

Minutes of the meeting of the Board of the Regional District of Comox-Strathcona held Monday, July 27, 1998 in the offices of the Regional District located at 4795 Headquarters Road, Courtenay, B.C. commencing immediately following the meeting of the Regional Hospital District Board.

- PRESENT:**
- Chairperson** - D. Andrews - District of Campbell River
 - Vice Chairperson** - R. Mandryk - Electoral Area "A"
 - Directors**
 - J. Abram - Electoral Area "J"
 - D. Bell - City of Courtenay
 - D. Chauvin - Village of Sayward
 - J. Clarkston - Electoral Area "B"
 - R. Grinham - Village of Cumberland
 - F. Hansen - Electoral Area "H"
 - B. Harrison - District of Campbell River
 - B. Leigh - Electoral Area "D"
 - G. Mack - Town of Comox
 - O. Marcaccini - Village of Gold River
 - B. Matthews - District of Campbell River
 - T. McCrae - Village of Tahsis
 - P. Myhres - Village of Zeballos
 - R. Nichol - Electoral Area "C"
 - T. Pater - Electoral Area "G"
 - G. Sirk - Electoral Area "I"
 - S. Winchester - City of Courtenay

- Staff Present:
- B. Williams - Administrator
 - B. Whitehead - Manager of Admin/Secretary
 - D. Oakman - Deputy Treasurer
 - H. Harker - Director of Planning
 - T. Munro - Executive Secretary

Mandryk/Nichol: "THAT the agenda be varied to receive a verbal report from H. Harker, Director of Planning with regard to contracts for municipal participation in the 1999 Planning Function."

Varied Agenda

Section 791(2)

CARRIED

Mr. Harker explained that the Planning Function offers from the Municipalities should be presented to the Board in the form of a Bylaw, and that this issue must be completed by August 31, 1998. It was suggested that due to time constraints that the August Board meeting be rescheduled to an earlier date.

Abram/Harrison: "THAT the August 1998 regular Board meeting be rescheduled to Monday, August 24, 1998."

Board meeting – Rescheduled.

Nay: Leigh
Section 791(2)

CARRIED

McCrae/Nichol: "THAT the meeting return to the regular agenda."

Harrison/Bell: "THAT the Chair be sustained."

Nay: Leigh/Sirk
Section 791(2)

CARRIED

Vote on main motion.

Nay: Leigh
Section 791(2)

CARRIED

MINUTES

Minutes

Bell/Grinham: "THAT the minutes of the Regular Meeting held June 29, 1998 be adopted, as circulated."

Section 791(2)

CARRIED

PETITIONS AND DELEGATIONS

Petitions
and
Delegations

Pater/Abram: "THAT the agenda be varied to hear late delegations."

Nay: McCrae
Section 791(2)

CARRIED

Mr. Peter Olesiuk, Research Biologist of the Department of Fisheries and Oceans, made a presentation to the Board as per the request of Director T. Pater, Electoral Area 'G'. Mr. Olesiuk stated that the harbour seal population on the coast of BC is approximately 130,000, and has grown in the Strait of Georgia to its highest count in over ten years to more than 40,000. He outlined that the diet of harbour seals in Georgia Strait is usually about 4% salmon; a major part of their diet is hake and herring, two species which feed heavily on juvenile salmon in Georgia Strait. He stated that it is uncertain, in his opinion, what effect a harvest program for harbour seals in Georgia Strait would have on salmon.

DFO – Marine
mammals

Mr. Olesiuk continued by informing the Board that the Courtenay River has an unusual seal predation situation specific to that river and most likely created by local factors which provide a stressful habitat for returning salmon. These factors include the dredging and channelizing of the lower river course (reducing salmon cover) and the damming of the Puntledge (creating higher river water temperatures which the installation of a deep-water intake would not alter). The latest count of seals in the Courtenay River system is about 30.

Pater/Sirk: “THAT the Regional District of Comox-Strathcona write to the Department of Fisheries and Oceans requesting further information on the seals in the Puntledge River; AND FURTHER THAT the resolution from the June 29, 1998 Board meeting being:

THAT the Regional District of Comox-Strathcona supports the initiatives of the Seal Cull and encourages the Department of Fisheries and Oceans to develop a harvest program for seals in Georgia Strait.

be rescinded.”

Nay: Andrews/Bell/Chauvin/Clarkston/Grinham/Hansen/
Harrison/Mack/Nichol/Winchester

Section 791(2)

DEFEATED

Mr. Rodney Sumpter, Chairperson of the Area ‘J’, Advisory Planning Commission made a presentation to the Board with respect to the 1999 Planning Function. Mr. Sumpter stated that he felt it was unfair for the District of Campbell River to have 3 votes on planning issues in Electoral Area ‘J’ for a fee of \$14,000.00.

Mr. R. Sumpter –
1999 Planning Function

Mr. Gellatly, Quadra Island resident and property owner made a presentation to the Board with respect the 1999 Planing Function. Mr. Gellatly asked the Board to be extremely cautious about permitting a potentially precedent-setting invocation of the ‘enter into contracts’ provision of Section 791, subsection (7), clause (e) as grounds for a weighted vote on this supposed ‘offer’ from the District of Campbell River.

Mr. P. Gellatly –
1999 Planning Function

ORIGINAL COMMUNICATIONS

**Original
Communications**

Harrison/Bell: “THAT the correspondence from the Sunshine Coast Regional District dated July 3, 1998 regarding resolutions for consideration at the UBCM September Annual General Meeting, be received.”

Sunshine Coast RD –
UBCM Resolutions

Section 791(2)

CARRIED

PRESENTATION OF REPORTS

**Presentation of
Reports**

Report of the West Coast Committee

West Coast Committee

The Committee reports that:

- A meeting was held on Monday, June 29, 1998.
- Reports and correspondence were received.
- BC Lands referrals were considered.

THE COMMITTEE RECOMMENDS:

1. THAT BC Lands be advised that with regard to File No.1409081 for Kyuquot Sound Farms in Pinnacle Channel, the Regional District has no objections in principle to the relocation of this operation however they have the following concerns:
 - a) The actual term of the tenure. Their application states 15 years and the BC Lands referral states 10 years;
 - b) The referral form indicates that this is a relocation from the old site. The tenure under 1406671 was for an area of 9.35 hectares, this application is for 26+ hectares; and
 - c) This application also indicates that an increase in production, equipment, and schedule has been proposed as an amendment to their present operations at Dixie Cove, on file with BC Fisheries in Courtenay.
2. THAT BC Lands be advised that with regard to Notice of Establishment of Notation of Intention by BC Parks (File No. 1407594) for boat haven sites in Valdes Bay, Hisnit Inlet, the Regional District has no objections to this notation provided that:
 - a) Given that substantial clam beds exist in Valdes Bay, no dumping of sewage be permitted by boats using these havens; and
 - b) Given that the area is a historical site for granite mining, no extraction of natural resources or industrial artifacts be permitted by those using these anchorages.
3. THAT the Nootka Area Rural Land Use Bylaw be taken to Public Meetings in September 1998.
4. THAT the West Coast Parks Plan proceed in tandem with the Nootka Area Rural Land Use Bylaw.
5. THAT BC Environment be advised that with regard to Waste Management Permit application File No. PR-15006 for Doman Western in Muchalaht Inlet, the Regional District strongly objects to the unacceptable forestry practice of burning residual wood products from dryland log sort operations because the burning:
 - a) adds harmful air particulates to the environment;
 - b) destroys valuable nutrients which are lost to the soil and to the forests;
 - c) causes visual pollution which may present a safety concern in marine traffic corridors; and
 - d) can lead to a waste of merchantable timber;

AND FURTHER THAT the Regional District strongly recommends that alternative methods of residual wood disposal be considered.

6. THAT the Regional District write to the Provincial Ombudsman regarding a commercial trespass on Crown Land by Nootka Island Fish Camp Ltd. near Nootka Island (File No. 1405783 License No. 103776) given that the Regional District believes that de rigueur legalization by BC Lands of continued and repeated trespasses is counterproductive to effective land management and is an unacceptable practice;

The Regional District offers the following information:

- a) The original tenure was not referred to this Regional District for comment and was offered in 1991 in order to legalize a trespass;
- b) The Regional District Electoral Director informed BC Lands that the tenure holder had anchored another float outside of his tenure area and occupied Ministry of Transportation and Highways right-of-way;
- c) An upland property owner believes the operation blocks public access to the waterfront, and the high level of noise from a generator located on a float in trespass is disturbing and not acceptable;
- d) BC Lands acknowledged the trespass in a letter to the same upland owner in Dec 2, 1997; and
- e) BC Lands has advised the licensee that he is in trespass and forwarded the forms to make application to amend his license in their letter dated June 3, 1998.

McCrae/Grinham: "THAT the Report and Minutes (No. 142) of the West Coast Committee meeting held June 29, 1998, be received."

Section 791(2)

CARRIED

McCrae/Leigh: "THAT Recommendations No. 1, 2, 3, 4 and 6 of the Report of the West Coast Committee meeting held June 29, 1998, be adopted."

Section 791(2)

CARRIED

McCrae/Pater: "THAT Recommendation No. 5 of the Report of the West Coast Committee meeting held June 29, 1998, be adopted."

Hansen/Pater: "THAT Recommendation No. 5 of the Report of the West Coast Committee meeting held June 29, 1998 be amended in sub section e) to read:

- e) causes visual pollution which may present a safety concern in marine and air traffic corridors; and"

Section 791(2)

CARRIED

Vote on motion as amended.

Nay: Grinham/Mack/Nichol

Section 791(2)

CARRIED

Report of the Regional Solid Waste Management CommitteeRegional Solid Waste
Management
Committee

The Committee reports that:

- A meeting was held June 30, 1998.
- A delegation was heard from Renuable Resources Ltd regarding their recycling process.
- The Management Report was received.
- The Multi Material Recycling Program was discussed.
- Reports from the Director of Environmental Services were received.
- Staff were directed to write a letter to Ruth Masters thanking her for her continuing concern about Pidgeon Lake Landfills' waste management practices. Staff were also asked to include a response to her questions about private business operations to divert usable items.
- The Composting Strategy between the Capital Regional District Solid Waste Staff and the Regional Districts of Cowichan Valley, Nanaimo and Comox-Strathcona was received.
- A Waste Management Permit for property located on the Gold River Highway was discussed.
- The Committee was advised of the recycling pamphlet that is to be distributed to different schools and areas in the Regional District.

THE COMMITTEE RECOMMENDS:

1. THAT upon completion of the Campbell River Landfill operation being transferred to the Regional District, that a 5 year contract be signed with Berry & Vale Contracting Ltd. with terms and conditions identical to the present contract with Berry and Vale Contracting Ltd.
2. THAT Staff write a letter to the Ministry of Forest denying the waiver of tipping fees for the 1998 camping season.
3. THAT staff write a letter to all appropriate shopping malls expressing the Board's concerns at the lack of their cooperation in promoting the benefits of the multi-material drop-off depot waste reduction initiative.

Harrison/Matthews: "THAT the Report and Minutes (No. 59) of the Regional Solid Waste Committee meeting held June 30, 1998, be received."

Section 791(2)

CARRIED

Harrison/Grinham: "THAT Recommendation No. 1 of the Report of the Regional Solid Waste Committee meeting held June 30, 1998, be adopted."

Section 791(6)

CARRIED

Harrison/Mandryk: "THAT Recommendations No. 2 and 3 of the Report of the Regional Solid Waste Committee meeting held June 30, 1998, be adopted."

Nay: Abram

Section 791(2)

CARRIED

Report of the Comox Valley Sports Centre CommissionComox Valley Sports
Centre Commission

The Commission reports that:

- A special meeting was held on June 29, 1998
- Contracts for the construction of the new arena were reviewed.

