

Monday, November 16, 2020

Minutes of the meeting of the Electoral Areas Services Committee held on November 16, 2020 in the Civic Room of the Comox Valley Regional District offices located at 770 Harmston Avenue, Courtenay, BC commencing at 10:04 am.

MINUTES

Present:

| | | |
|--------------------|------------|--|
| Chair: | E. Grieve | Puntledge/Black Creek (Area C) |
| Vice-Chair: | A. Hamir | Lazo North (Area B) |
| Director: | D. Arbour | Baynes Sound-Denman/Hornby Islands (Area A) |
| Staff: | J. Warren | Deputy Chief Administrative Officer |
| | M. Foort | Chief 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. Martens | General Manager of Corporate Services |
| | A. Baldwin | Legislative Services Assistant |

ATTENDANCE:

Also in attendance at the meeting were Director Leigh and T. Trieu, A. Mullaly, H. Siemens, D. Thiessen, J. MacLean, and K. Douville, CVRD.

RECOGNITION OF TRADITIONAL TERRITORIES

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

VARY THE AGENDA:

A. Hamir/D. Arbour: THAT the agenda be varied to bring items D.1 and D.10 forward on the agenda.
208 Carried

REPORTS:

Director Leigh, Oyster Bay – Buttle Lake (Area ‘D’), was in attendance for the following item as it relates to Area D.

UBCM COMMUNITY PREPAREDNESS FUND APPLICATION - EVACUATION ROUTE PLANNING

A. Hamir/D. Arbour: THAT the report dated October 26, 2020 regarding a request from the Strathcona

Regional District (SRD) for a Comox Valley Regional District (CVRD) Board resolution in support of their application to undertake a joint 'Evacuation Route Planning' project that would include Electoral Area D of the SRD and Electoral Area C of the CVRD located in the Oyster River flood plain be received.

209

Carried

H. Siemens, Emergency Program Coordinator, provided an overview of the report regarding a request from the Strathcona Regional District (SRD) for a Comox Valley Regional District (CVRD) Board resolution in support of their application to undertake a joint 'Evacuation Route Planning' project that would include Electoral Area D of the SRD and Electoral Area C of the CVRD located in the Oyster River flood plain.

D. Arbour/A. Hamir: THAT the board approve supporting the Strathcona Regional District's (SRD) application to the Union of British Columbia Municipalities Community Emergency Preparedness Fund Evacuation Route Planning grant for the maximum potential amount of \$50,000.00, to assist in the procurement of a contractor for the evacuation route planning project for Electoral Area C in the Comox Valley Regional District and Electoral Area D of the SRD.

AND FURTHER THAT, the Board endorse SRD staff to manage the overall grant financial administration and project management in collaboration with the Comox Valley Regional District's Emergency Program.

209

Carried

Director Leigh left the meeting at 10:17 am.

HORNBY ISLAND ECONOMIC DEVELOPMENT – HICEEC CONTRACT RENEWAL

A. Hamir/D. Arbour: THAT the report dated November 9, 202 regarding a recommendation to extend the Hornby Island Community Economic Enhancement Corporation(HICEEC) contract to December 31, 2023 with for the provision of economic enhancement activities on Hornby Island be received.

207

Carried

D. DeMarzo, General Manager of Community Services, provided an overview of the report regarding HICEEC's contract renewal.

Karen Ross, Economic Enhancement Officer, HICEEC, presented information regarding the renewal of the HICEEC contract to provide economic enhancement activities on Hornby Island.

D. Arbour/A. Hamir: THAT the directors approve a three-year contract extension to be signed with HICEEC for the provision of economic enhancement activities on Hornby Island.

207

Carried

DELEGATIONS:

COMOX VALLEY CYCLING COALITION

A. Hamir/D. Arbour: THAT the information presented by Mike Keohane, Comox Valley Cycling Coalition, regarding safety concerns of some cycling routes in the Comox Valley Regional District be received.

