

**Minutes of a Regular Council Meeting held in the City Hall Council Chambers, Courtenay B.C., on Monday, November 5, 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  
R. Wiwchar, Director of Community Services  
P. Crawford, Director of Development Services  
T. Manthey, Director of Financial Services  
I. Buck, Manager of Planning  
Erin Ferguson, Planning Technician

**1.00 ADOPTION OF MINUTES**

**.01**

MINUTES

Moved by Winchester and seconded by Ambler that the October 15, 2012 Council meeting minutes and Committee of the Whole Minutes of October 29, 2012 be adopted.

**Carried**

**3.00 DELEGATIONS**

**1. Glen Cross, Heritage Revival Homes re: OCP & Zoning Amendment Bylaws 932-5<sup>th</sup> St**

Glen Cross reviewed the application by Heritage Revival Homes to amend the OCP and zoning bylaws to allow a four unit multi residential development at 932 5<sup>th</sup> Street.

**2. Mike Aldridge re: Zoning Amendment 2449 Inverclyde Way**

Mike Aldridge reviewed the application for a zoning amendment to allow a secondary suite at 2449 Inverclyde Way.

**3. Tom Sparrow, Chief Project Officer, North Island Hospitals Project**

Tom Sparrow and Peter Kortegast reviewed the application to amend the OCP and zoning bylaws to allow the development of the Comox Valley Hospital site on Lerwick Road.

**4.00 COMMITTEE/STAFF REPORTS**

**.01**  
OFF LEASH DOG  
PARK  
6120-01

Moved by Ambler and seconded by Hillian that the concept of an off-leash dog park at Harmston Park not be pursued at this time; and

That staff contact the Comox Valley Regional District to discuss options for a “Comox Valley Off-leash Park”.

**Carried**

**.02**  
ENCROACHMENT  
AGREEMENT  
ISLAND HONDA  
2250-20

Moved by Theos and seconded by Ambler that Council approve the attached encroachment agreement with Island Honda (660476 BC Ltd) for 486 square metres of City Property with the civic address 1109 Comox Road, Courtenay, BC V9N 3P7 legally described as Lot 1, Plan 35787, Section 13, Comox Land District; and

That the Mayor and Director of Legislative Services be authorized to execute all documentation relating to this agreement.

**Carried**

**.03**  
BOUNDARY  
EXTENSION  
ANDERTON RD  
3720

Moved by Leonard and seconded by Anglin that the application for a boundary extension for Lot 2, District Lot 216, Comox District, Plan 31808 Except Those Parts in Plans 36029 and 39408 on Anderton Road be postponed indefinitely.

**Carried**

**.04**  
ZONING AMEND  
2449 INVERCLYDE  
3360-20-1210

Moved by Hillian and seconded by Anglin that Council consider the application to amend Zoning Bylaw No. 2500, 2007 for the property legally described as Lot 21, District Lot 158, Comox District Plan VIP77946 (2449 Inverclyde Way);

That Zoning Amendment Bylaw No. 2725, 2012 to rezone the lot shown in bold on Attachment No.1 from Residential One B Zone (R-1B) to Residential One S Zone (R-1S) proceed to 1<sup>st</sup> and 2<sup>nd</sup> reading; and

That Council direct staff to schedule and advertise a statutory public hearing with respect to Zoning Amendment Bylaw No. 2725, 2012 on November 19, 2012 at 5:00 p.m. in City Hall Council Chambers.

**Carried**

**.05**  
DVP NO. 1203  
SIGNAGE  
WALMART  
3090-20-1203

Mayor Jangula inquired whether there were any members of the public wishing to make a submission regarding DVP1203 and there were none.

