

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

*We respectfully acknowledge that the land on which we gather is the  
unceded traditional territory of the K'ómoks First Nation*

**DATE:** August 19, 2019  
**PLACE:** City Hall Council Chambers  
**TIME:** 4:00 p.m.

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**K'OMOKS FIRST NATION ACKNOWLEDGEMENT**

**1.00 ADOPTION OF MINUTES**

- 1 1. Adopt July 15<sup>th</sup>, 2019 Regular Council meeting minutes

**2.00 INTRODUCTION OF LATE ITEMS**

**3.00 DELEGATIONS**

1. John Bowman, President, North Island College - 2020 - 2025 Strategic Plan  
2. Michael Gilbert, Michael's Off Main Restaurant - 5<sup>th</sup> Street Bridge  
Rehabilitation Project Options

**4.00 STAFF REPORTS/PRESENTATIONS**

**(a) CAO and Legislative Services**

1. Inspector Mike Kurvers, RCMP - Community Policing Update  
9 2. Coastal Communities Social Procurement Initiative Membership

**(b) Development Services**

- 13 3. Zoning Amendment Bylaw No. 2960 - #230 - 470 Puntledge Road  
41 4. Development Variance Permit No. 1903 - 3001 Vanier Drive

**(c) Financial Services**

- 53 5. Consideration of 2020 Permissive Property Tax Exemptions

**5.00 EXTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION**

- 73 1. Climate Change Letter of Response Received from TOTAL S.A.
- 75 2. Comox Valley Regional District - Active Transportation Memorandum of Understanding with Ministry of Transportation and Infrastructure
- 83 3. LUSH Valley Food Action Society - Request for Council Representation Comox Valley Regional Food Policy Council (CVRFPC)

Staff Note: Council is requested to appoint 1 member to the Comox Valley Regional Food Policy Council (CVRFPC) for a term of 2 years (September 2019 - August 2021); term to commence in late September 2019.

- 145 4. Municipal Insurance Association of BC (MIABC) Voting Delegate at 2019 Union of British Columbia Municipalities (UBCM) Convention

*In accordance with Article 6.13 of the Reciprocal Insurance Exchange Agreement, the following delegate and two alternates have been registered with the MIABC to vote your interests at this year's AGM.*

*Voting Delegate: Mayor Larry Jangula  
Alternate #1: Councillor Doug Hillian  
Alternate #2: Councillor Bob Wells*

*If you would like to change the delegate and/or two alternates, please forward a resolution of your Council/Board directing these changes to the MIABC by September 9<sup>th</sup>, 2019.*

*6.13 Representatives*

*Each Subscriber shall appoint by resolution of its council, trustees, directors, or other elected officials, a representative and two alternates to represent and vote the interests of the Subscriber at any meeting of the Subscribers, and shall deliver a certified copy of such resolution to the Board.*

**Recommendation:** That Council appoint 1 Voting Delegate and 1 Alternate in addition to Councillor Hillian (Councillor Hillian to be Alternate #1)

**6.00 INTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION**

**7.00 REPORTS/UPDATES FROM COUNCIL MEMBERS INCLUDING REPORTS FROM COMMITTEES**

- Councillor Cole-Hamilton
- Councillor Frisch
- Councillor Hillian
- Councillor McCollum
- Councillor Morin
- Councillor Theos
- Mayor Wells

**8.00 RESOLUTIONS OF COUNCIL**

**1. Councillor Hillian - Morrison Creek Protection**

Whereas development pressure in riparian areas has increased in the Comox Valley and in the City of Courtenay as natural buffers along streams shrink, putting at risk healthy stream functioning, fish and wildlife; and

Whereas Morrison Creek is home to a Federally listed endangered species (Morrison Creek Lamprey) and is a healthy and productive salmon stream, producing more fish than all other creeks within the City combined, in large part because its riparian zone of wetland and treed buffers remains largely intact; and

Whereas the health and productivity of Morrison Creek will be threatened through encroachment by new or infill development into the "green infrastructure" supporting this exceptionally productive stream; and

Whereas protection of the productivity and biodiversity of this vital salmon producing stream and mitigation of flood risk is consistent with the goals of the OCP and treating stream corridors as "Eco Assets"; and

Whereas the province's Riparian Areas Regulation Act allows reduced buffers to the generally recommended 30-meter standard where based on scientific research and professional observation;

Therefore, be it resolved that the City of Courtenay work towards establishment of a higher standard of protection for Morrison Creek by establishing a consistent 30-meter setback, as in the Arden Local Area Plan, and that staff report to Council on the means and implications of enacting such policy, including in relation to other riparian areas within the City.

**2. In Camera Meeting**

That notice is hereby given that a Special In-Camera meeting closed to the public will be held August 19<sup>th</sup>, 2019 at the conclusion of the Regular Council Meeting pursuant to the following sub-sections of the *Community Charter*:

- 90 (1) (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- 90 (1) (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

**9.00 UNFINISHED BUSINESS**

**10.00 NOTICE OF MOTION**

**11.00 NEW BUSINESS**

**12.00 BYLAWS**

**For First and Second Reading**

- 147 1. "Zoning Amendment Bylaw No. 2960, 2019"  
(A bylaw to allow storefront cannabis retailer as permitted use - #230 - 470 Puntledge Road)

**For Third Reading**

- 149 1. "Zoning Amendment Bylaw No. 2957, 2019"  
(A bylaw to allow storefront cannabis retailer as permitted use - #103 - 1025 Cliffe Avenue)

**For Final Adoption**

- 151 1. "Official Community Plan Amendment Bylaw No. 2922, 2019"  
(A bylaw to change the land use designation from urban residential to multi residential and amend the City of Courtenay OCP Land Use map - 2048 - 13<sup>th</sup> Street)
- 153 2. "Zoning Amendment Bylaw No. 2927, 2019"  
(A bylaw to add multi residential dwellings as permitted use - 2048 - 13<sup>th</sup> Street)
- 155 3. "Zoning Amendment Bylaw No. 2888, 2019"  
(A bylaw to permit a two lot subdivision on the property - 2310 - 20<sup>th</sup> Street)
- 149 4. "Zoning Amendment Bylaw No. 2957, 2019"  
(A bylaw to allow storefront cannabis retailer as permitted use - #103 - 1025 Cliffe Avenue)

**13.00 ADJOURNMENT**

**NOTE:** There is a Public Hearing scheduled for 5:00 p.m. in relation to:  
Bylaw No. 2958 - Zoning Amendment to allow storefront cannabis retailer as permitted use  
Unit #101 - 576 England Avenue)