

**CORPORATION OF THE CITY OF COURTENAY
COUNCIL MEETING AGENDA**

DATE: Monday, January 14, 2013
PLACE: City Hall Council Chambers
TIME: 4:00 p.m.

1.00 ADOPTION OF MINUTES

1. Adopt January 7, 2013 Regular Council Meeting Minutes

2.00 INTRODUCTION OF LATE ITEMS

3.00 DELEGATIONS

1. Scott Butts re: House move to Comox Valley

4.00 COMMITTEE/STAFF REPORTS

5.00 REPORTS AND CORRESPONDENCE FOR INFORMATION

6.00 REPORTS FROM COUNCIL REPRESENTATIVES

7.00 RESOLUTIONS OF COUNCIL

1. In Camera Meeting

That under the provisions of Section 90(1)(e) of the *Community Charter*, notice is hereby given that a Special In-Camera meeting closed to the public, will be held January 14, 2013 at the conclusion of the Regular Council.

8.00 UNFINISHED BUSINESS

9.00 NOTICE OF MOTION

10.00 NEW BUSINESS

11.00 BYLAWS

For Third Reading After Public Hearing

- 135 1. "Official Community Plan Amendment Bylaw No. 2735, 2012"
(to include a regional context statement consistent with the RGS)

12.00 COUNCIL MEMBER ROUND TABLE

13.00 ADJOURNMENT

Please note that there is a Public Hearing scheduled for 5:00 p.m. in relation to Official Community Plan Amendment Bylaw No. 2735

DELEGATION

Ward, John

From: butts05@telus.net
Sent: January-08-13 3:05 PM
To: Ward, John; fred@fredsarkari.com
Subject: Upcoming Council Meeting

Good afternoon Mr. Ward:

My name is Scott Butts and my family and i recently relocated to the Comox Valley last May. We are thrilled to be here and have fallen in love with the valley. When we moved here we decided to do it a little differently and purchased a home from Dallas Rd, Victoria, and barge it in to Royston via water. This task was filmed by HGTV "Massive Moves" and documented by local and island newspapers and media. My question to you sir is that I would like to address City council for five minutes either at next week's meeting or the following prior to the January 27th airing of the show on HGTV. While my wife was eight months pregnant throughout this experience I also published my first book, "The Continuous Moment of You".

Can you please advise if there is any way possible to speak for five minutes at either meeting to thank the Mayor and Council for the wonderful welcome we have received.

Thank you for your time.

Scott BUTTS

THE CORPORATION OF THE CITY OF COURTENAY

BYLAW NO. 2735

A bylaw to amend Official Community Plan Bylaw No. 2387, 2005

WHEREAS the Council has given due regard to the consideration given in Section 903 of the *Local Government Act*;

NOW THEREFORE the Council of the Corporation of the City of Courtenay in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as “**Official Community Plan Amendment Bylaw No. 2735, 2012**”.
2. That “Official Community Plan Bylaw No. 2387, 2005” be hereby amended as follows:
 - (a) That Part 3 Growth Management, of Official Community Plan Bylaw No. 2387, 2005 be hereby amended by deleting section 3.0 and replacing it with the following:

Section 3

3. GROWTH MANAGEMENT

Section 3.0

3.1 Managing Growth

3.1.1 Introduction

The City has faced the issues of boundary extension, amalgamations or future municipal boundaries for many years. Boundary changes have proceeded primarily on an individual basis; however, there is a need for a coordinated and consistent approach to considering the future boundaries of the City. Adopting Growth Management Policies as outlined in this section will establish a strategy for the City in moving towards a workable and preferred boundary which will allow for the development and environmental protection in a coordinated system.

Throughout adoption of the Regional Growth Strategy in March 2011, the City sought to have the concerns on urban fringe development addressed. Section 3.2, Regional Context Statement further outlines the City’s position on this topic.

