

Minutes of a Regular Council Meeting held in the City Hall Council Chambers, Courtenay B.C., on Monday, April 15, 2013 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:

D. Allen, CAO
T. Manthey, Director of Financial Services/Deputy CAO
J. Ward, Director of Legislative Services
K. Lagan, Director of Operational Services
P. Crawford, Director of Planning
R. Wiwchar, Director of Community Services
I. Buck, Manager of Planning
C. Hilton, Manager of Finance
L. Hatch, Municipal Engineer
A. Gornall, Sustainability Planner

1.00 ADOPTION OF MINUTES

.01 Moved by Ambler and seconded by Anglin that the April 8, 2013
MINUTES Council meeting minutes be adopted.
Carried

Mayor and Council observed a moment of silence in honour of those killed and injured by the bombings in Boston.

Mayor Jangula introduced David Allen, the City's new Chief Administrative Officer.

Mayor Jangula reviewed that Elizabeth Young is leaving Eagle FM, and thanked her for her efforts over the years covering Council meetings.

3.00 DELEGATIONS

1. Cory Vanderhorst, CA of MNP LLP to present the Audited Financial Statements

Cory Vanderhorst presented the City of Courtenay independent auditors' report for the year ended December 31, 2012.

2. City Staff to make a presentation on NAOSH Safety Week

Paige Knapman, Dianne Robb and Lesley Hatch reviewed the plans for the Day of Mourning flag raising on April 26, and Occupational Health and Safety Week May 6 – 10.

3. Det Kunz – Sale of City property located at 865, 877 and 899 Cliffe Avenue

Det Kunz, owner of 841 Cliffe Avenue, reviewed the parking needs for his building and reiterated his offer to purchase the adjacent lots owned by the City.

4. Jack Minard & David Stapley re: Comox Lake Watershed

Jack Minard and David Stapley reviewed the proposal for a Comox Lake Watershed Sustainable Use Recreation Area.

The meeting recessed at 5:00 p.m. to conduct the Public Hearing in relation to Bylaw No. 2752.

The meeting reconvened at 5:56 p.m.

4.00 COMMITTEE/STAFF REPORTS

Mayor Jangula declared a potential conflict of interest regarding the next item due to the fact that he is a parishioner at the Christ the King Catholic Church, and vacated Council Chambers at 5:57 p.m.

.01
CHRIST THE KING
CHURCH
CONSTRUCTION
4020-20

Moved by Ambler and seconded by Winchester that Council approve AFC Construction (Christ the King Catholic Church – 1599 Tunner Drive) to perform construction work later than 8:00 p.m. on one evening during the week of April 29, 2013 or May 6, 2013 which would normally be prohibited under section 5(a) of the City of Courtenay Prevention of Public Nuisances Bylaw No. 1798, 1994;

That the City be notified of the exact date one week prior to the construction day; and

That the contractor provide notification to the residents in the area prior to the construction.

Carried

Mayor Jangula returned to Council Chambers and took his seat at 6:00 p.m.

.02
ZONING AMEND
CLUBHOUSE DR/
CROWN ISLE DR
3360-20-1303

Moved by Winchester and seconded by Theos that Council receive the application to amend City of Courtenay Zoning Bylaw No. 2500, 2007, for part of the remainder of Block 72, Comox District, and part of Lot 1, Block 72, Comox District, Plan VIP74892 as shown in bold on Attachment No. 1;

That Bylaw No. 2748, 2013 to create a new Comprehensive Development One-H (CD-1H) zone and to rezone part of the remainder of Block 72, Comox District and part of Lot 1, Block 72, Comox District, Plan VIP74892 from Comprehensive Development One-B Zone (CD-1B) to Comprehensive Development One-H Zone (CD-1H) proceed to first and second reading;

That Council waive the requirement for a public hearing in accordance with the provisions of section 890 of the Local Government Act and section 11.5 of Development Application Procedures Bylaw;

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

.03
PARKING 20TH ST
AT CUMBERLAND RD
360-20
5400-15

Moved by Theos and seconded by Winchester that the report regarding parking along 20th Street at Cumberland Road be received for information.

Carried

.04
2012 AUDITED
FINANCIAL
STATEMENTS
1870-02

Moved by Ambler and seconded by Hillian that Council approve the audited financial statements for the year ended December 31, 2012.

