

Minutes of a Regular Council Meeting held in the City Hall Council Chambers, Courtenay B.C., on Monday, June 18, 2012 at 4:00 p.m.

Attending:

Mayor: L. V. Jangula
Councillors: J. K. Ambler
B. F. Anglin
D. A. Hillian
R-R. Leonard
M. Theos
S. L. Winchester

Staff:

S. Gray, CAO
J. Ward, Director of Legislative Services
T. Manthey, Director of Financial Services/Deputy CAO
K. Lagan, Director of Operational Services
P. Crawford, Director of Planning Services
R. Wiwchar, Director of Community Services
I. Buck, Senior Planner
N. Hofer, Environmental Planner
E. Ferguson, Planning Technician

1.00 ADOPTION OF MINUTES

.01 Mined by Winchester and seconded by Ambler that the June 11,
MINUTES 2012 Council meeting minutes be adopted.
Carried

3.00 DELEGATIONS

1. Blue Communities Presentation

Linda Stafford, representing the Vancouver Island Water Watch Coalition and the Council of Canadians, made a presentation regarding “Blue Communities”.

2. Barry Weih, Wensley Architecture re: Development Permit No. 1216 re: Thrifty’s Shopping Centre

Barry Weih reviewed the application for Development Permit No. 1216 for the Thrifty’s shopping centre.

3. Eric Ching, Urban Design Group Architects re: Development Permit No. 1126

Eric Ching reviewed the application for Development Permit with Variances No. 1126 for the construction of a commercial development property located at 2601 Mission Road.

The meeting recessed at 5:01 p.m. and reconvened at 5:05 p.m.

4.00 COMMITTEE/STAFF REPORTS

.01

DP NO. 1213
2077-20TH ST
3060-20-1213

Moved by Anglin and seconded by Winchester that notice be given to the adjacent property owners of proposed Development Permit with Variances No. 1213 as outlined below, and that the application be returned to Council on July 3, 2012;

That subject to public input, Council approve Development Permit with Variances No. 1213 for a forty unit multi-residential project with the following variances as shown in Attachment No. 4;

- Section 8.3.5(2), the rear yard building setback from 7.5 metres to 2.0 metres;
- Section 8.3.5(3), the internal side yard building setback where the back of a building faces a side lot line from 6.0 metres to 5.5 metres;
- Section 8.3.5(3), the external side yard building setback where the back of a building faces a side lot line from 6.0 metres to 4.5 metres;
- Section 8.3.10(1), the landscape screen from 3.0 metres in width to 0.6 metres adjacent to the mailbox and internal roadway; and
- Section 7.1.6(8), the minimum distance between the face of a garage or carport to a property line or internal roadway from 6.0 metres to 5.2 metres; and

That Development Permit with Variances No. 1213 be issued for the properties legally described as Lot B, District Lot 230, Comox District, Plan EPP13210 (2077 20th Street) subject to the following conditions:

- a. Development must be in conformance with the plans and elevations contained in Attachment No. 2 and further, that all building materials and colours be as specified in Attachment No. 2 and as follows:
 - Roof – Asphalt Shingles
 - Siding – Concord Vinyl-beige/natural colour with belly bands
 - Doors – Metal – contrast colour to siding
 - Wood Trim – doors & windows – painted as per colour schemes in Attachment No. 2
 - Gables – Cedar shake with wood trim as per Attachment No. 2
 - Accents – cultured stone & wood posts on front door pillars
- b. Installation of landscaping as shown on the plans in Attachment No. 3 and submission of landscape security in the amount of (125% x \$92,075.00) \$115,093.75;
- c. Minimum depth of topsoil or amended organic soil on all landscaped areas as follows: shrubs-450mm; groundcover and grass – 300mm; trees-300mm around and below the root ball;
- d. Development of fencing (including arbours) in conformance with the plans in Attachment Nos. 2-3 and submission of security for fencing in the amount of (125% x \$56,420.00) \$70,525.00;

- e. Purchase and installation of playground equipment in conformance with the landscape plans as contained in Attachment No. 3;
- f. Landscaping must be completed within six months of the date of issuance of the occupancy permit by the City;
- g. Project identification and entrance signs require a sign permit prior to installation and must be in conformance with the Sign Bylaw and Development Permit Guidelines;
- h. All building, site and sign lighting must be full cut off, flat lens in accordance with the City's Dark Skies Policy;
- i. Visitor parking must be clearly identified and these areas must be maintained for visitor parking;
- j. that if the permit holder has not substantially commenced any construction to which the permit was issued within twelve (12) months after the date it was issued, the permit lapses.