208

Carried

DAVID MELLIN - PUNTLEDGE CORRIDOR

A. Hamir/D. Arbour: THAT the late delegation request from David Mellin regarding the Puntledge corridor be approved.

208

Carried

A. Hamir/D. Arbour: THAT the information provided by David Mellin regarding the protection of green spaces along the Puntledge River from the the Airpark Walkway to the Comox Lake, which includes Stotan Falls be received.

Carried

MANAGEMENT REPORT:

D. Arbour/A. Hamir: THAT the Elelctoral Areas Services Committee management report dated November 2020 be received.

208

Carried

REPORTS:

ADVISORY PLANNING COMMISSION MINUTES

D. Arbour/A. Hamir: THAT the the following items be received:

- Minutes of the Area A Advisory Planning Commission meeting held October 13, 2020

- Minutes of the Area B Advisory Planning Commission meeting held October 20, 2020

208

Carried

ELECTORAL AREA B - DEVELOPMENT VARIANCE PERMIT DV 5B 20 - UNADDRESSED LOT, GALLEON WAY (116032 BC LTD)

D. Arbour/A. Hamir: THAT the report dated October 26, 2020 regarding Development Variance Permit DV 5B 20, Unaddressed Lot, Galleon Way (116032 BC Ltd), to increase the maximum allowable height for a single detached dwelling from 10.0 metres to 12.2 metres be received.

208 and 213

Carried

D. Thiessen, Planner, provided an overview of the Development Variance Permit application DV 5B 20, Unaddressed lot, Galleon Way (116032 BC Ltd).

Jayson Welsh, applicant, attended the meeting via electronic means.

A. Hamir/D. Arbour: THAT the following items be received:

- Correspondence dated November 3, 2020 from Ralph and Barbara Larson, regarding Development Variance Permit DV 5B 20, Unaddressed lot, Galleon Way (116032 BC Ltd);

- Correspondence dated November 4, 2020 from Joanne and Walter Goss, 2677 Crown Isle Drive, regarding Development Variance Permit DV 5B 20, Unaddressed lot, Galleon Way (116032 BC Ltd); and

- Correspondence dated November 11, 2020 from Herb Berdahl regarding Development Variance Permit DV 5B 20, Unaddressed lot, Galleon Way (116032 BC Ltd).
208 and 213

The Chair called for any members of the public that may wish to speak regarding Development Variance Permit DV 5B 20, Unaddressed lot, Galleon Way (116032 BC Ltd).

Warren Keller, Galleon Way, spoke regarding traffic concerns on Galleon Way during construction.

D. Arbour/A. Hamir: THAT the board approve Development Variance Permit DV 5B 20, Unaddressed lot, Galleon Way (1160322 BC Ltd) to increase the maximum allowable height for a single detached dwelling from 10.0 metres to 12.2 metres, on property described as the North 1/2 of the South 1/2 of District Lot 206, Comox District, Except Thereout Anderton Road as Shown on Plan 425 RW and Except Parts in Plans 31744, 34264 and 35732, PID 002-132-141 (Unaddressed lot on Galleon Way);

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

Carried

ELECTORAL AREA B - DEVELOPMENT VARIANCE PERMIT DV 2B 20 – 1904 MARINER ROAD (RACINE)

A. Hamir/D. Arbour: THAT the report dated October 29, 2020 regarding a status update on Development Variance Permit DV 2B 20, 1904 Mariner Road, (Racine) be received.
208 and 213

Carried

ELECTORAL AREA A - DEVELOPMENT VARIANCE PERMIT DV 2A 20 – 7821 SHIPS POINT ROAD (IVAN)

D. Arbour/A. Hamir: THAT the report dated October 29, 2020 regarding Development Variance Permit DV 2A 20, 7821 Ships Point Road (Ivan), to reduce the minimum front yard setback as it pertains to Baynes Drive from 4.5 metres to 2.5 metres for the foundation of a carriage house, and from 2.5 metres to 1.9 metres for the eaves of a carriage house be received.

