

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

**Date:** October 4, 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*

**K'OMOKS FIRST NATION ACKNOWLEDGEMENT**

	<b>Pages</b>
<b>1. ADOPTION OF MINUTES</b>	
1.1. Adopt September 27th, 2021 Regular Council meeting minutes	5
<b>2. INTRODUCTION OF LATE ITEMS</b>	
<b>3. DELEGATIONS</b>	
<b>4. STAFF REPORTS/PRESENTATIONS</b>	
4.1. Development Services	
4.1.1. Updated Proposal - Zoning Amendment Bylaw No. 3017 - 801 Ryan Road	19
Presentation by:	
• Rachel Ricard, Development Manager, Broadstreet Properties Ltd.	
• Kris Mailman, CEO, Broadstreet Properties Ltd.	
• Trevor Dickie, Vice President of Real Estate Development, Broadstreet Properties Ltd.	
4.2. Financial Services	
4.2.1. Audit Service Plan for Year Ending December 31, 2021	25
<b>5. EXTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION</b>	
<b>6. INTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION</b>	

**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 4<sup>th</sup>, 2021 at the conclusion of the Regular Council Meeting pursuant to the following sub-sections of the *Community Charter*:

- 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**

**11. NEW BUSINESS**

## 12. BYLAWS

### 12.1. For First and Second Reading

#### 12.1.1. Zoning Amendment Bylaw No. 3017, 2021 (801 Ryan Road) 43

(A bylaw to amend Zoning Bylaw No. 2500, 2007 to create a new Comprehensive Development Thirty Two Zone (CD-32), and rezone land use from Commercial One A Zone (C1-A) to Comprehensive Development Thirty Two Zone (CD-32); and, that Schedule No. 8, Zoning Map be amended accordingly - 801 Ryan Road)

### 12.2. For Final Adoption

#### 12.2.1. Development Application Procedures Amendment Bylaw No. 3052, 2021 53

(A bylaw to amend Development Application Procedures Bylaw No. 2790, 2014 by replacing all references to the Director of Development Services with "Director responsible for overseeing development services or in their absence of the Chief Administrative Officer")

13. ADJOURNMENT