

Tuesday, June 25, 2019

Minutes of the meeting of the Comox Valley Regional District Board of Directors held on Tuesday, June 25, 2019 in the boardroom of the Comox Valley Regional District offices located at 550B Comox Road, Courtenay, BC commencing at 4:00 pm.

## MINUTES

### Present:

<b>Chair:</b>	B. Wells	City of Courtenay
<b>Vice-Chair:</b>	A. Hamir	Lazo North (Area B)
<b>Director:</b>	J. Ketler	Village of Cumberland
<b>Directors:</b>	D. Arbour	Baynes Sound-Denman/Hornby Islands (Area A)
	W. Morin	City of Courtenay
	E. Grieve	Puntledge/Black Creek (Area C)
	D. Hillian	City of Courtenay
	D. Frisch	City of Courtenay
	M. Swift	Town of Comox
	B. Leigh	Oyster Bay – Buttle Lake (Area D)
<b>Alt. Directors:</b>	R. Arnott	Town of Comox
<b>Staff:</b>	R. Dyson	Chief Administrative Officer
	B. Dunlop	Corporate Financial Officer
	S. Smith	General Manager of Planning and Development Services
	M. Rutten	General Manager of Engineering Services
	D. DeMarzo	Acting General Manager of Community Services
	J. Warren	General Manager of Corporate Services
	J. Martens	Manager of Legislative Services

### ATTENDANCE:

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

### RECOGNITION OF TRADITIONAL TERRITORIES:

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

### VARY THE AGENDA

D. Hillian/D. Frisch: THAT the agenda be varied to consider item F.1 (Black Creek - Oyster Bay Services Committee - May 27, 2019) after Section C (Adoption of Minutes).

208

Carried

### IN-CAMERA MEETING:

A. Hamir/W. Morin: THAT the board adjourn to an in-camera session pursuant to the following sub-section (s) of section 90 of the Community Charter:

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

AND FINALLY THAT the in-camera portion convene immediately following the open portion of the meeting.  
208 Carried

**ADOPTION OF MINUTES:**

J. Ketler/A. Hamir: THAT the Comox Valley Regional District Board minutes dated May 28, 2019 be adopted.  
208 Carried

**REPORTS:**

**BLACK CREEK - OYSTER BAY SERVICES COMMITTEE - MAY 27, 2019**

E. Grieve/B. Leigh: THAT the Black Creek - Oyster Bay Services Committee minutes dated May 27, 2019 be received.  
208 Carried

E. Grieve/B. Leigh: THAT the Comox Valley Regional District request a meeting with the Honourable Selina Robinson, Minister of Municipal Affairs and Housing, with the attendance of the Chief Administrative Officer and the Directors of Electoral Areas C (Puntledge - Black Creek) and D (Oyster Bay - Buttle Lake), to seek clarification on the letters patent regarding the Black Creek - Oyster Bay Water Service and the new production well initiative.  
209 Carried

Director Leigh left the meeting at 4:08 pm.

**PETITIONS AND DELEGATIONS:**

**FORTIS BC**

E. Grieve/D. Frisch: THAT the information presented by Carmen Driechel, Community & Indigenous Relations Manager, Fortis BC, regarding their Clean Growth Pathway Plan and to request consideration of adding the requirement for cleaner, alternative fuel such as compressed natural gas (CNG) in future CVRD request for proposals for waste, recycling and organic hauling contracts be received.  
208 Carried

The delegation provided a handout titled "Clean Growth pathway to 2050".

Director Arbour joined the meeting at 4:30 pm.

**CURTIS ROAD RESIDENTS ASSOCIATION**

A. Hamir/J. Ketler: THAT the information presented by Jenny Steel, Curtis Road Residents Association, regarding a request that the board amend Bylaw No. 650 being "Sewage Commission Bylaw,

1983" to include the Director for Electoral Area B as a voting member be received.

208 Carried

D. Hillian/D. Frisch: THAT staff be directed to prepare a report regarding the request from the Curtis Road Residents Association delegation for an amendment to Bylaw No. 650 being "Sewage Commission Bylaw, 1983" to include the Director for Electoral Area B as a voting member.

209 Carried

#### **REPORTS:**

#### **INTEGRATED REGIONAL TRANSPORTATION SELECT COMMITTEE - JUNE 6, 2019**

E. Grieve/D. Frisch: THAT the Integrated Regional Transportation Select Committee minutes dated June 6, 2019 be received.