208 and 213

Carried

THAT the following items be received:

- Correspondence dated November 7, 2020 from Bruce and Maureen Russell regarding Development Variance Permit DV 2A 20, 7821 Ships Point Road (Ivan) be received.

- Correspondence dated November 12, 2020 from Alain and Catherine Blancard regarding Development Variance Permit DV 2A 20, 7821 Ships Point Road (Ivan) be received.

- Correspondence dated November 12, 2020 from Brad and Tracy Shuya regarding Development Variance Permit DV 2A 20, 7821 Ships Point Road (Ivan) be received.
208 and 213 Carried

D. Thiessen, Planner, provided an overview of the report regarding Development Variance Permit DV 2A 20, 7821 Ships Point Road (Ivan).

Jennifer Ivan, applicant, was in attendance at the meeting.

The Chair called for any members of the public that may wish to speak regarding Development Variance Permit DV 2A 20, 7821 Ships Point Road (Ivan).

Jennifer Ivan, applicant, provided comments in response to the letter of opposition.

D. Arbour/A. Hamir: THAT the board approve Development Variance Permit DV 2A 20, 7821 Ships Point Road (Ivan) to reduce the front yard setback pertaining to Baynes Drive from 4.5 metres to 2.5 metres for the foundation of a carriage house, and from 2.5 metres to 1.9 metres for the eaves of a carriage house, on property described as Lot 72, District Lot 26, Newcastle District, Plan 18550, PID 003-758-053 (7821 Ships Point Road);

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

The committee recessed at 11:32 am and reconvened at 11:45 am.

OFFICIAL COMMUNITY PLAN AND REZONING APPLICATIONS – 3L DEVELOPMENTS INC

D. Arbour/A. Hamir: THAT the report dated November 12, 2020 regarding comments received from First Nations and external agencies, the response by the applicant to those comments and to recommend that the applications to amend the Rural Comox Valley Official Community Plan (OCP) and Rural Comox Valley Zoning Bylaw be refused be received.
208 and 213 Carried

J. MacLean, Rural Planner, presented information regarding official community plan and rezoning applications by 3L Developments Inc.

The applicant's consultant, Rob Buchan, was in attendance and presented information regarding the OCP and zoning bylaw amendments proposed by 3L Developments Inc.

D. Arbour/A. Hamir: THAT the applications by 3L Developments Inc. to amend Bylaw No. 2042 being the Rural Comox Valley Official Community Plan Bylaw, 1998, Bylaw No. 337, being the Rural Comox Valley Official Community Plan Bylaw No 337, 2014, and Bylaw No. 520, being the Rural Comox Valley Zoning Bylaw No. 520, 2019, in order to subdivide and develop lands legally known as:

- That Part of the NW ¼ of Section 10, Township 9, Comox District, Plan 552G, Lying West of Puntledge River, except that part in Plan VIP70188 and EPP24391 (PID 000-866-792);
- The south west ¼ of Section 15, Township 9, Comox District, Plan 552G, except that part shown coloured red on Plan 79 RW and except that part in plan VIP70188 (PID 000-866-814);
- That Part of the north ½ section 14, Township 9, Comox District, Plan 552G lying to the South of the North bank of the Puntledge River (PID 003-922-308);
- That Part of the south east ¼ of section 14, Township 9, Comox District, Plan 552G lying to the west of the east bank of the Puntledge River except those parts in Plans 8304 and 9343 (PID 003-922-391);
- The south west ¼ section of Section 14, Township 9, Comox District, Plan 552G, except that part in Plan 9343 and except that part shown coloured red on Plan 829 R.W. (PID 003-924-033);
- Lot A Sections 10 and 15, Township 9, Comox District, Plan EPP23059 (PID 028-915-194);

be refused.

208 and 213

Carried

NAY: E. Grieve

D. Arbour/A. Hamir: THAT staff be directed to work with 3L Developments Inc. towards securing public access to Stotan Falls and consideration of the lands.

208 and 213

Carried

The committee recessed at 1:04pm and reconvened at 1:16 pm.