Having a clear plan for the future expansion of the City remains one of the most effective land use management tools which will lead to the integration and seamless delivery of services in a more equitable manner in the Comox Valley. Municipal boundary extensions are a necessity in order to manage the future growth of the City and to solve existing urban fringe development problems. It will also help to prevent suburban sprawl that has consumed rural lands on the urban fringe, protect our natural environment and it will ensure urban growth occurs within urban boundaries. Rural sprawl comes at a considerable expense to the City and impacts on the services the City provides. The uncoordinated actions of the Regional District and provincial agencies with approving authority for subdivisions, septic systems, private wells, drainage, garbage, roads and taxes provides a regulatory system which has created the urbanization of the unincorporated areas around the City.

The City has maintained a position that municipal services will not be extended beyond the municipal boundaries.

It is clearly evident that areas on the fringe of the City that have received a municipal service such as community water, results in creating residential areas that are too dense. This has lead to environmental problems of failing septic systems and a lack of any stormwater management which impacts on the City.

In designing the City's transportation, water, sanitary sewer and storm drainage systems, the City follows good planning, financial and engineering practices and have provided for possible service extensions for areas presently outside the municipal boundaries, where applicable.

Growth management would be greatly enhanced if provincial regulations and approvals reflected the actual cost of development outside municipal boundaries.

3.1.2 Goals

1. provide for managed growth
2. ensure equitable taxation for services provided and received
3. support efficient infrastructure development
4. protect environmentally sensitive areas
5. support sustainable development practices

3.1.3 Policies

Council will:

1. in examining boundary extensions consider the following criteria:
 - continuity with existing boundary, topography, location of existing streams, parks, roads and forest land
 - proximity of existing municipal infrastructure and its capacity and elevation
 - condition of existing infrastructure in the area under consideration
 - effect of the change on any existing service areas
 - advising of any known issues within the existing area, i.e. failing septic system issues, stormwater
 - cost of servicing including any latecomer agreements, DCC's (City and CVRD), developer contributions to planned infrastructure, servicing costs and connection fees
 - subdivision opportunities and future infrastructure locations, i.e. sewage lift stations
 - advising of the phasing-in of City municipal taxes
 - frontage tax charges, when services are available to the property
 - utility user charges on tax notices only when services are connected
 - detailed servicing costs for potable water, sanitary sewer or storm drainage referencing to any grants, assist factors
 - method of payment of payment for proposed municipal services
 - payment in full prior to service connection being provided to property line
 - commuted payment by way of an annual parcel tax over and amortization period not greater than fifteen years
 - timing of the installation of municipal services
 - preparing a local area plan following the boundary extension
 - assessment/determination of potential capital works to be undertaken and to be considered in the future City budgets
2. work cooperatively with Comox Valley jurisdictions regarding the cohesive and complimentary development of land use regulation plans and strategies on the provision of services.

3. work to harmonize the delivery of services, and the streamlining of uniform application procedures with the jurisdictions within the Comox Valley and the provincial agencies.
4. not support the further densification of residential, commercial, industrial or institutional uses in the non-municipal areas within a 5 km. radius of the City's boundaries. Support retaining large parcel sizes within this area greater than 4 hectares.
5. only allow municipal water and/or sewer services to areas within municipal boundaries.
6. seek ways to ensure areas on the urban fringe pay equitably for services received including police, recreation, transportation, cultural and the mitigation of environmental problems.
7. position itself as the regional commerce centre of the Comox Valley promoting new and existing industries to expand economic opportunities for growth and development within the municipal boundaries. As such, the City will oppose commercial, industrial or institutional developments on its fringes, and along the Comox Valley Parkway, the Inland Island Highway, the Island Highway, Comox Road, Ryan Road or Cumberland Road where it leads to urban sprawl and the undermining of the existing tax base.
8. continue to lead efforts in storm water management, erosion and sediment control, water supply, garbage and sewage disposal to protect the environment.
9. support Transportation Planning Initiatives designed to match population growth to major destinations and centres of importance.
10. seek methods to continue to protect the Comox Lake Watershed.

Section 3.2

3.2 REGIONAL CONTEXT STATEMENT

Section 3.2

3.2.1 Introduction

On March 29, 2011, the Board of the Comox Valley Regional District adopted a Regional Growth Strategy being Bylaw No. 120, 2010.

The purpose of this document is to assist in guiding decisions on growth, change and development with the Regional District which includes the City of Courtenay.

