

TOWN OF COMOX
Minutes of the Regular Council Meeting,
held in Council Chambers on Wednesday June 1, 2022

Present: Mayor R. Arnott
Councillors A. Bissinger, K. Grant, J. Kerr,
S. McGowan, N. Minions, M. Swift

Absent: Nil

Staff Present: J. Wall, Chief Administrative Officer
S. Russwurm, Corporate Officer
M. Kamenz, Director of Development Services
S. Ashfield, Director of Operations

Call to Order:

The meeting was called to order at 5:00 p.m. with 3 members of the public in attendance.

Mayor Arnott acknowledged that the Town of Comox is standing on the Unceded traditional territory of the K'omoks First Nation.

1. INTRODUCTION AND APPROVAL OF LATE ITEMS: NIL

2. ADOPTION OF AGENDA:

a. Adoption of the Agenda

Adoption of Agenda

That the June 1, 2022 Regular Council Meeting agenda be adopted.

(2022.199) -- CARRIED

3. DELEGATIONS:

a. Russell Dyson and Kris La Rose, CVRD: Comox Valley Sewer Conveyance Project

Sewer Conveyance

Mr. Dyson and Mr. La Rose provided an update on the conveyance project, summarizing the community engagement, route details, infrastructure improvements and timelines. Mr. Dyson also provided an update on the Sewer Extension South Project.

b. Shelley Ashfield, Director of Operations - Sewer Conveyance Coordination of Projects

**Sewer Conveyance
Coordination**

Ms. Ashfield highlighted the coordinating Town projects that will be undertaken at the same time as the conveyance project, including

- the Balmoral sidewalk project,
- the Glacier-Comox and Rodello-Comox roundabout projects,
- the Beaufort upgrade project,
- the Balmoral resurfacing project,
- the Torrence sanitary project, and
- the Balmoral, Stewart, Beaufort and Comox storm and sanitary projects.

4. ADOPTION OF MINUTES:

a. Revision of Regular Council Meeting Minutes

RCM Minutes

1. *That Council's May 4, 2022 resolution 2022.163, as follows: "That the Minutes of the Regular Meeting of Council, held in Council Chambers on Wednesday April 20, 2022, be Approved." be rescinded.*

(2022.200) -- CARRIED UNANIMOUSLY

TOWN OF COMOX - REGULAR COUNCIL MEETING MINUTES

a. Revision of Regular Council Meeting Minutes

RCM Minutes

2. *That the Minutes of the Regular Meeting of Council, held in Council Chambers on Wednesday April 20, 2022, be approved as amended to revise the wording of*

1. *resolution 2022.155 from:*

"THAT the Town of Comox provide correspondence to the Comox Valley Regional District indicating support for the creation of a Regional Parks service while highlighting outstanding concerns regarding requisition maximums and risk of inter-member service conflict in the creation of a land acquisition strategy.

THAT the main motion be amended to include the text at the end, ", and including the requirement that a land acquisition strategy be developed and agreed upon prior to the establishment of the service."

to:

"THAT the Town of Comox provide correspondence to the Comox Valley Regional District indicating support for the creation of a Regional Parks service while highlighting outstanding concerns regarding requisition maximums and risk of inter-member service conflict in the creation of a land acquisition strategy, and including a desire for a governance structure that would provide Comox and one other jurisdiction the ability to defeat recommendations at the committee level.

THAT the main motion be amended to include the text at the end, ", as well as the requirement that a land acquisition strategy be developed and agreed upon prior to the establishment of the service."

2. *resolution 2022.158 from:*

"MAIN MOTION AS AMENDED:

THAT the Town of Comox provide correspondence to the Comox Valley Regional District indicating support for the creation of a Regional Parks service while highlighting outstanding concerns regarding requisition maximums and risk of inter-member service conflict in the creation of a land acquisition strategy, and including the requirement that a land acquisition strategy, that includes connectivity through greenways, be developed and agreed upon prior to the establishment of the service."

to:

"MAIN MOTION AS AMENDED:

THAT the Town of Comox provide correspondence to the Comox Valley Regional District indicating support for the creation of a Regional Parks service while highlighting outstanding concerns regarding requisition maximums and risk of inter-member service conflict in the creation of a land acquisition strategy, and including a desire for a governance structure that would provide Comox and one other jurisdiction the ability to defeat recommendations at the committee level, as well as the requirement that a land acquisition strategy, that includes connectivity through greenways, be developed and agreed upon prior to the establishment of the service."

(2022.201) -- CARRIED

TOWN OF COMOX - REGULAR COUNCIL MEETING MINUTES

b. Regular Council Meeting Minutes

RCM Minutes

That the Minutes of the Regular Meeting of Council, held in Council Chambers on Wednesday May 18, 2022, be Adopted.

