

Minutes of the meeting of the Board of the Regional District of Comox-Strathcona held Monday, June 29, 1998 in the offices of the Regional District located at 4795 Headquarters Road, Courtenay, B.C. commencing immediately following the Regional Hospital District meeting.

**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  
                                      - 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

**Absent**                               - B. Matthews           - District of Campbell River

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

**MINUTES**

Minutes

Pater/Grinham: "THAT the minutes of the Regular Meeting held May 25, 1998 be adopted, as circulated."

Sirk/Leigh: "THAT the resolution contained on page 20 of the Board minutes of May 25, 1998 pertaining to the Protection of the Garry Oaks be amended by adding the following; ...'AND FURTHER THAT this resolution be forwarded to the 1998 Union of British Columbia Municipalities Conference'."

Vote on motion as amended.

Section 791(2)

CARRIED

**PETITIONS AND DELEGATIONS****Petitions  
and  
Delegations**

Don Poole, addressed the Board with regard to his concerns about the proposed Comox Valley Aquatic Centre. He noted that the site at North Island College was not convenient to the majority of the population and that a site closer to central Courtenay should have been considered. He also noted the Comox Valley Sports Centre Commission should develop a business plan, as in his opinion, the proposed budget is not precise enough. He feels the anticipated revenue in the budget is too optimistic and that the operation of the Aquatic Centre will cost the taxpayers more than the Comox Valley Sports Centre Commission anticipates.

D. Poole, Comox Valley  
Aquatic Centre

**ORIGINAL COMMUNICATIONS:****Original  
Communications**

Pater/Nichol: "THAT the correspondence from S. Rich, Village of Gold River dated June 16, 1998 advising that Councillor Oscar Marcaccini has been appointed as the Village's Representative and that Councillor Eileen Erb has been appointed as the Village's Alternate Representative to the Regional District Board, be received."

Gold River  
Representative

Section 791(2)

CARRIED

Grinham/Pater: "THAT the correspondence from The Honourable D. Anderson, Minister of Fisheries dated May 19, 1998 regarding Protection and Restoration of Habitat in Streams, be received."

The Honourable D.  
Anderson - Restoration  
of Habitat in Streams

Section 791(2)

CARRIED

Pater/Grinham: "THAT the Board of the Regional District of Comox-Strathcona recognizes that emergency conservation measures have been necessary for the West Coast Salmon Fisheries; AND WHEREAS Fisheries and Oceans Canada is unable to effectively monitor and enforce its fishing regulations due to field staff reductions; THEREFORE BE IT RESOLVED THAT the Board of the Regional District of Comox-Strathcona strongly encourages the Minister of Fisheries and Oceans Canada to immediately increase the Ministry's field staff numbers to the level required to effectively manage the West Coast Salmon Fisheries."

West Coast Salmon  
Fisheries

Section 791(2)

CARRIED

Abram/Myhres: "THAT the resolution pertaining to emergency conservative measures necessary for the West Coast Salmon Fisheries, be forwarded to the Union of British Columbia Municipalities 1998 Convention."

West Coast Salmon  
Fisheries

Section 791(2)

CARRIED

Leigh/Sirk: "THAT the Regional District of Comox-Strathcona send an urgent letter (by facsimile transfer) to the Federal Minister of Fisheries and Oceans protesting the signing of the Pacific Salmon Treaty with the United States without full consultation and agreement with the Government of British Columbia; AND FURTHER THAT the Regional District feels that the reported amount of salmon each country gives up in the 1998 harvest is insufficient to protect our wild stock (7,000 fish, reference, Vancouver Sun June 27, 1998.); AND FURTHER THAT we do not wish to see other species of salmon sacrificed by the said Agreement (ie: chinook and sockeye)."

Federal Minister of  
Fisheries and Oceans -  
Pacific Salmon Treaty

Section 791(2)

CARRIED

Leigh/McCrae: “THAT given the present crisis in the West Coast fisheries that all available resources presently resident in Ottawa be transferred to this Coast forthwith.”

West Coast fisheries –  
Transfer of Federal  
Fisheries Personnel

Section 791(2)

CARRIED

Hansen/Pater: “THAT the correspondence from D. Sluggett, Ministry of Forests dated May 21, 1998 requesting exemption from tipping fees for 1998 for park cleanup, be received.”