THE COMMISSION RECOMMENDS:

1. THAT with regard to the New Comox Valley Sports Centre Arena, Contract #13 for Membrane Roofing Work, be awarded to Russ Nelson Roofing in the amount of \$70,382.00.
2. THAT with regard to the New Comox Valley Sports Centre Arena, Contract #17 for Steel Studs, gypsum board and acoustical ceiling work be awarded to Vescon Construction Services Ltd. in the amount of \$84,600.00.
3. THAT with regard to the New Comox Valley Sports Centre Arena, Contract #18 for spray applied fireproofing work, be awarded to Chalifour Fireproofing and Insulation in the amount of \$7,820.00.

Mandryk/Mack: "THAT the Report and Minutes (No. 281) of the Comox Valley Sports Centre Commission meeting held June 29, 1998, be received."

Section 791(2)

CARRIED

Grinham/Winchester: "THAT Recommendations No. 1 through 3 of the Report of the Comox Valley Sports Centre Commission meeting held June 29, 1998, be adopted."

Section 791(6)

CARRIED

Report of the Comox Valley Sports Centre CommissionComox Valley Sports
Centre Commission

The Commission reports that:

- A meeting was held on July 9, 1998
- The management report was received.
- An update on the New Facilities was given.
- Minutes of the New Facility Use Group meeting of June 8, 1998 were received.
- Minutes of the Ad Hoc Committee meeting of June 17, 1998 were received.
- The Painting contract was awarded.
- A special Commission meeting date was set for July 15, 1998.
- Easement for the Right of access at the North Island College site were approved.

THE COMMISSION RECOMMENDS:

1. THAT with regard to the New Comox Valley Sports Centre Arena Contract #19 - Painting, be awarded to Tempo Painting in the amount of \$63,000.00.

2. THAT the Commission approve the easements for the right of access to the Aquatic Centre site, for the right to install, operate and maintain a water line across North Island College properties, and, the right to install, operate and maintain a sewer line across North Island College properties.

Grinham/Mack: “THAT the Report and Minutes (No. 282) of the Comox Valley Sports Centre Commission meeting held July 9, 1998, be received.”

Section 791(2)

CARRIED

Mandryk/Nichol: “THAT Recommendations No. 1 and 2 of the Report of the Comox Valley Sports Centre Commission meeting held July 9, 1998, be adopted.”

Section 791(6)

CARRIED

Report of the Comox Valley Committee

Comox Valley
Committee

The Committee reports that:

- A meeting was held July 9, 1998.
- Special Events Permit was discussed.
- Monthly Reports were received.
- Transit issue was discussed.
- Parks issues were discussed.
- Development Permit Application was discussed.
- Rezoning Application was discussed.
- ALR Application was discussed.

THE COMMITTEE RECOMMENDS:

1. THAT the following motion adopted on September 29, 1997 be rescinded: “THAT the Regional Board recommend to the Ministry of Municipal Affairs that consideration of the Boundary Extension application from the Town of Comox (Town File No. 3100-01) for those properties described as Lots 1 – 4, Section 77, Comox District, Plan 7389, and Lot A, Section 77, Comox District, Plan 25090, located at the intersection of Anderton and Guthrie Road, not proceed until such time as the Restructure Study process is complete.
2. THAT the Regional Board write a letter of support to the Ministry of Municipal Affairs of the Boundary Extension application from the Town of Comox (Town File No. 3100-01) for those properties described as Lots 1 – 4, Section 77, Comox District, Plan 7389, and Lot A, Section 77, Comox District, Plan 25090, located at the intersection of Anderton and Guthrie Road; AND FURTHER THAT a satisfactory resolution is obtained between the Town of Comox and the Regional District of Comox-Strathcona regarding the water infrastructure as well as buffering, drainage and retention issues.
3. THAT the Earth Festival Society be permitted to hold Earth Fest 98 on August 22 and 23, 1998 under the Special Event Bylaw No. 600; AND FURTHER THAT the Earth Festival be granted the non-commercial rate, for this year only, on the Rotary Bowl rental for this event.

4. THAT the Regional District request the Fire Commission to appoint the Courtenay Fire Chief and Deputy Fire Chief as “Local Assistants to the Fire Commissioner” and to further request that the Courtenay Fire Chief be given the authority to make additional appointments as “Local Assistants to the Fire Commissioner” as required, for the Black Creek Fire Protection Specified Area.
5. THAT the Committee supports the following recommendation from the June 8, 1998 Greater Campbell River Committee: “THAT the Minister of Environment, Lands and Parks be encouraged to retain the permitting and appeals procedures for sewage discharge to the sea.”
6. THAT the Regional Board approve the Development Permit application (DP 1B 98 – Rideout) to allow the proposed redevelopment of the existing mini-storage building as shown on the attached drawings, on property described as That Part of Lot 2, District Lot 103, Comox District, Plan 9440, Lying to the West of a Boundary Parallel to and Perpendicularly Distant 140 Feet from the Westerly Boundary of Said Lot 2 (1460 Ryan Road); AND FURTHER THAT this approval only be granted on the condition that the required front yard landscaped buffer is able to be located entirely on site, if the access requirements of the Ministry of Transportation and Highways were to so permit.
7. THAT the Regional Board consider giving 1st and 2nd readings to a bylaw to rezone Lot A, Plan 29451, District Lot 197, Comox Land District (6191 Headquarters Road) from Country Residential Four (CR-4) to Country Residential Three (CR-3); AND FURTHER THAT a Public Hearing be suggested for Monday, August 17, 1998 at 7:30 p.m.
8. THAT the request for employee accommodation within a shop upon the property described as Lot 20, Block 29, Comox District, Plan 2261 (ALR 1B 98 – Evans) be approved.
9. THAT the Regional District of Comox-Strathcona contract with the Plateau Road Residents Association for the provision of development work (trails, signs, benches) at Nymph Falls Park for a contract fee up to a maximum of \$15,250.00 per the Parks Policy and paid from the Area ‘C’ Parks Function.
10. THAT a user fee of \$4.00 be set for the use of the boat ramp at Bill Mee Park; AND FURTHER THAT a one-time fee of \$100.00 provide unlimited recreational use of the ramp to the end of the year 2000; AND FURTHER THAT an annual recreational fee for use of the ramp be set at \$50.00; AND FURTHER THAT a commercial fee for use of the ramp be set at \$10.00 per use or \$200.00 per year; AND FURTHER THAT these fees be set until the end of the year 2000; AND FURTHER THAT the Denman Island Residents and Ratepayers Association may collect these fees on behalf of the Regional District and place in an account for the development and maintenance of the boat ramp.

Grinham/Mandryk: “THAT the Report and Minutes (No. 14) of the Comox Valley Committee meeting held June 4, 1998, be received.”

Mandryk/Clarkston: “THAT Recommendations No. 1 through 5 of the Report of the Comox Valley Committee meeting held July 9, 1998, be adopted.”

Section 791(2)

CARRIED

Mandryk/Clarkston: “THAT Recommendations No. 6, 7 and 8 of the Report of the Comox Valley Committee meeting held July 9, 1998, be adopted.”

Section 791(2)(12)

CARRIED

Clarkston/Grinham: “THAT Recommendations No. 9 of the Report of the Comox Valley Committee meeting held July 9, 1998, be adopted.”

Section 791(6)

CARRIED

Mandryk/Nichol: “THAT Recommendation No. 10 of the Report of the Comox Valley Committee meeting held July 9, 1998, be adopted.”

Mandryk/Nichol: “THAT Recommendation No. 10 of the Report of the Comox Valley Committee meeting held July 9, 1998, be amended to read:

‘THAT a user fee of \$4.00 be set for the use of the boat ramp at Bill Mee Park; AND FURTHER THAT a one-time fee of \$100.00 provide unlimited recreational use of the ramp to the end of the year 2000; AND FURTHER THAT an annual recreational fee for use of the ramp be set at \$25.00/year; AND FURTHER THAT a commercial fee for use of the ramp be set at \$10.00/day or \$75.00/year; AND FURTHER THAT these fees be set until to December 31, 2000; AND FURTHER THAT the Regional District enter an agreement with the Denman Island Residents and Ratepayers Association to collect the fees on behalf of the Regional District for the development and maintenance of the boat ramp; AND FURTHER THAT a Bill Mee Park user fee bylaw be forwarded to the Board for adoption.’”

Section 791(4)

CARRIED

Vote on motion as amended.

Section 791(4)

CARRIED

Report of the Greater Campbell River CommitteeGreater Campbell River
Committee

The Committee reports that:

- A meeting was held on July 13, 1998.
- Management Report was received.
- Reports and correspondence were received.
- Minutes from Advisory Committees were received.
- A delegation was heard regarding RZ 4I 97 (Lawton).
- Rezoning Bylaw No. 2021 be considered for final adoption. (Lawton RZ4I97)
- A delegation was heard regarding DP 2D 98 (Gourmet by the Sea).
- Development Permit DP 2D 98 (Gourmet by the Sea) was approved.
- Staff report from J. France, Treasurer was received.
- Bylaw summary was received.
- Correspondence from Chris Jenkins, MELP, regarding municipal sewage regulations was received.
- Correspondence from Cortes Island Firefighters regarding house numbering was received.
- Area "J" APC minutes were received.
- Requirement for an August meeting of the Committee was discussed.
- Any correspondence/response from Province regarding casino issue to be placed on July Board agenda.

THE COMMITTEE RECOMMENDS:

1. THAT the Regional Board consider giving final adoption to Bylaw No. 2021, being the "Electoral Area "I" Zoning Bylaw, 1970, Amendment Bylaw No. 52" (RZ 4I 97 - Lawton).
2. THAT the Regional Board grant Ker-Lou Holding Limited (Gourmet by the Sea Restaurant) a development permit for an already constructed deck having an area of 13m² (140ft²) and sited a minimum of 1.0 (3.3ft) from the left side lot line (Georgia Strait) for the purpose of providing outdoor seating for a proposed expresso bar located on Lot 1, Plan 34006, District Lot 193, Comox Land District (4378 South Island Highway).
3. THAT the Regional Board write to the Ministry of Health (Campbell River Office) advising that the Regional Board encourages the review and approval of operations which utilize creative greywater disposal methods.

Grinham/Leigh: "THAT the Report and Minutes (No. 12) of the Greater Campbell River Committee meeting held July 13, 1998, be received."

Section 791(2)

CARRIED

Mandryk/Harrison: "THAT Recommendation No. 1 of the Report of the Greater Campbell River Committee meeting held July 13, 1998, be adopted."

Section 791(2)(12)

CARRIED

Leigh/Chauvin: "THAT Recommendations No. 2 of the Report of the Greater Campbell River Committee meeting held July 13, 1998, be tabled pending Ministry of Health approval."

Nay: Abram/Clarkston/Myhres/Nichol

Section 791(2)(12)

CARRIED

McCrae/Sirk: “THAT Recommendation No. 3 of the Report of the Greater Campbell River Committee meeting held July 13, 1998, be adopted.”

Clarkston/Bell: “THAT Recommendation No. 3 of the Report of the Greater Campbell River Committee meeting held July 13, 1998, be amended to read:

‘THAT the Regional Board write to the Ministry of Health (Campbell River Office) advising that the Regional Board encourages the review and approval of operations which utilize creative proven greywater disposal methods.’”

Section 791(2) CARRIED

Vote on motion as amended.

