

**Tuesday, April 28, 2020**

**Minutes of the meeting of the Comox Valley Regional District Board of Directors held on April 28, 2020 in the Civic Room of the Comox Valley Regional District offices located at 770 Harmston Avenue, Courtenay, BC commencing at 4:00 pm.**

## **MINUTES**

### **Present:**

<b>Chair:</b>	J. Ketler	Village of Cumberland
<b>Vice-Chair:</b>	A. Hamir	Lazo North (Area B)
<b>Directors:</b>	D. Arbour	Baynes Sound-Denman/Hornby Islands (Area A)
	W. Morin	City of Courtenay
	E. Grieve	Puntledge/Black Creek (Area C)
	D. Hillian	City of Courtenay
	D. Frisch	City of Courtenay
	M. Swift	Town of Comox
	W. Cole-Hamilton	City of Courtenay
	K. Grant	Town of Comox
<b>Staff:</b>	R. Dyson	Chief Administrative Officer
	B. Dunlop	Corporate Financial Officer
	S. Smith	General Manager of Planning and Development Services
	M. Rutten	General Manager of Engineering Services
	D. DeMarzo	General Manager of Community Services
	J. Warren	General Manager of Corporate Services
	J. Martens	Manager of Legislative Services

### **ATTENDANCE:**

With the exception of Chair Ketler, all board members participated in the meeting by 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 and read the following article from the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) available online at: [www.un.org/](http://www.un.org/)

Article 8: Indigenous peoples and individuals have the right not to be subjected to forced assimilation or destruction of their culture. States shall provide effective mechanisms for prevention of, and redress for:

(a) Any action which has the aim or effect of depriving them of their integrity as distinct peoples, or of their

cultural values or ethnic identities;

(b) Any action which has the aim or effect of dispossessing them of their lands, territories or resources;

(c) Any form of forced population transfer which has the aim or effect of violating or undermining any of their rights;

(d) Any form of forced assimilation or integration;

(e) Any form of propaganda designed to promote or incite racial or ethnic discrimination directed against them.

**IN-CAMERA MEETING:**

A. Hamir/W. Cole-Hamilton: THAT the board adjourn to an in-camera session pursuant to the following sub-sections of section 90 of the Community Charter:

90(1)(c) labour relations or other employee relations;

90(1)(k) Negotiations and related discussions respecting the proposed provision of a regional district service that are at their preliminary stages and that, in the view of the committee, could reasonably be expected to harm the interests of the regional district if they were held in public.

AND FINALLY THAT the in-camera portion convene immediately following the open portion of the meeting.

208

Carried

**ADOPTION OF MINUTES:**

W. Cole-Hamilton/K. Grant: THAT the Comox Valley Regional District Board minutes dated March 31, 2020 be adopted.

208

Carried

K. Grant/W. Cole-Hamilton: THAT the Comox Valley Regional District Board minutes dated April 7, 2020 be adopted.

208

Carried

**REPORTS:**

**SEWAGE COMMISSION - APRIL 7, 2020**

K. Grant/A. Hamir: THAT the Sewage Commission minutes dated April 7, 2020 be received.

208

Carried

**ELECTORAL AREAS SERVICES COMMITTEE - APRIL 20, 2020**

D. Hillian/K. Grant: THAT the Electoral Areas Services Committee minutes dated April 20, 2020 be received.

208

Carried

A. Hamir/D. Arbour: THAT the following recommendations be adopted by general consent:

THAT the board approve Development Permit DP 4C 20 (Guenette/ Rogers) on the property described as Lot 5, Section 9, Township 5, Comox District, Plan 24335, PID 003-027-121 (1429 Seaview Road) for the redevelopment of an accessory building;

AND FINALLY THAT the Corporate Legislative Officer be authorized to execute the permit.

THAT the board approve Development Permit DP 23B 19 and DP 24B 19 (HBI Industries Ltd.) on property described as Lot A, District Lot 196, Comox District, Plan 28498, PID 002-071-339 (1607 Little River Road) for the development of three light industrial buildings;

AND FINALLY THAT the Corporate Legislative Officer be authorized to execute the permit.  
208 and 213 Carried

R. Dyson, Chief Administrative Officer, recused himself from the meeting at 4:10 pm due to a potential perceived conflict of interest in relation to his spouse's position as chair of the Agricultural Land Commission.

A. Hamir/D. Arbour: THAT the Agricultural Land Commission be advised that the Comox Valley Regional District supports Agricultural Land Reserve Non-Farm Use Application ALR 2B 20 (Dalen/Maclaren- Kotilla) concerning the addition of a secondary dwelling, located on Parcel F (DD 146N) of Section 24, Comox District, Except Part in Plan 41867, PID 007-546-742 (5109 Island Highway North);

AND FINALLY THAT the application ALR 2B 20 (Dalen/Maclaren-Kotilla) regarding a nonadhering 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 4:12 pm.

