

**Minutes of a Regular Council Meeting held in the City Hall Council Chambers, Courtenay B.C., on Monday, December 16, 2013 at 4:00 p.m.**

**Attending:**

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

**Staff:**

D. Allen, CAO  
J. Ward, Director of Legislative Services  
T. Manthey, Director of Financial Services/Deputy CAO  
L. Hatch, Senior Manager of Engineering  
P. Crawford, Director of Development Services  
I. Buck, Manager of Planning  
N. Hofer, Environmental Planner

**1.00 ADOPTION OF MINUTES**

**.01** Mined by Hillian and seconded by Anglin that the December 9,  
MINUTES 2013 Regular Council meeting minutes be adopted.  
**Carried**

**4.00 COMMITTEE/STAFF REPORTS**

**.01** Moved by Winchester and seconded by Leonard that based on the  
NOTICE ON TITLE December 16, 2013 staff report “Notice on Title – 1475 15<sup>th</sup> Street”,  
1475-15<sup>TH</sup> ST Council approve OPTION 1 and pursuant to Section 57(3) of the  
3800-20 Community Charter, direct the Corporate Officer to file a notice in the  
Land Title Office against 1475 15<sup>th</sup> Street, Courtenay, BC stating that:

- (a) a Council resolution relating to that land has been made under this section; and
- (b) further information about it may be inspected at the offices of the Municipality.

**Carried**

**.02** Moved by Theos and seconded by Anglin that based on the  
REZONING 2368, December 16, 2013 staff report, “Rezoning of 2368, 2498 and 2650  
2498 2650 ARDEN RD Arden Road”, Zoning Amendment Bylaw No. 2770, 2013 to rezone  
3360-20-1301 2368, 2498 and 2650 Arden Road to the PA-2, R-1D and CD-25 zones  
proceed to third reading;

And that Council direct staff to include the following items raised at the public hearing in a Section 219 Land Title Act covenant prior to final consideration of the bylaw:

- a) The applicant must install a 6 foot wood fence of consistent design along proposed lots 5-16 at the time of subdivision;
- b) The applicant is required to undertake a traffic study prior to subdivision approval to determine the impacts and contribution required of this development toward the cost of intersection upgrades at Cumberland and Arden Road.

**Carried**

**.03**  
ARDEN LOCAL AREA  
PLAN  
6480-20-1205

Moved by Theos and seconded by Winchester that based on the comments from the public hearing for the Arden Corridor Local Area Plan, Bylaw No. 2756, held December 2, 2013, that the Arden Corridor Local Area Plan Amendment, Bylaw No. 2756, be amended to include the following additions:

Environmental Development Permit Exemptions Section (9.6.6.3): In instances where an ESA had been previously identified on maps, but is no longer present, the City will take into account whether the ESA is no longer present due to its destruction. Where destruction in the form of land clearing, drainage or any alteration that affected the ESA is known to have occurred, the City will require that an EDP be registered on title to include ecological restoration provisions;

Environmental Development Permit Guidelines Section (9.6.6.4): A phased clearing approach may be required on large developments that are expected to be developed over a number of years. The specifics of this condition will depend on the nature of the development, its servicing requirements, environmental and neighbourhood aesthetic considerations;

Environmental Development Permit Guidelines Section (9.6.6.4), describing what may be required as part of the Environmental Impact Assessment: Habitat connectivity opportunities within the property and to adjacent properties, including connectivity of native vegetation and trees;

Environmental Development Permit Guidelines Section (9.6.6.4), describing what may be required as part of the Environmental Impact Assessment: Location of site accesses shall be included in the Plan;

Environmental Development Permit Guidelines Section (9.6.6.4) in describing what may be required as part of the Tree Inventory and Assessment (new wording in italics): A plan for connectivity of leavestrips and natural area may be required and may be required to be coordinated with the Registered Professional Biologist;

The following definition has been added to the Environmental Development Permit Definitions Section (9.6.6.5): Non-disturbance area: includes the areas where no development activities are to take place unless as permitted by the Director Development Services, and in

consultation with environmental consultants; and

That the Arden Corridor Local Area Plan Amendment, Bylaw No. 2756, proceed to third reading as amended and final adoption.

**Carried**

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

**.01** Moved by Anglin and seconded by Winchester that the staff memo regarding a confirmed meeting date with the RCMP Corporate Management and Comptrollership Branch in regards to financial cost sharing and detachment resources for the local police detachment be received for information.