208 Carried

#### **ELECTORAL AREAS SERVICES COMMITTEE - JUNE 10, 2019**

D. Hillian/W. Morin: THAT the Electoral Areas Services Committee minutes dated June 10, 2019 be received.

208 Carried

E. Grieve/A. Hamir: THAT the Comox Valley Regional District Board approve the Development Variance Permit DV 4B 19 (Acorn) to increase the maximum permitted height for an accessory building from 6.0 metres to 7.5 metres for property described as Lot A, District Lot 239, Comox District, Plan EPP36680, Except Part in Plan EPP38389, PID 029-269-377(1551 Hudson Road);

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

208 and 213 Carried

D. Arbour/A. Hamir: THAT the Comox Valley Regional District Board approve the Development Variance Permit DV 5B 19 (Lawrence) to increase the maximum permitted height for an accessory building from 6.0 metres to 7.0 metres for property described as Lot 29, Block 1 of Block 71, Comox District, Plan 9815, PID 001-009-737 (1719 Cloudcroft Road);

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

208 and 213 Carried

A. Hamir/W. Morin: THAT the board deny application RZ 3C 18 (Fry/Taylor) to rezone Lot 4, Block 249, Comox District, Plan EPP11657, PID 028-704-550 (Forbidden Plateau Road), which would have enabled subdivision to create four hectare parcels.

208 and 213 Carried NAY: E. Grieve

R. Dyson, Chief Administrative Officer, recused himself from the meeting at 5:26 pm due to a potential perceived conflict of interest in relation to his spouse's position as chair of the Agricultural Land Commission.

A. Hamir/J. Ketler: THAT the Agricultural Land Commission be advised that the Comox Valley Regional

District supports Agricultural Land Reserve Non-Farm Use application ALR 3C 19 (Nadeau/Welk) concerning the addition of a secondary dwelling in the form of a manufactured home, located on Lot 15, Block 29, Comox District, Plan 2262, Except Part in Plan VIP74837, PID 006-400-906 (7392 Howard Road) with the recommendation that an approval be subject to the condition that the manufactured home be removed once it is no longer inhabited by the property owner or their immediate family;

AND FINALLY THAT the application ALR 3C 19 (Nadeau/Welk) 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, Chief Administrative Officer, returned to the meeting at 5:28 pm.

D. Arbour/A. Hamir: THAT the board grant a site specific exemption of the floodplain setback for the purposes of locating building(s) associated with the Comox Valley Water Treatment Project's raw water pump station in the vicinity of the lakeshore on Lot A, Sections 32 and 33, Township 10, Comox District, Plan EPP90548, PID 030-774-535 (unaddressed lot along Comox Lake Mainline);

AND FINALLY THAT, as a condition of the site specific exemption, the Comox Valley Regional District building services department not issue final occupancy for a building within 15 metres of the natural boundary of Comox Lake on the property described as Lot A, Sections 32 and 33, Township 10, Comox District, Plan EPP90548, PID 030-774-535 (unaddressed lot along Comox Lake Mainline) until a restrictive covenant is registered on the title under Section 219 of the Land Title Act, specifying conditions that would enable the land to be safely used for the use intended according to the terms of the professional engineer's report by Sarah Morse, P.Eng., PMP, of Golder Associates Ltd, dated May 28, 2019, which will form part of the restrictive covenant.

208 and 213

Carried

E. Grieve/A. Hamir: THAT the board endorse the agency referral list as outlined in Appendix D of staff report dated June 6, 2019, and direct staff to commence the external agency referral process for the draft Rural Comox Valley Zoning Bylaw;

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

#### **SEWAGE COMMISSION - JUNE 11, 2019**

D. Frisch/R. Arnott: THAT the Sewage Commission minutes dated June 11, 2019 be received.

208

Carried

#### **COMOX VALLEY WATER COMMITTEE - JUNE 11, 2019**

D. Hillian/D. Arbour: THAT the Comox Valley Water Committee minutes dated June 11, 2019 be received.

208

Carried

#### **COMMITTEE OF THE WHOLE - JUNE 11, 2019**

E. Grieve/A. Hamir: THAT the Committee of the Whole minutes dated June 11, 2019 be received.

208 Carried

D. Hillian/D. Frisch: THAT the Comox Valley Regional District Board authorize staff to make an application to the Union of BC Municipalities' Urban Communities Partnering for Reconciliation funding program, with the Comox Valley Regional District serving as the primary applicant and grant manager to organize a youth cultural camp in partnership with the Wachiay Friendship Centre.