Carried

.02

DP NO. 1126
2601 MISSION RD
3060-20-1126

Moved by Hillian and seconded by Winchester that notice be given to the adjacent property owners of proposed Development Permit with Variances No. 1126 as outlined below, and that the application be returned to Council on July 3, 2012;

That subject to public input, Council approve Development Permit with Variances No. 1126, for a commercial project with the following variances with respect to the City of Courtenay Sign Bylaw No. 2042, 1998:

- Section 6.4.3, to allow the Petro Canada fascia sign to project above the roofline of the gas bar;
- Section 6.6.5, to allow a second freestanding sign on a property less than 2.0 ha;

That Development Permit with Variance No. 1126 be issued for the property legally described as Lot B, District Lot 236, Comox District, Plan VIP 52110 (2601 Mission Road) subject to the following conditions:

- a. Development in conformance with the plans and elevations contained in Attachment Nos. 2-3;
- b. Installation of landscaping as shown on the plans in Attachment No. 3 and submission of landscape security in the amount of (125% x \$133,771.00) \$167,213.75;
- c. Irrigation plan to be submitted and approved by the City prior to issuance of building permit;
- d. Minimum depth of topsoil or amended organic soil on all landscaped areas as follows: shrubs-450mm; groundcover and grass-300mm; trees –300mm around and below the root ball;
- e. Landscaping must be completed within six months of the date of

issuance of the occupancy permit by the City and landscaping installation must be supervised by the landscape designer noted on Attachment No. 4;

- f. Prior to issuance of a Building Permit, the applicant, including the professional(s) designated to oversee this project will meet with City staff to review the approved plans and procedure to construct;
- g. All building, and site lighting must be full cut-off, flat lens in accordance with the City's Dark Skies Policy. All proposed lighting must be approved by the City prior to installation;
- h. A sign permit must be obtained prior to the installation of any fascia or freestanding signage. Signage must adhere to the Commercial Development Permit Area Guidelines and must be indirectly illuminated. Internally illuminated sign cabinets are not permitted;
- i. Parking areas must be developed in accordance with Zoning Bylaw No. 2500, 2007, Division 7, Off-Street Parking and Loading Spaces;
- j. Approval of the sediment and erosion control plan prior to issuance of Building Permit;
- k. That if the permit holder has not substantially commenced any construction to which the permit was issued within twelve (12) months after the date it was issued, the permit lapses.

Carried

.03

DP NO. 1216
444 LERWICK RD
3060-20-1216

Moved by Ambler and seconded by Hillian that Development Permit No. 1216 be issued for the property legally described as Lot 1, Block 72, Comox District, Plan VIP81206 (444 Lerwick Road) subject to the following conditions:

- a) Installation of landscaping in conformance with the plans and elevations contained in Attachment No. 2;
- b) Minimum depth of topsoil or amended organic soil on all landscaped areas as follows: shrubs – 450mm; groundcover and grass – 300mm; trees – 300mm around and below the root ball;
- c) Landscaping must be completed within six months of the date of issuance of the occupancy permit by the City.

Carried

.04

RECYCLING TOTER
PROGRAM
5360-04

Moved by Hillian and seconded by Leonard that the report from the Director of Operational Services and Director of Financial Services regarding the Courtenay multi-family/apartment recycling toter program be received for information.

Carried

.05

FORTIS BC COMMON
RATES
5500-03

Moved by Leonard and seconded by Ambler that Council provide a letter in support of the rate equalization initiative currently being undertaken by Fortis BC.