Moved by Anglin and seconded by Theos that Development Variance Permit No. 1203 to vary the following sections of the City of Courtenay Sign Bylaw No. 2042, 1998:

- Section 4.1.2 to allow increase in the number of signs allowed per business premise frontage from 3 to 8;

- Section 6.4.1 to increase the maximum total area for fascia signs per building face of a business premise from 9.0m<sup>2</sup> to 54.7m<sup>2</sup>; and
- Section 6.4.4 to increase the maximum height of a fascia sign from 1.0 metres to 1.37 metres for four of the signs and to 2.12 metres for the main sign

be issued for the property legally described as Lot A, Section 67, Comox District, Plan VIP71925 (3199 Cliffe Avenue) subject to conformance with the plans and drawings contained in Attachment No. 2.

**Carried**

**.06**

OCP/ZONING  
AMEND  
932-5<sup>TH</sup> ST  
3360-20-1208

Moved by Hillian and seconded by Winchester that Council receive the application from Heritage Revival Homes to amend the Official Community Plan Bylaw No. 2387, 2005 and the City of Courtenay Zoning Bylaw No. 2500, 2007 for Amended Lot 5, Block 1, District Lot 127, Comox District, Plan 1951 (932-5<sup>th</sup> Street) as shown in bold on Attachment No. 1;

That Bylaw No. 2719, 2012 to amend the Official Community Plan designation of the lot shown on Attachment No. 1 from Urban Residential to Multi-Residential proceed to first and second reading;

That Bylaw No. 2720, 2012 to rezone the lot shown on Attachment No. 1 from Residential Two (R-2) to Residential Four B (R-4b) and to remove subsection 8.4.30(1) from Residential Four B zone (R-4B) proceed to first and second reading;

That Council direct staff to schedule and advertise a statutory public hearing with respect to OCP Amendment Bylaw No. 2719, 2012 and Zoning Amendment Bylaw No. 2720, 2012 on November 19<sup>th</sup> at 5:00 p.m. in City Hall Council Chambers; and

That Council authorize the Mayor and Director of Legislative Services to execute all legal documents necessary to affect the rezoning of the subject lands.

**Carried**

**.07**

OCP/ZONING AMEND  
NEW HOSPITAL  
6480-20-1202  
3360-20-1207

Moved by Winchester and seconded by Ambler that Council receive the application to amend the City of Courtenay Official Community Plan No. 2387, 2005 and the City of Courtenay Zoning Bylaw No. 2500, 2007, for Lot 3, District Lot 236, Comox District, Plan VIP70439 and Section 78, Comox District, Except Parts in Plans 35641, VIP61717 and 2117RW (95 & 235 Lerwick Road) as shown in bold on Attachment No. 1;

That Bylaw No. 2714, 2012 to amend the Official Community Plan designation of the areas as shown on Attachment No. 1 from Parks and Recreation to Public/Institutional Uses proceed to first and second reading;

That Bylaw No. 2715, 2012 to create a new Public Use and Assembly Four Zone (PA-4) and to rezone the areas as shown on Attachment No. 1 from Public Use and Assembly Two Zone (PA-2) and Public Use and Assembly Three Zone (PA-3) to Public Use and Assembly Four Zone (PA-4) proceed to first and second reading.

That Council direct staff to schedule and advertise a statutory public hearing with respect to OCP Amendment Bylaw No. 2714, 2012 and Zoning Amendment Bylaw No. 2715, 2012 on November 27<sup>th</sup> at 6:00 p.m. in the Florence Filberg Centre Conference Hall; and

That Council authorize the Mayor and Director of Legislative Services to execute all legal documents necessary to affect the rezoning of the subject lands.

Moved by Winchester and seconded by Theos that the public hearing time be amended to read 7:00 p.m.

**Carried**

**The main motion was carried as amended**

The meeting recessed at 5:00 p.m. and reconvened at 5:10 p.m.

**.08**

C.V. EMERGENCY  
PROGRAM NEW  
AGREEMENTS  
2800-20

Moved by Anglin and seconded by Theos that Council agrees to enter into the Comox Valley Emergency Response – Emergency Providing Assistance Agreement, and the Comox Valley Emergency Program Administration Service Agreement;

That the Mayor and Director of Legislative Services be authorized to sign all required documentation; and

That “Comox Valley Emergency Program Policy Agreement Bylaw No. 1883, 1996” be repealed.