Section 791(2) CARRIED

Report of the Electoral Areas Committee

Electoral Areas
Committee

The Committee reports that:

- A meeting was held July 14, 1998.
- The Management Report was received.
- The Committee discussed options on creating zoning bylaws for the Electoral Areas.
- The apportionment of projected 1999 costs associated with the management of development (planning function) was discussed.
- Correspondence from U.B.C.M. was received with regard to the Provincial Government’s response to the Board’s resolution regarding remuneration for Electoral Area directors.
- The amendment of Bylaw No. 2027 being ‘Parks Rules and Regulations Bylaw, 1998’ was discussed.
- Framing and posting the Board Code of Conduct was discussed.

THE COMMITTEE RECOMMENDS:

1. THAT the Bylaw to amend Bylaw No. 2027 being ‘Parks Rules and Regulations Bylaw, 1998’, be forwarded to the Board for adoption.

Mandryk/Nichol: “THAT the Report and Minutes (No.18) of the Electoral Areas Committee meeting held July 14, 1998, be received.”

Section 791(2) CARRIED

Mandryk/Pater: “THAT Recommendation No. 1 of the Report of the Electoral Areas Committee meeting held July 14, 1998, be adopted.”

Section 791(2) CARRIED

Report of the Strathcona Gardens CommissionStrathcona Gardens
Commission

The Commission reports that:

- A meeting was held on July 15, 1998.
- A Delegation was heard regarding allocation procedures of ice time.
- Correspondence was received.
- An update was given on the progress of the replacement of arena boards in rink #1.
- Authorization was given for \$3,000.00 for electrical components on the heater system.
- Direction was given to develop a Bulk Buy option for advertising.
- The pool attendance report for June was received.
- The concession Agreement with IWA was extended for another two years.
- Authorization for tendering of renovations and purchasing for new equipment for the Concession was given.
- The Festival Society was granted use of the Plywood Floor and will be held responsible for any damages incurred during their use.

THE COMMISSION RECOMMENDS:

1. That the Strathcona Gardens Commission authorize up to \$3,000 in expenditures to pay for the installation of the electrical components of the new heater system and the coin mechanisms.
2. That the Strathcona Gardens Commission recommend the extension of The Concession Agreement with the I.W.A. Local 1-363 for another two years.

Leigh/Harrison: "THAT the Report and Minutes (No. 235) of the Strathcona Gardens Commission meeting held July 15, 1998, be received."

Section 791(2)

CARRIED

Leigh/Harrison: "THAT Recommendation No. 1 of the Report of the Strathcona Gardens Commission meeting held July 15, 1998, be adopted."

Section 791(4)

CARRIED

Matthews/Leigh: "THAT Recommendation No. 2 of the Report of the Strathcona Gardens Commission meeting held July 15, 1998, be adopted."

Section 791(6)

CARRIED

Report of the Public Hearing CommitteePublic Hearing
Committee

The Committee reports that:

- A meeting was held on July 14, 1998 to consider Bylaw No. 1862.

THE COMMITTEE RECOMMENDS:

1. THAT the Regional District Board consider rescinding first and second reading for Bylaw No. 2048 being the “Comox Valley Zoning Bylaw, 1986, Amendment Bylaw, No. 196”.

Pater/Nichol: “THAT the Report and Minutes of the Public Hearing Committee held July 14, 1998, be received.”

Section 791(2)

CARRIED

Nichol/Pater: “THAT Recommendation No. 1 of the Report of the Public Hearing Committee meeting held July 14, 1998, be rescinded and the following resolution be considered;

THAT the Regional Board consider giving third reading to Bylaw No. 1862, being the “Comox Valley Zoning Bylaw, 1986, Amendment Bylaw No. 196” (Lakatos RZ 3C 98); AND FURTHER THAT fourth reading and final approval of the Bylaw not occur until the applicant has submitted the following:

1. A letter indicating to whom the proposed parkland will be dedicated;
2. A letter from a British Columbia Land Surveyor indicating that he or she has been charged with the task of surveying the proposed parkland; and
3. A sketch prepared by a British Columbia Land Surveyor indicating the approximate dimensions and location of the proposed parkland.”

Nay: Hansen/Leigh/Sirk

Section 791(2)(12)

CARRIED

Report of the Public Hearing Committee

Public Hearing
Committee

The Committee reports that:

- A meeting was held on June 23, and July 15, 1998 to consider Bylaw No. 2042, being the “Rural Comox Valley Official Community Plan Bylaw, 1998.”

THE COMMITTEE RECOMMENDS:

- A. THAT Bylaw No. 2042, being the “Rural Comox Valley Official Community Plan Bylaw, 1998” be forwarded to the July 29, 1998 meeting of the Regional District Board to consider amending the Bylaw at second reading as follows:

1. Amend Part One, Section (1) by inserting the following after paragraph 1:
“This OCP is a broad policy document that recognizes the rural character of Electoral Areas A, B and C of the Regional District of Comox Strathcona, excluding Denman and Hornby Islands as their planning authority is the Islands Trust. It provides strategic policy to guide future land use decisions and the preparation of electoral area and local area plans. The electoral area and local area plans are to provide detailed policy.

The OCP proposes to preserve the rural character of the area by designating most of the lands as rural, agricultural and upland resource. It creates designated settlement areas to manage growth and it provides specific policies for containment of settlement areas. Precise settlement containment boundaries are to be established in electoral area and local area plans. It also identifies areas as coastal, industrial and marine industrial.

The Plan has six goals which address land use and environment, land use and economy and land use and settlement and it includes objectives and policies to support the implementation of the goals.”

2. Amend Part One, Section (1) paragraph 3 by deleting the sentence:
“The plan states that the OCP shall be reviewed on an annual basis in order that its goals, objectives and policies keep pace with changing values, lifestyles, and economic factors.”
and replacing it with the following text:
“The progress of the plan will be monitored annually. Amendments will be considered annually. The OCP will be reviewed on a five year basis in order that its goals, objectives and policies keep pace with changing values, lifestyles, and economic factors.”
3. Amend Part One, Section (1) by deleting the text “Section 945(5)” and replacing it with the text “Section 878(2)”.
4. Amend Part One, Section (1), paragraph 4 by adding at the end of the last sentence the following text:
“Advocacy policies reflect community interests and are provided to influence other jurisdictions. These policies are listed following the OCP policies where the Regional District has jurisdiction.”
5. Amend Part One, Section 2, paragraph 1 by deleting the text “except Denman and Hornby Islands” and replacing it with the following text:
“except the Denman Island and Hornby Island Local Trust Committee Areas as designated by BC Reg. 119/90.”
6. Amend Part Two, Section 1 by inserting a new goal 3.3 as follows:
3.3 “To support urban growth in the Comox Valley to occur in the municipalities.”
7. Amend Part Two, Section A.2 (b) by deleting the text “when located in a Designated Settlement area”.
8. Amend Part Two, Section A.2 by deleting subsection (d) and renumbering the remainder of the section.
9. Amend Part Two Section A.2 (g) by inserting after the text “environmentally sensitive areas” the following text:
“for preservation and conservation purposes”.

10. Amend Part Two, Section A.2 by deleting subsection (j) and substituting therefor the following:
“(j) Forms of permanent marine residences shall not be permitted on fresh water bodies.”
11. Amend Part Two, Section A.2.1 (a) by inserting the text “Local government and” before the text “senior government agencies.” in the first sentence; and by inserting the text “and migration” between the words “rearing” and “habitat” of the last sentence.
12. Amend Part Two, Section A.5 by adding the following as a new subsection (b):
“(b) The land use policies in the Plan shall work to ensure an adequate supply and quality of water for fish bearing streams and existing settlement and economic activities.”
and by renumbering the existing subsection A.5 (b) to A.5 (c).
13. Amend Part Two, Section B.1 by adding a new B.1 (d) as follows:
“(d) To encourage and facilitate the development of home-based and small businesses.”
14. Amend Part Two, Section B.2.1 (a) by adding the following to the end of the policy:
“and to encourage and support home-based and small businesses to grow.”
15. Amend Part Two, Section B.6 (b) by deleting the word “existing” prior to the first use of the phrase “rural service centres” and replacing it with the text “as shown on the Plan map”.
16. Amend Part Two, Section B.6 (d) .2 by deleting the word “to” and by adding the text “and noise and light emissions on” after the word “impacts”.
17. Amend Part Two, Section B.6 (e) adding the text “or coastal” following the word “park”.
18. Amend Part Two, Section B.7 (b) by deleting the words “the local municipalities or”.
19. Amend Part Two, Section B.8 (a) by deleting the text “agricultural, rural and designated settlement areas” and replacing it with the text “the Plan area”.
20. Amend Part Two, Section B.8 (d) by deleting the text “shall be discouraged” and replacing it with the text “will not be permitted.”
21. Amend Part Two, Section B.10 adding the following as a new subsection (l):
“(l) Existing industrial uses located outside of industrial areas shown on the Plan map shall be recognized and shall be considered for industrial designation in the Electoral Area Plans.”

22. Amend Part Two, Section B.10 (i) by deleting the words “All lands” and replacing them with the text “Areas designated as upland resource, industrial and marine industrial on the Plan map,” and by inserting the text “the application being consistent with the policies of this Plan and” after the words “shall be conditional on”.
23. Amend Part Two, Section B.10 by deleting subsection (k) and substituting therefor the following”

“(k) A marine industrial land study shall be undertaken to determine the best locations for marine industrial use in the Plan area based on environmental, social and economic considerations.”
24. Amend Part Two, Section B.11 (d) by deleting the word “wise” and replacing it with the word “responsible”.
25. Amend Part Two, Section B.13 (c) by changing the title of Act to “Agricultural Land Commission Act”.
26. Amend Part Two, Section B.13 (f) by inserting the word “storage” after the word “collection”.
27. Amend Part Two, Section B.13 (h) by inserting the word “strongly” before the word “encouraged”.
28. Amend Part Two, Section B.13 (k) (.1) by inserting the text “on non-farm lands located in the Plan Area” after the phrase “the protection of farming” and by deleting “or the local municipalities”.
29. Amend Part Two, Section B.13 (k) (.2) by changing title of Act to “Agricultural Land Commission Act”.
30. Amend Part Two, Section B.13.1 (b) by deleting “[from Greenways]”.
31. Amend Part Two, Section B.13.1 (c) by inserting “Local government and” at the beginning of the policy.
32. Amend Part Two, Section B.14 by deleting subsection (b) and substituting therefor the following:

“(b) The Denman Island Local Trust area includes the area up to the eastern coast of Vancouver Island from Mud Bay to Comox Point (not including municipal boundaries). The Denman Island OCP and zoning bylaw only extend 1,000m seaward from the coastline of Denman Island; the coastal area is outside of this area.

If the Coastal designation remains for this area, the Islands Trust requires that it be consistent with the Islands Trust Policy Statement and the Object of the Trust.

This will require new policies for this area.”

