

Minutes of a Regular Council Meeting

AMENDED

Meeting #: R24/2020
Date: October 05, 2020
Time: 4:05 pm
Location: City Hall, Courtenay, BC, via video/audio conference

Attending:

Mayor: B. Wells, via video/audio conference
Councillors: 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: T. Kushner, Interim CAO, via video/audio conference
W. Sorichta, 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
K. Shaw, Director of Public Works Services, via video/audio conference
T. Setta, Manager of Community & Sustainability 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 September 21st, 2020 Regular Council meeting minutes

Moved By Frisch

Seconded By McCollum

That the September 21st, 2020 Regular Council meeting minutes be adopted.

Carried

1.2 Adopt September 28th, 2020 Committee of the Whole meeting minutes

Moved By Frisch

Seconded By McCollum

That the September 28th, 2020 Committee of the Whole meeting minutes be adopted.

Carried

2. INTRODUCTION OF LATE ITEMS

3. DELEGATIONS

3.1 Timothy Nye Development Consulting Ltd. - Planning Referral RZ0004 - Lot A (2650) Copperfield Road Development

Timothy Nye, Development Consultant; James Tuer, Architect; Dusty Sylvester, Current Environmental; Neil Penner, McElhanney Consulting Services; and Rex Thompson, Rosebery Investments; presented information to Council regarding their application for amendments to the Official Community Plan and zoning for their development proposal to permit a 39 unit strata of mixed-use housing such as townhomes, carriage homes, manor homes, duplexes, triplexes and single family dwellings at 2650 Copperfield Road.

3.1.1 Development Information Re: Lot A (2650) Copperfield Road - Timothy Nye Development Consulting Ltd.

The presentation package submitted by Timothy Nye Development Consulting Ltd. regarding a proposed 39 unit residential strata development at 2650 Copperfield Road, was received for information.

4. STAFF REPORTS/PRESENTATIONS

4.1 Development Services

4.1.1 Official Community Plan (OCP) Amendment Bylaw No. 3018 and Zoning Amendment Bylaw No. 2912 - Lot A (2650) Copperfield Road (6480-20-1003/3360-20-1715)

Moved By Frisch

Seconded By McCollum

That based on the October 5th, 2020 staff report “Official Community Plan (OCP) Amendment Bylaw No. 3018 and Zoning Amendment Bylaw No. 2912 - Lot A (2650) Copperfield Road” Council approve OPTION 1 and complete the following steps:

1. That Council gives First Reading to Official Community Plan Amendment Bylaw No. 3018 to redesignate the subject property from “Suburban Residential” to “Urban Residential”;
2. That Council gives First Reading of “Zoning Amendment Bylaw No. 2912” to create a new CD-30 Zone and rezone the property legally described as Lot A, District Lot 138, Comox District, Plan 2607 Except Parts in Plans 312R, 14210 and 29833 from R1-A to CD-30 and PA-2; and,
3. That Second Reading of both bylaws is withheld pending Council’s consideration of a Development Cost Charge Frontender Agreement and a Municipal Share Agreement to finance the cost of extending a waterline to the subject property to provide adequate water services.

Carried

4.1.2 Zoning Amendment Bylaw No. 3024 - Update to the Home Occupation Regulations (3360-20-2013)

Moved By Morin

Seconded By Theos

That the October 5th, 2020 staff report “Zoning Amendment Bylaw No. 3024 - Update to the Home Occupation Regulations” be received for information.

Carried

New motion:

Moved By Morin

Seconded By McCollum

That based on the October 5th, 2020 staff report “Zoning Amendment Bylaw No. 3024 - Update to the Home Occupation Regulations” Council approve OPTION 1 and complete the following steps.

1. That Council give First and Second Reading of Zoning Amendment Bylaw No. 3024 to amend the Home Occupation regulations of Zoning Bylaw No. 2500, 2007; and,
2. That Council direct staff to schedule and advertise a statutory Public Hearing with respect to the above referenced bylaw.

Carried

4.2 Financial Services

4.2.1 Audit Service Plan for Year Ending December 31, 2020 (1680-01)

Moved By McCollum

Seconded By Cole-Hamilton

That based on the, October 5th, 2020 staff report “Audit Service Plan for Year Ending December 31, 2020”, Council approve OPTION 1 to receive the Audit Service Plan for the year ending December 31, 2020.

Carried

5. EXTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

6. INTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

6.1 Briefing Note - Official Community Plan (OCP) - Stakeholder Sessions and Online Public Survey Results (6480-01)

Moved By Hillian

Seconded By McCollum

That the October 5th, 2020 Briefing Note, “Official Community Plan (OCP) - Stakeholder Sessions and Online Public Survey”, be received for information.

Carried

6.2 Parks and Recreation Advisory Commission Meeting Minutes - April 2nd, 2020 (0360-20)

Moved By McCollum

Seconded By Cole-Hamilton

That the Parks and Recreation Advisory Commission meeting minutes for April 2nd, 2020, be received for information.

