

Minutes of a Regular Council Meeting held in the City Hall Council Chambers, Courtenay B.C., on Monday, September 13, 2004 at 4:00 p.m.

Attending:

Mayor: S. L. Winchester, Mayor

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

Staff:

**S. T. Gray, Administrator
J. Ward, City Clerk
T. Manthey, Director of Financial Services
K. Lagan, Director of Operational Services
D. Slobodan, Director of Development Services
R. Wiwchar, Director of Community Services
P. Crawford, Senior Planner
G. Garbutt, Planner**

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

1.00 MINUTES

.01 Moved by McRae and seconded by Harder that the minutes of the Regular Council meeting held September 7, 2004 be adopted.
Carried

2.00 INTRODUCTION OF LATE ITEMS

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

3.00 DELEGATIONS

Presentation to Sandra Williams

Mayor Winchester presented a plaque to Sandra Williams on behalf Council in recognition of her work with Y.A.N.A.

Canada World Youth Indonesia Youth Exchange

A group of 18 students from the Canada World Youth Indonesia Exchange introduced themselves to Council, and provided a brief recap of the youth exchange project.

Don Currie - Playtime Community Gaming Centres Inc.

Don Currie provided a review of the public process undertaken to date regarding the proposal from Playtime Community Gaming Centres for slot machines at a new gaming facility on Hunt Place. He reviewed the newsletter sent to residents, and the Public Information Meeting that was held on September 9, 2004. Mr. Currie stated that a formal application to allow slot machines at the new Community Gaming Centre would be presented to Council in the near future.

Chislett Manson and Company - DVP 0433

John Chislett, Jim Mathews, Dale Bishop, Roger McKinnon, Rob Fuller, Kip Sihota, and Ken Muir were in attendance regarding the application from the Old House Garden Inn for Development Variance Permit No. 0433. This DVP would provide relief from the City of Courtenay Floodplain Management Bylaw No. 1743, 1994 to reduce the required setback for the Courtenay River from 30 metres to 15 metres.

A presentation was made outlining the Old House Garden Inn proposal to construct a 34- unit upscale boutique hotel/resort condominium adjacent to the Old House restaurant. Features of the proposed building were reviewed including construction materials, amenities, property layout and landscaping, and also the relationship of the building to the riverway walkway.

Barry Minaker - Electoral Area ‘C’ Director

Director Minaker was in attendance to voice the concerns of Electoral Area ‘C’ residents regarding the proposed boundary extensions in West Courtenay. He presented a written submission, which included a summary of the Arden Area Annexation Public Meeting Open Floor Discussion, the City of Courtenay Criteria on Boundary Extensions, an excerpt from the Provincial Boundary Extension Criteria, Liquid Waste Management Issues, a map of the proposed boundary extensions, and letters of concern from area residents.

A discussion was held regarding regional cooperation and planning, liquid waste management issues, the boundary extension process, and public consultation. Mayor Winchester directed staff to notify Director Minaker of any reports forthcoming to Council regarding boundary extensions in Area ‘C’.

4.00 COMMITTEE/STAFF REPORTS

.01 Moved by McRae and seconded by Jangula that Council adopt the
ALCOHOL POLICY revised Policy No. 0720-00-01 – Alcohol Consumption on City Premises.
0720-00 **Carried**

.02 Moved by Ahmed and seconded by Phelps that Council sponsor
RCMP TRADING Police Trading Cards for two RCMP Members; and
CARDS
7500-20 That Council encourage the other Comox Valley local governments to
sponsor additional members.
Carried

.03
JOINT SKAKEBOARD
PARK
890-01

Moved by Jangula and seconded by Ahmed that Council endorse proceeding with the joint skateboard park project with the Town of Comox;

That a Management Committee be formed with one Council and one staff representative from each jurisdiction appointed to serve on the committee; and

That the general Terms of Reference of the committee be accepted and that the committee be authorized to represent both Councils on the project.

Carried

Councillor Phelps volunteered to be a member of the Skateboard Park Management Committee.

.04
CITY HALL RENO

Moved by McRae and seconded by Harder that Council approve proceeding with renovations to City Hall based on Design Option 3 as prepared by the Architectural Firm of Chislett Manson and Company, and generally in accordance with the office layout plan prepared in consultation with W.D. Fisher Architect.

Carried

.05
ROAD CLOSURE
BYLAWS
950-20

Moved by Harder and seconded by Ahmed that “Anderton Avenue Road Closure Amendment Bylaw No. 2371, 2004” proceed to first, second, and third reading;

That “Road Closure Bylaw No. 2372, 2004” proceed to first, second, and third reading; and

That “29th Street road Exchange and Closure Bylaw No. 2339, 2004” be repealed.

Carried

.06
LTR OF SUPPORT
COURTENAY
AIRPARK
2380-20

Moved by Ahmed and seconded by McRae that Council send a letter in support of the grant application from the Courtenay Airpark Association to the Provincial Government Transportation Partnership Program.

Carried

.07
DVP 0433
OLD HOUSE GARDEN
INN
3090-20-0433

Moved by Ahmed 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 September 29, 2004;

That subject to public input, Development Variance Permit No. 0433 be issued to Old House Garden Inn Development Ltd. to provide relief from the City of Courtenay Flood Plain Management Bylaw No. 1743, 1994 and amendments thereto, to reduce the required building setback for the Courtenay River from 30 m to 15 m for the proposed 34 suite resort condominium building located on Lot 1, Section 681, Comox District, Plan

50245 at 1800 Riverside Lane as outlined in *Schedule Nos. 1-4* attached, and in accordance with the geotechnical report prepared by Lewkowich Geotechnical Engineering Ltd. dated June 11, 2004; and

That the owner enter into a covenant pursuant to Section 219 of the Land Titles Act to “save harmless” the City of Courtenay regarding any future flooding.

