

Monday, September 20, 2021

Minutes of the meeting of the Electoral Areas Services Committee held on September 20, 2021 in the Civic Room of the Comox Valley Regional District offices located at 770 Harmston Avenue, Courtenay, BC commencing at 10:00 am.

MINUTES

Present:

Chair:	A. Hamir	Lazo North (Area B)
Vice-Chair:	E. Grieve	Puntledge/Black Creek (Area C)
Director:	D. Arbour	Baynes Sound-Denman/Hornby Islands (Area A)
Staff:	R. Dyson	Chief Administrative Officer
	J. Warren	Deputy Chief Administrative Officer
	M. Foort	Chief Financial Officer
	A. Mullaly	General Manager of Planning and Development
	M. Rutten	General Manager of Engineering Services
	M. Harrison	Acting General Manager of Community Services
	J. Martens	General Manager of Corporate Services
	L. Dennis	Manager of Legislative Services
	A. Baldwin	Legislative Services Assistant

ATTENDANCE:

Director Arbour attended via electronic means.

RECOGNITION OF TRADITIONAL TERRITORIES

The Chair acknowledged that the meeting was being held on the unceded traditional territory of the K'ómoks First Nation

DELEGATIONS:

MACAULAY ROAD AND AREA NEIGHBOURHOOD ASSOCIATION

E. Grieve/D. Arbour: THAT the information presented by Suzanne Sawyer, Kim Stubblefield, and Catherine Davidson, Macaulay Road and Area Neighbourhood Association, regarding the emergency access routes for Macaulay Road residents and workable solutions to road access problems and their request for a feasibility study to identify several access routes for Macaulay Road and area residents be received.

Carried

HORNBY WATER STEWARDSHIP

E. Grieve/A. Hamir: THAT the information presented by Darren Bond and Ellen Leslie, Hornby Water Stewardship, regarding the creation of a Hornby Water Plan and to request the creation of a program to

assist residents to improve their water quality through the conversion of old pit toilets to composting toilets be received.

Carried

MANAGEMENT REPORT:

E. Grieve/A. Hamir: THAT the Electoral Areas Services Committee management report dated September 2021 be received

208

Carried

REPORTS:

ADVISORY PLANNING COMMISSION MINUTES

A. Hamir/E. Grieve: THAT the following items be received:

- Minutes of the Area B Advisory Planning Commission meeting held August 31, 2021; and

- Minutes of the Agricultural Planning Commission meeting held September 9, 2021.

208

Carried

Prior to consideration of the following item, R. Dyson, Chief Administrative Officer, recused himself from the meeting at 11:05 am due to a potential perceived conflict of interest in relation to his spouse's position as chair of the Agricultural Land Commission.

ELECTORAL AREA B , AGRICULTURAL LAND RESERVE NON-ADHERING RESIDENTIAL USE (ALR 3B 21) - 2069 COLEMAN ROAD (ARMSTRONG)

E. Grieve/D. Arbour: THAT the report dated September 14, 2021 regarding Agricultural Land Reserve application (ALR 3B 21), 2069 Coleman Road, (Armstrong) to allow for an owner to construct a new house without first removing an existing additional dwelling be received.

208 and 213

Carried

J. MacLean, Planner II, provided an overview of the report regarding Agricultural Land Reserve application (ALR 3B 21), 2069 Coleman Road, (Armstrong).

Jonathan Armstrong, applicant, attended via electronic means.

E. Grieve/A. Hamir: THAT the Agricultural Land Commission be advised that the Comox Valley Regional District supports Agricultural Land Reserve Non-Adhering Residential Use application ALR 3B 21, 2069 Coleman Road, (Armstrong) concerning a residential use located on Lot 19, Block 29, Comox District, Plan 2261, PID 000-031-437 (2069 Coleman Road);

AND FINALLY THAT the application ALR 3B 21 (Armstrong) regarding a non-adhering residential use on a property within the Agricultural Land Reserve be forwarded to the Agricultural Land Commission for final consideration.

208 and 213

Carried

R. Dyson, Chief Administrative Officer, returned to the meeting at 11:09 am.

COMOX VALLEY FOOD HUB FEASIBILITY STUDY

E. Grieve/D. Arbour: THAT the report dated September 17, 2021 regarding the completed Food Hub Feasibility Study and next steps be received.

208

Carried

J. MacLean, Planner II, provided an overview of the report regarding the Food Hub Feasibility Study.

E. Grieve/D. Arbour: THAT the Food Hub Feasibility Study prepared by Urban Food Strategies, dated June 2021, and attached as Appendix A to the staff report dated September 17, 2021, be utilized for implementation of a Comox Valley Food Hub for food producers, processors and distributors;

AND FURTHER THAT Step One of the Food Hub Feasibility Study's potential implementation plan be initiated, including the steering committee launch, producer partnership agreement creation, business plan development and initial scope (Phase 1) finalization.

208

Carried

The committee recessed at 11:29 am and reconvened at 11: 36 am

UPDATE - BYLAW DISPUTE ADJUDICATION SYSTEM

E. Grieve/D. Arbour: THAT the report dated September 15, 2021 regarding a Bylaw Dispute Adjudication System and the required draft ticketing bylaw and communication plan be received.

209

Carried

A. Yasinski, Manager of Bylaw Compliance, provided an overview of the report regarding a Bylaw Dispute Adjudication System and the required draft ticketing bylaw and communication plan.

A. Hamir/D. Arbour: THAT the board give first and second reading to Bylaw No. 679 being "Comox Valley Regional District Bylaw Adjudication Ticketing Bylaw No. 679, 2021" attached as Appendix A to the staff report dated September 15, 2021.

