

Minutes of a Regular Council Meeting

Meeting #: R3/2021
Date: February 01, 2021
Time: 4:00 pm
Location: City Hall, Courtenay, BC, via video/audio conference

Attending:

Mayor: B. Wells, via video/audio conference
Council: W. Cole-Hamilton, via video/audio conference
D. Frisch, via video/audio conference
D. Hillian, via video/audio conference
M. McCollum, via video/audio conference
W. Morin, via video/audio conference
M. Theos, via video/audio conference

Staff Present: T. Kushner, Interim CAO, via video/audio conference
W. Sorchta, Corporate Officer, via video/audio conference
I. Buck, Director of Development Services, via video/audio conference
J. Nelson, Director of Financial Services, via video/audio conference
K. O'Connell, Director of Corporate Support Services, via video/audio conference
M. Fitzgerald, Manager of Development Planning, via video/audio conference
E. Gavelin, Network Technician, via video/audio conference
R. Matthews, Executive Assistant/Deputy Corporate Officer,
via video/audio conference

Due to the Coronavirus COVID-19 emergency, the City of Courtenay with the authority of Ministerial Order No. M192 Local Government Meetings & Bylaw Process (COVID-19) Order No. 3 implemented changes to its open Council meetings.

In the interest of public health and safety, and in accordance with section 3(1) of Ministerial Order No. 3 M192, in-person attendance by members of the public at Council meetings will not be permitted until further notice. Council meetings are presided over by the Mayor or Acting Mayor with electronic participation by Council and staff via live web streaming.

1. ADOPTION OF MINUTES

1.1 Adopt January 18th, 2021 Regular Council meeting minutes (0570-03)

Moved By McCollum

Seconded By Morin

THAT the January 18th, 2021 Regular Council meeting minutes be adopted.

Carried

1.2 Adopt January 25th, 2021 Committee of the Whole meeting minutes (0570-03)

Moved By McCollum

Seconded By Morin

THAT the January 25th, 2021 Committee of the Whole meeting minutes be adopted.

Carried

2. INTRODUCTION OF LATE ITEMS

3. DELEGATIONS

VARY AGENDA

Moved By Hillian

Seconded By McCollum

THAT Council vary the order of the February 1st, 2021 Regular Council agenda so that item 4.1.1 Presentation - BC Assessment - 2021 Assessment Roll (*Staff Reports/Presentations*) is received before 3.1 Application to Rezone Property - 310 Hunt Road (Hotel Proposal) (*Delegations*).

Carried

4.1 Financial Services

4.1.1 Presentation - BC Assessment - 2021 Assessment Roll

Maurice Primeau, Deputy Assessor, Vancouver Island Region, BC Assessment, presented information to Council providing an overview of BC Assessment services in Courtenay including the property assessment cycle and key dates, the relationship between property assessments and taxes and the inquiry and appeals process.

Mr. Primeau advised that additional information and resources are available on the BC Assessment website www.bcassessment.ca

The presentation “Overview of Assessment & 2021 Assessment Roll” facilitated by Maurice Primeau, Deputy Assessor, BC Assessment, was received for information.

3.1 Application to Rezone Property - 310 Hunt Road (Hotel Proposal)

Moved By Cole-Hamilton

Seconded By Morin

THAT the delegation presentation to Council by Kevin Brooks, Senior Planner, McElhanney, Len Wansbrough, Applicant, Metropolitan Capital Partners, and Andrea Scott, Principal Architect, Lovick Scott Architects, regarding the application to rezone property at 310 Hunt Road for a hotel proposal, be received for information.

Carried

4. STAFF REPORTS/PRESENTATIONS

4.2 CAO and Legislative Services

4.2.1 Lease Agreement for the Courtenay Marina - 100 - 20th Street (2380-30)

Moved By Hillian

Seconded By Morin

THAT based on the February 1st, 2021 staff report “Lease Agreement for the Courtenay Marina - 100-20th Street”, Council approve OPTION 1 and authorize the attached lease between the Courtenay Marina Society and the City of Courtenay for the property having a legal description of:

- PID: 004-154-665, Lot 1, Section 68, Comox District, Plan 15512; and

THAT staff provide public notice to satisfy the statutory advertising requirements for the disposition of City Lands as per Section 24, 26, and 94 of the *Community Charter*; and,

THAT the Mayor and Corporate Officer be authorized to execute all documentation relating to the lease.

Carried

4.3 Development Services

4.3.1 Development Permit with Variances No. 2016 - 4883 Island Highway North and 4886 Topland Road (3060-20-2016)

Moved By Frisch

Seconded By McCollum

THAT based on the February 1st, 2021 staff report “Development Permit with Variances No. 2016 - 4883 Island Highway North & Topland Road” Council approve OPTION 1 and proceed with issuing Development Permit with Variances No. 2016.

Carried

4.3.2 Development Permit with Variance No. 2020 - 880 Comox Road (3060-20-2020)

Moved By Hillian

Seconded By Frisch

THAT based on the February 1st, 2021 staff report “Development Permit with Variances No. 2020 - 880 Comox Road”, Council approve OPTION 1 and proceed with issuing Development Permit with Variances No. 2020.