33. Amend Part Two, Section B.14 by adding the following as a new subsection (c):
- “(c) The Regional District shall work cooperatively with the Islands Trust, local government and senior government agencies to develop policy for the area extending 300 meters seaward from the highwater mark of the eastern coastal boundary of the planning area that falls within the jurisdiction of the Islands Trust.”
- and by renumbering the following subsections accordingly.
34. Amend Part Two, Section B.14 (e) by deleting the word “first” before the word “annual” and by inserting the word “Management” between the words “Estuary” and “Plan”.
35. Amend Part Two, Section B.14 (f) by inserting the text “the Islands Trust” after the text “senior government,”.
36. Amend Part Two, Section C by renumbering C. 5 and C.6 .as C.1 and C.2 and by renumbering C.1 to C.4 as C.3 to C.6 respectively.
37. Amend Part Two, Section C.1 (c) by inserting the text “residential zoned” before the word “ land”; and by replacing the word “accommodate” with “manage”.
38. Amend Part Two, Section C.1 by deleting subsection (h).
39. Amend Part Two, Section C.2 (c) by replacing the word “accommodate” with “manage”; and by adding at the end of the policy the text “for the next 5 to 10 years.”
40. Amend Part Two, Section C.2 (e) by adding the following sentence at the end of the policy:
- “The 30 percent open space requirement may be met by lands provided as existing and new parks, school fields, greenways, dedicated riparian areas or other similar features.”
41. Amend Part Two, Section C.2 (g) by
- a) Deleting the text “Containment Boundaries for settlement areas:” and substituting therefor the following:
- “C.2 (g) Containment boundaries for *designated settlement areas*:
- .1 shall be coincident with the boundary of the designated settlement area land use designation as determined in the electoral area or local area plans;”
- b) Renumbering the existing subsections .1 to .5 as .2 to .6 respectively.
42. Amend Part Two, Section C.2 (m) by deleting the phrase “to experiment and innovate” and replace it with “to be innovative”.
43. Amend Part Two, Section C.4 (c) by deleting the words “commercial and industrial and”.

44. Amend Part Two, Section C.4 (f) by deleting the words “shall be installed” and replace them with the phrase “shall be encouraged to be installed”.
45. Amend Part Two, Section C.4 by adding the following as a new subsection (j):

“(j) Development applications for areas adjacent to municipal boundaries shall be referred to the applicable local government for comment.”
46. Amend Part Two, Section C.5 by deleting subsection (b) and substituting therefor the following:

“(b) “To ensure that development is serviced to an appropriate and adequate rural standard.”
47. Amend Part Two, Section C.6 by deleting subsection (c) and substituting therefor the following:

“(c) Where community water systems and/or community sewer systems are not available, lands in the rural areas shall only be subdivided in accordance with the regulations of the authority having jurisdiction for septic system and well approvals and in accordance with the minimum and average lot sizes provided in the applicable zoning bylaw.”
48. Amend Part Two, Section C.6 by deleting subsection (d) and substituting therefor the following:

“(d) Density averaging, density bonusing, or density transfer may be used to secure community benefits such as the preservation of rural lands, open space, sensitive habitats, working woodlots.”
49. Amend Part Two, Section C.8 (b) by inserting the word “public transit” after “equestrian”.
50. Amend Part Two, Section C.8 (i) by deleting the word “country” and by adding the following text to the end of the policy:

“that enhance the rural character of the Plan area and, for areas adjacent to the municipalities, are compatible with municipal road standards.”
51. Amend Part Two, Section C.8.1 (a) by:
 - a) Inserting in C.8.1 (a) .1 the text “and the protection of the rural character of the Plan area” after the word “plan”;
 - b) Deleting in C.8.1 (a) .3 the word “country” and inserting the words “and lighting” after “road”; and
 - c) Adding the following as a new subsection .6:

“.6 Consult with the Regional District with respect to the development of a new highway connecting the Comox Valley, Alberni Valley and Cowichan Valley.”

52. Amend Part Two, Section C.8.1 (e) by adding the following as a new subsection .4:
 - “.4 support reduced tariff rates for the off-season transport of agricultural imports, including lime from Texada Island.”
53. Amend Part Two, Section C.10 by deleting subsection (c) and substituting therefor the following:
 - “(c) “The preparation, adoption and implementation of a Liquid Waste Management Plan for the rural Electoral Areas of the Comox Valley shall be supported.”
54. Amend Part Two, Section C.10.1 (a) as follows:
 - a) By deleting the phrase “Ministry of Health” and replacing it with “the agency responsible for wastewater disposal”; and
 - b) By inserting in C.10.1(a) .1 the word “ineffective” after the words “effects of”.
55. Amend Part Two, Section C.12 (e) as follows:
 - a) By inserting the words “stream protection setbacks” following the text “environmentally sensitive areas”; and
 - b) By adding the following as new subsections .7 and .8:
 - “.7 zoning setbacks; and
 - .8 return to Crown of watercourses
56. Amend Part Two, Section C.13 (b) by deleting “or”.
57. Amend Part Two, Section C.13 (c) by adding the following to the end of the policy:

“The Comox Valley Greenways Concept Plan (October 1997), identified in Appendix E, shall provide a basis for the greenways network.”
58. Amend Part Two, Section C.13 by moving subsection (f) to Greenways Advocacy Policy and renumbering the section.
59. Amend Part Two, Section C.13 (g) by adding the text “and public access shall be as provided at the discretion of the private land owner.” to the end of the policy.
60. Amend Part Two, Section C.15 (c) by adding the text “or rural services centres” to the end of the policy.
61. Amend Part Five, Section A.4 by adding the text “and the production of an annual monitoring report” to the end of the policy.
62. Amend Part Five, Section A.6 by inserting the text “for each of Electoral Areas A, B and C (excluding Denman and Hornby Islands)” following electoral area plans.
63. Amend Part Five, Section Five, by deleting subsection A.7 and substituting therefore the following:
 - “A.7 Ensuring that electoral area plans:
 - .1 are consistent with the goals, objectives and policies of the OCP;

- .2 provide specific direction on the following topics, where appropriate:
- a) water supply and quality;
 - b) the identification of environmentally sensitive areas;
 - c) density and lot sizes for land use designations within the electoral area, including requirements for density bonusing, density averaging and density transfer;
 - d) wastewater and storm water management;
 - e) precise boundaries for designated settlement areas;
 - f) the provision of affordable housing, rental housing and special needs housing;
 - g) the preservation of heritage;
 - h) precise boundaries for industrial and marine industrial areas and locations for temporary industrial use permits and temporary commercial use permits;
 - i) watershed management planning;
 - j) destination tourism;
 - k) the establishment of greenways networks;
 - l) population at maximum build-out;
 - m) permitted uses for each land use designation; and
 - n) noise contours and height restrictions in the area of CFB Comox (Area “B”).”
64. Amend Section Two, Part 5, by including the following as a new subsection A.8:
- “A.8 Create a separate policy for Local Area plans:
Ensuring that local area plans prepared for each *designated settlement area*:
- .1 are consistent with the goals, objectives and policies of the Official Community plan and the Electoral Area plan for the area;
 - 2 provide specific direction on the following topics, where appropriate:
 - a) water supply and quality;
 - b) the identification of environmentally sensitive areas;
 - c) precise land use designations and permitted uses;
 - d) density and lot sizes for land use designations within the designated settlement area, including requirements for density bonusing, density averaging and density transfer;

- e) wastewater and storm water management;
 - f) policy direction for lands in the buffer area/permanent edge of the designated settlement area;
 - g) affordable housing, rental housing and special needs housing;
 - h) the preservation of heritage;
 - i) watershed management planning;
 - j) destination tourism;
 - k) the establishment of greenways networks;
 - l) population at maximum build-out; and
 - m) noise contours and height restrictions in the area of CFB Comox (Area B)”
65. Amend Section Two, Part Five by adding the following as a new subsection .9:
- “.9 The review of applications to amend the OCP on an annual basis including revisions to policies and land use designations. This review shall allow for public input at one or more public meetings.”
66. Amend Section Two, Part Five by renumbering existing A.8 to A.9, and A.9 to A.10.
67. Amend Section Two, Part Five by adding as a new subsection A.11 the following:
- “A.11 The major review of the plan on a five year basis including undertaking research, updating the Plan to reflect changes in legislation and consulting the public and property-owners.”
68. Amend Schedule B - Land Use Maps as follows:
- a) Change map colours.
 - b) Add labels for:
 - Strathcona Provincial Park
 - Comox Lake
 - Hydro Right of Way
 - Island Highway
 - Electoral Area “D”
 - Regional District of Nanaimo
 - Wolf Lake
 - Mt. Washington
 - c) Fix alignment of Georgia Strait and Baynes Sound labels.
 - d) Marine Industrial north of Union Bay to remain in the area of existing log sort.
 - e) Delete Marine Industrial in remainder of Union Bay area and replace with Designated Settlement Area.
 - f) Delete CitySpaces logo and Creation/Revision Notes.

69. Amend Table 1 – Land Use Designations and Permitted uses as follows:
- a) Add to Coastal Area the text “facilities tied to upland services only” under the Tourist Services permitted use.
 - b) Add “Manufacturing & Processing” to Designated Settlement Area.
 - c) Add note to Table: “Permitted uses on lands in the Agricultural Land Reserve or Forest Land Reserve are subject to the applicable Provincial legislation.”
70. Amend Part Three, Section 2 – Land Use Designations – Permitted Uses as follows:
- a) Upland Resources - by deleting the text “specifically forage production and grazing” in subsection .2;
 - b) Agriculture - by deleting the word “agriculture” in the first paragraph and replacing it with “agricultural lands; and deleting name of the Act and replace with “Agricultural Land Commission Act”;
 - c) Coastal Area – by adding a new subsection .5 as follows:
“.5 “tourist services tied to upland tourist services only”; and
 - d) Renumber subsections .5 and .6 to .6 and .7 respectively;
 - e) Designated Settlement Area – by adding new subsections .5 and .11 as follows:
“.5 manufacturing and processing;”
“.11 “agriculture.” and
 - f) Renumber the remaining subsections accordingly.
71. Amend Part Four - Development Permit Areas as outlined in the recommendations contained in a staff report dated June 23, 1998 regarding Development Permit Guidelines for the Rural Comox Valley Official Community Plan which attached hereto and form part of these minutes.
72. Amend Appendix A by:
- a) Amending the definition of “Rural Character” by inserting the word “existing before “suburban areas”.
 - b) Amending the definition of “Density bonusing” by adding to the end of the definition the following text:
“The process to amend a zoning bylaw requires a public hearing.”
 - c) Amending the definition of “Designated Settlement Area by inserting the word “rural” before the words “population centre”.
 - d) Add the following as a new definition:
”Containment boundary:
means, in the context of this plan, a change in land use designation and pattern to clearly indicate the maximum extent or area of the land use. In this plan this definition applies to the extent of designated settlement areas, industrial areas and marine industrial areas.”
73. Amend Appendix B by deleting the tables and codes in the middle portion of the table and show only the contours and information contacts.
74. Amend Appendix C by deleting CitySpaces logo and Creation/Revision notes and by adding a note on Appendix C as follows:
“Not intended for detailed interpretation.”

75. Amend Appendix D as follows:
 - a) By adding the same land marks as shown on the land Use Designations map and the Land Status map.
 - b) By adding a note as follows:

“Not intended for detailed interpretation. For further information, contact the Ministry of Transportation and Highways.”
76. Add as a new Appendix E the Comox Valley Greenways Concept Plan, October 1997.
77. Add as a new Appendix F - Rural Comox Valley – Population and Projections attached hereto.”

AND FURTHER THAT Bylaw No. 2042 be forwarded to the August 31, 1998 meeting of the Regional Board, for consideration of third reading, as amended.

B. THAT the following proposed amendments to Bylaw No. 2042, being the “Rural Comox Valley Official Community Plan Bylaw, 1998” be considered at the first annual review of the Plan:

1. Amend Part One, Section 1, Paragraph 2 by inserting the following new text at end of bullet #2:

“by aiming for stability of land-use and increased public confidence in the OCP and related bylaws;”
2. Amend Part Two, Section A.2 (a) by deleting the text “and the use of restrictive covenants.” and replacing it with the following text:

“the use of restrictive covenants, conservation leases and tax incentives.”
3. Amend Part Two, Section A.2 (h) by a) inserting the text “and surrounding” following the word “downslope,” and by b) deleting the word “encouraged” and replacing it with the word “required”.
4. Amend Part Two, Section A.2 (i) by adding the following text:

“and standards shall be compatible with municipal standards for areas adjacent to a municipality.”
5. Amend Part Two, Section A.2 by adding a new A.2 (k) as follows:

“(k) The Regional District shall encourage landowners and developers to covenant riparian land in exchange for tax exemptions as provided for under Section 845.1 of the Municipal Act.”
6. Amend Part Two, Section A.2 by adding a new A.2 (l) as follows:

“(l) The Regional District shall work cooperatively with local and senior governments and others to undertake a study to identify and evaluate environmentally sensitive lands and to develop appropriate land use regulations.”

