

Monday, November 4, 2019

Minutes of the meeting of the Electoral Areas Services Committee held on Monday, November 04, 2019 in the boardroom of the Comox Valley Regional District offices located at 550B Comox Road, Courtenay, BC commencing at 10:00 am.

MINUTES

Present:

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

RECOGNITION OF TRADITIONAL TERRITORIES

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

MANAGEMENT REPORT:

A. Hamir/D. Arbour: THAT the Electoral Areas Services management report dated October 2019 be received.

208 Carried

REPORTS:

ADVISORY PLANNING COMMISSION MINUTES

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

- minutes of the Agricultural Advisory Planning Commission meeting held September 26, 2019;
- minutes of the Electoral Area A Advisory Planning Commission meeting held October 8 2019;
- minutes of the Electoral Area B Advisory Planning Commission meeting held October 15 2019; and
- minutes of the Agricultural Advisory Planning Commission meeting held October 17, 2019.

208 Carried

**ELECTORAL AREA C - TEMPORARY USE PERMIT - 4627, 4635, 4639, 4745, 4749, 4751 AND 4753
FORBIDDEN PLATEAU ROAD (GRIESEL)**

D. Arbour/A. Hamir: THAT the report dated October 28, 2019 regarding a Temporary Use Permit (TUP) to allow Test and Tune events on 4627, 4635, 4639, 4745, 4749, 4751 and 4753 Forbidden Plateau Road be received.

208 and 213

Carried

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

- Adjacent neighbour comments dated October 22, 2019 regarding TUP 3C 19 - 4627, 4635, 4639, 4745, 4749, 4751 and 4753 Forbidden Plateau Road (Griessel); and

- correspondence from individuals located outside of the local area neighbourhood regarding TUP 3C 19 - 4627, 4635, 4639, 4745, 4749, 4751 and 4753 Forbidden Plateau Road (Griessel).

208 and 213

Carried

B. Labute, Planner, provided an overview of the staff report regarding TUP 3C 19 to allow Test and Tune events on 4627, 4635, 4639, 4745, 4749, 4751 and 4753 Forbidden Plateau Road.

The applicants, Tania Woodbeck and Ken Peterson, VanIsle Airfield Society, were in attendance at the meeting and spoke to the application.

VARY THE AGENDA:

A. Hamir/D. Arbour: THAT the agenda be varied to consider the correspondence from David Mills (out of area resident) as an addendum to the agenda regarding TUP 3C 19 - 4627, 4635, 4639, 4745, 4749, 4751 and 4753 Forbidden Plateau Road (Griessel)

208

Carried

D. Arbour/A. Hamir: THAT the correspondence dated November 3, 2019 from David Mills, (out of area resident), regarding TUP 3C 19 - 4627, 4635, 4639, 4745, 4749, 4751 and 4753 Forbidden Plateau Road (Griessel) be received.

Carried

The Chair called for any members of the public that may wish to speak regarding TUP 3C 19 - 4627, 4635, 4639, 4745, 4749, 4751 and 4753 Forbidden Plateau Road (Griessel).

The following individuals spoke regarding TUP 3C 19:

- Jeremy Green, 5001 Forbidden Plateau Road, spoke in opposition to TUP 3C 19;

- Shane Boelk, 4890 Forbidden Plateau Road, spoke in opposition to the TUP 3C 19;

- Cait O'Sullivan, Forbidden Plateau Road, spoke in opposition to the TUP 3C 19 ;

- Joseph Connely, resident of Forbidden Plateau Road, spoke in favour of the TUP 3C 19 and read an email from Luke Trigg, 4705 Forbidden Plateau Road, in support of the application;

- Allan Sawchuck spoke in support of the the TUP 3C 19 and provided a list of 91 names in support of the application and;

- Paul Rebitt, 4767, Forbidden Plateau Road, spoke in opposition to the TUP 3C 19

Kevin Griessel, owner, spoke in support of the application

A. Hamir/D. Arbour: THAT the information provided by Jeremy Green, Shane Boelk, Kate O'Sullivan, Joseph Connely, Allan Sawchuck, Paul Rebitt and Kevin Griessel be received.

208 and 213

Carried

D. Arbour/E. Grieve: THAT the issuance of a Temporary Use Permit (TUP 3C 19) for test and tune events on 4627, 4635, 4639, 4745, 4749, 4751 and 4753 Forbidden Plateau Road be deferred to the December 9, 2019 Electoral Areas Services Committee.

208 and 213

Carried

NAY: A. Hamir

The committee recessed at 11:18 am and reconvened at 11:26 am.