Ministry of Forests –  
Exemption 1998  
Tipping fees for  
camping season

Section 791(2)

CARRIED

Abram/Hansen: “THAT the Regional District of Comox-Strathcona grant the Ministry of Forests and the Campbell River Forest District exemption from the tipping fees for 1998 camping season.”

Pater/Hansen: “THAT the matter of tipping fees for the 1998 camping season, be referred to the Regional Solid Waste Management committee to be held June 30, 1998.”

Nay: Abram/Myhres

Section 791(2)

CARRIED

Harrison/Myhres: “THAT the letter from the Campbell River Forest District dated May 21, 1998 be referred to the Resource and Environment Committee of Union of British Columbia Municipalities to bring their attention to the apparent lack of available funds for the local District to maintain parks in their jurisdiction; AND FURTHER THAT Union of British Columbia Municipalities be apprised of the Regional District’s concern that this situation may be prevalent throughout the Province.”

Section 791(2)

CARRIED

Mandryk/Harrison: “THAT the Regional District of Comox-Strathcona Board write a letter to the Ministry of Environment, Lands and Parks urging them to re-establish and maintain park caretakers and maintenance staff at all Provincial Parks and recreation sites.”

Maintenance of  
Provincial Parks

Section 791(2)

CARRIED

Myhres/Leigh: “THAT the Regional District of Comox-Strathcona Board write to the Minister of Forests asking for an accounting of the Forestry funds; AND FURTHER THAT the Board asks for an explanation for the apparent unavailability of funds.”

Minister of Forests –  
Funding

Section 791(2)

CARRIED

Grinham/Hansen: “THAT the correspondence from Campbell River & District Chamber of Commerce dated May 23, 1998 regarding the 4-Lane Inland Island Highway, be received.”

Inland Island Highway

Section 791(2)

CARRIED

Abram/Nichol: “THAT the Regional District endorses the following resolution as contained in the letter from the Campbell River & District Chamber of Commerce dated May 23, 1998 regarding the 4-Lane Inland Island Highway:

THAT the Provincial Government complete the Highway on schedule and no later than 2001; AND build the section from Cumberland to Campbell River to its original four lane standard; AND FURTHER THAT they build connectors to the highway for north and south Courtenay and Hamm Road.”

Section 791(2)

CARRIED

Myhres/Mandryk: “THAT the correspondence from K. Miller, General Manager of the Agricultural Land Commission dated June 2, 1998 regarding the Courtenay South Connector, be received.”

Courtenay South  
Connector

Section 791(2)

CARRIED

Leigh/Grinham: “THAT the correspondence from K. Graham, Resident of Electoral Area ‘B’, dated June 4, 1998 regarding the Courtenay South Connector, be received.”

Courtenay South  
Connector

Section 791(2)

CARRIED

Bell/Grinham: “THAT the letter of resignation from the members of the Comox Valley Agricultural Advisory Committee dated May 26, 1998, be received.”

Comox Valley  
Agricultural Advisory  
Committee –  
Resignations

Section 791(2)

CARRIED

Leigh/Pater: “THAT the Regional District of Comox-Strathcona Board write to each member of the Comox Valley Agricultural Advisory Committee thanking them for their time and efforts on the Committee.”

Section 791(2)

CARRIED

Grinham/Myhres: “THAT the correspondence from Mayor W. Gray, City of Kelowna dated June 2, 1998 regarding Sexual Exploitation of Youth, be received.”

City of Kelowna –  
Sexual Exploitation of  
Youth

Section 791(2)

CARRIED

Mandryk/Sirk: “THAT the correspondence from M. Crawford, Union of British Columbia Municipalities dated June 9, 1998 regarding the Provincial Government’s response to our Export Regulations resolution, be received.”

UBCM - Export  
Regulations

Section 791(2)

CARRIED

Abram/Sirk: “THAT the correspondence from M. Crawford, Union of British Columbia Municipalities dated June 9, 1998 regarding the Provincial Government’s response to the Board’s resolution regarding Remuneration for Electoral Area Directors, be received.”

UBCM – Remuneration  
for Electoral Area  
Directors

Section 791(2)

CARRIED

Leigh/Sirk: “THAT the correspondence from M. Crawford, Union of British Columbia Municipalities dated June 9, 1998 regarding the Provincial Government’s response to our Remuneration for Electoral Area Directors resolution, be referred to the Electoral Areas’ Committee.”