7. Amend Part Two, Section A.2 by adding a new A.2 (m) as follows:
“(m) The Regional District shall work cooperatively with the Islands Trust and others to develop a development permit area for the protection of the environment for Baynes Sound.”
8. Amend Part Two, Section A.2.1 (b) by a) deleting the word “may” and replacing it with the word “shall,” and by b) inserting the text “through appropriate compensation” following the text “may be encouraged”.
9. Amend Part Two, Section A.2.1 by adding a new A.2.1 (e) as follows:
(e) The participation of local farmers in the “BC Ten Point Plan on Agriculture and the Environment” process shall be encouraged.”
10. Amend Part Two, Section A.5 (a) by a) inserting the text “including Agricultural Land Reserve lands” after the text “downhill properties”, and by b) adding the following text to the end of policy:
“in consultation with local government and senior government agencies.”
11. Amend Part Two, Section A.5 by adding a new A.5 (d) as follows:
(d) The Ministry of Environment Land Development Guidelines shall be used to minimize the impact of stormwater runoff.”
12. Amend Part Two, Section A.5.1 (a) by inserting the word “proven” before the word “innovative”.
13. Amend Part Two, Section A.5.1 by adding a new A.5.1(d) as follows:
“(d) To ensure that vessels using the waters in the Plan area have septic holding tanks and that harbours and marinas provide pump-out stations.”
14. Amend Part Two, Section A.5.1 by adding a new A.5.1(e) as follows:
“(e) To establish an environmentally safe drydock facility for vessels to be maintained and repaired.”
15. Amend Part Two, Section A.5.1 by adding a new A.5.1(f) as follows:
“(f) To establish guidelines to ensure that marine aquaculture operators maintain the health of the foreshore during and following use of the area.”
16. Amend Part Two, Section B.2.1 by adding a new B.2.1 (b) as follows:
“(b) Crown Lands shall be encouraged to provide lands to the community for community uses supported by this Plan prior to marketing.”
17. Amend Part Two, Section B.6 (f) by inserting the text “as outlined in the Plan” after the text “Development permits”.
18. Amend Part Two, Section B.8 (e) by inserting the text “as outlined in the Plan” after the text “Development permits”.

19. Amend Part Two, Section B.10 by adding a new B.10 (m) as follows:
“(m) Existing industrial areas or industrial and marine industrial areas identified on the Plan map shall not be permitted to expand without full municipal services.”
20. Amend Part Two, Section B.10 (e) by deleting the text “contribute to the agricultural economy and be approved by the Agricultural Land Commission.” and replacing it with the text “shall be discouraged.”
21. Amend Part Two, Section B.10 (f) by a) deleting the word “may” and replacing it with the text “shall not” and b) deleting the remainder of text following the words “be permitted.”
22. Amend Part Two, Section B.10 (g) by deleting the word “heavy”.
23. Amend Part Two, Section B.12 by adding a new subsection to B.12 to review the principals of sustainable forestry in the Denman Island OCP for inclusion in the Plan.
24. Amend Part Two, Section B.12 (d) by deleting the word “high”.
25. Amend Part Two, Section B.13 (d) by deleting the word “high”.
26. Amend Part Two, Section B.13 (j) by a) inserting the text “minimum 10 meters”... before the text “landscaped buffer” and by b) deleting the word “/or”.
27. Amend Part Two, Section B.13 by adding a new B.13 (l) as follows:
“(l) The Regional District shall work to minimize the impacts of wildlife on farmland and encourage senior government agencies to support compensation to farmers for wildlife damage.”
28. Amend Part Two, Section B.13 by adding a new B.13 (m) as follows:
“(m) The Regional District shall work cooperatively with the BC Ferry Corporation to locate a barge loading facility at the Little River terminal.”
29. Amend Part Two, Section B.14.1 (c) by adding the following text to the end of the policy: “and emphasize the need to protect this unique marine habitat for shellfish.”
30. Review Part Two, Section B.15 (a) to determine the allowance of deposit and removal of soil, sand, gravel and rock and other material in Rural and Agricultural areas.
31. Amend Part Two, Section B.15 (b) by deleting the text ...“application for industrial zoning”... and inserting the following text after the words ...“shall be”:
“permitted on lands designated Upland Resource and Industrial as shown on Schedule B and shall require industrial zoning”.

32. Amend Part Two, Section B.15 by adding a new B.15 (d) as follows:
“(d) The Regional District shall consider the adoption of a Soil Removal and Deposit Bylaw to ensure sustainable aggregate supply to meet demands while minimizing land use conflicts.”
33. Amend Part Two, Section B.15 by adding a new B.15 (e) as follows:
“(e) The Regional District shall work cooperatively with senior government agencies to study aggregate and mineral potential in the planning area.”
34. Amend Part Two, Section C.2 (h) by deleting the text “without demonstrated need for additional capacity.”
35. Amend Part Two, Section C.2 (i) by inserting the text “woodland areas, greenbelts, working woodlots” following the word “greenways”.
36. Review Part Two, Section C.2 (k)
“Parcels of land which lie immediately beyond a defined settlement or urban containment boundary shall be designated for Rural, Agricultural or Upland Resource use to discourage the expansion of settlement related land uses.”
37. Review Part Two, Section C.2.1 (a)
“The City of Courtenay, Town of Comox and Village of Cumberland shall be encouraged to define urban containment boundaries to protect adjacent farm land and to limit urban sprawl.”
38. Amend Part Two, Section C.2.1 (b) by deleting the text “rural lands” in both places and replacing the first with “land in the planning area” and the second with “these lands.”
39. Amend Part Two, Section C.2.1 (c) by deleting the word “new” and replacing it with the word “undeveloped.”
40. Amend Part Two, Section C.4 (d) by inserting the word “/or” after the word “and”.
41. Amend Part Two, Section C.4 (e) by deleting the word “encourage” and replacing it with the word “required”.
42. Amend Part Two, Section C.4 by adding a new C.4 (j) as follows:
“(j) The Regional District shall work cooperatively with the City of Courtenay, Town of Comox and Village of Cumberland to limit development on lands in the planning area that may place unnecessary servicing demands on the municipalities.”
43. Amend Part Two, Section C.4. adding a new C.4.1 as follows:
“.1 The City of Courtenay, Town of Comox and Village of Cumberland shall be encouraged to establish urban containment boundaries that are coincident with or within the legal boundaries of the municipality.”
44. Amend Part Two, Section C.6 (f) by inserting the text “and safety” after the word “health”.

45. Amend Part Two, Section C.8 (j) by adding the following text to the end of the policy:
“and detailed road networks shall be considered in the development of electoral area and local area plans.”
46. Amend Part Two, Section C.10 (b) by inserting the word “proven” before the word “innovative”, and by adding the following text to the end of the policy:
“where an on-going maintenance program is to the satisfaction of the approving officer.”
47. Review with respect to Islands Trust Part Two, Section C.10 (e)
Hornby Island Trust Committee is concerned about the adverse affects of sewage discharge from ocean outfalls generally and does not support this policy.
48. Amend Part Two, Section C.10 by adding a new C.10 (f) as follows:
“(f) The Regional District shall work cooperatively with local government and senior government agencies to develop stormwater management plans that support groundwater recharge, retention and re-use of winter stormwater, and address water quality.”
49. Amend Part Two, Section C.10 by adding a new C.10 (g) as follows:
“(g) The Regional District shall work cooperatively with local government to resolve servicing problems within existing developed areas adjacent to the municipalities.”
50. Amend Part Two, Section C.10.1 (a) by adding a new C.10.1.6 as follows:
“.6 encourage the safe reuse of effluent and biosolids in conjunction with the agricultural sector.”
51. Review Part Five, Section A.1
The development of guidelines for the following:
 - .1 servicing design standards for all development [reference A.2(i)]
 - .2 land development and management for stormwater run-off
reference A.5(a)]
 - .3 environmental and social impact studies [reference B.2(a)]
 - .4 community design for alternative transportation [reference C.8(b)]
 - .5 trail design, development and maintenance [reference C.13(e)]
52. Review Part Five, Section A.6
“The preparation of electoral area plans and local area plans for each *Designated Settlement Area* following the adoption of the OCP.”

Land Use Designations Map Amendments

53. Review the Marine Industrial designation in the Courtenay Estuary (see attached map).

Appendices

54. Amend Appendix A to include the definition of “urban containment boundaries”.

Mandryk/Clarkston: “THAT the Report and Minutes of the Public Hearing Committee held June 23, 1998 and July 15, 1998, be received.”

Section 791(2)

CARRIED

Mandryk/Clarkston: “THAT Recommendations A and B of the Report of the Public Hearing Committee meeting held June 23, 1998 and July 15, 1998, be adopted.”

Section 791(2)(12)

CARRIED

BYLAWS AND RESOLUTIONS:

**Bylaws and
Resolutions**

Mandryk/Nichol: “THAT Bylaw No. 1862 being “Comox Valley Zoning Bylaw, 1986, Amendment Bylaw No. 196,” be given third reading; AND FURTHER THAT fourth reading and final approval of the Bylaw not occur until the applicant has submitted the following:

Bylaw No. 1862

1. A letter indicating to whom the proposed parkland will be dedicated;
2. A letter from a British Columbia Land Surveyor indicating that he or she has been charged with the task of surveying the proposed parkland; and
3. A sketch prepared by a British Columbia Land Surveyor indicating the approximate dimensions and location of the proposed parkland.”

Section 791(2)(12)

CARRIED

Mandryk/Clarkston: “THAT first, second and third reading of Bylaw No. 1957 being “Fireworks Regulation Extended Service Conversion Bylaw No. 1957, 1997” be rescinded.”

Bylaw No. 1957

Section 791(2)

CARRIED

Myhres/Grinham: “THAT third reading of Bylaw No. 2053 being “Regional District Animal Control Bylaw No. 2053, 1998” be rescinded.”

Bylaw No. 2053

Section 791(2)

CARRIED

Mandryk/Myhres: “THAT Bylaw No. 2053 being “Regional District Animal Control Bylaw No. 2053, 1998” be amended at second reading as follows:

- a) The first paragraph in the preamble be amended to delete the phrase “...and a defined portion of Electoral Area ‘A’”... and to substitute “...and that portion of Electoral Area ‘A’ located on Vancouver Island.”
- b) The following definition under Section 2 – Interpretation be deleted:
 “Service Area means Electoral Area ‘B’ and ‘C’ and a defined portion of Electoral Area ‘A’
 And the following substituted therefore:
 “Service Area” means Electoral Area ‘B’ and ‘C’ and that portion of Electoral Area ‘A’ located on Vancouver Island.”

Section 791(2)

CARRIED

Myhres/Mandryk: “THAT Bylaw No. 2053 being “Regional District Animal Control Bylaw No. 2053, 1998” be given third reading, as amended.”

Section 791(2)

CARRIED

Mandryk/Nichol: “THAT Bylaw No. 2042 being “Rural Comox Valley Official Community Plan Bylaw No. 2042, 1998” be amended at second reading as follows:

Bylaw No. 2042

1. Amend Part One, Section (1) by inserting the following after paragraph 1:
 “This OCP is a broad policy document that recognizes the rural character of Electoral Areas A, B and C of the Regional District of Comox Strathcona, excluding Denman and Hornby Islands as their planning authority is the Islands Trust. It provides strategic policy to guide future land use decisions and the preparation of electoral area and local area plans. The electoral area and local area plans are to provide detailed policy.