Carried

.08

SUB SERV AGREE
PHASE 7 WEST VIEW
PROPERTIES
3320-20-04405

Moved by McRae and seconded by Ahmed that Council approve the Subdivision Servicing Agreement for the subdivision of Part of Lot 3, Except Part in Plans VIP75861, VIP76247, VIP76271, and VIP77334, and Lot 4, Both of District Lot 158, Comox District, Plan 1911;

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

.09

POLICY UPDATES

Moved by Harder and seconded by Jangula that Council adopt the following revised City of Courtenay policies:

1. Policy #4520.00.01 – Banner Stations
2. Policy #5420.00.01 – Trip Hazards on Sidewalks

Carried

.10

PERMISSIVE
EXEMPTIONS
1960-20

Moved by Jangula and seconded by Ahmed that Council consider the proposed “Churches 2005 Tax Exemption Bylaw No. 2367” and “Tax Exemption 2005 Bylaw No. 2368”; and

That statutory notice of the proposed permissive exemption bylaws pursuant to Section 227 of the *Community Charter*, be published in the weeks of September 13th and 20th prior to adoption of the bylaws.

Carried

5.00 REPORTS AND CORRESPONDENCE FOR INFORMATION

.01

POLICE REPORT
7550-01

Moved by Ahmed and seconded by McRae that the Police Report for July 2004 be received for information.

Carried

.02

REG DIST MINUTES

Moved by McRae and seconded by Harder that the Regional District of Comox Strathcona Hospital and Board meeting minutes of August 30, 2004 be received for information.

Carried

6.00 RESOLUTIONS OF COUNCIL

.01 Moved by Ahmed and seconded by Harder that under the provisions
IN CAMERA MEETING of Section 90(e) of the *Community Charter*, notice is hereby given that a
Special In- Camera meeting closed to the public will be held September 13,
2004 at the conclusion of the Regular Council meeting.

Carried

.02 Moved by McRae and seconded by Harder that a Special Council
SPECIAL MEETING meeting be held on September 29, 2004 at 4:00 p.m. in Council Chambers,
and the September 29, 2004 Committee of the Whole meeting be cancelled.

Carried

9.00 NEW BUSINESS

.01 Moved by Ahmed and seconded by Harder that staff provide a report
BOATS AND to Council regarding safety issues relating to boaters and swimmers in the
SWIMMERS IN THE Courtenay River near the 5th Street Bridge.
COURTENAY RIVER

Carried

.02 Moved by McRae and seconded by Ahmed that the letters from the
HAWK DR TRAFFIC residents in the Hawk/Hobson area regarding traffic concerns be received
LETTERS for information.

Carried

.03 Moved by Jangula and seconded by Harder that Councillor Ahmed be
REGIONAL DISTRICT appointed as a City of Courtenay representative on the Regional District of
REPRESENTATIVE Comox Strathcona Board of Directors.

Carried

Moved by Harder and seconded by Jangula that the appointment of
Councillor Presley as a City of Courtenay representative on the Regional
District of Comox Strathcona Board of Directors be rescinded.

Carried

10.00 BYLAWS

.01 Moved by Harder and seconded by McRae that “Churches 2005 Tax
BYLAW NO. 2367 Exemption Bylaw No. 2367, 2004” pass first, second and third reading.

Carried

.02 Moved by McRae and seconded by Harder that “Tax Exemption 2005
BYLAW NO. 2368 Bylaw No. 2368, 2004” pass first, second and third reading.

Carried

.03 Moved by Ahmed and seconded by Jangula that “Anderton Avenue
BYLAW NO. 2371 Road Closure Amendment Bylaw No. 2371, 2004” pass first, second, and
third reading.
Carried

.04 Moved by Harder and seconded by Phelps that “Road Closure and
BYLAW NO. 2372 Disposition Bylaw No. 2372, 2004” pass first, second, and third reading.
Carried

11.00 COUNCIL MEMBER ROUND TABLE

COUNCILLOR MCRAE Councillor McRae outlined his attendance at the following events:

- Canada World Youth meeting
- Bingo Public Information Meeting
- United Way Pancake Breakfast
- Totem Riders Teddy Bear Ride

COUNCILLOR AHMED Councillor Ahmed outlined his attendance at the following events:

- United Way Pancake Breakfast
- Ovarian Cancer Walk of Hope
- Olympic Silver Medalist Tom Herschmiller Celebration

COUNCILLOR JANGULA Councillor Jangula outlined his attendance at the Bingo Public Information Meeting

COUNCILLOR PHELPS Councillor Phelps outlined his attendance at the following events:

- Crown Isle residents “Somerset Lane” meeting
- Bingo Public Information Meeting
- United Way Pancake Breakfast
- Walk for Parkinson’s Disease
- Regional District Compost Tea
- Olympic Silver Medalist Tom Herschmiller Celebration
- Ovarian Cancer Walk of Hope

MAYOR WINCHESTER Mayor Winchester outlined her attendance at the following events:

- Sports Commission Meeting
- Comox Valley Committee Meeting
- Meeting of the Select Committee for the Regional Health Board
- Bingo Public Information Meeting
- Pentlatch Seafood Launch at the Comox Band
- Olympic Silver Medalist Tom Herschmiller Celebration
- Ovarian Cancer Walk of Hope

12.00 ADJOURNMENT

.01

Moved by Harder and seconded by Phelps that the meeting now adjourn at 6:20 p.m.

Carried

CERTIFIED CORRECT

Clerk

Adopted this 29th day of September, 2004

Mayor