
Monday, May 13, 2019

Minutes of the meeting of the Electoral Areas Services Committee held on May 13, 2019 in the boardroom of the Comox Valley Regional District offices located at 550B Comox Road, Courtenay, BC commencing at 9:03 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
	B. Dunlop	Corporate Financial Officer
	S. Smith	General Manager of Planning and Development Services
	D. DeMarzo	Acting General Manager of Community Services
	J. Warren	General Manager of Corporate Services
	J. Martens	Manager of Legislative Services
	L. Dennis	Legislative Services Assistant

ATTENDANCE:

Director Hamir was not in attendance when the meeting was called to order.

D. Arbour/E. Grieve: THAT the meeting be recessed.

208

Carried

Time: 9:03 am.

Director Hamir entered the meeting at 9:24 am

The meeting reconvened at 9:24 am.

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)(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;
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; and,
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: 9:24 am.

The open portion of the meeting resumed at 10:03 am.

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:

RURAL ROAD MAINTENANCE

Alycia Traas, Ministry of Transportation and Infrastructure, with Rick Gill and Leon Bohmer from Mainroad Contracting, presented information regarding road services and maintenance in the rural areas.

D. Arbour/A. Hamir: THAT the presentation from Alycia Traas, Ministry of Transportation and Infrastructure, regarding road services and maintenance in the rural areas, be received.

208 Carried

MANAGEMENT REPORT:

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

208 Carried

REPORTS:

ADVISORY PLANNING COMMISSION MINUTES

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

- Minutes of the Electoral Area A Advisory Planning Commission meeting held April 16, 2019.

- Minutes of the Electoral Area B Advisory Planning Commission meeting held April 23, 2019.
 - Minutes of the Electoral Area C Advisory Planning Commission meeting held April 18, 2019.
 - Minutes of the Agricultural Advisory Planning Commission meeting held April 25, 2019.
- 208 Carried

ELECTORAL AREA B – DEVELOPMENT VARIANCE PERMIT DV 3B 19 – 5918 ALDERGROVE DRIVE (VAN IERLAND)

D. Arbour/A. Hamir: THAT the report dated April 24, 2019 regarding Development Variance Permit Application DV 3B 19 to reduce the side yard setbacks of a proposed accessory building at 5918 Aldergrove Drive (van Ierland) be received.

208 and 213 Carried

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

- Correspondence dated May 6, 2019 from Sue and Ron Diederichs, regarding DV 3B 19 - 5918 Aldergrove Drive (van Ierland).
 - Correspondence dated May 9, 2019 from Gayleen Hurl, regarding DV 3B 19 - 5918 Aldergrove Drive (van Ierland).
- 208 and 213 Carried

T. Trieu, Manager of Planning Services, provided an overview of the staff report regarding DV 3B 19 - 5918 Aldergrove Drive (van Ierland).

Neil van Ierland, applicant, was in attendance at the meeting.

The Chair called for any members of the public that may wish to speak regarding DV 3B 19 - 5918 Aldergrove Drive (van Ierland). There were no speakers.

A. Hamir/D. Arbour: THAT the board approve Development Variance Permit DV 3B 19 (van Ierland) to vary the following Zoning Bylaw regulations:

1. To reduce the side yard setback of a proposed accessory building from 4.5 metres to 2.2 metres; and
2. To reduce the side yard setback of the eaves of the proposed accessory building from 2.5 metres to 1.5 metres on a property described as Lot 28, Block 29, Comox District, Plan 11986, PID 000-642-703 (5918 Aldergrove Drive);

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

208 and 213

Carried

ELECTORAL AREA A - AGRICULTURAL LAND RESERVE NON-FARM USE ALR 1A 19 – 3771 MINTO ROAD (PEARSON)

R. Dyson, Chief Administrative Officer, recused himself from the meeting at 10:37 pm due to a potential perceived conflict of interest in relation to his spouse's position as chair of the Agricultural Land Commission.

D. Arbour/A. Hamir: THAT the report dated May 1, 2019 regarding Agricultural Land Reserve non-farm use application ALR 1A 19 concerning the use of imported fill for the purpose of raising a field located at 3771 Minto Road (Pearson) be received.

208 and 213

Carried

J. MacLean, Rural Planner, provided an overview of the staff report regarding ALR 1A 19 - 3771 Minto Road (Pearson).

Susan Pearson, applicant, was in attendance at the meeting.