D. Arbour/A. Hamir: THAT an alternate approval process be conducted with respect to the elector assent required for a loan authorization bylaw to construct and equip a new Greater Merville Fire Protection Service fire hall;

AND FURTHER THAT the long-term debt costs and borrowing terms for the construction and equipping of a new Greater Merville fire hall be finalized upon receipt of the Class "A" estimates.  
209 Carried

#### **REZONING (RZ 1C 19, ZIMMERMAN) - 8659 ISLAND HIGHWAY**

A. Hamir/D. Arbour: THAT the report dated April 23, 2020 recommending the waiving of the public hearing for Bylaw No. 609, being the "Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 4" (RZ 1C

19, Zimmerman), be received.

208 and 213

Carried

D. Arbour/A. Hamir: THAT the board amend Bylaw No. 609, being the "Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 4" to replace the zoning map with the one attached as Appendix A to the staff report dated April 23, 2020.

208 and 213

Carried

D. Arbour/A. Hamir: THAT the Public Hearing for Bylaw No. 609, being the "Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 4" (RZ 1C 19, Zimmerman) be waived in accordance with Section 464(2) of the Local Government Act (RSBC, 2015, c. 1) as the proposed zoning amendment is consistent with the Rural Comox Valley Official Community Plan.

208 and 213

Carried

### **MUTUAL AID AGREEMENTS DURING THE COVID-19 CRISIS**

D. Hillian/W. Cole-Hamilton: THAT the report dated April 23, 2020 providing an update to the board on Comox Valley Regional District (CVRD) progress towards compliance with Ministerial order M084 and continuity of water and wastewater services in the face of the ongoing Covid-19 crisis, including a recommendation to enter into an inter-regional Mutual Aid Agreement with jurisdictions to the south, and progress towards drafting of a separate but similar Mutual Aid Agreement with water and wastewater purveyors in the Comox Valley, be received.

208

Carried

M. Rutten, General Manager of Engineering Services, provided an overview of the staff report regarding an update on compliance with Ministerial Order M084 and continuity of water and wastewater services in the face of the ongoing Covid-19 crisis.

D. Hillian/D. Arbour: THAT the board enter into a Mutual Aid Agreement with neighbouring regional districts and municipalities to enable the continuity of wastewater and drinking water services according to the Provincial Order M084.

208

Carried

### **BYLAWS AND RESOLUTIONS:**

K. Grant/D. Arbour: THAT Bylaw No. 609 being "Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 4" be amended at second reading to update the zoning map to correctly reference the existing zone of the subject property as being Country Residential One (CR-1).

208 and 213

Carried

K. Grant/D. Arbour: THAT Bylaw No. 600 being "Floodplain Management Bylaw No. 600, 2020" be finally adopted.

208 and 213

Carried

D. Arbour/K. Grant: THAT Bylaw No. 591 being "Bylaw No. 591 being "Comox Valley Sewerage Service

Regulation, Fees and Charges Bylaw No. 71, 2010, Amendment No. 2" be finally adopted.

209

Carried

**NEW BUSINESS:**

**DIRECTOR - FEDERATION OF CANADIAN MUNICIPALITIES (FCM)**

K. Grant/D. Arbour: THAT the correspondence dated April 8, 2020 from Director Grieve requesting support from the board to be considered as a member of the Board of Directors of the Federation of Canadian Municipalities (FCM) for 2020 be received.

208

Carried

K. Grant/D. Frisch: THAT the Comox Valley Regional District Board provide a letter of support for Director Edwin Grieve to be considered as a member of the Board of Directors of the Federation of Canadian Municipalities (FCM) for 2020;

AND FURTHER THAT the Comox Valley Regional District assume all costs associated with Director Grieve's attendance at FCM's Board of Directors meetings to be funded by Electoral Area Administration.

208

Carried

**COVID-19 UPDATE**

R. Dyson, Chief Administrative Officer, provided a verbal update on the CVRD's response to the COVID-19 pandemic.

**ADJOURN TO IN-CAMERA:**

The board adjourned to its in-camera session at 4:39 pm.

**RISE AND REPORT:**

The board rose from its restricted in-camera session at 6:56 pm.

**TERMINATION:**

K. Grant/D. Frisch: THAT the meeting terminate.

208

Carried

Time: 6:57 pm.

Confirmed this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_:

\_\_\_\_\_  
Jesse Ketler  
Chair

Certified Correct and Recorded By:

\_\_\_\_\_  
Jake Martens  
Manager of Legislative Services