

Monday, July 13, 2020

Minutes of the meeting of the Electoral Areas Services Committee held on July 13, 2020 in the Civic Room of the Comox Valley Regional District offices located at 770 Harmston Avenue, Courtenay, BC commencing at 10:02 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
	S. Smith	General Manager of Planning and Development Services
	D. DeMarzo	General Manager of Community Services
	J. Martens	General Manager of Corporate Services
	L. Dennis	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.

DELEGATIONS:

HORNBY ISLAND ARTS COUNCIL

A. Hamir/D. Arbour: THAT the delegation from Andrew Mark and Rachelle Chinnery, Hornby Island Arts Council, regarding Hornby Island Arts Council and their request for solutions to see existing Hornby Island taxes support Hornby Island infrastructure and programming be received.

208 Carried

D. Arbour/A. Hamir: THAT staff work with the Hornby Island Arts Council to develop a report to be presented to the Electoral Areas Services Committee regarding funding options to support Hornby Island arts and culture.

208 Carried

HORNBY ISLAND COMMUNITY ECONOMIC ENHANCEMENT CORPORATION: BROADBAND INITIATIVE

D. Arbour/A. Hamir: THAT the delegation from John Grayson and Karen Ross, Hornby Island Community Economic Enhancement Corporation, regarding a new provincial/federal funding opportunity that would fit with funding the Hornby/Denman Digital Roadmap & Implementation Plan project and to request support for the submission of a funding application be received.

208 Carried

D. Arbour/A. Hamir: THAT staff prepare a report for the August 10, 2020 Electoral Areas Services Committee meeting outlining options and implications in regards to the request from the Hornby Island Community Economic Enhancement Corporation for CVRD support and assistance with an application for provincial/federal funding for the Hornby/Denman Digital Roadmap & Implementation Plan project.
208 Carried

MANAGEMENT REPORT:

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

REPORTS:

ADVISORY PLANNING COMMISSION MINUTES

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

- Minutes of the Area A Advisory Planning Commission meeting held June 16, 2020.

- Minutes of the Area B Advisory Planning Commission meeting held June 23, 2020.

208 Carried

ELECTORAL AREA B - DEVELOPMENT VARIANCE PERMIT DV 1B 20 - 136 CROTEAU ROAD (KILLAM)

D. Arbour/A. Hamir: THAT the report dated July 2, 2020 regarding Development Variance Permit DV 1B 20 for the reduction of the rear yard setback as it pertains to the conversion of an accessory building into a secondary dwelling at 136 Croteau Road (Killam) be received.

208 and 213 Carried

A. Hamir/D. Arbour: THAT the correspondence dated July 8, 2020 from Peter and Patricia Baker, 138 Croteau Road, regarding Development Variance Permit DV 1B 20 - 136 Croteau Road (Killam) be received.

208 and 213 Carried

A. Hamir/D. Arbour: THAT the correspondence dated July 9, 2020 from Robert White, 126 Croteau Road, regarding Development Variance Permit DV 1B 20 - 136 Croteau Road (Killam) be received.

208 and 213 Carried

A. Hamir/D. Arbour: THAT the correspondence dated July 10, 2020 from Lorraine Aitken, 136 Isabel Road, regarding Development Variance Permit DV 1B 20 - 136 Croteau Road (Killam) be received.

208 and 213 Carried

A. Hamir/D. Arbour: THAT the correspondence dated July 10, 2020 from Kerren Shalanski, President, Macdonald Wood Park Society, regarding Development Variance Permit DV 1B 20 - 136 Croteau Road (Killam) be received.

208 and 213 Carried

D. Thiessen, Planner, provided an overview of the report regarding Development Variance Permit DV 1B 20 - 136 Croteau Road (Killam).

Brenda Killam, applicant, attended via electronic means and spoke to the application.