209

Carried

BLACK CREEK-OYSTER BAY WATER LOCAL SERVICE AREA – CONNECTION SUSPENSION

D. Arbour/A. Hamir: THAT the update from K. La Rose, Senior Manager Water/Wastewater Services, regarding the Black Creek Oyster Bay (BCOB) Services Committee's decision to refer the report titled "Black Creek-Oyster Bay Water Local Service Area – Connection Suspension" dated September 17, 2021 to the October 4, 2021 BCOB meeting be received.

208

Carried

UNION BAY WATER SERVICE BUDGET AMENDMENT – 3RD ST. WATERMAIN EXTENSION

D. Arbour/E. Grieve: THAT the report dated September 17, 2021 regarding an amendment to the 2021 adopted budget for the Union Bay water service to enable an urgent extension of a watermain along 3rd Street be received.

207

Carried

K. La Rose, Senior Manager of Water/Wastewater services provided an overview of the report regarding an amendment to the 2021 adopted budget for the Union Bay water service to enable an urgent extension of a watermain along 3rd Street.

E. Grieve/D. Arbour: THAT the 2021 approved budget for the Union Bay Water Service, Function 308, be amended to increase water infrastructure expenditures up to a maximum of \$58,500 to support the extension of a water main along 3rd Street in Union Bay;

AND FURTHER THAT this project be funded by a contribution from the capital works reserve of \$46,800 and by an \$11,700 contribution from the owner of 5597 3rd Street, Union Bay.

207

Carried

ARDEN ROAD – BOUNDARY DISCREPANCY

D. Arbour/E. Grieve: THAT the report dated September 13, 2021 regarding a boundary discrepancy that was identified along Arden Road between the Comox Valley Regional District and the City of Courtenay be received.

208

Carried

D. May, Parks Planner, provided an overview of the report regarding a boundary discrepancy that was identified along Arden Road between the Comox Valley Regional District and the City of Courtenay.

NAMING OF PARK IN MORRISON CREEK HEADWATERS

E. Grieve/A. Hamir: THAT the report dated September 13, 2021 seeking support for an indigenous name for the Comox Valley Regional District managed conservation area in the Morrison Creek headwaters be received.

209

Carried

D. May, Parks Planner, provided an overview of the report regarding seeking support for an indigenous name for the Comox Valley Regional District managed conservation area in the Morrison Creek headwaters.

E. Grieve/A. Hamir: THAT the name qax mot Conservation Area be adopted for the Comox Valley Regional District park located within the Morrison Creek headwaters as outlined in the staff report dated September 13, 2021.

209

Carried

UPDATE ON PUBLIC ACCESS TO THE TSOLUM AND PUNTLEDGE RIVERS FOR SWIMMING

E. Grieve/A. Hamir: THAT the report dated September 13, 2021 regarding opportunities to improve public

access to swimming locations along the Tsolum and Puntledge Rivers be received.

209

Carried

B. Allaertt, Parks Technician, provided an overview of the report regarding opportunities to improve public access to swimming locations along the Tsolum and Puntledge Rivers.

D. Arbour/A. Hamir: THAT staff be directed to explore improvements to public access to swimming along the Puntledge River within Nymph Falls Nature Park and adjacent BC Hydro lands as part of the Nymph Falls management planning process;

AND FURTHER THAT staff be directed to explore public access within the Comox Valley Exhibition Grounds (function 600) to improve swimming access to the lower Tsolum River.

209

Carried

2021 RURAL COMMUNITY GRANT CONSIDERATIONS – SEPTEMBER 2021 INTAKE

E. Grieve/D. Arbour: THAT the report dated September 16, 2021 regarding additional Rural Community Grant applications submitted since August 2021 be received.

208

Carried

E. Grieve/D. Arbour: K. Douville, Manager of Financial Planning, provided an overview of the report regarding additional Rural Community Grant applications submitted since August 2021.

Carried

D. Arbour/A. Hamir: THAT the 2021 Rural Community Grants be awarded for the amounts to the organizations as follows:

- Macaulay Road and Area Neighbourhood Association (MRANA) - \$1,000 from function 122
- Anderton Therapeutic Gardens Society - \$1,500 from function 121
- Mountaineer Avian Rescue Society (MARS) - \$250 each from functions 123 and 124, \$500 from function 121 and \$4,000 from function 122
- Merville Community Association - \$700 from function 122
- Hornby Island Housing Society - \$10,000 from function 124

208

Carried

NEW BUSINESS:

MACAULAY ROAD AND AREA NEIGHBOURHOOD ASSOCIATION

E. Grieve/A. Hamir: THAT staff prepare a report for the Electoral Areas Services Committee regarding options to support the Macaulay Road and Area Neighbourhood Association to identify emergency access and egress routes along the Macaulay Road corridor.

208

Carried

HORNBY WATER STEWARDSHIP

D. Arbour/A. Hamir: THAT staff work with the Hornby Water Stewardship, to investigate the potential for

an incentive and rebate program to address water shortages on Hornby Island.
208

Carried

TERMINATION:

E. Grieve/D. Arbour: THAT the meeting terminate.
208

Carried

Time:12:54 pm.

Confirmed by:

Arzeena Hamir
Chair

Certified Correct:

Lisa Dennis
Manager of Legislative Services

Recorded By:

Antoinette Baldwin
Legislative Services Assistant

These minutes were received by the Comox Valley Regional District board on the _____ day of _____, 2021.