

**Minutes of a Regular Council Meeting held in the City Hall Council Chambers, Courtenay B.C., on Monday, November 20, 2006 at 4:00 p.m.**

**Attending:**

**Mayor:** S. L. Winchester  
**Councillors:** L. V. Jangula  
R-R. Leonard  
D. S. McRae  
G.T. Phelps  
M. Theos

**Staff:**

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

The meeting was called to order at 4:01 p.m.

**1.00 MINUTES**

**.01** Moved by Jangula and seconded by McRae that the minutes of the regular Council meeting held November 14, 2006 be adopted.  
**Carried**

**2.00 INTRODUCTION OF LATE ITEMS**

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

**4.00 COMMITTEE/STAFF REPORTS**

Councillor McRae declared a potential conflict of interest regarding the next report due to the fact he is a School District #71 employee, and vacated Council Chambers at 4:02 p.m.

**.01** Moved by Phelps and seconded by Theos that Council give first reading to Official Community Plan Amendment Bylaw No. 2487 and Zoning Amendment Bylaw No. 2488 to allow the construction of a 27 lot suburban residential subdivision by Comox Land Corporation on the property legally described as Part of Parcel H (DD24282N) of Sections 18 and 45, Comox District; and

OCP & ZONING  
AMENDMENT  
COMOX LAND CORP  
3360-20-0604

That the application from Comox Land Corporation be referred to the Sandwich Transitional Advisory Committee for comment.

**Carried**

Councillor McRae returned to Council Chambers and took his seat at 4:03 p.m.

## **R29/2006 – November 20, 2006**

**.02**

PROV TRAFFIC FINE  
REVENUE SHARING  
GRANT  
1845-20

Moved by Jangula and seconded by Phelps that Council receive the report on Provincial Traffic Fine Revenue Sharing grants for information.  
**Carried**

**.03**

SUBDIVISION 267871  
BC LTD  
3320-20-06491  
3300-20-115 20<sup>TH</sup> ST

Moved by McRae seconded by Jangula that Council approve the legal documents for the subdivision of Lot A, (DD EG80033), Section 68, Plan 2352, and Part of the Remainder of that Part of Section 68, Comprising the Comox Logging and Railway Co. R/W, as shown on Plan 235RW, All of Comox District;

That Council approve the legal documents for the phased strata of Lot 2, Section 68, Comox District, Plan VIP-----;

That the required documents be provided to the City prior to approval of the subdivision and the first phase of the strata;

That the developer's solicitor or BC Land Surveyor provide a letter of undertaking to register the documents concurrently with the phased strata plan; and

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

**Carried**

## **6.00 RESOLUTIONS OF COUNCIL**

**.01**

INCAMERA MTG

Moved by Jangula and seconded by Theos that under the provisions of Section 90(1)(c) of the *Community Charter*, notice is hereby given that a Special In-Camera meeting closed to the public, will be held November 20, 2006 at the conclusion of the Regular Council meeting.

**Carried**

## **7.00 UNFINISHED BUSINESS**

Mayor Winchester inquired whether there were any members of the public wishing to make a submission regarding Development Variance Permit No. 0629, and there were none.

**.01**

DVP NO. 0629  
SUNSHINE SOLARIUMS  
3090-20-0629

Moved by Leonard and seconded by McRae that Development Variance Permit No. 0629 be issued to Sunshine Solariums Ltd. to provide relief from the City of Courtenay Zoning Bylaw No. 1427, 1986, and amendments thereto, to reduce the rear yard setback for a single residential dwelling for the purposes of a solarium from 9.0 metres to 7.25 metres, as detailed in Schedule No. 1, for the property legally described as Lot P, District Lot 159, Comox District, Plan VIP73396 at 1020 Waddington Cres.

**Carried**

Mayor Winchester inquired whether there were <sub>2</sub> any members of the public wishing to make a

submission regarding Development Variance Permit No. 0616, and there were none.

