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**Monday, October 4, 2021**

**Minutes of the meeting of the Electoral Areas Services Committee held on October 4, 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:**

<b>Chair:</b>	A. Hamir	Lazo North (Area B)
<b>Vice-Chair:</b>	E. Grieve	Puntledge/Black Creek (Area C)
<b>Director:</b>	D. Arbour	Baynes Sound-Denman/Hornby Islands (Area A)
<b>Staff:</b>	R. Dyson	Chief Administrative Officer
	J. Warren	Deputy Chief Administrative Officer
	K. Douville	Acting Chief Financial Officer
	A. Mullaly	General Manager of Planning and Development
	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

### **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:**

#### **TELUS COMMUNICATION TOWER - 3505 DOVE CREEK ROAD**

E. Grieve/A. Hamir: THAT the delegation from Brian Gregg, SitePath Consulting Ltd. regarding the construction of a 62.0 metre tall telecommunications tower on the property located at 3505 Dove Creek Road be received.

Carried

#### **TELUS COMMUNICATION TOWER - 3505 DOVE CREEK ROAD**

E. Grieve/A. Hamir: THAT the delegation from Sarah Nicholson, and Andrea Burch, Dove Creek community, regarding concerns related to the construction of a 62.0 metre tall telecommunications tower on the

property located at 3505 Dove Creek Road be received.

Carried

## **TELUS COMMUNICATION TOWER - 3505 DOVE CREEK ROAD**

E. Grieve/A. Hamir: THAT the delegation from Daniel Harrison regarding concerns related to the construction of a 62.0 metre tall telecommunications tower on the property located at 3505 Dove Creek Road be received.

Carried

## **MANAGEMENT REPORT:**

D. Arbour/E. Grieve: THAT the Electoral Areas Services Committee management report dated October 2021 be received.

208

Carried

The meeting recessed at 11:23 am and resumed at 11:30 am.

## **REPORTS:**

### **ELECTORAL AREA B - DEVELOPMENT VARIANCE PERMIT DV 2B 21 - 2113 AUSTIN ROAD (HENDERSON/GORDON)**

D. Arbour/E. Grieve: THAT the report dated September 14, 2021 regarding Development Variance Permit Application DV 2B 21 to reduce the rear yard setback for a proposed secondary dwelling and legalize an existing exterior staircase at 2113 Austin (Henderson/Gordon) be received.

208 and 213

Carried

D. Thiessen, Planner, provided an overview of the staff report regarding Development Variance Permit Application DV 2B 21, Austin Road (Henderson/Gordon).

Sarah Henderson, applicant, was in attendance via electronic means.

E. Grieve/A. Hamir: THAT the correspondence dated October 1, 2021 from Dennis and Nancy Broad, 1341 Clipper Place, regarding DV 2B 21 be received.

208 and 213

Carried

No members of the public were in attendance to speak on the matter.

E. Grieve/A. Hamir: THAT the Comox Valley Regional District Board approve the Development Variance Permit DV 2B 21 (Henderson/Gordon) to reduce the rear yard setback for a secondary dwelling from 7.5 metres to 3.0 metres for the foundation, and from 5.5 metres to 2.4 metres for the eaves, and to reduce the

side yard setback for an existing exterior staircase attached to the principal dwelling from 1.15 metres to 0.8 metres for property described as Lot 12, District Lot 206, Comox District, Plan 30535, PID 001-251-333 (2113 Austin Road);

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

**ELECTORAL AREA B - REZONING APPLICATION RZ 1B 21 - 1344 AND 1338 HUDSON ROAD (MCQUEEN)**

E. Grieve/D. Arbour: THAT the report dated October 1, 2021 regarding Zoning Bylaw Amendment Application RZ 1B 21 to undertake external agency and First Nations referrals for a proposed rezoning to enable a two-lot subdivision at 1334 and 1338 Hudson Road (McQueen) be received.  
208 and 213 Carried

B. Chow, Planner, provided an overview of the staff report regarding Zoning Bylaw Amendment Application RZ 1B 21, Hudson Road (McQueen).

Ian Zaharko, owner's agent, was in attendance via electronic means.

