

R17/2018 – September 4, 2018

Minutes of a Regular Council Meeting held in the City Hall Council Chambers, Courtenay B.C., on Tuesday, September 4, 2018 at 4:00 p.m.

Attending:

Mayor: L. V. Jangula
Councillors: E. Eriksson
D. Frisch
D. Hillian
R. Lennox via Teleconference
B. Wells
M. Theos

Staff:

D. Allen, CAO
J. Ward, Director of Legislative and Corporate Services/Deputy CAO
W. Sorichta, Manager of Legislative & Corporate Administrative Services
I. Buck, Director of Development Services
T. Kushner, Director of Public Works Services
D. Snider, Director of Recreation and Cultural Services
A. Guillo, Manager of Communications
T. Setta, Manager of Planning

1.00 ADOPTION OF MINUTES

.01 Moved by Wells and seconded by Frisch that the August 20th,
MINUTES 2018 Regular Council meeting minutes be adopted.
Carried

Moved by Wells and seconded by Frisch that the August 30th,
2018 Special Council meeting minutes be adopted.
Carried

2.00 ADOPTION OF LATE ITEMS

3.0 DELEGATIONS

1. Richard Park and Dylan Hardie of Coastline Canada made a presentation to Council regarding their proposed medical cannabis production facility on Fraser Road. The operation will be supplying to Health Canada and adhering to their security requirements. The facility is anticipated to produce 60 - 100 jobs and will be pursuing organic, Vancouver Island Green Business and Surfrider Approved certifications. The proponents discussed facility options, either greenhouse or indoor concrete bunker, and how they may mitigate concerns about smell, sound and sight pollution raised by area residents.
2. Cheryl Glennie, a Fraser Road resident, made a presentation to Council regarding the proposed medical cannabis production facility on Fraser Road and expressed concerns related to health and safety, air quality, noise, traffic, and impacts to sensitive habitat of watershed and farmland.

4.00 STAFF REPORTS/PRESENTATIONS

.01

COURTENAY
AIRPARK LEASE
OPTIONS
2380-20

Moved by Hillian and seconded by Frisch that based on the September 4th, 2018 staff report “Courtenay Airpark Lease Options”, Council approve OPTION 1 and direct staff to offer a new long term lease, prior to the expiration of the existing lease, of five years with three options to renew for a further five year term each and include the addition of the float plane dock and ramp as part of the lease area.

Carried with Mayor Jangula and Councillor Theos opposed

Moved by Wells and seconded by Theos that Dave Mellin and Morris Perrey, Courtenay Airpark Association, be permitted to address Council at the September 04, 2018 Regular Council meeting regarding the Courtenay Airpark Association lease agreement options.

Carried

The council meeting recessed at 5:46 p.m.

The meeting reconvened at 5:53 p.m.

.02

ZONING AMENDMENT
BYLAW NO. 2926 -
4697
HEADQUARTERS
ROAD
3360-20-1804

Moved by Hillian and seconded by Wells that based on the September 4th, 2018 staff report “Zoning Amendment Bylaw No. 2926 - 4697 Headquarters Road”, Council approve OPTION 1 and proceed to First and Second Readings of Zoning Amendment Bylaw No. 2926, 2018;

That Council direct staff to schedule and advertise a statutory public hearing with respect to the above-referenced Bylaw on September 17th, 2018 at 5:00 p.m. in City Hall Council Chambers; and

That prior to the final reading of Zoning Amendment Bylaw No. 2926, a covenant be registered on title to secure the creation of a statutory right-of-way on the property for drainage maintenance and operation purposes.

Carried

.03

STOREFRONT
CANNABIS RETAILERS
POLICY
3360-20-1811

Moved by Hillian and seconded by Wells that based on the September 4th, 2018 staff report “Storefront Cannabis Retailers Policy”, Council adopt the attached Storefront Cannabis Retailer Policy No. 3030.00.05.

Carried

6:25 p.m. Councillor Theos recused himself citing a potential conflict of interest as he lives in the vicinity of the zoning amendment application.

.04 Moved by Hillian and seconded by Wells that based on the
ZONING AMENDMENT September 4th, 2018 Staff report, “Zoning Amendment Bylaw No. 2936
BYLAW NO. 2936 TO to allow for a secondary suite at 1081 Mantle Drive” Council approve
ALLOW FOR A OPTION 1 and proceed to First and Second Readings of Zoning
SECONDARY SUITE AT Amendment Bylaw No. 2936, 2018; and
1081 MANTLE DRIVE

That Council direct staff to schedule and advertise a statutory public hearing with respect to Zoning Amendment Bylaw No. 2936, 2018 on September 17th, 2018 at 5:00 p.m. in the City Hall Council Chambers.

Carried

**Mayor Jangula left Council Chambers at 6:26 p.m.; Councillor Wells took the chair
Mayor Jangula returned to Council Chambers and took his seat at 6:31 p.m.**

Councillor Theos returned to Council Chambers at 6:28 p.m. and took his seat.

