

Monday, April 20, 2020

Minutes of the meeting of the Electoral Areas Services Committee held on April 20, 2020 in the Civic Room of the Comox Valley Regional District offices located at 770 Harmston Avenue, Courtenay, BC commencing at 11:19 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

ATTENDANCE:

All committee members participated in the meeting by electronic means.

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

MANAGEMENT REPORT:

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

208

Carried

REPORTS:

ADVISORY PLANNING COMMISSION MINUTES

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

- Minutes of the Electoral Area A Advisory Planning Commission meeting held March 10, 2020;
- Minutes of the Electoral Area B Advisory Planning Commission meeting held March 17, 2020; and
- Minutes of the Agricultural Advisory Planning Commission meeting held March 19, 2020 be received.

ELECTORAL AREA C - FARM LAND PROTECTION DEVELOPMENT PERMIT DP 4C 20 – 1429 SEAVIEW ROAD (GUENETTE/ROGERS)

D. Arbour/A. Hamir: THAT the report dated April 2, 2020 regarding consideration of Development Permit Application DP 4C 20 under the Farm Land Protection Guidelines related to the redevelopment of an accessory building at 1429 Seaview Road (Guenette/Rogers) be received.

208 and 213

Carried

J. MacLean, Rural Planner, provided an overview of the report regarding Development Permit Application DP 4C 20, 1429 Seaview Road (Guenette/Rogers).

The applicant, Kathryn Guenette, was in attendance by electronic means.

A. Hamir/D. Arbour: 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.

208 and 213

Carried

ELECTORAL AREA B - FARM LAND PROTECTION, COMMERCIAL AND INDUSTRIAL DEVELOPMENT PERMIT DP 23B 19 & DP 24B 19 – 1607 LITTLE RIVER ROAD (HBI INDUSTRIES LTD.)

A. Hamir/D. Arbour: THAT the report dated April 2, 2020 regarding consideration of Development Permit Application DP 23B 19 and DP 24B 19 under the Commercial and Industrial (form and character) and the Farm Land Protection Guidelines, all related to the development of three light industrial buildings at 1607 Little River Road (HBI Industries) be received.

208 and 213

Carried

J. MacLean, Rural Planner, provided an overview of the report regarding Development Permit Application DP 23B 19 and DP 24B 19, 1607 - Little River Road (HBI Industries).

The applicant, Loic Hersco, was in attendance by electronic means.

D. Arbour/A. Hamir: 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

ELECTORAL AREA B - AGRICULTURAL LAND RESERVE NON-FARM USE (NON-ADHERING RESIDENTIAL USE) ALR 2B 20 - 5109 ISLAND HIGHWAY NORTH (DALEN/MACLAREN-KOTILLA)

R. Dyson, Chief Administrative Officer, recused himself from the meeting at 11:34 am 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 report dated April 9, 2020 regarding consideration of Agricultural Land Reserve Application ALR 2B 20 to allow for a secondary dwelling unit in the form of a living area constructed on the second storey of a farm building at 5109 Island Highway North (Dalen/Maclaren-Kotilla) be received.

208 and 213

Carried

J. MacLean, Rural Planner, provided an overview of the report regarding Agricultural Land Reserve Application ALR 2B 20, 5109 Island Highway North (Dalen/Maclaren-Kotilla)

The applicant, Kira Kotilla, was in attendance by electronic means.

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 11:41 am.

GREATER MERVILLE FIRE PROTECTION SERVICE, ELECTOR ASSENT FOR BORROWING

A. Hamir/D. Arbour: THAT the report dated April 16, 2020 regarding elector assent required for the construction and equipping of a new Greater Merville fire hall be received.

209

Carried

J. Bast, Manager of Fire Services, provided an overview of the report regarding elector assent required for the construction and equipping of a new Greater Merville fire hall.

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

GRANT-IN-AID REQUEST FROM HORNBY ISLAND COMMUNITY ECONOMIC ENHANCEMENT CORPORATION

D. Arbour/A. Hamir: THAT the report dated April 17, 2020 regarding a Grant-in-Aid (GIA) request from the Hornby Island Community Economic Enhancement Corporation (HICEEC) be received.

208

Carried

J. Warren, General Manager of Corporate Services, provided an overview of the report regarding Grant-in-Aid (GIA) request from the Hornby Island Community Economic Enhancement Corporation (HICEEC).

IN-CAMERA:

A. Hamir/D. Arbour: THAT the committee adjourn to an in-camera session pursuant to the following subsection 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, could reasonably be expected to harm the interests of the regional district if they were held in public.

208

Carried

Time:11:52 am

RISE AND REPORT:

The committee rose from its in-camera session at 12:17 pm.

TERMINATION:

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

208

Carried

Time: 12:17 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 _____, 20__.