community Services**  
**I. Farquharson, Deputy Municipal Engineer**  
**D. Welch, Planning Assistant**

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

**1.00 MINUTES**

**.01** Moved by McRae and seconded by Phelps that the minutes of the regular Council meeting held May 15, 2006 be adopted.  
**Carried**

**2.00 LATE ITEMS**

The Mayor approved the addition of one late item to the agenda.

**4.00 COMMITTEE/STAFF REPORTS**

**.01** Moved by McRae and seconded by Leonard that Council support the UBCM TOURISM Comox Valley Discover Centre Project and the Courtenay Heritage PROJECTS Experience-walking routes Project as its priorities for the UBCM Tourism 7800-01 funding; and

That the Comox Valley Economic Development Society be identified as the lead organization in the implementation of these projects; and

That the 2006 budget be amended to include the grant revenue and related expenses.

**Carried**

**R15/2006 – June 12, 2006**

**.02**  
JULY 1<sup>ST</sup> BEER  
GARDEN  
720-00

Moved by Theos and seconded by Phelps that Council approve a request by the July 1<sup>st</sup> Committee to hold a beer garden at Riverside Park (on Anderton Avenue) July 1<sup>st</sup> from 12-4 p.m.

**Carried**

**.03**  
MEETING LOCATION  
570-01

Moved by Leonard and seconded by Phelps that the June 19, 2006 Regular Council meeting be held at the Lower Native Sons Hall, 360 Cliffe Avenue.

**Carried**

**.04**  
AFFORDABLE  
HOUSING TASK  
COMMITTEE  
550-20

Moved by McRae and seconded by Leonard that Council approve the formation of an Affordable Housing Task Committee.

**Carried**

**.05**  
AFFORD HOUSING  
INITIATIVES REPORT  
CARD  
5040-01

Moved by Phelps and seconded by McRae that Council receive the “Report Card” on Affordable Housing Initiatives currently in place or in progress at the City of Courtenay.

**Carried**

**.06**  
POLICY 1850.00.03  
AFFORD HOUSING  
5040-01

Moved by Theos and seconded by Leonard that Council approve Policy #1850.00.03 Matching Grant Program – Affordable Housing Initiatives, and

That the 2006 Financial Plan be amended to include a provision of \$5,000.00 for the grant program.

**Carried**

**.07**  
SHERATON RD  
BIKEWAY  
1845-20

Moved by Leonard and seconded by McRae that Council receive the attached correspondence from the Ministry of Transportation (MoT) approving a provincial grant of \$42,187.00 being 50% of construction costs for the Sheraton Road Bikeway extending from Hawk Drive to Cummings Road.

**Carried**

**.08**  
ZONING AMEND  
CRACKERJACK  
HOLDINGS  
3360-20-0609

Moved by Jangula and seconded by Phelps that Council approve the application from Crackerjack Holdings Ltd. to amend the City of Courtenay Zoning Bylaw No. 1427 to include ‘veterinary clinic’ as a permitted use in the C-2A zone;

That City of Courtenay Zoning Amendment Bylaw No. 2470, 2006 proceed to 1<sup>st</sup> and 2<sup>nd</sup> reading;

That a Public Hearing be held on July 4, 2006 at 5:00 p.m. in City Hall Council Chambers in relation to Bylaw No. 2470.

**Carried**

**R15/2006 – June 12, 2006**

**.09**

AIRPARK PARKING  
FEES  
2380-20

Moved by McRae and seconded by Jangula that Council approve an amendment in aircraft parking fees at the Courtenay Airpark as follows:

1. Weekly parking to be \$25.00 from \$20.00; and
2. Monthly parking to be \$60.00 from \$50.00.

**Carried**

**.10**

CHANGE IN STREET  
NAME  
3320-20-04397

Moved by McRae and seconded by Leonard that the section of Inglewood Drive from Caledon Crescent to the northern boundary of Lot B, Section 19, Comox District, Plan 28085 be renamed Gatehouse Place; and That section of Inglewood Drive from Muir Road to Poplar Drive renamed Bryden Place.

**Carried**

**.11**

DVP NO. 0613  
416499 BC LTD  
3090-20-0613  
3320-20-04397

Moved by McRae and seconded by Theos that notice be given to the adjacent property owners of the requested development variance and that the application be returned to Council at the regular meeting on July 4, 2006; and

That subject to public input, Development Variance Permit No. 0613 be issued to 416499 BC Ltd., to provide relief from the City of Courtenay Subdivision Control Bylaw No. 1401, 1986 and amendments thereto, to allow construction of four cul de sacs as dead-end roadways, for Lot B, Section 19, Comox District, Plan 25085, and for Caledon Crescent from Veteran's Memorial Parkway to Gatehouse Place, as outlined in Schedule No. 1.