(2022.202) -- CARRIED

5. COUNCIL COMMITTEE MINUTES AND REPORTS: NIL

6. CONSENT AGENDA:

a. Consent Agenda

Consent Agenda

That the Consent Agenda items as follows be received for discussion:

- 1. May 12, 2022 email from Laura Thomson regarding the affordability of new apartment buildings.*
- 2. May 17, 2022 email from Ted Olynyk, Community Relations Manager for BC Hydro, offering Council with the opportunity to meet at the UBCM Convention in Whistler.*
- 3. May 24, 2022 letter from the Comox Valley Airport Commission inviting Council to the Annual Nominating Entities meeting.*
- 4. May 25, 2022 email from Stephanie Sorensen, Walk for Alzheimer's, inviting Council to the upcoming Walk.*

(2022.203) -- CARRIED

7. UNFINISHED BUSINESS:

a. Strategic Priorities and Action Items Report - June 1, 2022

Strategic Priorities and Action Items

That the Strategic Priorities and Action Items Report for June 1, 2022 be received and filed for information.

(2022.204) -- CARRIED

b. Comox Bay Sailing Club Float House Request

Comox Bay Sailing Floathouse

THAT the Town of Comox provide correspondence to the Comox Bay Sailing Club (CBSC) indicating support for the installation of a float house in the municipal marina, provide a 3-year term on the approval proposal, and provide reduced moorage rent fees in perpetuity while highlighting outstanding items including structure design, building costs, and installation costs for locating the float into the designated area of the marina.

(2022.205) -- CARRIED

[Opposed: Councillors SMcGowan NMinions]

REGULARLY MOVED AND SECONDED THAT THE MEETING RECESS AT 6:35 P.M. FOR FIVE MINUTES.

CARRIED

AT 6:35 P.M., COUNCILLOR MINIONS LEFT THE MEETING.

THE MEETING WAS CALLED BACK TO ORDER AT 6:45 P.M.

AT 6:45 P.M., COUNCILLOR MINIONS RETURNED TO THE MEETING ELECTRONICALLY.

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c. Affordable Housing Contribution Update – Developer Comments Received

Affordable Housing Policy

1. *THAT the Council Affordable Housing Amenity Contribution Policy CCL-069, be amended to include a fee of \$53.82 per square metre for multifamily development and fee of \$26.91 per square metre for rental development.*

THAT the main motion be amended to change the per square metre fees to \$73 for multifamily development and to \$50 for rental development.

(2022.206) -- CARRIED

[Opposed: Mayor Arnott, Councillors KGrant Swift]

2. **MAIN MOTION AS AMENDED:**

THAT the Council Affordable Housing Amenity Contribution Policy CCL-069, be amended to include a fee of \$73 per square metre for multifamily development and fee of \$50 per square metre for rental development.

(2022.207) -- CARRIED

[Opposed: Mayor Arnott, Councillors KGrant MSwift]

3. *THAT the policy be further amended to provide clarity that cash in lieu will be accepted by the Town for multi-family developments.*

(2022.208) -- CARRIED

4. *THAT the policy be further amended to include a single family home amenity contribution amount of \$7,300.*

(2022.209) -- CARRIED

d. OCP Amendment OCP 22-1: Tree Cutting in Hazardous Areas, First and Second Reading Report

Tree Cutting in Hazardous Areas

1. *That Comox Official Community Plan Amendment Bylaw 2006 be given First reading.*

(2022.210) -- CARRIED

2. *That, having considered the Comox Strathcona Waste Management 2012 Solid Waste Management Plan and the impact on the current Financial Plan, Comox Official Community Plan Amendment Bylaw 2006 be given Second Reading.*

(2022.211) -- CARRIED

3. *That a Public Hearing in respect of Comox Official Community Plan Amendment Bylaw 2006 be scheduled for August 10th, 2022 at d'Esterre House 1801 Beaufort Avenue, and the Town publish the requisite notices as required by the Local Government Act.*

(2022.212) -- CARRIED

4. *That Comox Drainage Infrastructure Protection Amendment Bylaw 2007 be given First and Second Reading.*

(2022.213) -- CARRIED

8. SPECIAL REPORTS: NIL

9. BYLAW ADOPTIONS:

a. Comox Business Regulation Amendment Bylaw No. 1882.05, 2022

Business Hours of Operation

That Comox Business Regulation Amendment Bylaw No. 1882.05, 2022 be Adopted.