5.00 EXTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

6.00 INTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

.01 Moved by Frisch and seconded by Hillian that the September 4th,
CANNABIS 2018 Memorandum, “Cannabis Cultivation in the Agricultural Land
CULTIVATION IN THE Reserve (ALR)”, be received for information.
AGRICULTURAL **Carried**
LAND RESERVE (ALR)
3015-00

7.00 REPORTS/UPDATES FROM COUNCIL MEMBERS INCLUDING REPORTS FROM COMMITTEES

COUNCILLOR Councillor Eriksson reviewed his attendance at the following events:
ERIKSSON

- Comox Valley Exhibition and RCMP Musical Ride
- Comox Valley Development and Construction Association AGM

COUNCILLOR Councillor Frisch reviewed his attendance at the following events:
FRISCH

- LUSH Valley Share the Harvest Community Garden tour
- Labour Day picnic and barbeque

COUNCILLOR Councillor Hillian reviewed his attendance at the following events:
HILLIAN

- LUSH Valley Share the Harvest Community Garden tour
- Puntledge Park playground opening
- Labour Day picnic and barbeque
- Comox Valley Community Health Network Transition meeting
- Community Justice Centre luncheon for Inspector Tim Walton
- Comox Valley Exhibition and RCMP Musical Ride
- Project Watershed, K’omoks First Nation and MLA Ronna-Rae Leonard meeting and funding application submissions to Provincial and Federal governments

R17/2018 – September 4, 2018

COUNCILLOR
LENNOX Councillor Lennox reviewed her attendance at the following event:
 ➤ LUSH Valley Share the Harvest Community Garden tour

COUNCILLOR
THEOS Councillor Theos reviewed his attendance at the following event:
 ➤ CVRD Board meeting

Councillor Theos mentioned the upcoming Comox Valley Ribfest community event September 14 – 16, 2018

COUNCILLOR
WELLS Councillor Wells reviewed his attendance at the following events:
 ➤ Comox Valley Exhibition and RCMP Musical Ride
 ➤ Comox Valley Development and Construction Association AGM
 ➤ CVRD Waste to Energy Select Committee meeting
 ➤ Puntledge Park playground opening
 ➤ LUSH Valley Share the Harvest Community Garden tour
 ➤ Launch of Rapid Corridor for Comox Valley transportation system

Councillor Wells mentioned the new “Courtenay Collects” App to help sort waste and recycling

MAYOR
JANGULA Mayor Jangula reviewed his attendance at the following events:
 ➤ CVRD Board meeting
 ➤ Comox Valley Exhibition and RCMP Musical Ride
 ➤ Puntledge Park playground opening and ribbon cutting and expressed his appreciation to Courtenay Rotary Club for their financial contribution to the new playground and to City staff for a job well done

Mayor Jangula mentioned the upcoming 10th Annual Old House Hotel & Spa Mayor’s Charity Golf Classic community fundraiser event Friday, September 7th, 2018 at Crown Isle Resort

8.00 RESOLUTIONS OF COUNCIL

.01

Moved by Hillian and seconded by Frisch that
Whereas some Courtenay residents have requested the installation of street-side benches to provide resting areas on streets that are not on bus routes and thereby enhance walkability, particularly for elderly citizens; and,

Whereas the City does not have a program or assigned budget for street-side benches apart from those in bus shelters, and the memorial bench program is currently under review;

Therefore, be it resolved that staff look into and report back to Council on the potential implementation of a street bench program.

Carried

9.00 UNFINISHED BUSINESS

10.00 NOTICE OF MOTION

11.00 NEW BUSINESS

.01
RESCIND JULY 16,
2018 RESOLUTION
RE: GOVERNANCE
RESTRUCTURE STUDY
BALLOT QUESTION

Moved by Frisch and seconded by Hillian that the highlighted portion of the following resolution from the July 16, 2018 regular Council meeting be rescinded:

Moved by Wells and seconded by Lennox that Council support the non-binding community opinion question to consider a governance restructure study for Comox Valley local governments as posed in the June 19, 2018 correspondence received from the Comox Valley Regional District; and

That the question:

“Are you in favour of conducting a study, in partnership with the Province of BC, to review the governance structures and policies of the City of Courtenay and other local governments within the Comox Valley to consider the feasibility and implications of restructure?”
YES or NO

Be included on the October 20, 2018 local government general election ballot.

Defeated

In Favour: Councillors Frisch, Hillian and Lennox

Opposed: Mayor Jangula, Councillors Eriksson, Theos and Wells

12.00 BYLAWS

.01
BYLAW NO. 2926,
2018 ZONING
AMENDMENT (4697
HEADQUARTERS RD)

Moved by Hillian and seconded by Wells that “Zoning Amendment Bylaw No. 2926, 2018” pass first and second reading.

Carried

6:58 p.m. Councillor Theos recused himself citing a potential conflict of interest as he lives in the vicinity of zoning amendment Bylaw No. 2936

.02
BYLAW NO. 2936,
2018, ZONING
AMENDMENT
(1081 MANTLE
ROAD)

Moved by Wells and seconded by Frisch that “Zoning Amendment Bylaw No. 2936, 2018” pass first and second reading.

Carried

Councillor Theos returned to Council Chambers at 6:59 p.m. and took his seat.

.03
BYLAW 2937, 2018,
DOWNTOWN
COURTENAY
REVITALIZATION TAX
EXEMPTION BYLAW

Moved by Frisch and seconded by Wels that “Downtown Courtenay Revitalization Tax Exemption Bylaw No. 2837, 2018” be adopted.

Carried with Councillor Eriksson opposed

13.00 ADJOURNMENT

.01

Moved by Hillian and seconded by Wells that the meeting now adjourn at 7:02 p.m.

Carried

CERTIFIED CORRECT

Corporate Officer

Adopted this 17th day of September, 2018

Mayor