A. Hamir/D. Arbour: THAT the Comox Valley Regional District forward to the Agricultural Land Commission the Agricultural Land Reserve non-farm use (placement of fill) application ALR 1A 19 (Pearson) concerning the use of imported fill for the purpose of raising a field located on the SW ¼ of Section 32, Township 11, Nelson District, Plan 551, PID 009-005-013;

AND THAT the Comox Valley Regional District recommend to the Agricultural Land Commission that any approval of Agricultural Land Reserve non-farm use (placement of fill) application ALR 1A 19 (Pearson) include a condition that a Stormwater Management Plan be prepared by a Qualified Professional and be implemented to ensure the natural hydrologic regime is maintained and agricultural best practices are followed;

AND FINALLY THAT the Comox Valley Regional District recommend to the Agricultural Land Commission that an agrologist report be required prior to an approval for any further fill than what was already present at the time of the Agricultural Land Commission Stop Work Order that led to the Agricultural Land Reserve non-farm use (placement of fill) application ALR 1A 19 (Pearson).

208 and 213

Carried

ELECTORAL AREA C - AGRICULTURAL LAND RESERVE NON-FARM USE ALR 1C 19 – 7884 STURGESS ROAD (ZIMMERMAN)

A. Hamir/D. Arbour: THAT the report dated May 7, 2019 regarding Agricultural Land Reserve non-farm use

application ALR 1C 19 to allow the property owner to remain living in an existing manufactured home on their property, within the Agricultural Land Reserve while constructing a new house on the same property at 7884 Sturgess Road (Zimmerman) be received.

208 and 213

Carried

J. MacLean, Rural Planner, provided an overview of the staff report regarding ALR 1C 19 FOR 7884 Sturgess Road (Zimmerman).

Ms. Zimmerman, applicant, was in attendance at the meeting.

D. Arbour/A. Hamir: THAT the Agricultural Land Commission be advised that the Comox Valley Regional District supports Agricultural Land Reserve Non-Farm Use application ALR 1C 19 (Zimmerman) concerning the temporary occupancy of an additional dwelling located on Lot B, Block 29, Comox District, Plan VIP25801, PID 002-682-222 (7884 Sturgess Road), with the condition that the manufactured home be demolished or decommissioned forthwith upon the approved occupancy of the new dwelling or no more than two years after the issuance of the building permit for the new house;

AND FINALLY THAT the application ALR 1C 19 (Zimmerman) for the non-farm use of property within the Agricultural Land Reserve be forwarded to the Agricultural Land Commission for final consideration.

208 and 213

Carried

R. Dyson returned to the meeting at 10:57 am.

BYLAW UPDATES RELATING TO CANNABIS CULTIVATION, PROCESSING AND SALES

D. Arbour/A. Hamir: THAT the report dated May 6, 2019 regarding the initiation of a review and update of the policies of the Official Community Plan (OCP) and the provisions of the Planning Procedures and Fees Bylaw and the Building Bylaw regarding cannabis be received.

208 and 213

Carried

J. MacLean, Rural Planner, provided an overview of the staff report regarding an update of the policies of the Official Community Plan (OCP) and the provisions of the Planning Procedures and Fees Bylaw and the Building Bylaw regarding cannabis.

A. Hamir/D. Arbour: THAT the Comox Valley Regional District Board direct staff to report back to the board with a recommended bylaw update and communication plan for updating Bylaw No. 337 being the "Rural Comox Valley Official Community Plan Bylaw No. 337, 2014", Bylaw No. 328 being the "Comox Valley Regional District Planning Procedures and Fees Bylaw No. 328, 2014" and Bylaw No. 142 being the "Comox Valley Regional District Building Bylaw No. 142, 2011", as the bylaws relate to cannabis (CP 1CV 19).

208 and 213

Carried

COMMUNITY AMENITY CONTRIBUTIONS: BOARD POLICY

D. Arbour/A. Hamir: THAT the report dated May 6, 2019 regarding Community Amenity Contribution board policy be adopted be received.

208 and 213

Carried

A. Mullaly, Senior Manager of Planning and Protective Services, provided an overview of the staff report regarding the Community Amenity Contribution board policy.

A. Hamir/D. Arbour: THAT the Community Amenity Contribution policy attached to staff report dated May 6, 2019 be adopted by the board as a board policy and used to guide discussion and decision making regarding community amenity contributions.

208 and 213

Carried

NAY: E. Grieve

The meeting recessed at 11:30 am and reconvened at 11:35 am.

A. Hamir/D. Arbour: THAT the agenda be varied to move agenda item E.7 - "Lazo Creek Watershed Drainage Improvements - Phase 2A Results" to end of the agenda.