208 Carried

W. Morin/D. Arbour: THAT the Community Services Branch provide operational highlight updates in June and October of each year.

208 Carried

D. Frisch/D. Arbour: That the 2018 Statement of Financial Information for the Comox Valley Regional District be approved.

208 Carried

D. Hillian/D. Arbour: WHEREAS the 2014 Comox Valley Transit Future Plan sets mode share target at three per cent for all trips by 2038;

AND WHEREAS the climate crisis requires aggressive actions to address Greenhouse Gas (GHG) emissions;

AND WHEREAS approximately 60 per cent of the Comox Valley's GHG emissions come from transportation;

AND WHEREAS improvements to public transit can play a significant role in reducing transportation GHGs;

THEREFORE BE IT RESOLVED THAT more aggressive mode share targets be considered during the fall 2019 strategic planning session;

AND FINALLY THAT staff and BC Transit be requested to provide preliminary information on strategies to increase ridership, including cost estimates, for consideration by the Comox Valley Regional District.

209 Carried

#### **COMOX VALLEY SPORTS CENTRE COMMISSION - JUNE 13, 2019**

D. Arbour/D. Frisch: THAT the Comox Valley Sports Centre Commission minutes dated June 13, 2019 be received.

208 Carried

#### **BYLAWS AND RESOLUTIONS:**

A. Hamir/D. Arbour: THAT Bylaw No. 582 being "Comox Valley Recreation Complexes Fees and Charges Bylaw No. 12, 2008, Amendment No. 8" be given first and second readings concurrently.

209 Carried

A. Hamir/D. Arbour: THAT Bylaw No. 582 being "Comox Valley Recreation Complexes Fees and Charges Bylaw No. 12, 2008, Amendment No. 8" be read a third time.

209 Carried

D. Frisch/D. Hillian: THAT Bylaw No. 575 being "Regional District Pesticide Awareness Service Repeal Bylaw

No. 575, 2019” be finally adopted.

208

Carried

D. Arbour/D. Hillian: THAT Bylaw No. 579 being “Royston Garbage Collection Service Establishment Bylaw No. 118, 2010, Amendment No. 4” be finally adopted.

208

Carried

D. Hillian/W. Morin: THAT Bylaw No. 580 being “Comox Valley Regional District Officer Bylaw No. 21, 2008, Amendment No. 3” be finally adopted.

208

Carried

Note: the above resolution received at least 2/3 of the votes cast.

A. Hamir/D. Arbour: THAT Bylaw No. 581 being “Comox Valley Regional District Bylaw Compliance Delegation of Authority Bylaw No. 108, 2010, Amendment No. 1” be finally adopted.

208

Carried

Note: the above resolution received at least 2/3 of the votes cast.

#### **NEW BUSINESS:**

#### **DIRECTOR HAMIR - GRANT-IN-AID**

J. Ketler/D. Arbour: THAT the correspondence dated June 7, 2019 from Director Hamir requesting the approval of a \$2,500 grant-in-aid to the MacDonald Wood Park Society, be received.

208

Carried

A. Hamir/D. Arbour: THAT the following grant-in-aid, payable from Lazo North – (Electoral Area B), be approved:

- \$2,500.00 for the MacDonald Wood Park Society to assist with the operating and costs for the stewardship of the Fran Johnson Wildlife Sanctuary.

208

Carried

The board recessed at 5:40 pm and reconvened at 6:00 pm.

#### **COMOX VALLEY ECONOMIC DEVELOPMENT SOCIETY - INNOVATE 2030**

D. Hillian/A. Hamir: THAT the delegation from the Comox Valley Economic Development Society (CVEDS) providing information concerning Innovate 2030, the regional economic development strategy, be received.

209

Carried

Deana Simkin, Paul Blais, Graham Truax, Keith and Ruth Salmon and Lara Austin, Comox Valley Economic Development Society (CVEDS), provided a presentation regarding engagement, research and findings to date for the Innovate 2030 plan.

Director Hillian left the meeting at 7:06 pm.

**ADJOURN TO IN-CAMERA:**

The board recessed to its in-camera session at 7:33 pm.

**RISE AND REPORT:**

The board rose from its in-camera session at 7:46 pm.

**TERMINATION:**

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

208

Carried

Time: 7:47 pm.

Confirmed this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_:

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Bob Wells  
Chair

Certified Correct and Recorded By:

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Jake Martens  
Manager of Legislative Services