D. Arbour/A. Hamir: THAT the board approve the Development Variance Permit DV 1B 20 (Killam) to reduce the minimum rear yard setback from 7.5 metres to 1.9 metres (and from 5.5 metres to 1.3 metres for the eaves), for the purposes of allowing the residential use of an existing accessory building on the property described as Lot 1, District Lot 87, Comox District, Plan 45399, PID 008-079-544, (136 Croteau Road) with a condition that fencing or vegetation be provided and maintained between the secondary dwelling and the lot line;

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

ELECTORAL AREA C - REZONING 2491 EMMERSON ROAD (STURDI CONSTRUCTION LTD.)

A. Hamir/D. Arbour: THAT the report dated July 6, 2020 regarding comments from First Nations and external agencies, a bylaw for first and second reading, and a request to waive the public hearing be received.

208 and 213 Carried

T. Trieu, Manager of Planning Services, provided an overview of the report regarding the rezoning application for 2491 Emmerson Road (Sturdi Construction Ltd).

George Wiebe, applicant, was in attendance at the meeting.

A. Hamir/D. Arbour: THAT the board give first and second reading to Bylaw No. 619, being the "Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 5" for property known as Lot 1, Block 29, Comox District, Plan 36676, PID 000-419-958 (2491 Emmerson Road), which rezones the entire property from Country Residential One (CR-1) to Country Residential One Exception Eleven (CR-1-11);

AND FINALLY THAT pursuant to Section 464(2) of the Local Government Act (RSBC, 2015, c.1), the board waive the holding of a public hearing for Bylaw No. 619, being the "Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 5" (RZ 3C 19, Sturdi Construction Ltd.).

208 and 213 Carried

FINAL HOUSING NEEDS ASSESSMENT - ELECTORAL AREAS

D. Arbour/A. Hamir: THAT the report dated July 2, 2020 regarding the final report of the Regional Housing Needs Assessment – Electoral Area findings be received.

208 and 212 Carried

A. Mullaly, Sr. Manager of Sustainability and RGS Planning, provided an overview of the report regarding the final report of the Regional Housing Needs Assessment – Electoral Area findings.

A. Hamir/D. Arbour: THAT the Electoral Areas Housing Needs Assessment be received and posted to the Comox Valley Regional District's website.

208 and 212 Carried

The committee recessed at 11:31 am and reconvened at 11:41 am.

BYLAW ENFORCEMENT SEMI-ANNUAL REPORT

A. Hamir/D. Arbour: THAT the report dated July 7, 2020 regarding bylaw enforcement files and activities for January 2, 2020 to June 30, 2020 be received.

209

Carried

A. Yasinski, Manager of Bylaw Compliance, provided an overview of the report regarding bylaw enforcement files and activities for January 2, 2020 to June 30, 2020.

UNION BAY IMPROVEMENT DISTRICT CONVERSION STUDY - UPDATE

D. Arbour/A. Hamir: THAT the report dated July 3, 2020 regarding the Union Bay Improvement District Conversion Study timing and potential for public engagement be received.

207

Carried

A. Hamir/D. Arbour: THAT up to \$5,000 in funding from the Area A Baynes Sound Feasibility Studies Service, function 151, be approved to support the Union Bay Improvement District conversion study public engagement process with the funds to be assigned from the \$55,689 in unallocated professional fees budget for 2020.

207

Carried

COMMUNITY WORKS FUND STATUS REPORT - JUNE 30, 2020

D. Arbour/A. Hamir: THAT the report dated July 7, 2020 regarding a Community Works Fund status report for the period ending June 30, 2020 be received.

208

Carried

NEW BUSINESS:

COVID-19 COMMITTEE PROTOCOLS

The committee discussed the conduct of Electoral Areas Services Committee meetings during the COVID-19 pandemic.

IN-CAMERA:

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

90(1)(f) Law enforcement, if the committee/board considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment.

208

Carried

Time: 12:12 pm.

RISE AND REPORT:

The committee rose from its in-camera session at 12:41 pm.

TERMINATION:

D. Arbour/A. Hamir: THAT the meeting terminate.
208

Carried

Time: 12:42 pm.

Confirmed by:

Edwin Grieve
Chair

Certified Correct:

Lisa Dennis
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 July 2020.