The OCP proposes to preserve the rural character of the area by designating most of the lands as rural, agricultural and upland resource. It creates designated settlement areas to manage growth and it provides specific policies for containment of settlement areas. Precise settlement containment boundaries are to be established in electoral area and local area plans. It also identifies areas as coastal, industrial and marine industrial.

The Plan has six goals which address land use and environment, land use and economy and land use and settlement and it includes objectives and polices to support the implementation of the goals.”

2. Amend Part One, Section (1) paragraph 3 by deleting the sentence:
 “The plan states that the OCP shall be reviewed on an annual basis in order that its goals, objectives and policies keep pace with changing values, lifestyles, and economic factors.”
 and replacing it with the following text:
 “The progress of the plan will be monitored annually. Amendments will be considered annually. The OCP will be reviewed on a five year basis in order that its goals, objectives and policies keep pace with changing values, lifestyles, and economic factors.”

3. Amend Part One, Section (1) by deleting the text “Section 945(5)” and replacing it with the text “Section 878(2)”.
4. Amend Part One, Section (1), paragraph 4 by adding at the end of the last sentence the following text:
“Advocacy policies reflect community interests and are provided to influence other jurisdictions. These policies are listed following the OCP policies where the Regional District has jurisdiction.”
5. Amend Part One, Section 2, paragraph 1 by deleting the text “except Denman and Hornby Islands” and replacing it with the following text:
“except the Denman Island and Hornby Island Local Trust Committee Areas as designated by BC Reg. 119/90.”
6. Amend Part Two, Section 1 by inserting a new goal 3.3 as follows:
3.3 “To support urban growth in the Comox Valley to occur in the municipalities.”
7. Amend Part Two, Section A.2 (b) by deleting the text “when located in a Designated Settlement area”.
8. Amend Part Two, Section A.2 by deleting subsection (d) and renumbering the remainder of the section.
9. Amend Part Two Section A.2 (g) by inserting after the text “environmentally sensitive areas” the following text:
“for preservation and conservation purposes”.
10. Amend Part Two, Section A.2 by deleting subsection (j) and substituting therefor the following:
“(j) Forms of permanent marine residences shall not be permitted on fresh water bodies.”
11. Amend Part Two, Section A.2.1 (a) by inserting the text “Local government and” before the text “senior government agencies.” in the first sentence; and by inserting the text “and migration” between the words “rearing” and “habitat” of the last sentence.
12. Amend Part Two, Section A.5 by adding the following as a new subsection (b):
“(b) The land use policies in the Plan shall work to ensure an adequate supply and quality of water for fish bearing streams and existing settlement and economic activities.”
and by renumbering the existing subsection A.5 (b) to A.5 (c).
13. Amend Part Two, Section B.1 by adding a new B.1 (d) as follows:
“(d) To encourage and facilitate the development of home-based and small businesses.”

14. Amend Part Two, Section B.2.1 (a) by adding the following to the end of the policy:
“and to encourage and support home-based and small businesses to grow.”
15. Amend Part Two, Section B.6 (b) by deleting the word “existing” prior to the first use of the phrase “rural service centres” and replacing it with the text “as shown on the Plan map”.
16. Amend Part Two, Section B.6 (d) .2 by deleting the word “to” and by adding the text “and noise and light emissions on” after the word “impacts”.
17. Amend Part Two, Section B.6 (e) adding the text “or coastal” following the word “park”.
18. Amend Part Two, Section B.7 (b) by deleting the words “the local municipalities or”.
19. Amend Part Two, Section B.8 (a) by deleting the text “agricultural, rural and designated settlement areas” and replacing it with the text “the Plan area”.
20. Amend Part Two, Section B.8 (d) by deleting the text “shall be discouraged” and replacing it with the text “will not be permitted.”
21. Amend Part Two, Section B.10 adding the following as a new subsection (l):
“(l) Existing industrial uses located outside of industrial areas shown on the Plan map shall be recognized and shall be considered for industrial designation in the Electoral Area Plans.”
22. Amend Part Two, Section B.10 (i) by deleting the words “All lands” and replacing them with the text “Areas designated as upland resource, industrial and marine industrial on the Plan map,” and by inserting the text “the application being consistent with the policies of this Plan and” after the words “shall be conditional on”.
23. Amend Part Two, Section B.10 by deleting subsection (k) and substituting therefor the following
“(k) A marine industrial land study shall be undertaken to determine the best locations for marine industrial use in the Plan area based on environmental, social and economic considerations.”
24. Amend Part Two, Section B.11 (d) by deleting the word “wise” and replacing it with the word “responsible”.
25. Amend Part Two, Section B.13 (c) by changing the title of Act to “Agricultural Land Commission Act”.
26. Amend Part Two, Section B.13 (f) by inserting the word “storage” after the word “collection”.
27. Amend Part Two, Section B.13 (h) by inserting the word “strongly” before the word “encouraged”.

28. Amend Part Two, Section B.13 (k) (.1) by inserting the text “on non-farm lands located in the Plan Area” after the phrase “the protection of farming” and by deleting “or the local municipalities”.
29. Amend Part Two, Section B.13 (k) (.2) by changing title of Act to “Agricultural Land Commission Act”.
30. Amend Part Two, Section B.13.1 (b) by deleting “[from Greenways]”.
31. Amend Part Two, Section B.13.1 (c) by inserting “Local government and” at the beginning of the policy.
32. Amend Part Two, Section B.14 by deleting subsection (b) and substituting therefor the following:

“(b) The Denman Island Local Trust area includes the area up to the eastern coast of Vancouver Island from Mud Bay to Comox Point (not including municipal boundaries). The Denman Island OCP and zoning bylaw only extend 1,000m seaward from the coastline of Denman Island; the coastal area is outside of this area.

If the Coastal designation remains for this area, the Islands Trust requires that it be consistent with the Islands Trust Policy Statement and the Object of the Trust.

This will require new policies for this area.”
33. Amend Part Two, Section B.14 by adding the following as a new subsection (c):

“(c) The Regional District shall work cooperatively with the Islands Trust, local government and senior government agencies to develop policy for the area extending 300 meters seaward from the highwater mark of the eastern coastal boundary of the planning area that falls within the jurisdiction of the Islands Trust.”

and by renumbering the following subsections accordingly.
34. Amend Part Two, Section B.14 (e) by deleting the word “first” before the word “annual” and by inserting the word “Management” between the words “Estuary” and “Plan”.
35. Amend Part Two, Section B.14 (f) by inserting the text “the Islands Trust” after the text “senior government,”.
36. Amend Part Two, Section C by renumbering C. 5 and C.6 .as C.1 and C.2 and by renumbering C.1 to C.4 as C.3 to C.6 respectively.
37. Amend Part Two, Section C.1 (c) by inserting the text “residential zoned” before the word “ land”; and by replacing the word “accommodate” with “manage”.
38. Amend Part Two, Section C.1 by deleting subsection (h).

39. Amend Part Two, Section C.2 (c) by replacing the word “accommodate” with “manage”; and by adding at the end of the policy the text “for the next 5 to 10 years.”
40. Amend Part Two, Section C.2 (e) by adding the following sentence at the end of the policy:
“The 30 percent open space requirement may be met by lands provided as existing and new parks, school fields, greenways, dedicated riparian areas or other similar features.”
41. Amend Part Two, Section C.2 (g) by
 - a) Deleting the text “Containment Boundaries for settlement areas:” and substituting therefor the following:
“C.2 (g) Containment boundaries for *designated settlement areas*:
 - .1 shall be coincident with the boundary of the designated settlement area land use designation as determined in the electoral area or local area plans;”
 - b) Renumbering the existing subsections .1 to .5 as .2 to .6 respectively.
42. Amend Part Two, Section C.2 (m) by deleting the phrase “to experiment and innovate” and replace it with “to be innovative”.
43. Amend Part Two, Section C.4 (c) by deleting the words “commercial and industrial and”.
44. Amend Part Two, Section C.4 (f) by deleting the words “shall be installed” and replace them with the phrase “shall be encouraged to be installed”.
45. Amend Part Two, Section C.4 by adding the following as a new subsection (j):
“(j) Development applications for areas adjacent to municipal boundaries shall be referred to the applicable local government for comment.”
46. Amend Part Two, Section C.5 by deleting subsection (b) and substituting therefor the following:
“(b) “To ensure that development is serviced to an appropriate and adequate rural standard.”
47. Amend Part Two, Section C.6 by deleting subsection (c) and substituting therefor the following:
“(c) Where community water systems and/or community sewer systems are not available, lands in the rural areas shall only be subdivided in accordance with the regulations of the authority having jurisdiction for septic system and well approvals and in accordance with the minimum and average lot sizes provided in the applicable zoning bylaw.”
48. Amend Part Two, Section C.6 by deleting subsection (d) and substituting therefor the following:
“(d) Density averaging, density bonusing, or density transfer may be used to secure community benefits such as the preservation of rural lands, open space, sensitive habitats, working woodlots.”

49. Amend Part Two, Section C.8 (b) by inserting the word “public transit” after “equestrian”.
50. Amend Part Two, Section C.8 (i) by deleting the word “country” and by adding the following text to the end of the policy:
“that enhance the rural character of the Plan area and, for areas adjacent to the municipalities, are compatible with municipal road standards.”
51. Amend Part Two, Section C.8.1 (a) by:
 - a) Inserting in C.8.1 (a) .1 the text “and the protection of the rural character of the Plan area” after the word “plan”;
 - b) Deleting in C.8.1 (a) .3 the word “country” and inserting the words “and lighting” after “road”; and
 - c) Adding the following as a new subsection .6:
“.6 Consult with the Regional District with respect to the development of a new highway connecting the Comox Valley, Alberni Valley and Cowichan Valley.”
52. Amend Part Two, Section C.8.1 (e) by adding the following as a new subsection .4:
“.4 support reduced tariff rates for the off-season transport of agricultural imports, including lime from Texada Island.”
53. Amend Part Two, Section C.10 by deleting subsection (c) and substituting therefor the following:
“(c) “The preparation, adoption and implementation of a Liquid Waste Management Plan for the rural Electoral Areas of the Comox Valley shall be supported.”
54. Amend Part Two, Section C.10.1 (a) as follows:
 - a) By deleting the phrase “Ministry of Health” and replacing it with “the agency responsible for wastewater disposal”; and
 - b) By inserting in C.10.1(a) .1 the word “ineffective” after the words “effects of”.
55. Amend Part Two, Section C.12 (e) as follows:
 - a) By inserting the words “stream protection setbacks” following the text “environmentally sensitive areas”; and
 - b) By adding the following as new subsections .7 and .8:
“.7 zoning setbacks; and
.8 return to Crown of watercourses
56. Amend Part Two, Section C.13 (b) by deleting “or”.
57. Amend Part Two, Section C.13 (c) by adding the following to the end of the policy:
“The Comox Valley Greenways Concept Plan (October 1997), identified in Appendix E, shall provide a basis for the greenways network.”
58. Amend Part Two, Section C.13 by moving subsection (f) to Greenways Advocacy Policy and renumbering the section.

