

Monday, May 11, 2020

Minutes of the meeting of the Electoral Areas Services Committee held on May 11, 2020 in the Civic Room of the Comox Valley Regional District offices located at 770 Harmston Avenue, Courtenay, BC commencing at 10:06 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:	R. Dyson	Chief Administrative Officer
	J. Warren	Deputy Chief Administrative 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
	L. Dennis	Manager of Legislative Services

ATTENDANCE:

All committee members participated in the meeting by electronic means.

D. DeMarzo, General Manager of Community Services, attended 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.

DELEGATIONS:

RCMP - ANNUAL PERFORMANCE PLAN

A. Hamir/D. Arbour: THAT the presentation provided by Inspector Mike Kurvers, OIC Comox Valley Detachment, regarding the RCMP Annual Performance Plan and yearly priorities be received.

208

Carried

FOREST LAKEWOOD LLC

D. Arbour/A. Hamir: THAT the information presented by Christian Evans and Mike Van Ham, Forest Lakewood LLC, regarding the regulation, management, and benefits of biosolids fertilization be received.

208

Carried

MANAGEMENT REPORT:

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

208

Carried

REPORTS:

BIOSOLIDS - LAND APPLICATION REGULATION OVERVIEW

D. Arbour/A. Hamir: THAT the report dated April 29, 2020 regarding information on land application of biosolids in response to a prior request from the Electoral Areas Services Committee be received.

208

Carried

V. Van Tongeren, Environmental Analyst, provided an overview of the report regarding land application of biosolids.

ADVISORY PLANNING COMMISSION MINUTES

D. Arbour/A. Hamir: That the following minutes be received:

- Minutes of the Electoral Area B Advisory Planning Commission meeting held April 14, 2020;

- Minutes of the Electoral Area C Advisory Planning Commission meeting held April 16, 2020; and

- Minutes of the Agricultural Advisory Planning Commission meeting held April 23, 2020.

208

Carried

ELECTORAL AREA B – DEVELOPMENT PERMIT DP 3B 20 – 1782 RYAN ROAD EAST (STOREY / DODD)

D. Arbour/A. Hamir: THAT the report dated April 30, 2020 regarding Development Permit Application DP 3B 20 for the development of two buildings on a commercial lot at 1782 Ryan Road East (Storey / Dodd) be received.

208 and 213

Carried

J. MacLean, Rural Planner, provided an overview of the report regarding Development Permit Application DP 3B 20 - 1782 Ryan Road East (Storey / Dodd).

Preston Storey and Ron Dodd, applicants, were in attendance via teleconference.

A. Hamir/D. Arbour: THAT the board approve Development Permit DP 3B 20 (Storey / Dodd) on property described as Lot B, District Lot 239, Comox District, Plan 29999, PID 001-327-577 (1782 Ryan Road East) for the development of two buildings on a commercial lot;

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

208 and 213

Carried

ELECTORAL AREA B– DEVELOPMENT PERMIT DP 4B 20 – 5228 ISLAND HIGHWAY NORTH (MOUNTAIN

RIDGE TREE FARMS LTD)

D. Arbour/A. Hamir: THAT the report dated May 4, 2020 to consider Development Permit Application DP 4B 20 under the Farm Land Protection Guidelines related to the subdivision of a property at 5228 Island Highway North (Mountain Ridge Tree Farms Ltd) be received.
208 and 213 Carried

J. MacLean, Rural Planner, provided an overview of the report regarding Development Permit Application DP 4B 20, 5228 Island Highway North (Mountain Ridge Tree Farms Ltd).

Tobin Laughlin, owner's agent, was in attendance via teleconference.

A. Hamir/D. Arbour: THAT the board approve Development Permit DP 4B 20 (Mountain Ridge Tree Farms Ltd) relating to the subdivision of the property described as Lot A, Section 25, Comox District, Plan 9848, PID 003-921-336 (5228 Island Highway North);

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

VARY THE AGENDA TO CONSIDER THE ADDENDUM:

A. Hamir/D. Arbour: THAT the agenda be varied to consider the addendum item F.1 - Electoral Area C - Development Permit DP 26C 19 - 9022 Clarkson Avenue (1069585 BC Ltd) next on the agenda.
208 Carried

ELECTORAL AREA C– DEVELOPMENT PERMIT DP 26C 19 – 9022 CLARKSON AVENUE (1069585 BC LTD)

A. Hamir/D. Arbour: THAT the report dated April 30, 2020 to consider Development Permit Application DP 26C 19 under the the Commercial and Industrial (form and character) guidelines related to the development of 29 tourist accommodation units and one residential unit at 9022 Clarkson Avenue (1069585 BC Ltd) be received.
208 and 213 Carried

B. Chow, Rural Planner, provided an overview of the report regarding Development Permit Application DP 26C 19, 9022 Clarkson Avenue (1069585 BC Ltd).