**.02**  
DP NO. 0616  
KCM DEVELOPMENTS  
3060-20-0616

Moved by McRae and seconded by Theos that Development Permit No. 0616 be issued to KCM 2000 Developments Ltd. to allow the construction of ten (10) residential units in five (5) duplexes in a Bare Land strata development on Part of Lot A, Block 72 Comox District at 3399 Crown Isle Drive, including landscaping valued at \$75,000.00 as outlined in *Schedule Nos. 1-5* including the following variances to City of Courtenay Zoning Bylaw No. 1427, 1987:

*Bare Land Strata Variances*

- *Section 8.32.4(6)* - Reduce Minimum Size for Bare Land Strata Lot from 550 m<sup>2</sup> to 304 m<sup>2</sup> for Strata Lots 1-6 and 246 m<sup>2</sup> for Strata Lots 7-10;
- *Section 8.32.9(1)* - Reduce Interior Side Yard for Bare Land Strata Lot from 4.5 m to 0 m;
- *Section 8.32.9(1)* - Reduce Exterior Side Yard for Bare Land Strata Lot from 4.5 m to 1 m;
- *Section 8.32.9(1)* - Reduce Front Yard for Bare Land Strata Lot from 7.5 m to 1 m;
- *Section 8.32.9(1)* - Reduce Rear Yard for Bare Land Strata Lot from 7.5 m to 1 m;

*Development Variances*

- *Section 6.6.1* - Increase Roof Overhang Allowance from 0.6 m to 0.9 m for all Strata Units;
- *Section 7.1.6(8)* - Reduce Driveway Length from 6 m to 5.6 m for Strata Unit 1;
- *Section 8.32.9(1)*- Reduce Side Yard Setback from 4.5 m to 3.7 m for Strata Units 3-6 and 4.1 m for Strata Units 9-10;
- *Section 8.32.9(1)*-Reduce Rear Yard Setback from 7.5 m to 2.4 m for Strata Unit 1; 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**

**9.00 NEW BUSINESS**

**.01**  
CV EMERGENCY  
PROGRAM  
AGREEMENT

Moved by Jangula and seconded by Phelps that Council enter into a six month extension of the Comox Valley Emergency Program Policy Agreement; and

That the Mayor and Manager of Corporate Administration be authorized to sign all required documentation.

**Carried**

**10.00 BYLAWS**

Councillor McRae declared a potential conflict of interest regarding the next report due to the fact he is a School District #71 employee, and vacated Council Chambers at 4:15 p.m.

**.01** Moved by Theos and seconded by Phelps that “Official Community  
BYLAW NO. 2487 Plan Amendment Bylaw No. 2487, 2006” pass first reading.  
**Carried**

**.02** Moved by Theos and seconded by Phelps that “City of Courtenay  
BYLAW NO. 2488 Zoning Amendment Bylaw No. 2488, 2006” pass first reading.  
**Carried**

Councillor McRae returned to Council Chambers and took his seat at 4:16 p.m.

**11.00 COUNCIL MEMBER ROUND TABLE**

COUNCILLOR LEONARD Councillor Leonard outlined her attendance at the following events:  
➤ Remembrance Day ceremony  
➤ CV Environmental Council meeting  
➤ Library Board meetings

COUNCILLOR PHELPS Councillor Phelps reviewed his attendance at the following events:  
➤ 4H Club Banquet  
➤ Christmas Tree Lighting  
➤ Salvation Army Kettle Drive Kick-off

MAYOR WINCHESTER Mayor Winchester outlined her attendance at the following events:  
➤ Canadian Cancer Society Office Grand Opening  
➤ RDCS Water and Sewer Committee meetings  
➤ Island Coastal Economic Trust Conference  
➤ CV Chamber of Commerce – 2010 Legacies Now presentation  
➤ Hospice Society Auction

COUNCILLOR MCRAE Councillor McRae outlined his attendance at the following events:  
➤ RDCS Water and Sewer Committee meetings  
➤ Hospice Society Auction

**12.00 ADJOURNMENT**

**.01**

Moved by Jangula and seconded by Phelps that the meeting now adjourn at 4:30 p.m.

**Carried**

**CERTIFIED CORRECT**

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**Manager of Corporate Administration**

**Adopted this 4<sup>th</sup> day of December, 2006**

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**Mayor**