59. Amend Part Two, Section C.13 (g) by adding the text “and public access shall be as provided at the discretion of the private land owner.” to the end of the policy.
60. Amend Part Two, Section C.15 (c) by adding the text “or rural services centres” to the end of the policy.
61. Amend Part Five, Section A.4 by adding the text “and the production of an annual monitoring report” to the end of the policy.
62. Amend Part Five, Section A.6 by inserting the text “for each of Electoral Areas A, B and C (excluding Denman and Hornby Islands)” following electoral area plans.
63. Amend Part Five, Section Five, by deleting subsection A.7 and substituting therefore the following:
 - “A.7 Ensuring that electoral area plans:
 - .1 are consistent with the goals, objectives and policies of the OCP;
 - .2 provide specific direction on the following topics, where appropriate:
 - a) water supply and quality;
 - b) the identification of environmentally sensitive areas;
 - c) density and lot sizes for land use designations within the electoral area, including requirements for density bonusing, density averaging and density transfer;
 - d) wastewater and storm water management;
 - e) precise boundaries for designated settlement areas;
 - f) the provision of affordable housing, rental housing and special needs housing;
 - g) the preservation of heritage;
 - h) precise boundaries for industrial and marine industrial areas and locations for temporary industrial use permits and temporary commercial use permits;
 - i) watershed management planning;
 - j) destination tourism;
 - k) the establishment of greenways networks;
 - l) population at maximum build-out;
 - m) permitted uses for each land use designation; and
 - o) noise contours and height restrictions in the area of CFB Comox (Area “B”).”
64. Amend Section Two, Part 5, by including the following as a new subsection A.8:
 - “A.8 Create a separate policy for Local Area plans:
Ensuring that local area plans prepared for each *designated settlement area*:
 - .1 are consistent with the goals, objectives and policies of the Official Community plan and the Electoral Area plan for the area;

- 2 provide specific direction on the following topics, where appropriate:
- a) water supply and quality;
 - b) the identification of environmentally sensitive areas;
 - c) precise land use designations and permitted uses;
 - d) density and lot sizes for land use designations within the designated settlement area, including requirements for density bonusing, density averaging and density transfer;
 - e) wastewater and storm water management;
 - f) policy direction for lands in the buffer area/permanent edge of the designated settlement area;
 - g) affordable housing, rental housing and special needs housing;
 - h) the preservation of heritage;
 - i) watershed management planning;
 - j) destination tourism;
 - k) the establishment of greenways networks;
 - l) population at maximum build-out; and
 - n) noise contours and height restrictions in the area of CFB Comox (Area B)”
65. Amend Section Two, Part Five by adding the following as a new subsection .9:
- “.9 The review of applications to amend the OCP on an annual basis including revisions to policies and land use designations. This review shall allow for public input at one or more public meetings.”
66. Amend Section Two, Part Five by renumbering existing A.8 to A.9, and A.9 to A.10.
67. Amend Section Two, Part Five by adding as a new subsection A.11 the following:
- “A.11 The major review of the plan on a five year basis including undertaking research, updating the Plan to reflect changes in legislation and consulting the public and property-owners.”
68. Amend Schedule B - Land Use Maps as follows:
- a) Change map colours.
 - b) Add labels for:
 - Strathcona Provincial Park
 - Comox Lake
 - Hydro Right of Way
 - Island Highway
 - Electoral Area “D”
 - Regional District of Nanaimo
 - Wolf Lake
 - Mt. Washington

- c) Fix alignment of Georgia Strait and Baynes Sound labels.
 - d) Marine Industrial north of Union Bay to remain in the area of existing log sort.
 - e) Delete Marine Industrial in remainder of Union Bay area and replace with Designated Settlement Area.
 - g) Delete CitySpaces logo and Creation/Revision Notes.
69. Amend Table 1 – Land Use Designations and Permitted uses as follows:
- a) Add to Coastal Area the text “facilities tied to upland services only” under the Tourist Services permitted use.
 - b) Add “Manufacturing & Processing” to Designated Settlement Area.
 - c) Add note to Table: “Permitted uses on lands in the Agricultural Land Reserve or Forest Land Reserve are subject to the applicable Provincial legislation.”
70. Amend Part Three, Section 2 – Land Use Designations – Permitted Uses as follows:
- a) Upland Resources - by deleting the text “specifically forage production and grazing” in subsection .2;
 - b) Agriculture - by deleting the word “agriculture” in the first paragraph and replacing it with “agricultural lands; and deleting name of the Act and replace with “Agricultural Land Commission Act”;
 - c) Coastal Area – by adding a new subsection .5 as follows:
“.5 “tourist services tied to upland tourist services only”; and
 - d) Renumber subsections .5 and .6 to .6 and .7 respectively;
 - e) Designated Settlement Area – by adding new subsections .5 and .11 as follows:
“.5 manufacturing and processing;”
“.11 “agriculture.” and
 - f) Renumber the remaining subsections accordingly.
71. Amend Part Four - Development Permit Areas as outlined in the recommendations contained in a staff report dated June 23, 1998 regarding Development Permit Guidelines for the Rural Comox Valley Official Community Plan which attached hereto and form part of these minutes.
72. Amend Appendix A by:
- a) Amending the definition of “Rural Character” by inserting the word “existing before “suburban areas”.
 - c) Amending the definition of “Density bonusing” by adding to the end of the definition the following text:
“The process to amend a zoning bylaw requires a public hearing.”
 - c) Amending the definition of “Designated Settlement Area by inserting the word “rural” before the words “population centre”.
 - d) Add the following as a new definition:
”Containment boundary:
means, in the context of this plan, a change in land use designation and pattern to clearly indicate the maximum extent or area of the land use. In this plan this definition applies to the extent of designated settlement areas, industrial areas and marine industrial areas.”

73. Amend Appendix B by deleting the tables and codes in the middle portion of the table and show only the contours and information contacts.
74. Amend Appendix C by deleting CitySpaces logo and Creation/Revision notes and by adding a note on Appendix C as follows:
“Not intended for detailed interpretation.”
75. Amend Appendix D as follows:
- a) By adding the same land marks as shown on the land Use Designations map and the Land Status map.
 - b) By adding a note as follows:
“Not intended for detailed interpretation. For further information, contact the Ministry of Transportation and Highways.”
76. Add as a new Appendix E the Comox Valley Greenways Concept Plan, October 1997.
77. Add as a new Appendix F - Rural Comox Valley – Population and Projections attached hereto.”

Section 791(2)(12)

CARRIED

Nichol/Grinham: “THAT Bylaw No. 2061 being “Comox Valley Zoning Bylaw No. 1986, Amendment Bylaw No. 218” be given first and second readings concurrently.”

Bylaw No. 2061

Section 791(2)(12)

CARRIED

Mandryk/Myhres: “THAT Bylaw No. 2052 being “Regional District of Comox-Strathcona Property Maintenance Bylaw No. 2052, 1998” be given first and second readings concurrently.”

Bylaw No. 2052

Section 791(2)

CARRIED

Grinham/Mandryk: “THAT Bylaw No. 2052 being “Regional District of Comox-Strathcona Property Maintenance Bylaw No. 2052, 1998” be given third reading.”

Section 791(2)

CARRIED

Hansen/Abram: “THAT Bylaw No. 2057 being “Sayward Valley Recreation Reserve Fund Establishment Bylaw No. 2057, 1998” be given first and second readings concurrently.”

Bylaw No. 2057

Section 791(2)

CARRIED

Hansen/McCrae: “THAT Bylaw No. 2057 being “Sayward Valley Recreation Reserve Fund Establishment Bylaw No. 2057, 1998” be given third reading.”

Section 791(2)

CARRIED

Hansen/Abram: “THAT Bylaw No. 2057 being “Sayward Valley Recreation Reserve Fund Establishment Bylaw No. 2057, 1998” be reconsidered, finally passed and adopted.”

Section 791(2)

CARRIED

Leigh/Harrison: “THAT Bylaw No. 2060 being “Electoral Area ‘D’ Community Parks Reserve Fund Expenditure Bylaw No. 1, 1998” be given first and second readings concurrently.”

Bylaw No. 2060

Section 791(2)

CARRIED

Leigh/Mandryk: “THAT Bylaw No. 2060 being “Electoral Area ‘D’ Community Parks Reserve Fund Expenditure Bylaw No. 1, 1998” be given third reading.”

Section 791(2)

CARRIED

Mandryk/Nichol: “THAT Bylaw No. 2060 being “Electoral Area ‘D’ Community Parks Reserve Fund Expenditure Bylaw No. 1, 1998” be reconsidered, finally passed and adopted.”

Section 791(2)

CARRIED

Pater/Mandryk: “THAT Bylaw No. 2063 being “Park Rules and Regulations Bylaw, 1998, Amendment Bylaw No. 1” be given first and second readings concurrently.”

Bylaw No. 2063

Section 791(2)

CARRIED

Grinham/Leigh: “THAT Bylaw No. 2063 being “Park Rules and Regulations Bylaw, 1998, Amendment Bylaw No. 1” be given third reading.”

Section 791(2)

CARRIED

Mandryk/Grinham: “THAT Bylaw No. 2063 being “Park Rules and Regulations Bylaw, 1998, Amendment Bylaw No. 1” be reconsidered, finally passed and adopted.”

Section 791(2)

CARRIED

Mandryk/Pater: “THAT Bylaw No. 2064 being “Bill Mee Park User Fee Bylaw, 1998” be given first and second readings concurrently.”

Bylaw No. 2064

Section 791(4)

CARRIED

Mandryk/Nichol: “THAT Bylaw No. 2064 being “Bill Mee Park User Fee Bylaw, 1998” be given third reading.”

Section 791(4)

CARRIED

Mandryk/Nichol: “THAT Bylaw No. 2064 being “Bill Mee Park User Fee Bylaw, 1998” be reconsidered, finally passed and adopted.”

Section 791(4)

CARRIED

Sirk/Leigh: “THAT Bylaw No. 2021 being “Electoral Area ‘I’ Zoning Bylaw, 1970, Amendment Bylaw No. 52” be reconsidered, finally passed and adopted.”

Bylaw No. 2021

Section 791(2)(12)

CARRIED

NEW BUSINESS

New Business

Leigh/Nichol: “THAT the Oyster River Fire Department be advised that the Board of the Regional District of Comox-Strathcona has no objections to their obtaining a Beer Garden Permit for their Baseball Tournament to be held August 22 and 23, 1998.”

Beer Garden Permit –
Oyster River Fire
Department

Section 791(2)

CARRIED

Abram/Mandryk: “THAT travel expenses be paid to the Regional District’s representative to the Campbell River Transit Advisory Committee.”

Travel Expenses -
Campbell River Transit
Advisory Committee

Section 791(2)

CARRIED

Clarkston/Mandryk: “THAT WHEREAS the following Bylaw has received two readings by the Regional District Board:

Public Hearing
Notification – Bylaw No.
2061

2061 Comox Valley Zoning Bylaw, 1986, Amendment Bylaw No. 218 Greg Wearne

AND WHEREAS, pursuant to Section 891 of the Municipal Act, it is necessary to hold a Public Hearing on the aforementioned Bylaw,

THEREFORE BE IT RESOLVED THAT:

1. A Public Hearing will be held on Monday, August 17, 1998, at 7:30 p.m.
2. The location of the Public Hearing will in the offices of the Regional District located at 4795 Headquarters Road, Courtenay, B.C.
3. Director Nichol is appointed as Chairperson of the Public Hearing.
4. Directors from Electoral Areas “A”, “B”, “C”, “D”, “G”, “H”, “I”, “J” and the Village of Zeballos are appointed as delegates to the Public Hearing.
5. At least three (3) of the above-named persons must be in attendance at the public hearing.”

Section 791(2)

CARRIED

Mandryk/Grinham: “THAT the Board approve the easements for the right of access to the Aquatic Centre site, for the right to install, operate and maintain a water line across North Island College properties, and the right to install, operate and maintain a Sewer line across North Island College properties.”