Carried

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

7.1 Councillor Hillian

Councillor Hillian participated in the following events for the period of September 9th to October 1st:

- K'omoks First Nation Main Treaty Table meeting
- CVRD Media Training workshop
- Virtual 2020 Union of British Columbia Municipalities (UBCM) Minister meetings:
 - Minister of Municipal Affairs and Housing; Ministry of Transportation and Infrastructure staff; Ministry of Finance staff and Minister of Finance
- Attended Virtual 2020 Union of British Columbia Municipalities (UBCM) Annual Convention, September 21st - 24th; participated in sessions such as transit planning, UBCM resolutions and economic development
- Comox Valley Economic Development Select Committee meetings (2 Total)
- Comox Valley Water Committee meeting
- Comox Valley Sports Centre Commission meeting
- CVRD Committee of the Whole meeting
- Comox Valley Coalition to End Homelessness Leadership meeting
- Comox Valley Elected Officials COVID-19 teleconference briefing with Dr. Charmaine Enns, Medical Health Officer
- Comox Strathcona Regional Hospital Board meeting
- CVRD Strategic Planning meetings (2 Total)
- Kus-kus-sum Memorandum of Understanding (MOU) meeting with K'omoks First Nation and Comox Valley Project Watershed Society

- Lunch and Learn session with staff and Council regarding the City's Official Community Plan review
- CVRD Board meeting
- Comox Valley Community Justice Centre Committee meeting
- Meeting with Chair, Comox Valley Economic Development Board
- City of Courtenay Official Community Plan review; consultation and engagement session with K'omoks First Nation

7.2 Mayor Wells

Mayor Wells reviewed his attendance at the following events:

- City of Courtenay Official Community Plan review; consultation and engagement session with K'omoks First Nation
- Economic Recovery Task Force (ERTF) meeting
 - Mayor Wells mentioned that recommendations from the ERTF will be circulated to regional local governments

8. RESOLUTIONS OF COUNCIL

8.1 In Camera Meeting

Moved By Frisch

Seconded By Hillian

That a Special In-Camera meeting closed to the public will be held October 5th, 2020 at the conclusion of the Regular Council meeting pursuant to the following sub-section(s) of the *Community Charter*:

- 90 (1) (c) labour relations or other employee relations;
- 90 (1) (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- 90 (1) (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

Carried

9. UNFINISHED BUSINESS

10. NOTICE OF MOTION

10.1 Mayor Wells - Proposed Notice of Motion - Comox Valley RCMP Funding

Mayor Wells mentioned he will be bringing a draft resolution forward, to be considered at a future Council meeting, exploring options to support Comox Valley policing services which are now partially funded through annual casino gaming funds.

[In response to significant gaming revenue losses anticipated in 2020 and potentially in 2021 re: temporary casino facility closure - COVID-19 pandemic]

11. NEW BUSINESS

11.1 LUSH Valley Food Action Society - Request for Partnership - Educational/Demonstration Community Orchard - City Special Use Park - McPhee Meadows

Moved By Frisch

Seconded By Cole-Hamilton

That the correspondence dated September 21st, 2020 from LUSH Valley Food Action Society requesting Council's support to enter into a partnership between the City of Courtenay and LUSH Valley to provide an educational and demonstration Community Orchard in McPhee Meadows, be received for information.

Carried

New motion:

Moved By Morin

Seconded By Cole-Hamilton

That in response to the correspondence dated September 21st, 2020 from LUSH Valley Food Action Society requesting Council's support to enter into a partnership between the City of Courtenay and LUSH Valley to provide an educational and demonstration Community Orchard in McPhee Meadows, Special Use Park;

That Council direct staff to provide a report exploring options and implications for the City to enter into a partnership agreement with LUSH Valley to manage a Community Orchard in McPhee Meadows.

Carried

12. BYLAWS

12.1 For First Reading

12.1.1 Official Community Plan Amendment Bylaw No. 3018, 2020 (Lot A [2650] Copperfield Road)

Moved By Frisch

Seconded By McCollum

That “Official Community Plan Amendment Bylaw No. 3018, 2020 (Lot A [2650] Copperfield Road)” pass first reading.

Carried

12.1.2 Zoning Amendment Bylaw No. 2912, 2020 (Lot A [2650] Copperfield Road)

Moved By McCollum

Seconded By Cole-Hamilton

That “Zoning Amendment Bylaw No. 2912, 2020 (Lot A [2650] Copperfield Road)” pass first reading.

Carried

12.2 For First and Second Reading

12.2.1 Zoning Amendment Bylaw No. 3024, 2020 (Home Occupation Regulations)

Moved By McCollum

Seconded By Frisch

That “Zoning Amendment Bylaw No. 3024, 2020 (Home Occupation Regulations)” pass first and second reading.

Carried

12.3 For Third Reading

12.3.1 Zoning Amendment Bylaw No. 3012, 2020 (1520 Thorpe Avenue)

Moved By Cole-Hamilton

Seconded By Morin

That “Zoning Amendment Bylaw No. 3012, 2020” pass third reading.

Carried

12.4 For Final Adoption

12.4.1 Zoning Amendment Bylaw No. 3012, 2020 (1520 Thorpe Avenue)

Moved By Frisch

Seconded By McCollum

That “Zoning Amendment Bylaw No. 3012, 2020” be finally adopted.

Carried

12.4.2 Zoning Amendment Bylaw No. 2990, 2020 (1025 Ryan Road)

Moved By Frisch

Seconded By Hillian

That “Zoning Amendment Bylaw No. 2990, 2020” be finally adopted.

Carried

6:22 p.m. Councillor Hillian recused himself from the vote re: Bylaw No. 3019, 2020 citing a possible conflict of interest as he is involved with one of the organizations applying for permissive tax exemption in 2021.

12.4.3 Tax Exemption 2021 Bylaw No. 3019, 2020

Moved By McCollum

Seconded By Cole-Hamilton

That “Tax Exemption 2021 Bylaw No. 3019, 2020” be finally adopted.

Carried

6:23 p.m. Councillor Hillian returned to the meeting.

12.4.4 Tax Exemption Churches 2021 Bylaw No. 3020, 2020

Moved By Frisch
Seconded By McCollum

That “Tax Exemption Churches 2021 Bylaw No. 3020, 2020” be finally adopted.

Carried

13. ADJOURNMENT

Moved By Hillian
Seconded By McCollum

That the meeting now adjourn at 6:24 p.m.

Carried

CERTIFIED CORRECT

Corporate Officer

Adopted this 19th day of October, 2020

Mayor