Carried

4.3.3 Zoning Amendment Bylaw No. 2994 - 310 Hunt Road (3360-20-2002)

Moved By Morin

Seconded By Frisch

THAT based on the February 1st, 2021 staff report “Zoning Amendment Bylaw No. 2994 - 310 Hunt Road” Council approve OPTION 1 and complete the following steps:

1. That Council give First and Second Reading of "Zoning Amendment Bylaw No. 2994" to create a new CD-31 Zone and rezone the property

legally described as Lot A, Section 14, Comox District, Plan EPP101533 VIP74579 from LUC to CD-31;

2. That Council direct staff to schedule and advertise a statutory Public Hearing with respect to the above referenced bylaw; and,
3. That Final Reading of the bylaw be withheld pending the registration of a Section 219 covenant on the subject property.

Carried

5. EXTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

5.1 Meeting Invitation - John M Wilson, President & Chief Executive Officer, The Wilson's Group of Companies Re: Island Bus Service

Moved By Hillian

Seconded By Frisch

THAT the email dated January 26th, 2021 from John M Wilson, President & Chief Administrative Officer, The Wilson's Group of Companies, inviting Mayor Wells to participate in a meeting with The Wilson's Group of Companies and Honourable Rob Fleming, Minister of Transportation and Infrastructure, in support of their proposal asking the Province for a short-term emergency COVID-19 recovery contract to continue providing intercity busing service to the communities they serve on Vancouver Island, be received for information.

Carried

6. INTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

7. REPORTS/UPDATES FROM COUNCIL MEMBERS INCLUDING REPORTS FROM COMMITTEES

7.1 Councillor Hillian

Councillor Hillian participated in the following events:

- Comox Valley Social Planning Society meeting
- K'ómoks First Nation (KFN) Main Treaty Table meeting
- Comox Valley Recreation Commission meeting (2 Total)
- CVRD Board meeting (2 Total)
- Comox Valley Coalition to End Homelessness (CVCEH) meeting

- Meeting with Gord Johns MP and Dawn to Dawn Action on Homelessness Society re: metal shipping container home project
- Comox Strathcona Waste Management Board meeting
- City of Courtenay Finance Select Committee meeting #4
- Comox Strathcona Regional Hospital Board meeting
- Comox Valley Community Justice Centre Committee meeting
- Comox Valley Community Foundation Community Enrichment Awards event
- Kus-kus-sum Project Committee meeting
- Virtual Comox Valley Chamber of Commerce 2020 Chamber Awards Gala event

Councillor Hillian mentioned two excellent virtual events that occurred recently: Comox Valley Community Foundation's Community Enrichment Awards and the Comox Valley Chamber of Commerce 2020 Awards Gala. Councillor Hillian felt that both events highlighted the superlative nature of the organizations and businesses in the Comox Valley.

Councillor Hillian acknowledged the recent passing of former Comox Councillor, John Marinus, who during all his years of service enriched the community with his volunteer work.

7.2 Councillor Morin

Councillor Morin participated in the following events:

- Comox Strathcona Regional Hospital Board meeting
- Comox Valley Recreation Commission meeting
- CVRD Board meeting
- Comox Valley Food Policy Council meeting
- Live virtual conversation and Q&A with Bob Joseph, Indigenous Relations Expert and bestselling author of *21 Things You May Not Know About the Indian Act* (hosted by the Vancouver Island Regional Library (VIRL))
- Virtual Comox Valley Chamber of Commerce 2020 Chamber Awards Gala event

7.3 Councillor Theos

Councillor Theos reviewed his attendance at the following events:

- Vancouver Island Regional Library (VIRL) Annual General Meeting (AGM); Election of Chair Gabby Wickstrom, and Vice Chair Daniel Arbour

Councillor Theos mentioned that the VIRL's Courtenay Branch will be moving ahead with improvements to the facility this year; the improvements scheduled for 2020 were postponed to 2021 due to the COVID-19 pandemic.

7.4 Mayor Wells

Mayor Wells reviewed his attendance at the following events:

- Emergency Operations Centre (EOC) Policy Group meeting with Dr. Charmaine Enns, Medical Health Officer
- Official Community Plan (OCP) Advisory Committee meeting
- Virtual Comox Valley Chamber of Commerce 2020 Chamber Awards Gala event

8. RESOLUTIONS OF COUNCIL

9. UNFINISHED BUSINESS

10. NOTICE OF MOTION

10.1 Councillor Theos - Notice of Motion - Traffic Calming - Crown Isle

WHEREAS due to the ongoing concerns raised by Crown Isle residents in regards to speeding in the Crown Isle Drive area, and that the City of Courtenay has an established Speed Reader Program already in place to capture and analyze vehicular movement data throughout the City; and,

WHEREAS lower speed limits in residential areas is an effective method used for traffic calming resulting in a safer experience for all road users.

THEREFORE BE IT RESOLVED THAT Council direct Staff to provide a report to Council with the results of the speed reader program in the Crown Isle area and include any recommended mitigation measures including the possibility of lowering speed limits to help alleviate resident concerns.

Withdrawn by Councillor Theos; Councillor Theos will be presenting an amended Traffic Calming resolution at a future Council meeting.

11. NEW BUSINESS

12. BYLAWS

12.1 For First and Second Reading

12.1.1 Zoning Amendment Bylaw No. 2994, 2021 (310 Hunt Road)

Moved By Frisch

Seconded By McCollum

THAT “Zoning Amendment Bylaw No. 2994, 2021” pass first and second reading.

Carried

13. ADJOURNMENT

Moved By Hillian

Seconded By Cole-Hamilton

THAT the meeting now adjourn at 6:07 p.m.

Carried

CERTIFIED CORRECT

Corporate Officer

Adopted this 16th day of February, 2021

Mayor