VARY THE AGENDA

D. Arbour/A. Hamir: THAT the agenda be varied to bring items eight, nine and 14 forward on the agenda.

208

Carried

REGIONAL ADAPTATION STRATEGIES: VANCOUVER ISLAND

A. Hamir/D. Arbour: THAT the report dated November 2, 2020 regarding the Regional Adaptation Strategies: Vancouver Island report and possible participation in the implementation phase be received.

208 and 212

Carried

J. MacLean, Rural Planner, provided an overview of the report regarding the Regional Adaptation Strategies: Vancouver Island report and possible participation in the implementation phase.

Foster Richardson, Project Manager, Regional Adaptation Program BC Agriculture & Food Climate Action Initiative, presented information regarding the Regional Adaptation Strategies: Vancouver Island.

A. Hamir/D. Arbour: THAT the Comox Valley Regional District participate in the implementation phase of the Regional Adaptation Strategies: Vancouver Island as administered by BC Agriculture and Food Climate Action Initiative.

208 and 212

Carried

ELECTRIC VEHICLE CHARGING STATION INSTALLATION, COMMUNITY WORKS FUNDS REQUEST AND FINANCIAL PLAN AMENDMENT, FUNCTION NO. 512 (REGIONAL GROWTH STRATEGY)

A. Hamir/D. Arbour: THAT the report dated November 5, 2020 seeking approval to use \$40,000 of Electoral

Area Community Works Funds for a contribution towards the installation of four Electric Vehicle Charging Stations at four publicly owned properties; and an amendment to the 2020-2024 financial plan for the RGS Service 512 be received.

208 and 212

Carried

A. Mullaly, Senior Manager of Sustainability and RGS, provided an overview of the report regarding electric vehicle charging station installation, Community Works Funds request and a financial plan amendment, for function no. 512 (regional growth strategy).

D. Arbour/A. Hamir: THAT \$40,000 of Electoral Area Community Works Funds, equally distributed between defined Baynes Sound – Denman/ Hornby Islands (Electoral Area A), Lazo North (Electoral Area B), and Puntledge – Black Creek (Electoral Area C), be committed to support the installation of four (4) electric vehicle charging stations to be situated on publicly owned properties within the Comox Valley.

208

Carried

ROADSIDE GARBAGE AND RECYCLING COLLECTION ENGAGEMENT SUMMARY

D. Arbour/A. Hamir: THAT the report dated November 10, 2020 regarding the results of the roadside garbage and recycling collection engagement survey, and next steps towards the establishment of a roadside garbage and recycling collection service within the electoral areas of the Comox Valley Regional District be received.

208

Carried

Sarah Willie, Solid Waste Analyst, presented information regarding the roadside garbage and recycling collection engagement survey, and next steps towards the establishment of a roadside garbage and recycling collection service within the electoral areas of the Comox Valley Regional District.

D. Arbour/A. Hamir: THAT staff bring forward a Phase II Public Engagement plan for the proposed roadside garbage, recycling and yard waste collection services, and consult on the proposed service area within the electoral areas of the Comox Valley Regional District.

208

Carried

D. Arbour/A. Hamir: THAT the following items on the agenda be referred to a special Electoral Areas Services Committee meeting to be scheduled for Monday, November 23, 2020 at 1:00 pm:

- Backyard chickens in Electoral Areas;
- Request for animal control feasibility study;
- Restructuring of regulatory services;
- Seal Bay Park grant application;
- Royston Water Local Service Area - water supply agreement;
- Denman Island Water Local Service Area - 2021 water services agreement; and
- Singular alternate approval process 2021.

208

Carried

TERMINATION:

A. Hamir/D. Arbour: THAT the meeting terminate.

208

Carried

1:58 pm.

Confirmed by:

Edwin Grieve
Chair

Certified Correct:

Jake Martens
General Manager of Corporate Services

Recorded By:

Antoinette Baldwin
Legislative Services Assistant

These minutes were received by the Comox Valley Regional District board on the _____ day of _____, 20____.