Carried

R17/2012 – June 18, 2012

.06 Moved by Winchester and seconded by Hillian that Council receive the DCBIA Financial Statements for the year ended December 31, 2011.
DCBIA
FIN STMNTS
1971-20 BIA
Carried

.07 Moved by Winchester and seconded by Theos that Council receive the 2011-2014 Strategic Community Investment Funds Plan and Progress Accountability Report.
'11 ACCOUNTABILITY
REPORT
1845-20
Carried

5.00 REPORTS AND CORRESPONDENCE FOR INFORMATION

.01 Moved by Winchester and seconded by Theos that the Courtenay Marina Society Annual Report be received for information.
MARINA SOCIETY
ANNUAL REPORT
Carried

.02 Moved by Theos and seconded by Winchester that the Monthly Police Report for May 2012.
POLICE REPORT
7550-01
Carried

5.00 REPORTS FROM COUNCIL REPRESENTATIVES

COUNCILLOR AMBLER
Councillor Ambler reviewed his attendance at the following Comox Valley Regional District meetings
➤ Water Committee
➤ Committee of the Whole
➤ Elected Officials Forum
➤ Regional 911 Corporation

COUNCILLOR THEOS
Councillor Theos reviewed his attendance at the Comox Valley Regional District Water Committee meeting

COUNCILLOR ANGLIN
Councillor Anglin reviewed his attendance at the Comox Valley Economic Development Society meeting

COUNCILLOR LEONARD
Councillor Leonard reviewed her attendance at the following meetings:
➤ Vancouver Island Regional Library Board
➤ Comox Valley Housing Task Force

COUNCILLOR HILLIAN
Councillor Hillian reviewed his attendance at the Comox Valley Social Planning Society meeting

R17/2012 – June 18, 2012

COUNCILLOR WINCHESTER Councillor Winchester reviewed her attendance at the Comox Valley Regional District Water Committee meeting

7.00 RESOLUTIONS OF COUNCIL

.01 Moved by Winchester and seconded by Theos that under the provisions of Section 90(k) of the *Community Charter*, notice is hereby given that a Special In-Camera meeting closed to the public, will be held June 18, 2012 at the conclusion of the Regular Council Meeting.
IN CAMERA MEETING
Carried with Councillor Leonard opposed

11.00 BYLAWS

.01 Moved by Hillian and seconded by Winchester that “Zoning Amendment Bylaw No. 2698, 2012” be finally passed and adopted.
BYLAW NO. 2698
ZONING AMEND
Carried with Councillor Theos and Mayor Jangula opposed

.02 Moved by Winchester and seconded by Hillian that “Zoning Amendment Bylaw No. 2710, 2012” be finally passed and adopted.
BYLAW NO. 2710
ZONING AMEND
Carried

.03 Moved by Anglin and seconded by Hillian that “Zoning Amendment Bylaw No. 2706, 2012” be finally passed and adopted.
BYLAW NO. 2706
ZONING AMEND
Carried

12.00 COUNCIL MEMBER ROUND TABLE

COUNCILLOR HILLIAN Councillor Hillian reviewed his attendance at the following events:
➤ Bike to Work Week
➤ Morrison Creek Commons Grand Opening
➤ Bursary presentation at Mark R. Isfeld Secondary
➤ Regional District meeting regarding cultural facilities
➤ Car Free Sunday

COUNCILLOR LEONARD Councillor Leonard reviewed her attendance at the FCM Annual Conference

COUNCILLOR ANGLIN Councillor Anglin reviewed his attendance at the FCM Annual Conference

COUNCILLOR THEOS Councillor Theos reviewed his attendance at the following events:
➤ Bursary presentations at Mark R. Isfeld Secondary
➤ Army Cadets Annual Review
➤ Boomer’s Ride

R17/2012 – June 18, 2012

COUNCILLOR
AMBLER

Councillor Ambler reviewed his attendance at the following events:

- G.P. Vanier bursary presentations
- Car Free Sunday
- Air Cadets Annual Review

MAYOR JANGULA

Mayor Jangula reviewed his attendance at the FCM Annual conference

13.00 ADJOURNMENT

.01

Moved by Hillian and seconded by Theos that the meeting now adjourn at 6:15 p.m.

Carried

CERTIFIED CORRECT

Director of Legislative Services

Adopted this 3rd day of July, 2012

Mayor