

THE CORPORATION OF THE CITY OF COURTENAY

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BACKGROUNDER

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Agreement in Principle between K'ómoks First Nation and City of Courtenay

The non-binding agreement is the first step in a process for the City of Courtenay to provide municipal services (including water and sanitary sewer) to the K'ómoks First Nation property on Condensory Road, along the Puntledge River.

The K'ómoks First Nation wishes to expand the existing Puntledge RV Campground at 4624 Condensory Road as well as other economic development projects.

Guiding Principles

The agreement will be based on cost-recovery for the municipal services. Neither the City of Courtenay nor the K'ómoks First Nation will subsidize the services for others' benefit.

K'ómoks First Nation will reimburse the City of Courtenay for the capital costs incurred by the city for the service.

The agreement is not a precedent for providing municipal services to other rural areas outside the City of Courtenay, and the services intended for the K'ómoks First Nation property must not be used outside their property boundary. An official community plan (OCP) amendment to provide water and sewer services outside the City boundary will be required.

Details of how water and sewer services will be provided will be outlined in a future servicing agreement between K'ómoks First Nation and City of Courtenay which is expected to be finalized in the Fall of 2015.

Land Use

The agreement stipulates that the K'ómoks First Nation must restrict development to land uses that are compatible with the surrounding area.

- No heavy industrial uses will be permitted.

No land uses that produce offensive odors will be permitted.

- the existing campground would be expanded to include additional camping sites, recreational vehicle sites, serviced cabins, and accessory uses

K'ómoks First Nation will address to the city's satisfaction:

- the potential impacts of a one-in-200 year flood on the Condensory Bridge
- the protection of water and sanitary sewer services during flooding
- ensure that development on the fringe of the flood plain will not negatively impact the city during a flood

K'ómoks First Nation will keep the city informed of land uses as they are approved.

Other Conditions

The Comox Valley Regional District (CVRD) is responsible for the City of Courtenay and this extended use agreement in principle will need to be considered by the Comox Valley water committee and sewage commission.

The Province of B.C. must approve the use of the Condensory Bridge to carry the infrastructure for the services.