

Minutes of a Regular Council Meeting held in the City Hall Council Chambers, Courtenay B.C., on Monday, December 18, 2017 at 4:00 p.m.

Attending:

Mayor: L. V. Jangula
Councillors: E. Eriksson
D. Frisch
R. Lennox
B. Wells

Staff:

J. Ward, Director of Legislative and Corporate Services/Deputy CAO
I. Buck, Director of Development Services
D. Snider, Director of Recreation and Cultural Services
A. Guillo, Manager of Communications
D. Bardonnex, Fire Chief
S. Mossing, Special Events Coordinator

1.00 ADOPTION OF MINUTES

.01 Moved by Wells and seconded by Frisch that the December 4th,
MINUTES 2017 Regular Council meeting minutes be adopted.
Carried

2.00 ADOPTION OF LATE ITEMS

3.00 DELEGATIONS

1. Travis Lane, Director, BC Independent Cannabis Association (BCICA) made a presentation to Council regarding the upcoming legalization of recreational marijuana in July 2018.
2. Heather Ney, Executive Director, and Andrea Cupelli, Coordinator, Comox Valley Coalition to End Homelessness made a presentation to Council regarding homelessness and potential opportunities for collaboration. The coalition requested that Council pass a resolution committing to providing property for new supportive housing. The preferred properties would be at least .8 acres in size.

Council unanimously agreed to consider the request of the delegation immediately.

Moved by Wells and seconded by Frisch that Council support the Mayor meeting with the coalition to seek collaboration on providing land for supportive housing opportunities.
Carried

Moved by Lennox and Wells that staff be directed to bring a short list to Council of potential properties suitable for supportive housing as per the request of the CV coalition to end homelessness, as soon as possible.
Carried

The council meeting recessed at 5:00 p.m. to permit delegations to clear Council Chambers
The meeting reconvened at 5:07 p.m.

4.00 STAFF REPORTS/PRESENTATIONS

.01 Moved by Frisch and seconded by Wells that based on the
FEES AND CHARGES December 18, 2017 report “Fees and Charges Bylaw No. 2914, 2017”,
BYLAW NO. 2914, Council approve OPTION 1 to amend City of Courtenay Fees and
2017 Charges Bylaw No. 1673, 1992 by including the Recreation Facility
3900-20 Rental and User Fees; and

That “City of Courtenay Fees and Charges Amendment Bylaw No. 2914,
2017” proceed to first, second and third readings.

Carried

.02 Moved by Wells and seconded by Lennox that based on the
COMMUNITY December 18, 2017 staff report, “Community Futures Strathcona Lease”,
FUTURES subsequent to the publication of notice, Council approve OPTION 1 and
STRATHCONA LEASE authorize the Mayor and the Director of Legislative Services to execute
2380-20-CFS the attached lease for at term of one year with an option to renew for a
further term of up to five years, with respect to the municipally owned
property located at 580 Duncan Avenue, Courtenay on lands having a
legal description of P.I.D. 028-799-925 Lot B, Section 61, Comox
District Plan EPP15696.

Carried

.03 Moved by Lennox and seconded by Wells that based on the
TERMS OF December 18, 2017 staff report “Terms of Reference – Parks and
REFERENCE – “PARKS Recreation Advisory Commission”, Council adopt OPTION 1 and create
AND RECREATION the Parks and Recreation Advisory Commission;
ADVISORY
COMMISSION”
0550-20 That Council approve the attached Terms of Reference to guide the
function of the Commission;

That Council appoint the following commission members: Mary
Crowley, Allan Douglas, Iris Churchill, Wayne King, Carolyn Janes &
Sébastien Braconnier; and

And that Council appoint Councillor Eriksson to the new commission.

Carried

.04 Moved by Wells and seconded by Frisch that based on the
TSOLUM FARNHAM December 18, 2017 staff report “Tsolum Farnham Fire Services
FIRE SERVICES Agreement”, Council approve OPTION 1 and the attached agreement
AGREEMENT between the City and the CVRD for Tsolum Farnham Fire Services; and
7200-02 That the Mayor and Corporate Officer be authorized to execute the
agreement on behalf of the City.

Carried

R24/2017 – December 18, 2017

.05
OCP AMENDMENT
BYLAW NO. 2910
AND ZONING
AMENDMENT BYLAW
NO. 2911 TO ALLOW
FOR A SECONDARY
SUITE AT 468 3RD
STREET
6480-20-1704 &
3360-20-1714

Moved by Frisch and seconded by Lennox that based on the December 18, 2017 Staff report, “OCP Amendment Bylaw No. 2910 and Zoning Amendment Bylaw No. 2911 to allow for a secondary suite at 468 3rd Street”, Council support approving OPTION 1 and proceed to First and Second Readings of OCP Amendment Bylaw No. 2910, 2017 and Zoning Amendment Bylaw No. 2911, 2017; and That Council direct staff to schedule and advertise a statutory public hearing with respect to the above-referenced Bylaws on January 15, 2018 at 5:00 pm in City Hall Council Chambers.