(2022.214) -- CARRIED

10. NEW BUSINESS:

- a. Comox General Local Election – Appointment of Election Officers and Comox Election and Assent Voting Bylaw No. 2005, 2022**

2022 General Local Election

1. *That pursuant to Section 58 of the Local Government Act, Council appoints Shelly Russwurm as Chief Election Officer for conducting the October 15, 2022 General Local Election with the power to appoint other election officials as required for the administration and conduct of the 2022 General Local Election; and further, that Council appoints Lia Pesklevits as Deputy Chief Election Officer for the October 15, 2022 General Local Election.*
(2022.215) -- CARRIED
2. *That Comox Election and Assent Voting Bylaw No. 2005, 2022 be given First Reading.*
(2022.216) -- CARRIED
3. *That Comox Election and Assent Voting Bylaw No. 2005, 2022 be given Second Reading.*
(2022.217) -- CARRIED
4. *That Comox Election and Assent Voting Bylaw No. 2005, 2022 be given Third Reading.*
(2022.218) -- CARRIED

11. NOTICES OF MOTION: NIL

12. CORRESPONDENCE:

- a. Drew Hadfield (City of Campbell River): 55+ BC Games Joint Application**

55+ BC Games

That the May 6, 2022 letter from Drew Hadfield of the City of Campbell River, regarding the possibility of a joint 55+ BC Games application for the 2024, 2025 or 2026 event be received;

That the Town of Comox supports the jointly prepared application for the 2024, 2025 or 2026 55+ BC Games to be held in the Comox Valley and City of Campbell River; and further,

That the Town of Comox consider providing in-kind support of services and facilities should the bid be successful.

(2022.219) -- CARRIED

- b. Lisa Dennis (Comox Valley Regional District): Comox Valley Sewage Service Establishment Bylaw No. 2541, 2003, Amendment No. 2**

Comox Valley Sewer Service

That the May 24, 2022 letter from Lisa Dennis of the Comox Valley Regional District, requesting consent to the amendment of the Sewage Service Establishment Bylaw under section 346 of the Local Government Act, be received; and further,

That the Town of Comox consent to the adoption of the Comox Valley Regional District Bylaw No. 716 being "Comox Valley Sewage Service Establishment Bylaw No. 2541, 2003, Amendment No. 2" under section 346 of the Local Government Act.

(2022.220) -- CARRIED

- c. **James Taylor, Glacier View Lodge: Grand Parade Fundraising Walk and permission to open the Sail Building at 7:00 a.m.**

Grand Parade

That the letter received May 19, 2022 from James Taylor of the Glacier View Lodge, requesting the early opening of the Sail Buildings for their annual fundraising Grand Parade be received; and that the request be granted.

(2022.221) -- CARRIED

13. LATE ITEMS: NIL

14. REPORTS FROM MEMBERS OF COUNCIL:

a. Councillor Kerr

Councillor Kerr advised that he:

- attended the Lazo Road widening open house,
- attended the community listening event,
- attended a workshop on the emerging future primary care,
- met with two homeowners applying to subdivide their lot,
- attended the Local Government Climate Action Plan webinar, and
- was proud of Council and staff on their work on the affordable housing topic.

b. Councillor Swift

Councillor Swift advised that she attended:

- the Regional District board meeting,
- an early childhood education and care walk,
- the Filberg Heritage Lodge and Park Association board meeting,
- the Regional District special board meeting, and
- attended the Local Government Climate Action Plan webinar.

c. Councillor McGowan

Councillor McGowan advised that she:

- attended the Local Government Climate Action Plan webinar,
- attended the community listening event, and
- participated in many conversations with residents.

d. Councillor Minions

Councillor Minions advised that she:

- participated in a discussion with residents regarding a subdivision variance,
- attended the opening of the community listening event,
- attended a restorative justice meeting, and
- met with developers and others regarding the affordable housing contribution policy.

e. Councillor Grant

Councillor Grant advised that he:

- attended all of the Regional District meetings, and
- participated in some conversations with residents regarding taxes.

f. Councillor Bissinger

Councillor Bissinger advised that she:

- attended the Local Government Climate Action Plan webinar,
- met with some homeowners regarding a subdivision application as well as a coach house application,
- attended the Lazo Road widening open house, and
- attended a Nautical Days committee meeting.

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g. Mayor Arnott

Mayor Arnott advised that he attended:

- the Highland School graduation ceremony,
- a workshop on the emerging future primary care,
- a the service for Stocky Edwards,
- the Cumberland Victoria Day celebrations,
- the community listening event,
- the Chamber of Commerce Mixer,
- a meeting with residents regarding a rezoning application,
- the Air Cadet ceremonies, and
- the Lazo Road widening open house.

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 7:29 p.m.

CARRIED

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



MAYOR



CORPORATE OFFICER