

Minutes of a Regular Council Meeting held in the City Hall Council Chambers, Courtenay B.C., on Monday, January 7, 2013 at 4:00 p.m.

Attending:

Mayor: L. V. Jangula
Councillors: J. K. Ambler
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 Service
R. Wiwchar, Director of Community Services
P. Crawford, Director of Planning Services
I. Buck, Manager of Planning
L. Hatch, Municipal Engineer
E. Ferguson, Planning Technician

1.00 ADOPTION OF MINUTES

.01 Moved by Theos and seconded by Ambler that the December 17,
MINUTES 2012 Council meeting minutes be adopted.
Carried

Kevin Lagan, Director of Operational Services introduced Lesley Hatch, the City's new Municipal Engineer.

3.00 DELEGATIONS

1. William David and Barbara Rowes re: Zoning Amendment Bylaw No. 2731

Barbara Rowes and William David reviewed the rezoning application to allow a secondary suite on the property located at 1890 Mallard Drive.

4.00 COMMITTEE/STAFF REPORTS

.01 Moved by Leonard and seconded by Winchester that Council
REZONING consider the application to amend Zoning Bylaw No. 2500, 2007 for the
1890 MALLARD DR property legally described as Lot 8, District Lot 157, Comox District,
Plan VIP54769 (1890 Mallard Drive);

That Zoning Amendment Bylaw No. 2731, 2013 to rezone the lot shown in bold on Attachment No. 1 from Residential One Zone (R-1) to Residential One S Zone (R-1S) proceed to 1st and 2nd reading; and

That Council direct staff to schedule and advertise a statutory public hearing with respect to Zoning Amendment Bylaw No. 2731, 2013 on January 21, 2013 at 5:00 p.m. in City Hall Council Chambers.

Carried

.02

DP NO. 1221
291-3RD ST
3060-20-1221

Moved by Ambler and seconded by Theos that Development Permit with Variances No. 1221 be approved for the construction of a granny flat and single residential dwelling with the following variance to the City of Courtenay Zoning Bylaw No. 2500, 2007;

- Section 8.2.27(3), reducing the side yard setback to a street from 4.5 metres to 3.3 metres; and

That Development Permit with Variances No. 1221 be issued for the property legally described as Lot 3, Block A, Section 61, Comox District, Plan 1395 (291 3rd Street) subject to the following conditions:

- a. Development must be in conformance with the plans and elevations contained in Attachment No. 2;
- b. Submission of landscape security in the amount of (125% x \$5,500.00) \$6,875.00;
- c. The following minimum depths of topsoil or amended organic matter are required for all landscaped areas:
Shrubs – 450mm
Groundcover and lawn – 300mm
Trees – 300mm around and below rootball
- d. Landscaping must be completed within six months of the date of issuance of the occupancy permit by the City;
- e. All building and site lighting must be full cut off, flat lens in accordance with the City's Dark Skies Policy;
- f. Parking areas must be developed in accordance with Zoning Bylaw No. 2500, 2007, Division 7, Off-Street Parking and Loading Spaces and must have permeable surfaces;
- g. 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

R01/2013 – January 7, 2013

.03 Moved by Winchester and seconded by Hillian that Council
STAT RIGHT OF WAY approve the Statutory Right of Way pertaining to Lot 2, DL Comox
3610 CHRISTIE District Plan VIP66485; and
PARKWAY
3220-20-3610 That the Mayor and Director of Legislative Services be authorized to sign
the Statutory Right of Way document.
Carried

5.00 REPORTS AND CORRESPONDENCE FOR INFORMATION

.01 Moved by Leonard and seconded by Hillian that the publication
VIRL BRANCH from the Vancouver Island Regional Library outlining Branch activities
ACTIVITIES be received for information.
Carried

6.00 REPORTS FROM COUNCIL REPRESENTATIVES

COUNCILLOR Councillor Ambler reviewed his attendance at CVRD meetings with the
AMBLER Chair and CAO.

7.00 RESOLUTIONS OF COUNCIL

.01 Moved by Hillian and seconded by Theos that under the provisions
IN CAMERA of Section 90(1)(e) of the *Community Charter*, notice is hereby given that
MEETING a Special In-Camera meeting closed to the public, will be held January 7,
2013 at the conclusion of the Regular Council meeting.
Carried

10.00 NEW BUSINESS

.01 Mayor Jangula raised the issue of a varied tax multiplier for small
BUSINESS TAX business versus large business.
MULTIPLIER
Moved by Hillian and seconded by Winchester that staff provide a
report to Council regarding options for a variable business tax multiplier
including any current initiatives underway at the provincial level.
Carried

11.00 BYLAWS

.01 Moved by Winchester and seconded by Hillian that “Zoning
BYLAW NO. 2731 Amendment Bylaw No. 2731, 2013” pass first and second reading.
ZONING AMEND **Carried**

.02 Moved by Hillian and seconded by Theos that “Road Closure
BYLAW NO. 2721 Bylaw No. 2721, 2012” be finally passed and adopted.
ROAD CLOSURE **Carried**

13.00 ADJOURNMENT

.01 Moved by Ambler and seconded by Hillian that the meeting
adjourn at 4:26 p.m.
Carried

CERTIFIED CORRECT

Director of Legislative Services

Adopted this 14th day of January, 2013

Mayor