ELECTORAL AREA B - DEVELOPMENT VARIANCE PERMIT - 1671, 1673 AND 1675 RYAN ROAD EAST (LENCO DEVELOPMENT LTD., FERNCO DEVELOPMENT LTD., AND NORCO DEVELOPMENT LTD.)

D. Arbour/A. Hamir: THAT the report dated October 23, 2019 regarding Development Variance Permit DV 11B 19 to increase the maximum height of a fence to 3.1 metres be received.

208 and 213

Carried

D. Arbour/A. Hamir: THAT the e-mail correspondence from C. T. Wright, Canadian Armed Forces, regarding DV 11B 19 - 1671, 1673 and 1675 Ryan Road East (Lenco Development Ltd., Fernco Development Ltd., and Norco Development Ltd.) be received.

208 and 213

Carried

B. Chow, Rural Planner, provided an overview of the staff report regarding DV 11B 19 - 1671, 1673 and 1675 Ryan Road East (Lenco Development Ltd., Fernco Development Ltd., and Norco Development Ltd.

Jason Hendricks, applicant, was in attendance at the meeting.

The Chair called for any members of the public that may wish to speak regarding DV 11B 19 - 1671, 1673 and 1675 Ryan Road East (Lenco Development Ltd., Fernco Development Ltd., and Norco Development Ltd. There were no speakers.

A. Hamir/D. Arbour: THAT the board approve the Development Variance Permit DV 11B 19 (Lenco Development Ltd., Fernco Development Ltd., and Norco Development Ltd.) to increase the maximum height of a fence to 3.1 metres on property described as Lot 1, District Lot 114, Comox District, Plan 2280, PID 006-412-335 (1671, 1673 and 1675 Ryan Road East);

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

208 and 213

Carried

ELECTORAL AREA A - DEVELOPMENT VARIANCE PERMIT 4696 MONTROSE DRIVE (ADAMS, WELLS AND NANAYAKKARA)

D. Arbour/A. Hamir: THAT the report dated October 23, 2019 regarding Development Variance Permit DV 6A 19 (4696 Montrose Drive) for the conversion of an existing accessory building to a secondary dwelling be received.

208 and 213

Carried

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

- e-mail correspondence from D. Godfrey, 4686 Montrose Drive, regarding DV 6A 19 - 4696 Montrose Drive (Adams, Wells and Nanayakkara); and

- e-mail correspondence from Harmony Dyck, 4680 Montrose Drive, regarding DV 6A 19 - 4696 Montrose Drive (Adams, Wells and Nanayakkara) be received.

208 and 213

Carried

B. Chow, Rural Planner, provided an overview the staff report regarding DV 6A 19 - 4696 Montrose Drive (Adams, Wells and Nanayakkara).

Linda Adams, applicant, was in attendance.

The Chair called for any members of the public that may wish to speak regarding Development Variance Permit DV 6A 19 - 4696 Montrose Drive (Adams, Wells and Nanayakkara). There were no speakers.

D. Arbour/A. Hamir: THAT the board approve the Development Variance Permit DV 6A 19 (Adams, Wells and Nanayakkara) to reduce the following lot line setbacks in order to permit the conversion of the accessory building to a secondary dwelling:

- To reduce the left side yard setback from 3.5 metres to 2.7 metres; and
- To reduce the rear yard setback from 7.5 metres to 4.4 metres for the foundation, and from 5.5 metres to 4.0 metres for the eaves;

on property described as Lot 19, District Lot 28, Nelson District, Plan 31464, PID 001-147-382 (4696 Montrose Drive);

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

208 and 213

Carried

ELECTORAL AREA C REZONING OF UNDEVELOPED PROPERTY (ZIMMERMAN)

D. Arbour/A. Hamir: THAT the report dated October 24, 2019 regarding an application to rezone a property from Country Residential One (CR-1) to Industrial Light (IL) and to recommend that the application be externally referred be received.

208 and 213

Carried

Jodi MacLean, Rural Planner, provided an overview of the report regarding an application to rezone a property from Country Residential One (CR-1) to Industrial Light (IL).

Nevin Zimmerman, applicant was in attendance.

D. Arbour/A. Hamir: THAT the Comox Valley Regional District Board endorse the agency referral list as

outlined in Appendix A of staff report dated October 24, 2019, and direct staff to commence the external agency referral process for Lot A, Block 29, Comox District, Plan 9954, except Parcel A (DD41465W), PID 005-433-401, as part of a proposed amendment (RZ 1C 19) to Bylaw No. 520, being the "Rural Comox Valley Zoning Bylaw, No. 520, 2019";

AND FINALLY THAT Comox Valley Regional District staff consult with First Nations in accordance with the referrals management program dated September 25, 2012.