LOCAL DETACHMENT  
COST SHARING  
1660-20

**Carried**

**.02** Moved by Hillian and seconded by Theos that the staff memo regarding Fitzgerald Bike Lane project delay until spring 2014 be received for information.

FITZGERALD BIKE  
LANES  
5460-20

**Carried**

**.03** Moved by Hillian and seconded by Anglin that the UBCM Communication update be received for information.

UBCM  
COMMUNICATION

**Carried**

## **6.00 REPORTS FROM COUNCIL REPRESENTATIVES**

COUNCILLOR THEOS Councillor Theos reviewed his attendance at the inaugural meeting of the Comox Valley Regional District.

## **7.00 RESOLUTIONS OF COUNCIL**

**.01** Moved by Hillian and seconded by Theos that notice is hereby given that a Special In-Camera meeting closed to the public will be held December 16, 2013 at the conclusion of the Regular Council Meeting pursuant to the following sub-sections of the Community Charter:

INCAMERA MTG

-90 (1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality.

**Carried**

**10.00 NEW BUSINESS**

**.01**  
BLUE RIBBON PANEL  
CRIME REDUCTION  
ROUNDTABLE  
7400-01

Moved by Winchester and seconded by Anglin that the letter from the Parliamentary Secretary for Crime Reduction to the Minister of Justice regarding the Blue Ribbon Committee on Crime Reduction be received for information.  
**Carried**

Moved by Hillian and seconded by Winchester that the City confirm its attendance at a stakeholder roundtable.  
**Carried**

**.02**  
TEMP RELIEF  
HOMELESS SHELTERS  
5040-20

Moved by Anglin and seconded by Theos that the information regarding the temporary accommodation for the homeless in Campbell River be received for information.  
**Carried**

Moved by Winchester and seconded by Theos that staff review the Campbell River temporary shelter information in conjunction with the City's Social Planning Consultant and provide feedback to Council.  
**Carried**

The meeting recessed at 4:56 p.m. to conduct the Public Hearing in relation to Bylaw No. 2726 and reconvened at 5:50 p.m.

**11.00 BYLAWS**

**.01**  
BYLAW NO. 2756  
OCP

Moved by Hillian and seconded by Anglin that "Official Community Plan Amendment Bylaw No. 2756, 2013" pass third reading as amended.  
**Carried**

Moved by Hillian and seconded by Theos that "Official Community Plan Amendment Bylaw No. 2756, 2013" be finally passed and adopted.  
**Carried**

**.02**  
BYLAW NO. 2770  
ZONING AMEND

Moved by Theos and seconded by Hillian that "Zoning Amendment Bylaw No. 2770, 2013" pass third reading.  
**Carried**

**.03**  
BYLAW NO. 2771  
ZONING AMEND

Moved by Winchester and seconded by Theos that "Zoning Amendment Bylaw No. 2771, 2013" pass third reading.  
**Carried**

Moved by Winchester and seconded by Theos that "Zoning Amendment Bylaw No. 2771, 2013" be finally passed and adopted.  
**Carried**

**.04** Moved by Theos and seconded by Hillian that “Council Procedure  
BYLAW NO. 2730 Bylaw No. 2730, 2013” be finally passed and adopted.  
COUNCIL PROCEDURE **Carried**

**.05** Moved by Theos and seconded by Hillian that “City of Courtenay  
BYLAW NO. 2774 Fees and Charges Amendment Bylaw No. 2774, 2013” be finally passed  
FEES/CHARGES and adopted.  
**Carried**

## **12.00 COUNCIL MEMBER ROUND TABLE**

COUNCILLOR HILLIAN Councillor Hillian wished Council and staff a Merry Christmas and Happy New Year.

COUNCILLOR LEONARD Councillor Leonard reviewed her attendance at the following events:  
LEONARD

- Ahero meeting
- Cumberland Museum event
- Millard/Piercy Watershed Stewards AGM
- RCMP reception
- Salvation Army Kettle Drive
- HASTe program teleconference

Councillor Leonard wished Council and staff a Merry Christmas and Happy New Year.

COUNCILLOR THEOS Councillor Theos reviewed his attendance at a signing ceremony for the Aboriginal Education Enhancement Agreement.

MAYOR JANGULA Mayor Jangula wished staff, Council and the media a Merry Christmas and Happy New Year.

## **13.00 ADJOURNMENT**

**.01** Moved by Hillian and seconded by Theos that the meeting adjourn at 5:57 p.m.  
**Carried**

**CERTIFIED CORRECT**

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**Director of Legislative Services**

**Adopted this 6<sup>th</sup> day of January, 2014**

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**Mayor**