

TOWN OF COMOX
Minutes of the Regular Council Meeting,
held in Council Chambers on Wednesday November 25, 2020

Present: Mayor R. Arnott
Councillors A. Bissinger (electronically), K. Grant, S. McGowan,
P. McKenna (electronically), N. Minions, M. Swift

Absent: Nil

Staff Present: J. Wall, Chief Administrative Officer
S. Russwurm, Corporate Officer
M. Kamenz, Director of Development Services
G. Schreiner, Fire Chief (electronically)

Call to Order:

The meeting was called to order at 5:00 p.m.

There were 0 members of the public in attendance.

Pursuant to Ministerial Order, the meeting was conducted by electronic means with some or all members of Council participating electronically. Further, in accordance with Ministerial Order, the public was not permitted to be in attendance. The meeting was also live-streamed on the Town's YouTube pages.

Mayor Arnott acknowledged that the Town of Comox is on traditional First Nation land.

1. INTRODUCTION AND APPROVAL OF LATE ITEMS: NIL

2. ADOPTION OF AGENDA: NIL

3. DELEGATIONS:

a. David Mellin (Stotan Falls Legacy Project): Preserving the Stotan Falls Area as a Park

Stotan Falls

Mr. Mellin advised that he believes that the Stotan Falls area is one reason why the Comox Valley one of the best places to live. Mr. Mellin is concerned that this pristine and highly used recreational area may be logged as has happened in other areas, and would like to see Stotan Falls become a park in perpetuity for all to enjoy. He would like to see Council pass a motion to agree in principle to explore ideas and options to preserve Stotan Falls for future generations, as it is a major goal of the Regional Growth Strategy.

b. Don Cameron: Development Variance Permit Application: DVP 20-7 1700 Balmoral Avenue

1700 Balmoral Avenue

Mr. Cameron presented background information for Council on the issue of locating the condensing units in the parking garage at 1700 Balmoral Avenue, as originally approved. He advised that some of the condensing units have had to be relocated to the roof and he is now seeking Council's approval to locate others in the front yard setback, for which he requires a development variance permit.

4. ADOPTION OF MINUTES:

a. Regular Council Meeting Minutes

RCM Minutes

That the Minutes of the Regular Meeting of Council, held in Council Chambers on Wednesday November 4, 2020, be Adopted.

(2020.390) -- CARRIED

b. Public Hearing Meeting Minutes

Public Hearing Minutes

That the Minutes of the Public Hearing, held at d'Esterre Seniors' Centre on Wednesday November 4, 2020, be Adopted.

(2020.391) -- CARRIED

c. Strategic Planning Committee Minutes

**Strategic Planning
Committee Minutes**

That the Minutes of the Strategic Planning Committee, held in Council Chambers on Wednesday November 18, 2020, be Received.

(2020.392) -- CARRIED

COMMITTEE RECOMMENDATIONS:

- (1) Review of Council Remuneration

Council Remuneration

That a report be provided by the Chief Administrative Officer on Comox Council remuneration, including an analysis of alternate director compensation for members serving on the Comox Valley Regional District board.

(2020.393) -- CARRIED

5. COUNCIL COMMITTEE MINUTES AND REPORTS: NIL

6. CONSENT AGENDA:

a. Consent Agenda

Consent Agenda

1. *That the Consent Agenda items as follows be received:*

(a) *Comox Valley Regional District board meetings minutes held on Oct. 6 and Oct. 27, 2020*

(b) *Rick Smith - Unsafe Intersection - Anderton Road and Robb Avenue*

(c) *Baowu Quan - Penalty for Property Tax*

(2020.394) -- CARRIED

2. *That item (c) be removed from the consent agenda for discussion.*

(2020.395) -- CARRIED

3. *That item (b) be removed from the consent agenda for discussion.*

(2020.396) -- CARRIED

7. UNFINISHED BUSINESS:

a. Strategic Planning and Action Items Report - November 25, 2020

**Strategic Planning and
Action Items**

That the Strategic Planning and Action Items Report for November 25, 2020 be received and filed for information.

(2020.397) -- CARRIED

- b. **2310 Guthrie Road Third Reading and Adoption Report Rezoning Application: RZ 18-6 Development Permit Application: DP 18-4 Development Variance Permit Application: DVP 19-7**

2310 Guthrie Road

1. *That Third Reading of Comox Zoning Amendment Bylaw 1897 be rescinded;*
(2020.398) -- CARRIED
2. *That Comox Zoning Amendment Bylaw 1897 be amended to add "interior side setback shall not be less than 0.75 metres where abutting a lane";*
(2020.399) -- CARRIED
3. *That Comox Zoning Amendment Bylaw 1897 (Attachment 2) be given Third Reading as amended;*
(2020.400) -- CARRIED
4. *That Comox Zoning Amendment Bylaw 1897 be Adopted;*
(2020.401) -- CARRIED
5. *That Comox Phased Development Agreement Authorization Bylaw 1898: 2310 Guthrie Road be Adopted;*
(2020.402) -- CARRIED
6. *That Development Permit DP 18-4 be issued, subject to the Development Permit Conditions listed in Schedule 1 of the November 25, 2020 Staff Report on RZ 18-6, DP 18-4 and DVP 19-7; and*
(2020.403) -- CARRIED
7. *That Development Variance Permit DVP 19-7 be issued, subject to the Development Variance Permit Conditions listed in Schedule 1 of the November 25, 2020 Staff Report on RZ 18-6, DP 18-4 and DVP 19-7.*
(2020.404) -- CARRIED

AT 5:33 P.M., COUNCILLOR McGOWAN LEFT THE MEETING, DECLARING A CONFLICT OF INTEREST WITH ITEM 7c ON THE AGENDA AS SHE IS A TENANT OF THE DEVELOPER.