208 and 213

Carried

GARTLEY ROAD FIRE FLOW IMPROVEMENT PROJECT BUDGET AMENDMENT

A. Hamir/D. Arbour: THAT the report dated October 31, 2019 regarding a status report on the Gartley Road Fire Flow Improvement Project and a request to amend the 2019 – 2023 financial plan in 2019 by \$22,000 to reflect the final costs for construction be received.

207

Carried

Z. Berkey, Engineering Analyst, provided an overview of the staff report regarding the Gartley Road Fire Flow Improvement Project budget amendment.

A. Hamir/D. Arbour: THAT the 2019 – 2023 financial plan and capital expenditure program for the Royston Water Service, function No. 312, be amended by increasing water infrastructure expenditures by \$22,000 in 2019 for the Gartley Road Fire Flow Improvement Project, project No. 1064, to be funded by a further contribution from the capital works reserve No. 839.

207

Carried

SANDWICK CONVERSION PROJECT CLOSE OUT AND BUDGET AMENDMENT

D. Arbour/A. Hamir: THAT the report dated November 1, 2019 regarding a summary of costs for the Sandwick conversion project and recommend a budget amendment to the 2019-2023 financial plan be received.

207

Carried

K. La Rose, Senior Manager of Water/Wastewater Services, provided an overview of the staff report regarding the Sandwick conversion project close out and budget amendment.

D. Arbour/A. Hamir: That the 2019 – 2023 financial plan and capital expenditure program for the Sandwick Water Local Service Area, function 306, be amended by increasing water infrastructure expenditures by \$196,500 for the Sandwick water system modifications, project No. 1113; costs to be funded by a further contribution from the capital works reserve No. 842.

207

Carried

DENMAN ISLAND - BULK WATER SERVICE UPDATE

A. Hamir/D. Arbour: THAT the report dated October 31, 2019 regarding an update on bulk water supply options be received.

207

Carried

C. Makinson, Engineering Analyst, provided an overview of the staff report regarding the bulk water supply options.

A. Hamir/D. Arbour: THAT a decision on implementation of a bulk water station for Denman Island residents be delayed until selection of a new treatment technology and a decision on conversion of the Graham Lake Improvement District to a regional service in late 2020.

207 Carried

A. Hamir/D. Arbour: THAT staff be directed to update K'ómoks First Nation regarding water service delivery challenges on Denman Island and the role of the Comox Valley Regional District.

207 Carried

COMMUNITY WORKS FUNDS REQUEST – MORRISON CREEK CONSERVATION AREA

A. Hamir/D. Arbour: THAT the report dated October 28, 2019 regarding de-commitment of Community Works Funds currently allocated to the completed Saratoga Beach Access Parks and Greenways capital project and further request that these funds be redirected towards capital works being planned for the Morrison Creek Conservation Area commencing in 2020 be received.

208 Carried

Mark Harrison, Manager of Parks, presented an overview of the staff report regarding de-commitment of Community Works Funds currently allocated to the completed Saratoga Beach Access Parks and Greenways capital project and a further request that these funds be redirected towards capital works being planned for the Morrison Creek Conservation Area commencing in 2020.

E. Grieve/A. Hamir: THAT the Board approve a decommitment of the remaining Area C Community Works Funds allocated to the Saratoga Beach Access project, in the amount of \$44,142.98;

AND FURTHER THAT \$44,142.98 of Area C Community Works Funds instead now be allocated to works planned for the Morrison Creek Conservation Area, within the Baynes Sound Area B and C Parks and Greenways service, function #621, commencing in 2020.

208 Carried

NEW BUSINESS:

OYSTER RIVER ENHANCEMENT SOCIETY - REQUEST FOR GRANT IN AID

A. Hamir/D. Arbour: THAT the correspondence dated March 7, 2019 from the Oyster River Enhancement Society regarding their request for grant-in-aid-be received as a late item to the agenda.

208 Carried

E. Grieve/A. Hamir: THAT a \$10,000 grant-in-aid, payable from Puntledge – Black Creek (Electoral Area 'C'), be approved for the Oyster River Enhancement Society for 2019 to assist with salmon enhancement, restoration and protection projects.

208 Carried

IN-CAMERA:

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

90(1)(e) The acquisition, disposition or expropriation of land or improvements, if the committee considers that disclosure might reasonably be expected to harm the interests of the regional district;

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.

208 Carried

Time: 12:17 pm.

RISE AND REPORT:

The committee rose from its in-camera session at 1:31 pm.

TERMINATION:

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

208 Carried

Time: 1:31 pm

Confirmed by:

Edwin Grieve
Chair

Certified Correct:

Jake Martens
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 November 2019.
Legislative Services Assistant