

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

Date: October 5, 2020
Time: 4:00 p.m.
Location: City Hall Council Chambers

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

AMENDED AGENDA

Due to the Coronavirus COVID-19 emergency, the City of Courtenay with the authority of Ministerial Order No. M192 Local Government Meetings & Bylaw Process (COVID-19) Order No. 3 implemented changes to its open Council meetings.

In the interest of public health and safety, and in accordance with section 3(1) of Ministerial Order No. 3 M192, in-person attendance by members of the public at Council meetings will not be permitted until further notice. Council meetings are presided over by the Mayor or Acting Mayor with electronic participation by Council and staff via live web streaming.

K'OMOKS FIRST NATION ACKNOWLEDGEMENT

	Pages
1. ADOPTION OF MINUTES	
1.1 Adopt September 21st, 2020 Regular Council meeting minutes	7
1.2 Adopt September 28th, 2020 Committee of the Whole meeting minutes	17
2. INTRODUCTION OF LATE ITEMS	

3. DELEGATIONS

3.1 Timothy Nye Development Consulting Ltd. - Planning Referral RZ0004 - Lot A (2650) Copperfield Road Development

Presentation Facilitated By:

- Tim Nye - Development Consultant
- James Tuer - Architect
- Dusty Sylvester - Current Environmental
- Neil Penner - McElhanney Consulting Services
- Rex Thompson - Rosebery Investments

3.1.1	Development Information Re: Lot A (2650) Copperfield Road - Timothy Nye Development Consulting Ltd.	21
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4. STAFF REPORTS/PRESENTATIONS

4.1 Development Services

4.1.1	Official Community Plan (OCP) Amendment Bylaw No. 3018 and Zoning Amendment Bylaw No. 2912 - Lot A, Copperfield Road	37
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4.1.2	Zoning Bylaw Amendment 3024 - Update to the Home Occupation Regulations	151
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4.2 Financial Services

4.2.1	Audit Service Plan for Year Ending December 31, 2020	159
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5. EXTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

6. INTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

6.1	Briefing Note - Official Community Plan (OCP) -Stakeholder Sessions and Online Public Survey Results	175
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6.2	Parks and Recreation Advisory Commission Meeting Minutes - April 2nd, 2020	179
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7. REPORTS/UPDATES FROM COUNCIL MEMBERS INCLUDING REPORTS FROM COMMITTEES

7.1 Councillor Cole-Hamilton

7.2 Councillor Frisch

7.3 Councillor Hillian

7.4 Councillor McCollum

7.5 Councillor Morin

7.6 Councillor Theos

7.7 Mayor Wells

8. RESOLUTIONS OF COUNCIL

8.1 In Camera Meeting

That a Special In-Camera meeting closed to the public will be held October 5th, 2020 at the conclusion of the Regular Council meeting pursuant to the following sub-section(s) of the *Community Charter*:

- 90 (1) (c) labour relations or other employee relations;
- 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) (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

9. UNFINISHED BUSINESS

10. NOTICE OF MOTION

10.1 Mayor Wells - Proposed Notice of Motion - Comox Valley RCMP Funding

(Options to support Comox Valley policing services partially funded through annual casino gaming funds [gaming revenue loss re: temporary facility closure - COVID-19 pandemic])

11. NEW BUSINESS

- 11.1 LUSH Valley Food Action Society - Request for Partnership - Educational/Demonstration Community Orchard - City Special Use Park - McPhee Meadows 181

12. BYLAWS

12.1 For First Reading

- 12.1.1 Official Community Plan Amendment Bylaw No. 3018, 2020 (Lot A [2650] Copperfield Road) 183

(A bylaw to amend Official Community Plan Bylaw No. 2387, 2005 to change the land use designation from Suburban Residential to Urban Residential and that Map #2, Land Use Plan be amended accordingly)

- 12.1.2 Zoning Amendment Bylaw No. 2912, 2020 (Lot A [2650] Copperfield Road) 185

(A bylaw to amend Zoning Bylaw No. 2500, 2007 to amend Division 8 - Classification Zones through the addition of Comprehensive Development Thirty Zone (CD-30); and, to rezone the property from Residential One A (R1-A) to Comprehensive Development Zone Thirty (CD-30) and Public Assembly Two (PA-2))

12.2 For First and Second Reading

- 12.2.1 Zoning Amendment Bylaw No. 3024, 2020 (Home Occupation Regulations) 191

(A bylaw to amend Zoning Amendment Bylaw No. 2500, 2007 to amend Home Occupation regulations)

12.3 For Third Reading

- 12.3.1 Zoning Amendment Bylaw No. 3012, 2020 (1520 Thorpe Avenue) 193

(A bylaw to amend Zoning Bylaw No. 2500, 2007 to rezone property from Residential One Zone (R-1) to Residential One S Zone (R-1S); and amend Schedule No. 8 Zoning Map to permit the addition of a secondary suite - 1520 Thorpe Avenue)

12.4 For Final Adoption

12.4.1 Zoning Amendment Bylaw No. 3012, 2020 (1520 Thorpe Avenue)

(A bylaw to amend Zoning Bylaw No. 2500, 2007 to rezone property from Residential One Zone (R-1) to Residential One S Zone (R-1S); and amend Schedule No. 8 Zoning Map to permit the addition of a secondary suite - 1520 Thorpe Avenue)

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12.4.2 Zoning Amendment Bylaw No. 2990, 2020 (1025 Ryan Road) 195

(A bylaw to amend zoning to develop a 118 unit rental apartment building with amenities - 1025 Ryan Road)

12.4.3 Tax Exemption 2021 Bylaw No. 3019, 2020 203

(A bylaw to exempt certain lands and improvements from taxation for the year 2021)

12.4.4 Tax Exemption Churches 2021 Bylaw No. 3020, 2020 209

(A bylaw to exempt certain lands and improvements, set apart for public worship, from taxation for the year 2021)

13. ADJOURNMENT