Ralph van der Walle, Neil Banich, Warren Stevenson and Patrick Brandreth, applicant's representatives, were in attendance via teleconference.

D. Arbour/A. Hamir: THAT the board approve the Development Permit DP 26C 19 (1069585 BC Ltd.) on property described as Lot 1, District Lot 221, Comox District, Plan VIP76726, PID 025-897-977 (9022 Clarkson Avenue) for the development of 29 tourist accommodation units and one residential unit;

AND FINALLY THAT upon the receipt of a landscaping security deposit of \$173,787.50, the Corporate Legislative Officer be authorized to execute the permit.
208 and 213 Carried

The meeting recessed at 11:32 am and resumed at 11:39 am.

SEPTIC SYSTEM MANDATORY MAINTENANCE PROGRAM OPTIONS

D. Arbour/E. Grieve: THAT the report dated May 6, 2020 regarding the results of a study of septic system mandatory maintenance program options be received.

208

Carried

Director Hamir was not present when the vote was taken.

V. Van Tongeren, Environmental Analyst, presented information regarding the results of a study of septic system mandatory maintenance program options.

D. Arbour/A. Hamir: THAT, in order to further assess mandatory maintenance program options, the Comox Valley Regional District (CVRD) submit a formal request to Island Health for a data sharing agreement enabling CVRD access to complete Sewerage System Regulation filings held by Island Health.

208

Carried

R. Dyson, Chief Administrative Officer, left the meeting at 12:05 pm.

ROADSIDE COLLECTION IN ELECTORAL AREAS A, B AND C

D. Arbour/A. Hamir: THAT the report dated May 7, 2020 regarding a modified stakeholder engagement approach for roadside collection due to COVID-19 and information on diversion opportunities for residents without roadside recycling or yard waste pick up at this time be received.

208

Carried

Sarah Willie, Solid Waste Analyst, presented information regarding roadside collection in Electoral Areas A, B and C.

A. Hamir/D. Arbour: THAT the Public Engagement Plan for Comox Valley Regional District roadside garbage, recycling and yard waste collection services presented in the staff report dated May 7, 2020, be approved and implemented.

AND FURTHER THAT staff report back to the Electoral Area Services Committee following public engagement to present the results.

208

Carried

UPDATE ON ACCESSING THE TSOLUM RIVER FOR SWIMMING

A. Hamir/D. Arbour: THAT the report dated May 4, 2020 regarding an update on opportunities to improve access to swimming locations along the Tsolum River be received.

209

Carried

B. Allaert, Parks Technician, provided an overview of the staff report regarding opportunities to improve access to swimming locations along the Tsolum River.

E. Grieve/A. Hamir: THAT staff be directed to suspend exploring river access swimming opportunities along the Tsolum River at this time.

209

Carried

LAZO ROAD ACTIVE TRANSPORTATION PLANNING PROCESS

D. Arbour/A. Hamir: THAT the report dated May 4, 2020 regarding an update on the planning process for the Lazo Road pathway project be received.

209

Carried

M. Harrison, Manager of Parks, presented an overview of the staff report regarding the planning process for the Lazo Road pathway project.

A. Hamir/D. Arbour: THAT staff be directed to postpone the delivery of the Lazo Road pathway project until 2021 except for the portion of the trail over the Lazo Marsh to see if design and build synergies exist with the Ministry of Transportation and Infrastructure's amphibian fencing project.

209

Carried

IN-CAMERA:

D. Arbour/A. Hamir: THAT the committee adjourn to an in-camera session pursuant to the following sub-sections of section 90 of the Community Charter:

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/board, could reasonably be expected to harm the interests of the regional district if they were held in public; and,

90(1)(e) The acquisition, disposition or expropriation of land or improvements, if the committee/board considers that disclosure might reasonably be expected to harm the interests of the municipality.

208

Carried

Time: 12:49 pm.

RISE AND REPORT:

The committee rose from its in-camera session at 1:23 pm.

TERMINATION:

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

208

Carried

Time: 1:23 pm.

Confirmed by:

Edwin Grieve
Chair

Certified Correct and Recorded by:

Lisa Dennis
Manager of Legislative Services

These minutes were received by the Comox Valley Regional District board on the _____ day of May 2020.