Carried

.05
5 YR FIN PLAN
TAX RATES
1705-20

Moved by Winchester and seconded by Leonard that Council approve an increase of 4.18% in the revenue raised from property taxation as detailed in the 2013-2017 Financial Plan schedules;

That Council endorse the 2013-2017 Financial Plan Bylaw No. 2753, 2013;

That Council approve a commercial rate tax rate multiplier of 2.85 to be used in calculating the 2013 property tax rates; and

That Council endorse the 2013 Tax Rates Bylaw No. 2754, 2013.

Carried

5.00 REPORTS AND CORRESPONDENCE FOR INFORMATION

REGIONAL CONTEXT
STMNT BYLAW NO.
2735

Moved by Winchester and seconded by Ambler that the response from the Comox Valley Regional District regarding City of Courtenay Regional Context Statement (Bylaw No. 2735) be received for information.

Carried

7.00 RESOLUTIONS OF COUNCIL

.01 Moved by Hillian and seconded by Ambler that under the provisions of Section 90(1)(e) of the Community Charter, notice is hereby given that a Special In-Camera meeting closed to the public, will be held April 15, 2013 at the conclusion of the Regular Council Meeting.
INCAMERA MTG
Carried

10.00 NEW BUSINESS

.01 Moved by Leonard and seconded by Hillian that the request from Lush Valley Food Action Society asking for City representation on the Comox Valley Food Round Table be received for information.
C.V. FOOD ROUND TABLE PARTICIPATION 250-20
Carried

Moved by Leonard and seconded by Theos that staff provide a report to Council regarding the Comox Valley Food Round Table request.
Carried

.02 Moved by Ambler and seconded by Theos that Council thank the Comox Valley Airport Commission Board for their work and for requesting Council input; however Council is opposed to the remuneration of Directors.
AIRPORT COMMISSION PAID DIRECTORS 8400-20
Carried with Councillors Anglin and Winchester and Mayor Jangula opposed

.03 Moved by Leonard and seconded by Hillian that the Comox Valley Housing Task Force Report dated April 2012 – February 2013 be received for information.
COUNC. LEONARD HOUSING TASK FORCE REPORT 5040-20
Carried

.04 Moved by Hillian and seconded by Winchester that
COUNCILLOR HILLIAN PALACE THEATRE SITE
Whereas downtown Council would be significantly enhanced by the upgrading of and/or public access to the former Palace Theatre site;
Be It Resolved that the City renew efforts to contact the landowner to request the co-operative development of such a mutually beneficial arrangement, including such incentives as may help facilitate the initiative, while the property awaits sale, and that the City encourage the DCBIA to make similar representation.
Carried

11.00 BYLAWS

- .01** Moved by Winchester and seconded by Anglin that “Zoning
BYLAW NO. 2748 Amendment Bylaw No. 2748, 2013” pass first and second reading.
ZONING AMEND **Carried**
- .02** Moved by Hillian and seconded by Winchester that “Tax Rates
BYLAW NO. 2754 Bylaw No. 2754, 2013” pass first, second and third reading.
TAX RATES **Carried**
- .03** Moved by Anglin and seconded by Winchester that “The 2013-
BYLAW NO. 2753 2017 Financial Plan Bylaw No. 2753, 2013” pass first, second and third
FIN PLAN reading.
Carried
- .04** Moved by Theos and seconded by Ambler that “Phased
BYLAW NO. 2752 Development Agreement Authorization Bylaw No. 2752, 2013” pass
PHASED DEV third reading.
BUCKSTONE **Carried with Councillors Hillian and Leonard opposed**
- .05** Moved by Hillian and seconded by Theos that “Official
BYLAW NO. 2735 Community Plan Amendment Bylaw No. 2735, 2012” be finally passed
OCP AMEND and adopted.
Carried

12.00 COUNCIL MEMBER ROUND TABLE

MAYOR JANGULA Mayor Jangula reviewed the result of the Commercial Tax Multiplier
resolution at the AVICC conference.

13.00 ADJOURNMENT

- .01** Moved by Hillian and seconded by Theos that the meeting
adjourn at 7:26 p.m.
Carried

CERTIFIED CORRECT

Director of Legislative Services

Adopted this 6th day of May, 2013

Mayor