E. Grieve/A. Hamir: THAT the Comox Valley Regional District Board endorse the agency referral list as outlined in Appendix A of staff report dated October 1, 2021, and direct staff to start the external agency referral process for Lot 2, District Lot 205, Comox District, Plan VIP52063, PID 017-168-309 (1334 and 1338 Hudson Road) as part of a proposed amendment (RZ 1B 21; McQueen) of 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

Prior to consideration of the following item, R. Dyson, Chief Administrative Officer, recused himself from the meeting at 12:01 pm due to a potential perceived conflict of interest in relation to his spouse's position as chair of the Agricultural Land Commission.

**ELECTORAL AREA C - AGRICULTURAL LAND RESERVE NON-ADHERING RESIDENTIAL USE - 7912 ISLAND HIGHWAY NORTH (FOX)**

E. Grieve/D. Arbour: THAT the report dated September 23, 2021 regarding Agricultural Land Reserve Non-Adhering Residential Use Application ALR 2C 21 to allow for an owner to reside in an existing house while constructing a new house and to retain the old house as an additional residence at 7912 Island Highway North (Fox) be received.

J. MacLean, Planner, provided an overview of the staff report regarding Agricultural Land Reserve Non-Adhering Residential Use Application ALR 2C 21 (Island Highway North).

Matthew Fox, applicant, was in attendance via electronic means.

E. Grieve/D. Arbour: THAT the Agricultural Land Commission be advised that the Comox Valley Regional District supports Agricultural Land Reserve Non-Adhering Residential Use application ALR 2C 21 (Fox) concerning a residential use located on Lot 2, Sections 31 and 32, Township 6 and Block 29, Comox District, Plan 5183, PID 005-950-066 (7912 Island Highway North);

AND FINALLY THAT the application ALR 2C 21 (Fox) regarding a non-adhering residential use on a property within the Agricultural Land Reserve be forwarded to the Agricultural Land Commission for final consideration.

R. Dyson returned to the meeting at 12:07 pm.

### **UNION BAY WATER SERVICE BUDGET AMENDMENT – WATER MASTER PLAN**

E. Grieve/D. Arbour: THAT the report dated September 29, 2021 regarding an amendment to the 2021 adopted budget for the Union Bay Water Service to include provincial grant funding for the completion of the Union Bay Water Master Plan be received.

C. Leimert, Engineering Analyst, provided an overview of the staff report regarding an amendment to the 2021 adopted budget for the Union Bay Water Service.

D. Arbour/E. Grieve: THAT the 2021 approved budget for the Union Bay Water Service, function 308, be amended to include the addition of \$50,000 of grant funding from the BC Ministry of Municipal Affairs and a corresponding increase in Other Professional Fees, towards the completion of a Union Bay Water Master Plan.

### **MOUNT WASHINGTON FIRE PROTECTION SERVICE FIRE HALL PROJECT**

E. Grieve/D. Arbour: THAT the report dated October 1, 2021 regarding an update on the Mount Washington (Mt. Washington) fire hall project and seek direction regarding the method of elector assent for the long-term borrowing required for project financing be received.

J. Bast, Manager of Fire Services, provided an overview of the staff report regarding Mount Washington fire hall project.

E. Grieve/D. Arbour: THAT staff bring forward a report concerning the process logistics and bylaws for the Mount Washington Fire Protection Service fire hall project with:

- Participating area approval for the proposed amendment to the service establishment bylaw being sought by way of consent of the Electoral Area C Director on behalf of the electors; and
- Participating area approval for the proposed loan authorization bylaw being sought by way of an Alternative Approval Process; as outlined in the staff report dated October 1, 2021.

207

Carried

E. Grieve/D. Arbour: THAT subject to the adoption of the necessary bylaws associated with the Mount Washington Fire Protection Service fire hall project, a contribution of \$700,000 from Puntledge - Black Creek (Electoral Area C) and \$200,000 from Lazo North (Electoral Area B) Community Works Funds be committed towards the construction of the Mount Washington fire hall.

207

Carried

## **RURAL ECONOMIC DEVELOPMENT**

E. Grieve/A. Hamir: That the presentation from Allan Neilson, Neilson Strategies, regarding a rural economic development strategy session be received.

208

Carried

E. Grieve/A. Hamir: THAT staff prepare a report regarding resources needed in 2022 for rural economic development.

208

Carried

## **TERMINATION:**

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

208

Carried

Time 2:38 pm

Confirmed by:

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Arzeena Hamir  
Chair

Certified Correct and Recorded By:

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Lisa Dennis  
Manager of Legislative Services

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