

**Minutes of a Regular Council Meeting held in the City Hall Council Chambers, Courtenay B.C., on Monday, December 20, 2004 at 4:00 p.m.**

**Attending:**

**Mayor: S. L. Winchester, Mayor**

**Councillors: N. A. Ahmed  
L. V. Jangula  
D. S. McRae  
G. T. Phelps**

**Staff:**

**S. T. Gray, Administrator  
J. Ward, Manager of Corporate Administration  
T. Manthey, Director of Financial Services  
D. Slobodan, Director of Regulatory and Property Services  
K. Lagan, Director of Operational Services  
P. Crawford, Director of Planning Services  
G. Garbutt, Planner**

The meeting was called to order at 4:02 p.m.

**1.00 MINUTES**

**.01** Moved by Phelps and seconded by Ahmed that the minutes of the Regular Council meeting held December 13, 2004 be adopted.  
**Carried**

**3.00 DELEGATIONS**

**Brian Mather and Jeff Hyslop, Showcase Festival Society**

Jeff Hyslop reviewed the creation of the Showcase Festival Society to conduct a theatre festival in the Comox Valley during the summer months. Brian Mather stated that fundraising is underway, and requested support in the form of “in-kind” donations as well as a letter of support from Council.

**.01** Moved by McRae and seconded by Phelps that a letter of support be forwarded to the Showcase Festival Society.  
SHOWCASE FESTIVAL LETTER OF SUPPORT **Carried**  
910-20

**4.00 COMMITTEE/STAFF REPORTS**

**.01** Moved by Ahmed and seconded by Phelps that the attached License to Occupy and Operating Agreement between the City of Courtenay and the Comox Valley Art Gallery Society be approved; and  
ART GALLERY LICENCE TO OCCUPY 910-20  
That the Mayor and Manager of Corporate Administration be authorized to execute the Agreement on behalf of the City.  
**Carried**

**.02**  
ART GALLERY  
FINANCE  
AGREEMENT  
910-20

Moved by McRae and seconded by Jangula that the attached Financial Agreement between the City of Courtenay and the Comox Valley Art Gallery Society be approved; and

That the Mayor and Manager of Corporate Administration be authorized to execute the Agreement on behalf of the City.

**Carried**

**.03**  
FETAL ALCOHOL  
BYLAW  
3900-01

Moved by Jangula and seconded by Ahmed that the report from the Manager of Corporate Administration regarding the Fetal Alcohol Spectrum Disorders Warning Sign Bylaw be received; and

That “Fetal Alcohol Spectrum Disorders Warning Sign Bylaw No. 2386, 2004” proceed to first, second and third reading.

**Carried**

**.04**  
TIMBERLAND  
HELICOPTERS LEASE  
2380-20

Moved by Phelps and seconded by Ahmed that Council approve the attached lease with Timberland Helicopters Inc. for Lot 3 at the Courtenay Air Park;

That statutory public notice of the proposed lease be published; and

That subsequent to publication of notice, the City enter into the lease with Timberland Helicopters Inc. with the Mayor and Manager of Corporate Administration authorized to execute the lease on behalf of the City.

**Carried**

**.05**  
STREET NAME  
BLUE JAY  
5450-01

Moved by Ahmed and seconded by McRae that the name Blue Jay be placed on the street name reserve list in the City of Courtenay for the Brenwin Developments Inc. subdivision.

**Carried**

**.06**  
CHANGE IN STREET  
NAMES-CROWN ISLE  
3320-20-04413

Moved by McRae and seconded by Ahmed that Royal Boulevard off Monarch Drive be renamed Royal Place; and that Royal Boulevard off Crown Isle Drive be renamed Bristol Way.

**Carried**

**.07**  
DVP NO. 3090-20-  
0441  
692273 BC LTD  
3090-20-0441

Moved by Jangula and seconded by McRae 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 January 10, 2005; and

That subject to public input, Development Variance Permit No. 0441 be issued to 692273 B.C. Ltd., to provide relief from the City of Courtenay Subdivision Control Bylaw No. 1401, 1986 and amendments thereto, to allow construction of Blue Jay Place as a dead-end roadway, for Lot 15, Plan 1911, and Lots A and B, Plan 39690, D.L. 158, Comox District as outlined in Schedule No. 1.

**Carried**

**.08**  
DVP NO. 0440  
HAWK DRIVE  
3090-20-0440

Moved by Ahmed and seconded by Phelps that notice be given to the adjacent property owners of the requested development variance permit and that the application be returned to Council at the regular scheduled meeting on January 10, 2005; and

That subject to public input, Development Variance Permit No. 0440 be issued to provide relief from the City of Courtenay Subdivision Control Bylaw No. 1401, 1986 and amendments thereto, to allow Hawk Drive as a dead-end roadway upon the subsequent closure of Hawk Drive at Lerwick Road.

**Carried**

**.09**  
SUB SERVICING  
AGREE-LARSON  
3320-20-04403

Moved by Phelps and seconded by McRae that Council approve the Subdivision Servicing Agreement for the subdivision of That Part of Lot 7, Section 67, Comox District, Plan 2053 Lying North Easterly of a Boundary Bisecting the South Easterly and North Westerly Boundaries of Said Lot Except That Part in Plan 10867;

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

That the Mayor and Clerk be authorized to sign all documentation relating to this development.