- c. **2309 McDonald Road Post Public Hearing, Third Reading Report OCP RZ 19-1 Rezoning and OCP Amendment Application DVP 19-1 Development Variance Permit Application**

2309 McDonald Road

1. *That Comox Official Community Plan Amendment Bylaw 1954 be given Third Reading;*
(2020.405) -- CARRIED
2. *That Comox Zoning Amendment Bylaw 1955 be given Third Reading; and*
(2020.406) -- CARRIED
3. *That Comox Phased Development Agreement Authorization Bylaw 1956: 2309 McDonald Road be given Third Reading.*
(2020.407) -- CARRIED

AT 5:35 P.M., COUNCILLOR McGOWAN RETURNED TO COUNCIL CHAMBERS.

8. SPECIAL REPORTS: NIL

9. BYLAW ADOPTIONS: NIL

10. NEW BUSINESS:

a. Fire Protection Services for K'ómoks First Nation and KFN Real Estate LP

K'ómoks First Nation Fire Protection Services

1. *That a new Fire Protection Services Agreement, as included in the November 25, 2020 Regular Council Meeting Agenda, be approved for the K'ómoks First Nation for a period of five years effective January 1, 2020; and further, that the Mayor and the Corporate Officer be authorized to execute the agreement.*

(2020.408) -- CARRIED

2. *That a new Fire Protection Services Agreement, as included in the November 25, 2020 Regular Council Meeting Agenda, be approved for KFN Real Estate LP for a period of five years effective January 1, 2020; and further, that the Mayor and the Corporate Officer be authorized to execute the agreement.*

(2020.409) -- CARRIED

b. Development Variance Permit Application: DVP 20-7 1700 Balmoral Avenue

1700 Balmoral Avenue

That Development Variance Permit DVP 20-7 be issued subject to the Development Variance Permit Conditions listed in Schedule 1 of the November 25th Planning Report on DVP 20-7.

(2020.410) -- CARRIED

c. Council Meeting Video Recording Policy

Council Meeting Video Policy

That Council adopt the Council Meeting Video Recording Policy No. CCL-060.

(2020.411) -- CARRIED

11. NOTICES OF MOTION: NIL

12. CORRESPONDENCE: NIL

13. LATE ITEMS: NIL

14. REPORTS FROM MEMBERS OF COUNCIL:

a. Councillor Bissinger

Councillor Bissinger advised that she attended the AVICC Summit on Community Resilience and the Integrated Regional Transportation Select Committee meeting.

b. Councillor McKenna

Councillor McKenna advised that he attended a webinar with former Prime Minister Brian Mulroney regarding the US Federal election and a climate resilience conference.

c. Councillor Grant

Councillor Grant advised that he attended the CVRD board meeting.

d. Comox Valley Economic Development Service Review Committee

Economic Development Service Review

1. *That the agenda be amended to add the item "Comox Valley Economic Development Service Review Committee".*

(2020.412) -- CARRIED UNANIMOUSLY

d. Comox Valley Economic Development Service Review Committee

**Economic Development
Service Review**

2. *That Councillor Grant be appointed to the Comox Valley Economic Development Service Review Committee.*

(2020.413) -- CARRIED

e. Councillor Minions

Councillor Minions advised that she attended:

- the RD sewer commission meeting,
- the Comox-Strathcona hospital board meeting,
- the Vancouver Island Regional Library board meeting, and
- a Comox Valley airshed roundtable meeting.

Councillor Minions also advised that she met with Helen Boyd to discuss composting and air quality.

f. Councillor Swift

Councillor Swift advised that she attended:

- an Economic Development integration meeting,
- an RD sewage governance meeting,
- the RD sports commission meeting, and
- the RD inaugural board meeting.

g. Councillor McGowan

Councillor McGowan advised that she attended:

- the AVICC summit on community resilience,
- a d'Esterre board meeting,
- a Comox Archives and Museum Society meeting,
- a Local Government Leadership Academy session on Re-imagining Local Government, and
- an FCM module discussion on climate.

Councillor McGowan also advised that she talked to a few community members about a variety of things.

h. Mayor Arnott

Mayor Arnott advised that he:

- attended a meeting with regional mayors and the RD board chair,
- attended a Comox Valley Economic Development Society board meeting via Zoom,
- participated in the Comox Valley Art Gallery's Bridge Walk,
- met with Mayor Wells to discuss common issues,
- attended an Island Coastal Economic Trust board meeting,
- met with the CAO to discuss the NE Comox Stormwater Management Plan, and
- briefly attended the RD board meeting.

17. RESOLUTION TO GO IN-CAMERA: NIL

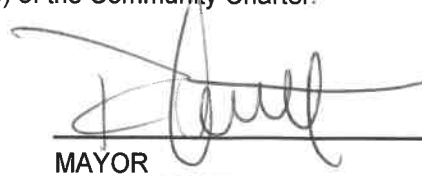
18. RISE AND REPORT FROM IN-CAMERA: NIL

Adjournment:

Regularly moved and seconded that the meeting adjourn at 6:08 p.m.

CARRIED

Certified correct pursuant to Section 97(1)(b) of the Community Charter.



MAYOR



CORPORATE OFFICER