

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

Date: September 27, 2021
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

K'OMOKS FIRST NATION ACKNOWLEDGEMENT

Pages

1. ADOPTION OF MINUTES

1.1. Adopt September 7th, 2021 Regular Council meeting minutes

7

1.2. Adopt September 7th, 2021 Special Council meeting minutes

19

2. INTRODUCTION OF LATE ITEMS

3. DELEGATIONS

3.1. Comox Valley Art Gallery RE: Annual Operations

Presentation by:

- Glen Sanford, Executive Director

3.2. Courtenay & District Museum RE: Annual Operations

Presentation by:

- Deborah Griffiths, Executive Director

3.3. Comox Valley United Soccer Club RE: Need for Additional Facilities

Presentation by:

- Stefan Szkwarek, President

4. STAFF REPORTS/PRESENTATIONS

4.1. CAO and Legislative Services

4.1.1.	2019-2021 City of Courtenay Strategic Plan Review and Update	21
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4.2. Development Services

4.2.1.	Official Community Plan (OCP) Amendment Bylaw No. 3028 and Zoning Amendment Bylaw No. 3029 - 1679 McPhee Avenue (Wachiay Friendship Centre's Affordable Housing Project)	33
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Presentation by:

- Lindsay Monk, Manager of Development, M'akola Development Services
- Jamie Bégin, Project Coordinator, M'akola Development Services
- Roger Kishi, Program Coordinator, Wachiay Friendship Centre; and,
- Maris MacDonald, Principal, MacDonald Haggarty Architects Ltd.

4.2.2.	Updated Proposal - Zoning Amendment Bylaw No. 3030 - 3040 Kilpatrick Avenue	117
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4.2.3.	Zoning Amendment Bylaw No. 3040 to allow for a carriage house at 1236 Malahat Drive	131
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4.2.4.	Encroachment Agreements for Endure Projects Inc. BC1227832, 397 5th Street	169
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4.3. Financial Services

4.3.1.	Municipal Regional District Tax (MRDT) Service Contract with Tourism Vancouver Island (TVI) and CVRD Memorandum of Understanding (MOU)	211
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4.4. Public Works Services

4.4.1.	Speed Limit Reduction Pilot Project - Crown Isle	227
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5. EXTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

- 5.1. Ambulance Paramedics of British Columbia - Emergency Paramedics and Dispatchers

233

(Includes a request to write to both the Minister of Health, Adrian Dix, and BC Health Critic to advocate for enhanced paramedic services and healthcare in the community)

6. INTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

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 September 27th, 2021 at the conclusion of the Regular Council Meeting pursuant to the following sub-sections of the *Community Charter*:

- 90 (1) (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- 90 (1) (b) personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity;
- 90 (1) (c) labour relations or other employee relations.

9. UNFINISHED BUSINESS

10. NOTICE OF MOTION

11. NEW BUSINESS

- 11.1. Development Application Procedures Amendment Bylaw No. 3052, 2021 235

Suggested motion:

Whereas “Development Application Procedures Bylaw No. 2790, 2014” delegates various authorities to the Director of Development Services; and

Whereas Council desires to allow for the efficient oversight and approval of development applications in the absence of the Director of Development Services due to annual vacations, medical leave or other vacancy of the position;

Now therefore Council gives “Development Application Procedures Amendment Bylaw No. 3052, 2021” First, Second and Third Readings to amend “Development Application Procedures Bylaw No. 2790, 2014” to replace all references to the Director of Development Services with “Director responsible for overseeing development services or in their absence the Chief Administrative Officer”.

12. BYLAWS

- 12.1. For First and Second Reading

- 12.1.1. Official Community Plan Amendment Bylaw No. 3028, 2021 (1679 McPhee Avenue) 237

(A bylaw to amend Official Community Plan Bylaw No. 2387, 2005 to change the land use designation from Industrial to Multi-Residential and amend Map #2 Land Use Plan - 1679 McPhee Avenue)

- 12.1.2. Zoning Amendment Bylaw No. 3029, 2021 (1679 McPhee Avenue) 239

(A bylaw to amend Zoning Bylaw No. 2500, 2007 to create a new Comprehensive Development Thirty-Four Zone (CD-34) and rezone the subject property from Industrial Two (I-2) to Comprehensive Development Thirty-Four Zone (CD-34) and amend Schedule No. 8 Zoning Map - 1679 McPhee Avenue)

12.1.3.	Zoning Amendment Bylaw No. 3030, 2021 (3040 Kilpatrick Avenue)	247
	(A bylaw to amend Zoning Bylaw No. 2500, 2007 to rezone property from Comprehensive Development Twenty-Six Zone (CD-26) to Comprehensive Development Twenty-Six A Zone (CD-26A) to facilitate multi-residential development)	
12.1.4.	Zoning Amendment Bylaw No. 3040, 2021 (1236 Malahat Drive)	255
	(A bylaw to amend Zoning Bylaw No. 2500, 2007, S. 8.1.1 adding "notwithstanding any provision of this bylaw, a carriage house is a permitted use" - 1236 Malahat Drive)	
12.2.	For First, Second and Third Reading	
12.2.1.	Tax Exemption 2022 Bylaw No. 3047, 2021	257
	(A bylaw to exempt certain lands and improvements from taxation for the year 2022)	
12.2.2.	Tax Exemption Churches 2022 Bylaw No. 3048, 2021	263
	(A bylaw to exempt certain lands and improvements, set apart for public worship, from taxation for the year 2022)	
12.2.3.	2022-2031 Tax Exemption Bylaw No. 3049, 2021	267
	(A bylaw to exempt certain lands and improvements to the extent indicated for the years 2022 to 2031)	

13. ADJOURNMENT