The vision in the Regional Growth Strategy is that:

“The Comox Valley will continue to evolve as a region of distinct, well-connected and well designed urban and rural communities. As stewards of the environment, local governments, the K’omoks First Nation, public agencies, residents, businesses and community and non-governmental organizations will work collaboratively to conserve and enhance land, water and energy resources and ensure a vibrant local economy and productive working landscapes.”

The RGS does support the principals and policies established in the City's OCP. The RGS is structured into five parts including:

1. Introduction
2. Context
3. Regional Policies

4. Managing Growth
5. Implementation and Monitoring

Part 2 outlines the major trends that were the basis for the RGS. The City's OCP supports the importance of major trends and addresses those in the City's objectives, policies and land use designations. The RGS projects a population increase of approximately 19,800 between 2010 and 2030 representing an annual growth rate of 1.6% and 500 residential units per year.

The City's population in 2011 was 24,099 representing an annual increase of 1.88% from 2006.

Part 3 describes a vision for the region along with the eight principle policy areas. Part 4 establishes a strategy for managing growth and land use activities whereas Part 5 sets out the tools and partnerships to implement the RGS.

As such, the amendments to the City's OCP recommended in this report are minor in nature and do not change the principle of managing growth and infrastructure to protect the long term financial interests of the residents of the City.

Population projections can vary significantly given the numerous factors beyond the control of the greater area. The City's OCP provides for the consideration of a range of growth and the policies are established to address changes in growth rates. Part 2 of the City's OCP, Vision and Strategy, expresses the vision for the City and the goals that provide the foundation for the vision. Growth will occur through densification and the expansion of the City's boundaries which is supported in the RGS. The rate for both development and boundary expansions will be dependent on available, suitable lands and the provision of services through Council's approval.

The RGS states the City shall develop and grow consistent with its function as the Comox Valley's largest urban area. New development should provide for a wide diversity of housing and employment opportunities and allow for the highest densities within the Comox Valley.

The City is achieving this through many of the recently approved housing and commercial projects and will continue to follow this strategy. It is also important for the OCP to anticipate and plan well into the future for growth and to coordinate this growth with the demands on all City services. It is also important to ensure future amendments to the RGS remain consistent with the fundamental principles in the City's OCP.

3.2.2 Goals

The goals, objectives and policies of the RGS bylaw as contained in Section 3 are organized into the following eight sections which are outlined below for the consistency of the City's OCP.

Goal 1: Housing:

Ensure a diversity of housing options to meet evolving demographics and needs.

The OCP supports the development of housing options and contains policies that examine ways to increase densities and to provide a balance between new and existing developments.

These principles include:

1. balance land uses to create a vibrant and diverse neighbourhood and community;

2. create neighbourhoods that will offer a variety of transportation choices;
3. preserve and enhance open spaces, greenways and environmentally sensitive areas;
4. encourage green buildings and infrastructure; and
5. lead in creating inclusive neighbourhoods for housing.

Goal 2: Ecosystems, Natural Areas and Parks:

Protect, steward and enhance the natural environment and ecological connections and systems.

The OCP supports this goal beginning with a vision to have:

- an expanding parks, natural areas and greenways system, and
- a strategy to lead in environmental protection.

This is followed by goals and strategies to have:

- a system of Greenways to serve recreational needs
- parks and publicly accessible natural open space
- guidelines for sustainable development.

The City has and continues to put a great deal of effort into developing its parks and open space system. The OCP states the provision of parks and services as an essential contribution to the quality of life, environment and image of the City. The OCP contains extensive policy on the parks and greenways systems and environment. The Environmental Development Permit Area section of the OCP has been recently updated on the basis of new mapping and new information.

Goal 3: Local Economic Development:

Achieve a sustainable, resilient and dynamic local economy that supports Comox Valley businesses and the region's entrepreneurial spirit.

Courtenay has long served as the economic centre of the greater Comox Valley and this is recognized in the RGS. The OCP's vision includes the City as being the centre of commerce for the Comox Valley. This is supported by designating five principle commercial areas within the City and to support the densification of these areas. It recognizes the distinct role of the Downtown as an integral part of the community's social and cultural life, its identity and its economy. The mix of uses supported for the commercial nodes and corridors reflect the policies of the RGS.