**Carried**

**.12**

DIKES ON THE  
PUNTLEDGE RIVER  
5225-04

Moved by Theos and seconded by McRae that the City establish two dikes on the south side of the Puntledge River, one on the west side of Anderton Avenue referred to as Dike 363 and one on the east side of Anderton Avenue referred to as Dike 373; and

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

**Carried**

**.13**

2005  
TRANSPORTATION  
STUDY  
5460-20

Moved by McRae and seconded by Phelps that Council receive the 2005 Transportation Study by the Ward Consulting Group, and that staff bring forward an implementation plan for the recommendations made in the study.

**Carried**

.14

BOUNDARY  
EXTENSION  
MEADOWBROOK  
3720-20

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

Moved by Phelps and seconded by McRae that Council consider the three options presented in the report and tentatively approve staff recommended option B under the following conditions:

1. Government funding is received for all costs in excess of benefiting lot contributions; and
2. That any Government grants be direct grants for the boundary extension and do not affect the City's ability to apply for other grants.

That Council reconsider the benefiting user contribution currently at \$6500.00 for sanitary sewer only (established in 2002) to more accurately reflect the costs of providing services which will include water supply upgrades, the provision of sanitary sewer and storm drainage management and increase the contribution to \$15,000.00;

That a public meeting be held with the residents in the Meadowbrook/Huband area, on June 21, 2006 at 7:00 p.m. in the Huband Elementary School to outline the proposed option B;

That Barbara Price, Area B Director, Bob Long, Administrator RDCS, Graeme Faris, General Manager Operations, RDCS and Mike Butler, SWD Chairperson are invited to attend; and

That subsequent to input from area residents, Council consider proceeding with option B boundary extension. Prior to proceeding with a boundary extension, the Mayor meet with the Comox Valley MLA and Ministry personnel to determine possible levels of funding for the area proposed for a boundary extension.

**Carried**

**Councillor Leonard returned to the meeting room and took her seat at 4:40 p.m.**

**.15** Moved by McRae and seconded by Jangula that Council approve  
RIVERSIDE LANE ROAD the closure of a portion of Riverside Lane adjacent to 17<sup>th</sup> Street;  
CLOSURE AND LAND  
EXCHANGE That “Riverside Lane Road Closure Bylaw No. 2468, 2006” proceed to 1<sup>st</sup>,  
950-20 2<sup>nd</sup>, and 3<sup>rd</sup> reading; and

That Council approve the disposition of the closed road 204.9 square metres in size with a value of \$14,248.75 legally described as Part of Section 41, dedicated as road at the Victoria Land Title Office by Plan 9331, Comox District, which is shown outlined in bold black on the reference plan prepared by M. R. Kuss, B.C.L.S. on the 29<sup>th</sup> day of May 2006, a reduced copy of which is attached to this report as Schedule “A” to Dr. Stephen Blackburn Inc. (Inc. No. 338243), in exchange for land along the Courtenay River with a value of \$17,913.50 legally described as Part of Lot B, Section 41, Comox District, as shown on the plan attached to this report as Schedule “B”.

**Carried**

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

**.01** Moved by McRae and seconded by Phelps that the Operational  
OPER SERVICES Services month end report for April 2006 be received for information.  
REPORT **Carried**  
650-20

**.02** Moved by McRae and seconded by Phelps that the Police Report for  
POLICE REPORT the period January to April 2006 be received for information.  
7550-01 **Carried**

**.03** Moved by Phelps and seconded by Theos that the Heritage  
HERITAGE MINUTES Advisory Commission minutes of May 24, 2006 be received for  
information.  
**Carried**

**.04** Moved by Jangula and seconded by Phelps that the Building Permit  
BUILDING PERMIT report for May 2006 be received for information.  
REPORT **Carried**  
650-20

## **6.00 RESOLUTIONS OF COUNCIL**

**.01** Moved by Jangula and seconded by Phelps that under the provisions  
INCAMERA of Section 90 (c)(e) of the *Community Charter*, notice is hereby given that a  
MEETING Special In-Camera meeting closed to the public, will be held June 12, 2006  
at the conclusion of the Regular Council Meeting.  
**Carried**

**7.00 UNFINISHED BUSINESS**

**.01**  
DVP NO. 0611  
WHISTLE STOP  
HOLDINGS  
3090-20-0611

Moved by Theos and seconded by McRae that Development Variance Permit No. 0611 be issued to Whistle Stop Holdings to provide relief from the City of Courtenay Zoning Bylaw No. 1427, 1986, and amendments thereto, to reduce the side yard setback from 4.5m to 1.0m for a 4.8m<sup>2</sup> addition to an existing cooler, as detailed in Schedule Nos. 1-2, for the property legally described as Lot B, Section 66, Comox District, Plan 28292 at 2355 Mansfield Drive.

**Carried**

**.02**  
DVP NO. 0610  
DIANNE MITCHELL  
3090-20-0610

Moved by McRae and seconded by Phelps that Development Variance Permit No. 0610 be issued to Dianne Mitchell to provide relief from the City of Courtenay Zoning Bylaw No. 1427, 1986, and amendments thereto, to reduce the frontage of Lots A and B to 12m to allow the infill of one single residential dwellings, as detailed in Schedule No. 1, for the properties legally described as Lots A and B, District Lot 127, Comox District, Plan VIP63521 at 844 3<sup>rd</sup> Street.