Section 791(2)

CARRIED

Pater/Mandryk: “THAT the correspondence from M. Crawford, Union of British Columbia Municipalities dated June 9, 1998 regarding the Provincial Government’s response to our Taxation of Private Forested Lands resolution, be received.”

UBCM – Taxation of Private Forested Lands

Section 791(2)

CARRIED

Harrison/Mandryk: “THAT the correspondence from The Honourable J. Stewart, Minister of Indian Affairs dated June 10, 1998 regarding Treaty Negotiations, be received.”

Ministry of Indian Affairs – Treaty Negotiations

Section 791(2)

CARRIED

Mandryk/Grinham: “THAT the correspondence from The Honourable D. Miller, Minister of Energy and Mines dated June 17, 1998 regarding Grants-in-lieu, be received.”

Ministry of Energy and Mines – Grants-in-lieu

Section 791(2)

CARRIED

Mandryk/Pater: “THAT the correspondence from H. Macy, resident of Merville, B.C. dated June 5, 1998 regarding the Fireworks Bylaw, be received.”

H. Macy – Fireworks Bylaw No. 1971

Section 791(2)

CARRIED

### **PRESENTATION OF REPORTS:**

**Presentation of Reports**

Harrison/Mandryk: “THAT the Minutes of the Coastal Community Networks’ Annual General Meeting of April 3, to April 5, 1998, be received.”

Coastal Community Network

Section 791(2)

CARRIED

### **Report of the Strathcona Gardens Commission**

Strathcona Gardens Commission

The Commission reports that:

- A meeting was held on May 20, 1998.
- Procedures for doing an operational study was discussed.
- Arena Attendance and Ice utilisation reports were received.
- Pool attendance comparison report was received.
- Financial reports were received.
- A delegation was heard regarding for the addition of a dressing room for the Hockey Club.
- A Snow Dump and Regional District Recycling Depot report was received.
- The 1998 arena schedule as approved.

Leigh/Mandryk: “THAT the Report and Minutes (No. 232) of the Strathcona Gardens Commission meeting held May 20, 1998, be received.”

Section 791(2)

CARRIED

### **Report of the Strathcona Gardens Commission**

Strathcona Gardens Commission

The Commission reports that:

- A meeting was held on June 10, 1998
- Reports were received.
- Strathcona Gardens Pool closing for August 1998 was re-affirmed.
- The 1998/99 increase in fees and charges was approved.

Leigh/Harrison: “THAT the Report and Minutes (No. 233) of the Strathcona Gardens Commission meeting held June 10, 1998, be received.”

Section 791(2)

CARRIED

**Report of the West Coast Committee**

West Coast Committee

The Committee reports that:

- A meeting was held on Monday, May 25, 1998.
- Reports and correspondence were received.
- Crown Land referrals were discussed.

**THE COMMITTEE RECOMMENDS:**

1. THAT BC Lands be advised that the Regional District has no objection to BC Lands referral, File No. 1407883, dated April 21, 1998 regarding an extension to a Crown Lease for Bligh Island provided that assurances can be given that the following concerns about the extended tourist business will be addressed:
  - i) Waste Management disposal issues (liquid and solid);
  - ii) Safety and health;
  - iii) Potable water supply (water license from unnamed creek).
2. THAT the Regional District Planning Department keep a copies of the minutes of the meetings of the West Coast/Vancouver Island Clam Board; AND FURTHER THAT these copies be available for the public to view.

McCrae/Pater: “THAT the Report and Minutes (No. 141) of the West Coast Committee meeting held May 25, 1998, be received.”

Section 791(2)

CARRIED

McCrae/Myhres: “THAT Recommendations No. 1 and 2 of the Report of the West Coast Committee meeting held May 25, 1998, be adopted.”

Section 791(2)

CARRIED

**Report of the Comox Valley Committee**Comox Valley  
Committee

The Committee reports that:

- A meeting was held June 4, 1998.
- Policing issue was discussed.
- Land Referral was discussed.
- Fire Mutual Aids were discussed.
- Animal Control Bylaw was discussed.
- Special Events Permit was discussed.
- Mt. Washington servicing was discussed.
- Monthly Reports were received.
- Transit Sub-Committee Minutes were discussed.
- Transit issues were discussed.
- Sewage and Water policies were discussed.
- Referral from Wharves Committee was discussed.
- Parks issues were discussed.
- APC minutes were received.
- Request for water connection was discussed.
- South Courtenay Connector was discussed.