208

Carried

REFERRAL OF DEVELOPMENT PERMIT APPLICATIONS FOR LANDS ADJACENT TO COMOX LAKE

D. Arbour/A. Hamir: THAT the report dated May 9, 2019 regarding a proposal to implement planning-related recommendations from the Comox Lake watershed protection plan be received.

208 and 213

Carried

K. La Rose, Senior Manager of Water/Wastewater Services, provided an overview of the staff report regarding a proposal to implement planning-related recommendations from the Comox Lake watershed protection plan.

SEAL BAY PARK SIGNAGE UPDATE

A. Hamir/D. Arbour: THAT the report dated May 6, 2019 regarding an update on the development of the Seal Bay Park signage plan be received.

209

Carried

M. Harrison, Acting Manager of Parks, presented an overview of the staff report regarding an update on the development of the Seal Bay Park signage plan.

PESTICIDE USE IN REGIONAL DISTRICT PARKS

D. Arbour/A. Hamir: THAT the report dated May 6, 2019 regarding the policies and bylaws in place for pesticide use in the Comox Valley and the impacts of those policies on operations in regional district parks for information purposes be received.

209

Carried

M. Harrison, Acting Manager of Parks, provided an overview of the staff report regarding the policies and bylaws in place for pesticide use in the Comox Valley and the impacts of those policies on operations in regional district parks.

A. Hamir/D. Arbour: THAT staff prepare a report regarding the implications of reducing the use of chemical pesticides and herbicides on regional district property.

209

Carried

ADDENDUM

D. Arbour/A. Hamir: THAT the addendum be considered.

208

Carried

DENMAN ISLAND - BULK WATER SERVICE REVIEW

D. Arbour/A. Hamir: THAT the report dated May 10, 2019 providing a recommendation relating to the Comox Valley Regional District (CVRD) providing a bulk water service on Denman Island be received.

207

Carried

K. La Rose, Senior Manager of Water/Wastewater Services, provided an overview of the staff report regarding providing a bulk water service on Denman Island.

Blake Hanna, Chair, Graham Lake Improvement District, was in attendance at the meeting.

A. Hamir/D. Arbour: THAT staff be directed to set up a temporary bulk water filling station as part of the Denman Island Water Local Service Area system to provide bulk water to licensed haulers on Denman Island on a trial basis for summer 2019;

AND FURTHER THAT staff be directed to investigate other alternatives for bulk water sale on Denman Island to inform a recommendation back to the Electoral Areas Services Committee in late 2019.

207

Carried

LAZO CREEK WATERSHED DRAINAGE IMPROVEMENTS – PHASE 2A RESULTS

A. Hamir/D. Arbour: THAT the report dated May 8, 2019 regarding the results of the drainage improvement study work in the Lazo Creek Watershed be received.

208

Bob Hudson, McElhanney Consulting, presented information regarding the Queens Ditch Drainage Improvements Options Analysis.

D. Arbour/A. Hamir: THAT the receipt of the report dated May 8, 2019 regarding the results of the drainage improvement study work in the Lazo Creek Watershed, be tabled;

AND FURTHER THAT the committee move back into its in-camera session.

208

Carried

Time: 12:43 pm.

RISE AND REPORT:

The committee rose from its in-camera session at 1:42 pm.

LAZO CREEK WATERSHED DRAINAGE IMPROVEMENTS – PHASE 2A RESULTS CONTINUED:

D. Arbour/A. Hamir: THAT the receipt of the report dated May 8, 2019 regarding the results of the drainage improvement study work in the Lazo Creek Watershed, be lifted from the table and received.

208

Carried

A. Hamir/D. Arbour: THAT the Comox Valley Regional District not proceed with further study work to investigate options for the creation of a local service area to upgrade and maintain the Queen's Ditch drainage system;

AND FURTHER THAT correspondence be sent to the Department of National Defence indicating that the Comox Valley Regional District is no longer interested in pursuing federal Vote 10 funding to assume responsibility for the Queen's Ditch.

208

Carried

A. Hamir/D. Arbour: THAT correspondence be sent to current Lazo Creek Watershed Public Advisory Committee and Technical Advisory Committee members seeking their continued participation in a Lazo Creek Watershed working group.

208

Carried

TERMINATION:

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

Carried

Time: 1:48 pm

Confirmed by:

Edwin Grieve
Chair

Certified Correct:

Jake Martens
Manager of Legislative Services

Recorded By:

Lisa Dennis
Legislative Services Assistant

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