**Carried**

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

**.01**  
EDS  
REPRESENTATION  
ON CVEDS BOARD  
250-20

Moved by Ahmed and seconded by Phelps that the letter from Economic Development Society concerning proportionate representation on the CVEDS Board be received for information.

**Carried**

## **6.00 RESOLUTIONS OF COUNCIL**

**.01**  
INCAMERA MTG

Moved by Ahmed and seconded by Phelps that under the provisions of Section 90(c) & (e) of the *Community Charter*, notice is hereby given that a Special In-Camera meeting closed to the public, will be held December 20, 2004 at the conclusion of the Regular Council Meeting.

**Carried**

**7.00 UNFINISHED BUSINESS**

**.01**  
DVP NO. 0438  
CADMAR  
CONSTRUCTION  
3090-20-0438

Moved by Ahmed and seconded by Jangula that Development Variance Permit No. 0438 be issued to Cadmar Construction Ltd. to provide relief from the City of Courtenay Zoning Bylaw No. 1427, 1986 and amendments thereto, to allow the construction of a two storey duplex with a minimum height of 6.1m for the property legally described as Lot 1, District Lot 230, Comox District, Plan 30020 at 1988 Cousins Avenue as shown on Schedule No. 1.

**Carried**

**.02**  
DVP NO. 0437  
SILVERADO LAND  
CORP  
3090-20-0437

Moved by McRae and seconded by Ahmed that Development Variance Permit No. 0437 be issued to Silverado Land Corp. to provide relief from the City of Courtenay Zoning Bylaw No. 1427, 1986, and amendments thereto, to reduce the required:

- Rear yard setback from 14m to 10m for proposed Building 3;
- Rear yard setback from 14m to 9m for existing Building 2; and
- Lot frontage from 10% to 0%

as outlined in Schedule No. 1 attached, for the property described as remainder Block 72, Comox District, Plan VIP--- on Royal Vista Way.

**Carried**

**.03**  
DVP NO. 0436  
CHANDLER/WESTFAI  
R  
3090-20-0436

Moved by Ahmed and seconded by McRae that Development Variance Permit No. 0436 be issued to Chandler and Associates Architecture Inc. to provide relief from City of Courtenay Zoning Bylaw No. 1427, 1986, reducing the required off-site loading spaces from seven to two, as outlined in Schedule Nos. 1 and 2 for the property legally described as Lots 1 and 2, Section 14, Comox District, Plan 27905 except parts in Plans 38112 and VIP53727 at 757 and 801 Ryan Road.

**Carried**

**Councillor Ahmed declared a potential conflict regarding the next item due to a professional relationship, and vacated Council Chambers at 4:30 p.m.**

**.04**

TEMP COMMERCIAL  
PERMIT BOEING 737  
6480-20-0409

Moved by Jangula and seconded by Phelps that Temporary Commercial Permit No. 0402 be issued to the Artificial Reef Society to allow for the outdoor storage of an airframe of a Boeing 737 aircraft until May 31, 2005 at the property legally described as Lot 1, District Lot 230, Comox District, Plan 30020 at 1970 Cliffe Avenue; and further that Council waive the application fee of \$1,200.00 + GST.

**Carried**

**Councillor Ahmed returned to Council Chambers and took his seat at 4:33 p.m.**

## **9.00 NEW BUSINESS**

**.01**

FILM COMMISSION  
REPRESENTATION  
550-01

Moved by Phelps and seconded by Ahmed that the letter from the Island North Film Commission be received for information.

**Carried**

## **10.00 BYLAWS**

**.01**

BYLAW NO. 2386

Moved by Ahmed and seconded by Phelps that “Fetal Alcohol Spectrum Disorders Warning Sign Bylaw No. 2386, 2004” pass first, second and third reading.

**Carried**

**.02**

BYLAW NO. 2388

Moved by Phelps and seconded by Ahmed that “Hawk Drive Road Closure Bylaw No. 2388, 2004” pass first, second and third reading.

**Carried**

**.03**

BYLAW NO. 2385

Moved by McRae and seconded by Ahmed that “Revenue Anticipation Borrowing Bylaw No. 2385, 2004” be finally passed and adopted.

**Carried**

## **11.00 COUNCIL MEMBER ROUND TABLE**

MAYOR WINCHESTER Mayor Winchester reviewed that a plaque was presented to Bob Mortimer at the City of Courtenay Appreciation Banquet for his service with the Comox Valley Airport Commission.

Mayor Winchester reviewed that Hermie Blain was presented with Freedom of the City, the highest honour the City can bestow on a person, at City of Courtenay Appreciation Banquet.

Mayor Winchester reviewed her attendance at the following events:

- Economic Development Society Open House
- RCMP Open House
- Evergreen Seniors Luncheon

Mayor Winchester wished Council and the citizens of Courtenay a Merry Christmas and a Happy New Year.

## **12.00 ADJOURNMENT**

**.01** Moved by Ahmed and seconded by McRae that the meeting now adjourn at 5:45p.m.

**Carried**

**CERTIFIED CORRECT**

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**Manager of Corporate Administration**

**Adopted this 10<sup>th</sup> day of January, 2005**

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**Mayor**