

Minutes of a Regular Council Meeting held in the City Hall Council Chambers, Courtenay B.C., on Monday, October 3, 2005 at 4:00 p.m.

Attending:

Acting Mayor: D. S. McRae
Councillors: N. A. Ahmed
J. L. Harder
L. V. Jangula

Staff:

S. T. Gray, Administrator
J. Ward, Manager of Corporate Administration
K. Lagan, Director of Operational Services
D. Slobodan, Director of Regulatory Services
T. Manthey, Director of Financial Services
R. Wiwchar, Director of Community Services
P. Crawford, Director of Planning
G. Garbutt, Planner

The meeting was called to order at 4:02 p.m.

1.00 MINUTES

.01 Moved by Jangula and seconded by Harder that the minutes of the Regular Council meeting held September 19, 2005 be adopted.
Carried

4.00 COMMITTEE/STAFF REPORTS

.01 Moved by Ahmed seconded by Harder that the concept plan for
IDIENS PARK be approved; and
6140-216
That funds for the project be considered through the 2006 budget process.
Carried

.02 Moved by Harder and seconded by Jangula that the following loan
LERWICK RD authorization bylaws proceed to final adoption:
EXTENSION BYLAWS
6120-01
➤ Lerwick Road Sewer Loan Authorization Bylaw No. 2423, 2005;
➤ Lerwick Road Water Loan Authorization Bylaw No. 2424, 2005;
and
➤ Lerwick Road Extension Construction Bylaw No. 2425, 2005
Carried

.03

DVP NO. 0513
ELlicombe Holdings
3090-20-0513

Moved by Harder and seconded by Jangula that notice be given to the adjacent property owners of the proposed development variance outlined below and that the application be returned to Council at a meeting on November 7, 2005; and

That subject to public input, Development Variance Permit No. 0513 be issued to Ellicombe Holdings Ltd. to provide relief from Subdivision Control Bylaw No. 1401, 1986, and amendments thereto, to allow the construction of a cul-de-sac in excess of 152.4 metres and without a direct sight line from the point of entry to the closed end as outlined in Schedule No. 1 attached, for the property described as Lot 2, District Lot 231, Comox District, Plan 7752 at 1305 Ronson Road.

Carried

.04

SUB SERV AGREE
BURGER FISHERIES
3320-20-04417

Moved by Harder and seconded by Ahmed that Council approve the Subdivision Servicing Agreement for the subdivision of Lot 5, District Lot 158, Comox District, Plan 1911;

That the required security be provided to the City prior to subdivision approval; and

That the Mayor and Manager of Corporate Administration be authorized to sign all documentation relating to this development.

Carried

5.00 REPORTS AND CORRESPONDENCE FOR INFORMATION

.01

CRA MINUTES
250-20

Moved by Jangula and seconded by Harder that the CRA Advisory Board meeting minutes of September 8, 2005 be received for information.

Carried

.02

LAND USE
APPLICATIONS
650-20

Moved by Ahmed and seconded by Harder that the summary of land use applications for January – September 2005 be received for information.

Carried

7.00 UNFINISHED BUSINESS

Acting Mayor McRae inquired if there were any members of the public wishing to make a submission regarding Development Permit No. 0512, and there were none.

.01

DVP NO. 0512
CANVEST ENT LTD
3090-20-0512

Moved by Ahmed and seconded by Harder that Development Variance Permit No. 0512 be issued to Canvest Enterprises Ltd. to provide relief from the City of Courtenay Zoning Bylaw No. 1427, 1986, and amendments thereto, to reduce the required lot frontage from 30 metres to 0 metres as outlined in Schedule No. 1 attached, for the property described as Lot 1, Section 67, Comox District, Plan VIP74826 at 3040 Kilpatrick Avenue.

Carried

Acting Mayor McRae inquired if there were any members of the public wishing to make a submission regarding Development Permit No. 0514 and Development Permit No. 0515, and there were none.

.02 Moved by Harder and seconded by Ahmed that Development Permit DVP NO. 0514/0515 Nos. 0514 and 0515 be issued to Protech Construction Ltd. to allow the PROTECH CONSTR construction of a two storey 8 unit multi residential building on Lot G, 3060-20-0514/0515 Section 17, Comox District, Plan VIP57048 and a three storey 8 unit multi residential building at Alderwood Place, including landscape materials and installation valued at \$52,800.00 including the following variances to the City of Courtenay Zoning Bylaw No. 1427, 1986;

- *Section 8.3.6 Yards (3)* be relaxed to reduce the required side yard from 6 m, for the 2nd Storey to 4.5 m on Lot H
- *Section 8.3.6 Yards (3)* be relaxed to reduce the required side yard from 6 m, for the 2nd Storey and 7.5 m for the 3rd Storey to a minimum of 4.5 m on Lot G; and

That if the permit holder has not substantially commenced any construction to which the permit was issued within twelve (12) months after the date it was issued, the permit lapses.

Carried

9.00 NEW BUSINESS

.01 Moved by Harder and seconded by Jangula that the request from R. LAFRAMBOISE Robert Laframboise to operate a hot dog stand at Home Depot be referred to the staff for a report to Council.
HOT DOG STAND
HOME DEPOT
4320-20

Carried

10.00 BYLAWS

.01 Moved by Ahmed and seconded by Harder that “Tax Exemption 2006 Bylaw No. 2433, 2005” be finally passed and adopted.

TAX EXEMPT
BYLAW NO. 2433

Carried with Councillor Jangula opposed

.02 Moved by Harder and seconded by Jangula that “Churches 2006 Tax Exemption Bylaw No. 2434, 2005” be finally passed and adopted.

CHURCHES 2006 TAX
EXEMPTION BYLAW
NO. 2434

Carried

.03 Moved by Harder and seconded by Ahmed that “Lerwick Road Sewer Loan Authorization Bylaw No. 2423, 2005” be finally passed and adopted.

LERWICK RD SEWER
LOAN
BYLAW NO. 2423

Carried

.04 Moved by Ahmed and seconded by Jangula that “Lerwick Road
LERWICK RD WATER Water Loan Authorization Bylaw No. 2424, 2005” be finally passed and
LOAN BYLAW NO. adopted.
2424 **Carried**

.05 Moved by Harder and seconded by Jangula that “Lerwick Road
LERWICK RD Extension Construction Loan Authorization Bylaw No. 2425, 2005” be
EXTENSION CONSTR finally passed and adopted.
BYLAW NO. 2425 **Carried**

12.00 ADJOURNMENT

.01 Moved by Jangula and seconded by Harder that the meeting now
adjourn at 4:26 p.m.
Carried

CERTIFIED CORRECT

Manager of Corporate Administration

Adopted this 11th day of October, 2005

Mayor