CVSC – Easements

Section 791(6)

CARRIED

Mandryk/Clarkston: “THAT the Regional District Board write a letter to the Regional Manager of B.C. Environment and Lands, Pollution Prevention in Nanaimo to advise that the Regional District of Comox-Strathcona, in the absence of an official Regional Liquid Waste Management Plan, will develop a Liquid Waste Management Plan for a specified area in Union Bay; AND FURTHER THAT on behalf of the Regional District, the Liquid Waste Management Committee of the Union Bay Improvement District will take on the development of the plan with the participation of the Regional District.”

Liquid Waste
Management Plan –
Union Bay

Section 791(2)

CARRIED

Mandryk/Myhres: “THAT Westmar Consulting Engineers be contracted to undertake a complete survey of the Royston Wharf to be funded from the Electoral Area ‘A’ Parks function in the amount of \$5,500.00; AND FURTHER THAT Regional District staff seek reimbursement from Shell Oil for the survey.”

Royston Wharf –
Westmar Consulting

Section 791(2)

CARRIED

Myhres/Marcaccini: “THAT WHEREAS the sport fishing industry is suffering an economic loss due to the lack of proper press communication about the state of the salmon stocks in B.C.; AND WHEREAS there is a demonstrated need for local control to protect our fishing industry; THEREFORE BE IT RESOLVED THAT the Department of Fisheries and Oceans implement a policy stating that any Non-Canadian sport fisher or vessel fishing in the water off the B.C. Coast must have a licenced B.C. Fishing Guide on board and that this policy be implemented immediately; AND FINALLY THAT this be sent resolution be sent to the Union of British Columbia Municipalities with copies to the Premier and the Department of Fisheries.”

Bell/McCrae: “THAT the motion be tabled pending clarification from Director Myhres.”

Section 791(2) CARRIED

Abram/Leigh: “THAT the submissions from Director Hansen, Director Leigh Mr. Gellatly and Mr. B. Bourdillon regarding the 1999 Planning function, be received.”

Section 791(2) CARRIED

ADDENDUM

Addendum

Mandryk/Myhres: “THAT the addendum be considered.”

Nay: Abram/Harrison/McCrae

Section 791(2) CARRIED

The meeting recessed at 4:35 p.m.

The meeting reconvened at 4:45 p.m.

Report of the Comox Valley Sports Centre Commission

Comox Valley Sports
Centre Commission

The Commission reports that:

- A meeting was held on July 15, 1998
- The Tendering process for the new recreation facilities was reviewed.
- The Millwork contract at the new arena was awarded.

THE COMMISSION RECOMMENDS:

1. THAT with regard to the New Comox Valley Sports Centre Arena, contract #20 for Millwork be awarded to Campbell Construction in the amount of \$62,900.00.

Bell/Mack: “THAT the Report and Minutes (No. 284) of the Comox Valley Sports Centre Commission meeting held July 15, 1998, be received.”

Section 791(2) CARRIED

Mack/Grinham: “THAT Recommendation No. 1 of the Report of the Comox Valley Sports Centre Commission meeting held July 15, 1998, be adopted.”

Section 791(6) CARRIED

Grinham/Nichol: “THAT Bylaw No. 2047 being “Comox Valley Official Settlement Plan Bylaw No. 1980, Amendment Bylaw No. 72” be reconsidered, finally passed and adopted.”

Bylaw No. 2047

Section 791(2)(12)

CARRIED

Mandryk/Grinham: “THAT Bylaw No. 2048 being “Comox Valley Zoning Bylaw, 1986, Amendment Bylaw No. 217” be reconsidered, finally passed and adopted.”

Bylaw No. 2048

Section 791(2)(12)

CARRIED

Bell/Mack: “THAT Bylaw No. 2055 being “Comox Valley Aquatic Centre, Ice Arena and Contribution Local Service Amendment Bylaw No. 2055, 1998.” be reconsidered, finally passed and adopted.”

Bylaw No. 2055

Section 791(2)

CARRIED

Abram/Grinham: “THAT the report from J. France, Treasurer dated July 21, 1998 regarding Recreation Grants, be received.”

CVSC – Recreation
Grants

Section 791(2)

CARRIED

Mandryk/Bell: “THAT the Board approves the remainder of the Recreation Grants as outlined; AND FURTHER THAT the Chair and Corporate Secretary be granted authority to enter into contracts with the recipients of the grants as follows:

Area B – Huband School Field/Park	\$17,000.00
Area C - Island Sliders Luge Association	\$25,000.00
Village of Cumberland – Youth Centre	\$3,984.00
Village of Cumberland – Chamber of Commerce	\$40,591.00”

Section 791(6)

CARRIED

Grinham/Harrison: “THAT the minutes of the Committee of the Whole meeting held on July 24, 1998, be received.”

Section 791(2)

CARRIED

Mandryk/Grinham: “THAT the report from B. Whitehead, Manager of Administration date July 14, 1998 regarding 1998 Committee Structure, be received.”

1998 Committee
Structure Review

Section 791(2)

CARRIED

Myhres/Clarkston: “THAT recommendations No. 1 through 12 of the report from B. Whitehead, Manager of Administration date July 14, 1998 regarding 1998 Committee Structure, be adopted.”

The motion was withdrawn.

Hansen/Chauvin: “THAT the Wharves Committee be amalgamated with the Resource and Environment Committee following completion of negotiations with regard to the devolution of wharves.”

Abram/Pater: “THAT the motion be amended to read:

“THAT the Wharves Committee be amalgamated with the Regional Solid Waste Committee following completion of negotiation with the Federal Government.”

Nay: Andrews/Bell/Clarkston/Hansen/Harrison/Matthews/Winchester
Section 791(2) CARRIED

Motion as amended.

Nay: Bell/Hansen/Matthews/Winchester
Section 791(2) CARRIED

Abram/Hansen: “THAT the number of members of the Regional Solid Waste Management Committee be reduced.”

Hansen/McCrae: “THAT the motion be amended to read:

‘THAT the number of members of the Regional Solid Waste Management Committee be reduced to seven with the following membership:

- 1 Director from a Municipality North of the Oyster River.
- 1 Director from a Municipality in the Comox Valley.
- 1 Director from an Electoral Area North of the Oyster River.
- 1 Director from an Electoral Area in the Comox Valley.
- 1 Director from an Electoral Area on the West Coast.
- 1 Electoral Area Director at Large – Elected by the Board.
- 1 Municipal Director at Large – Elected by the Board.”

Myhres/Matthews: “THAT the review of the Committee Structure be tabled to August 24, 1998 to commence at 10:00 a.m.”

Nay: Andrews/Bell/Chauvin/Clarkston/Grinham/Hansen
Mack/Mandryk/Nichol/Winchester
Section 791(2) DEFEATED

Vote on motion as amended.

Nay: Andrews/Chauvin/Grinham/Harrison/
Leigh/Mack/McCrae/Matthews/Marcaccini/Pater
Section 791(2) DEFEATED

Matthews/Harrison: “THAT the Regional Solid Waste Committee be amalgamated with the Resource and Environment Committee with the membership to remain the same as the current members of the Resource and Environment Committee.”

Nay: Abram/Andrews/Bell/Chauvin/Clarkston/Grinham/Hansen/Leigh
Mack/Mandryk/Marcaccini/McCrae/Myhres/Nichol/Pater/Sirk/Winchester
Section 791(2) DEFEATED

Mandryk/Grinham: “THAT the Resource and Environment Committee, Regional Solid Waste Committee and the Wharves Committees be eliminated; AND FURTHER THAT 2 new committees – 1 Resource and 1 Environment – be struck; AND FURTHER THAT the Resource Committee will deal with policy issues on forestry, fishing, and mining, and the Environment Committee deal with, Regional Solid Waste, Liquid Waste and Wharves.”

Harrison/Matthews: “THAT the previous motion be amended to include that the Wharves Committee be included with the Resources Committee.”

Section 791(2) UNANIMOUSLY DEFEATED

Vote on main motion.

Section 791(2) UNANIMOUSLY DEFEATED

Chauvin/Myhres: “THAT the Regional Solid Waste Committee meetings be held as required.”

Nay: Matthews

Section 791(2) CARRIED

Abram/Mandryk: “THAT the current Committee Structure be amended by re-instating the Building Inspection Committee; AND FURTHER THAT upon the devolution of wharves that the Wharves Committee be amalgamated with the Regional Solid Waste Committee.”

Nay: Clarkston/Harrison/Mack/Matthews/McCrae

Section 791(2) CARRIED

Hansen/Myhres: “THAT the Corporate Services Committee meetings be rescheduled from the first Monday to the Tuesday following Board meeting day; AND FURTHER THAT the West Coast Committee start-time be changed from 10:00 a.m. to 8:30 a.m., the last Monday of each month; AND FURTHER THAT the In-camera meeting of the Committee of the Whole, if necessary, be scheduled for the morning of Board meeting day (the start-time to be determined by Staff).”

Nay: Nichol/Pater

Section 791(2) CARRIED

Hansen/Abram: “THAT the Electoral Areas Committee be rescheduled from the second Tuesday to the third Monday.”

Nay: Andrews/Bell/Chauvin/Clarkston/Grinham/Harrison/Leigh/Mack

Mandryk/Marcaccini/Matthews/McCrae/Myhres/Nichol/Pater/Sirk/Winchester

Section 791(2) DEFEATED

Leigh/Nichol: “THAT the Electoral Areas Committee continue to meet on the second Tuesday of the month.”

Section 791(2) CARRIED

Myhres/Grinham: “THAT the Resource and Environment Committee be rescheduled from the second Tuesday to the third Monday of the month.”

Section 791(2) DEFEATED

Chauvin/Sirk: “THAT the Resource and Environment Committee continue to meet on the second Tuesday of the month.”

Section 791(2) CARRIED

Matthews/Abram: “THAT the Corporate Services Committee be rescheduled from the first Monday of the month to the Tuesday following Board meeting day.”

Nay: Mandryk
Section 791(2)

CARRIED

McCrae/Myhres: “THAT the West Coast Committee start-time be changed from 10:00 a.m. to 8:30 a.m., on Board Day.”

Section 791(2)

CARRIED

Nichol/Myhres: “THAT the in-camera meeting of the Committee of the Whole, if necessary, be scheduled for the morning of Board meeting day (start-time to be determined by staff).”

Section 791(2)

CARRIED

Abram/Sirk: “THAT the Wharves Committee be rescheduled to the second Monday of the month.”

Section 791(2)

CARRIED

Myhres/Mandryk: “THAT the Remuneration for the mega-Committees, namely Comox Valley Committee and Greater Campbell River be decreased from \$150.00 to \$100.00; AND FURTHER THAT the remuneration for attendance at the Regional Board meetings be increased from \$100.00 to \$150.00.”

Matthews/Pater: “THAT the motion be amended to read:

“THAT the Remuneration for the mega-Committees, namely Comox Valley Committee and Greater Campbell River be decreased from \$150.00 to \$100.00 and that all other Committees remuneration be \$50.00; AND FURTHER THAT the remuneration for attendance at the Regional Board meetings be increased from \$100.00 to \$150.00.”

Section 791(2)

CARRIED

Vote on motion as amended.

Nay: McCrae/Sirk
Section 791(2)

CARRIED

Abram/Sirk: “THAT the Committee Structure be reviewed in January 1999 at a special meeting of the Board for this topic only.”

Section 791(2)

DEFEATED

ADOURNMENT

Adjournment

Mandryk/Harrison: “THAT the meeting adjourn to the in-camera portion.”

Section 791(2)
Time: 6:20 p.m.

CARRIED

TERMINATION

Termination

The Board rose at 7:34 p.m.