Carried

.06
DP W/VARIANCES
NO. 1724 – 1330
LAKE TRAIL ROAD
(HABITAT FOR
HUMANITY)
3060-20-1724

Moved by Wells and seconded by Frisch that based on the December 18, 2017 staff report “Development Permit with Variances No. 1724 – 1330 Lake Trail Road (Habitat for Humanity Affordable Housing Project)”, Council approve OPTION 1 and proceed with issuing Development Permit with Variances No. 1724.

Carried

.07
ROAD CLOSURE OF
PART OF RYE ROAD
5400-04-1702

Moved by Lennox and seconded by Wells that based on the December 18, 2017 Staff report “Road Closure of part of Rye Road”, Council approve OPTION 1 and direct staff to begin the preparation of a permanent closure and removal of highway dedication bylaw and proceed with negotiations to acquire land along the Old Island Highway and cash payment in exchange.

Amendment motion

Moved by Frisch and seconded by Lennox that staff relay Council’s interest in landscaping, storm water management and transportation infrastructure to the applicant.

Carried

The main motion was Carried as amended

5.00 EXTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

6.00 INTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

7.00 REPORTS/UPDATES FROM COUNCIL MEMBERS INCLUDING REPORTS FROM COMMITTEES

COUNCILLOR
WELLS

Councillor Wells reviewed his attendance at the following events:

- CV Chamber of Commerce mixer
- CVEDS meetings regarding the CV water system

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COUNCILLOR
ERIKSSON

Councillor Eriksson reviewed his attendance at the following events:

- CVRD meetings
- Grand re-opening of the Salvation Army Pidcock House

MAYOR
JANGULA

Mayor Jangula reviewed his attendance at the following events:

- 90th Birthday celebration for Harry Nixon, retired RCMP Superintendent
- Lighting of the Menorah at City Hall

Mayor Jangula expressed his concerns regarding the issue between the Christmas decorated light trucks and the RCMP.

8.00 RESOLUTIONS OF COUNCIL

.01

MAYOR JANGULA –
CLEAN AIR
INITIATIVE MOTION

Moved by Frisch and seconded by Wells that WHEREAS

- 1) Wood burning appliances are a popular means of home heating in the City of Courtenay;
- 2) The City of Courtenay is identified as one of the top ten BC communities for PM2.5 level pollution, that is fine particulate matter that can be inhaled deep into the lung;
- 3) Studies have proven that there is a direct correlation between PM2.5 pollution and serious health conditions, including asthma, bronchitis, lung and heart disease, not to mention the impact on other serious health conditions. Children and older adults are most at risk but no one is immune;
- 4) A recent study conducted by Health Canada not only here in the Courtenay/Comox area, but also Kamloops and Prince George has found a direct correlation between elevated levels of PM2.5 from wood burning to hospital admissions for heart attacks; and
- 5) According to the Canadian Council of Ministers of the Environment, advanced wood burning appliances compared to older, uncertified appliances can:
 - reduce toxic emissions by as much as 55%,
 - reduce PM2.5 emissions by as much as 70%
 - increase energy efficiency by at least 70%
 - use 30-50% less firewood;

THEREFORE BE IT RESOLVED that Council direct staff to implement the following measures to reduce City air pollution with the objective of protecting the health of our residents, including:

- 1) implementation of a two year program to bring all wood burning appliances within the City in compliance with current federal CSA and provincial certifications and emissions standards;
- 2) provide those residents who can demonstrate that upgrading their current wood burning appliance to a modern, cleaner and more efficient appliance would

present an undue financial hardship with financial assistance in the form of an interest free loan from the City to enable them to update their appliance;

- 3) effective immediately, homes sold with wood burning appliances within the City of Courtenay will be required to confirm that the appliance conforms to the latest federal and provincial government certifications and emissions standards or replace the appliance with a compliant model;
- 4) create and implement municipal regulations and guidelines outlining the types of fuels allowed to be burned within the City of Courtenay; and
- 5) advocate with the Town of Comox, Village of Cumberland and the Comox Valley Regional District to adopt similar regulations.

Carried

9.00 UNFINISHED BUSINESS

10.00 NOTICE OF MOTION

11.00 NEW BUSINESS

12.00 BYLAWS

.01

“BYLAW NO. 2910,
2017” (TO CHANGE
COMMERCIAL TO
URBAN RESIDENTIAL
468 3RD STREET)

Moved by Frisch and seconded by Wells that “Official Community Plan Amendment Bylaw No. 2910, 2017” pass first and second reading.

Carried

.02

Bylaw No. 2911,
2017
(SECONDARY SUITE
AT 468 3RD STREET)

Moved by Frisch and seconded by Wells that “Zoning Amendment Bylaw No. 2911, 2017” pass first and second reading.

Carried

.03

BYLAW NO. 2914,
2017
(FEES AND CHARGES
RECREATION
FACILITY RENTAL &
USER FEES)

Moved by Lennox and seconded by Frisch that “City of Courtenay Fees and Charges Amendment Bylaw No. 2914, 2017” pass first, second and third reading.

Carried