Goal 4: Transportation:

Develop an accessible, efficient and affordable multi-modal transportation network, that connects Core Settlement Areas and designated Town Centres, and links the Comox Valley to neighbouring communities and regions.

The City's OCP sets out specific goals and policies on the development of a transportation system that provides choices for different modes of travel. This system works towards reducing travel distances and congestion through the consideration of the long term impacts of all land use decisions. Selecting the correct location for land uses will ensure the right balance of new and existing growth which support the City's infrastructure.

Goal 5: Infrastructure:

Provide affordable, effective and efficient services and infrastructure that conserves land, water and energy resources.

The vision established in the City's OCP supports the efficient development of all infrastructure following complete land use and engineering analysis. The City has identified a number of sustainable practices and policies for new development.

The City has maintained a position that municipal services will not be extended beyond the municipal boundaries and this is supported through policy in the OCP allowing for the best management of the City's infrastructure, financial health and delivery of City services.

Goal 6: Food Systems:

Support a high quality of life through the protection and enhancement of community health, safety and well-being.

This is achieved through the established vision for the City which includes the support for a viable agricultural economy through the protection of agricultural lands. The OCP recognizes the important role of agricultural lands and supports the principle of preserving farmland and farming activities. The goals and policies promote the expansion and protection of the agricultural industry. It is also acknowledged that the BC Agricultural Land Commission regulates the use and subdivision of all lands within the ALR.

Goal 7: Public Health and Safety:

Support a high quality of life through the protection and enhancement of community health, safety and well-being.

This is supported through the City's vision statement which includes being:

- an inclusive, open and caring community
- commitment to continued excellence
- a strategy to lead in environmental protection
- committed to youth and seniors

This is further expanded upon in the OCP with a strategy to develop a system of greenways, protect and provide publicly accessible natural open space, design for sustainable development and support social equality.

Goal 8: Climate Change:

Minimize regional greenhouse gas emissions and plan for adaptation.

The City's OCP was amended in 2010 to include a section on "Planning for Climate Change". The City has developed and adopted policies consistent with provincial directions and targets and supports the climate change goals in the RGS. They City also re-wrote the Environmental Development Permit Guidelines in 2011 which recognizes and strengthens the protection of ecosystems and development with respect to changes as a result of climate change.

3.2.3 Managing Growth

Part 4 of the RGS establishes a strategy for managing growth. This includes 16 growth management principles which support the goals identified in Part 3. It includes identifying areas of existing development on the fringe of the City that should eventually be incorporated through boundary extensions and provided with publicly owned water and sewer services in order to address existing health and environmental issues. The RGS also requires areas to be identified on the fringes of the City that should eventually be incorporated through boundary extension and provided with publicly owned water and sewer services in order to allow for new long term growth opportunities in a phased and orderly manner.

Traditionally urban boundaries have been extended in order to accommodate growth and urban forms of development and to provide services for failing infrastructure systems. It has also been considered to prevent urban uses and densities to continue and expand outside the City’s boundaries. Boundary extensions will remain an effective tool for the management of land uses and infrastructure systems for the City. The City confirms its long term interest in extending municipal boundaries and supports the general areas for inclusion as identified as “Settlement Expansion Areas” in the RGS and the adjoining lands which would allow for logical expansion boundaries.

3.2.4 Implementation

Part 5 of the RGS addresses implementation measures, monitoring, and amendment procedures. The OCP establishes the principles and policies to be followed by Council in the implementation of the RGS and the sharing of information within the Comox Valley Regional District occurs on a regular basis. It is concluded that entering into an implementation agreement would be an unnecessary expense to the City and it would be redundant to the existing practices of the City.

2. This bylaw shall come into effect upon final adoption hereof.

Read a first time this day of , 2012

Read a second time this day of , 2012

Considered at a Public Hearing this day of , 2012

Read a third time this day of , 2012

Finally passed and adopted this day of , 2012

Mayor

Director of Legislative Services