**Carried**

**.09**

EAST COURTENAY  
FIRE HALL  
COMMITTEE  
760-20

Moved by Winchester and seconded by Anglin that Council establish a new Select Committee, being the “East Courtenay Fire Hall/Training Centre Project Review Committee”;

That the representation on the Committee shall total four in number, of which two members shall be the Director of Financial Services and the Courtenay Fire Chief, and two members shall be two members of Council which are appointed by Council; and

That Council approve the attached Draft Terms of Reference as the guiding Terms of Reference for the Committee.

**Carried**

Moved by Winchester and seconded by Hillian that Council appoint Councillors Ambler, Anglin, and Theos to the East Courtenay Fire Hall/Training Centre Project Review Committee with one member being an alternate to be determined by the 3 members.

**Carried**

## **5.00 REPORTS AND CORRESPONDENCE FOR INFORMATION**

**.01** Moved by Hillian and seconded by Theos that the Monthly Police  
POLICE REPORT Report for September 2012 be received for information.  
7550-01 **Carried**

## **6.00 REPORTS FROM COUNCIL REPRESENTATIVES**

COUNCILLOR Councillor Ambler reviewed his attendance at the North Island 911  
AMBLER Corporation meeting.

## **7.00 RESOLUTIONS OF COUNCIL**

**.01** Moved by Winchester and seconded by Theos that under the  
INCAMERA MEETING provisions of Section 90(1)(c) of the *Community Charter*, notice is  
hereby given that a Special In-Camera meeting closed to the public, will  
be held November 5, 2012 at the conclusion of the Regular Council  
Meeting.  
**Carried**

## **11.00 BYLAWS**

**.01** Moved by Hillian and seconded by Winchester that “Official  
BYLAW NO. 2719 Community Plan Amendment Bylaw No. 2719, 2012” pass first and  
OCP AMEND second reading.  
**Carried**

**.02** Moved by Winchester and seconded by Anglin that “Zoning  
BYLAW NO. 2720 Amendment Bylaw No. 2720, 2012” pass first and second reading.  
ZONING AMEND **Carried**

**R28/2012 – November 5, 2012**

**.03** Moved by Hillian and seconded by Winchester that “Zoning  
BYLAW NO. 2725 Amendment Bylaw No. 2725, 2012” pass first and second reading.  
ZONING AMEND **Carried**

**.04** Moved by Anglin and seconded by Winchester that “Official  
BYLAW NO. 2714 Community Plan Amendment Bylaw No. 2714, 2012” pass first and  
OCP AMEND second reading.  
**Carried**

**.05** Moved by Ambler and seconded by Winchester that “Zoning  
BYLAW NO. 2715 Amendment Bylaw No. 2715, 2012” pass first and second reading.  
ZONING AMEND **Carried**

**12.00 COUNCIL MEMBER ROUNDTABLE**

COUNCILLOR Hillian reviewed his attendance at the following events:  
HILLIAN

- CVEDS networking event at the Comox Valley Art Gallery
- CUPE “10% Shift” event
- Drug Strategy Committee event at the Union Street Grotto
- Annual Foster Parent appreciation night
- Harmston Off Leash Dog Park community meeting

COUNCILLOR Leonard reviewed her attendance at the following events:  
LEONARD

- CUPE “10% Shift” event
- Housing Task Force and subcommittees meetings
- Ahero meeting
- Art Gallery masquerade gala

COUNCILLOR Anglin reviewed his attendance at the following events:  
ANGLIN

- CV Community Foundation gala
- CVEDS networking event at the Comox Valley Art Gallery
- Top 40 under 40 Chamber of Commerce event

COUNCILLOR Ambler reviewed his attendance at the following events:  
AMBLER

- Top 40 under 40 Chamber of Commerce event
- Hospice Society annual fundraiser

MAYOR Jangula reviewed his attendance at the following events:  
JANGULA

- CVEDS networking event at the Comox Valley Art Gallery
- DCBIA event at Union Street Grotto
- Hospice Annual Fundraiser Dinner
- Child Development Telethon