**Carried**

**9.00 NEW BUSINESS**

**.01**  
TRAFFIC/ACCIDENT  
CONCERNS ON  
MCLAUGHLIN

Councillor Jangula raised serious concerns by local residents in the Dingwall/McLaughlin area regarding motor vehicle accidents and traffic issues in their area. The residents would like to see the two way stop at Dingwall and McLaughlin changed to a four way stop.

Moved by Jangula and seconded by Leonard that the Engineering Department investigate traffic concerns on McLaughlin Drive with a report back to Council.

**Carried**

**10.00 BYLAWS**

**.01**  
ZONING AMEND  
NO. 2470

Moved by Jangula and seconded by Theos that “City of Courtenay Zoning Amendment Bylaw No. 2470, 2006” pass first and second reading.

**Carried**

**.02**  
RIVERSIDE LAND  
ROAD CLOSURE  
NO. 2468

Moved by McRae and seconded by Phelps that “Riverside Lane Road Closure Bylaw No. 2468, 2006” pass first, second and third reading.

**Carried**

**.03**  
ZONING AMEND  
NO. 2439

Moved by Theos and seconded by Jangula that “City of Courtenay Zoning Amendment Bylaw No. 2439, 2006” be finally passed and adopted.  
**Carried**

**.04**  
OCP AMEND  
NO. 2460

**Councillor Leonard declared a potential conflict of interest regarding the next item due to the fact that she has received remuneration in the past from the Millard/Piercy Watershed Stewarts relating to Riparian Areas work, and vacated the meeting room at 4:53 p.m.**

Moved by McRae and seconded by Phelps that “Official Community Plan Amendment Bylaw No. 2460, 2006” be finally passed and adopted.  
**Carried**

**Councillor Leonard returned to the meeting room and took her seat at 4:54 p.m.**

**.05**  
ZONING AMEND  
NO. 2463

Moved by McRae and seconded by Phelps that “City of Courtenay Zoning Amendment Bylaw No. 2463, 2006” be finally passed and adopted.  
**Carried**

**.06**  
RECESS

Moved by McRae and seconded by Phelps that the meeting now recess at 4:55 p.m. to conduct the Public Hearing in relation to Bylaw 2462.  
**Carried**

**.07**  
RECONVENE

Moved by McRae and seconded by Phelps that the meeting now reconvene at 5:05 p.m.  
**Carried**

**FOR THIRD READING AFTER PUBLIC HEARING**

**.01**  
ZONING AMEND  
NO. 2462

**Sandy Gray, Administrator declared a potential conflict of interest regarding the next item due to the fact that his personal property would qualify for a secondary suite under the proposed changes to the Zoning Bylaw, and vacated Council Chambers at 5:06 p.m.**

**Councillor McRae declared a potential conflict of interest regarding the next item due to the fact that his personal property would qualify for a secondary suite under the proposed changes to the Zoning Bylaw, and vacated Council Chambers at 5:06 p.m.**

Moved by Leonard and seconded by Phelps that “City of Courtenay Zoning Amendment Bylaw No. 2462, 2006” pass third reading.  
**Carried**

**Sandy Gray and Councillor McRae returned to the meeting room and took their seats at 5:07 p.m.**

**11.00 COUNCIL MEMBER ROUNDTABLE**

COUNCILLOR LEONARD Councillor Leonard outlined her attendance at the following events:  
➤ FCM Convention held in Montreal  
➤ Library Board Meeting

COUNCILLOR THEOS Councillor Theos outlined his attendance at the FCM Convention held in Montreal

COUNCILLOR JANGULA Councillor Jangula outlined his attendance at the following events:  
➤ Welcome Wagon flag raising  
➤ Kindergarten book presentation at Glacier View Elementary  
➤ Hot Jazz Festival opening  
➤ Tim Horton's Send A Child to Camp Day  
➤ Cancer Relay for Life  
➤ Sea Cadets Graduation Ceremony

MAYOR WINCHESTER Mayor Winchester outlined her attendance at the following events:  
➤ Courtenay Fish and Game Outdoor Recreation Show  
➤ Courtenay Legion 80<sup>th</sup> Anniversary  
➤ Mark Isfeld School Bursaries  
➤ Annual Chamber Luncheon  
➤ Waichay Friendship Centre Totem Pole Raising  
➤ Cancer Relay for Life  
➤ Celebration of Life for Malcolm Carwithen  
➤ Wheels in Motion  
➤ On a Roll for ALS

**12.00 ADJOURNMENT**

**.01** Moved by Phelps and seconded by Jangula that the meeting now adjourn at 5:21 p.m.  
**Carried**

**CERTIFIED CORRECT**

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**Manager of Corporate Administration**

**Adopted this 19<sup>th</sup> day of June, 2006**

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**Mayor**