**THE COMMITTEE RECOMMENDS:**

1. THAT the Regional District of Comox-Strathcona recommends approval of the Land Referral (File No. 1408973) from the Department of Fisheries and Oceans for the installation of seal barrier and fish haven fences.
  2. 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.
  3. THAT Bylaw No. 2053 being "Regional District Animal Control Bylaw No. 2053, 1998" be amended by deleting the following Item No. 16;
    - 1) Where the Poundkeeper has reasonable grounds to believe that an unlicensed dog is or is being harboured on any lands or premises, the Poundkeeper may at all reasonable times enter upon the Premises to determine whether the requirements of this Bylaw are being met or the Regulations of this Bylaw are being observed.
    - 2) Where the Poundkeeper discovers an unlicensed dog on any lands or premises, and the owner or occupier of the premises is unable to produce or unwilling to apply for a license for the dog, then the Poundkeeper is authorized to seize the dog in accordance with Section 11 of this Bylaw;
- AND FURTHER THAT Bylaw No. 2053, as amended, be forwarded to the Regional Board for first, second and third reading.
4. THAT the Comox Valley Folk Society be permitted to hold Music Fest '98 on July 10, 11 and 12, 1998, under the Special Events Bylaw No. 600; AND FURTHER THAT the Comox Valley Folk Society be granted the non-commercial rate on the Rotary Bowl rental for this event.

5. THAT the Regional Board forward a letter to the Province of B.C. Liquor Distribution Branch stating that the Regional District of Comox-Strathcona has no objections for a potential rural agency store at Hornby Island.
6. THAT the Regional District of Comox-Strathcona take no action at this time in contacting the Attorney-General regarding the Provincial contractual agreement for RCMP officers.
7. THAT B.C. Transit be directed to conduct an expanded feasibility study: AND FURTHER THAT the study area include Buckley Bay to Oyster River (including Little River and Mt. Washington); AND FURTHER THAT the issues of cost per person and operational costs be addressed.
8. THAT B.C. Transit be directed to expand the feasibility study to include the possible integration of service between the transit routes and school busses.
9. THAT the Regional District of Comox-Strathcona establish a policy that as a condition of making the transit service available for special events, the sponsor group requesting the service will be required to advertise and encourage the use of the transit service.
10. THAT the Regional District of Comox-Strathcona establish a policy regarding costs for transit and advise sponsor groups that the shortfall of transit service costs for special events will be recovered from the sponsor group requesting the service, effective September 1, 1999.
11. THAT the July 1<sup>st</sup> Committee be advised that transit service will be provided; AND FURTHER THAT they will be required to advertise the availability of transit service and the routes; AND FURTHER THAT the sponsor be advised that if ridership for the event does not improve, either the service will not be available after September 1, 1999, or the sponsor will be required to fund the shortfall of transit costs for future events effective September 1, 1999.
12. THAT in keeping with good engineering practices and policies, the Regional District of Comox-Strathcona deny the request for a second water connection for property described as Lot 1, District Lot 134, Plan 44058, owned by Giovanni & Caroline Debortoli (2910 Bood Road).
13. THAT the Regional District enter into a fire mutual aid agreement with the Ships Point Improvement District for mutual assistance between the Fanny Bay and Ships Point Volunteer Fire Departments; AND FURTHER THAT the Chairperson and the Secretary be authorized to sign the Agreement.
14. THAT Bylaw No. 2054 being “Fanny Bay/Ships Point Fire Department Mutual Aid Agreement Bylaw 2054, 1998” be forwarded to the Regional Board for first, second and third readings and final adoption.
15. THAT the Regional District of Comox-Strathcona contract with the Comox Valley Naturalists Society for the provision of vehicle barriers and gates, a retaining wall and bridge replacement at Seal Bay Park for a contract fee up to a maximum of \$6,150.00 per the Parks Policy and paid from the Area ‘B’ Parks Function.



16. THAT the Regional District of Comox-Strathcona contract with the Royston Community Club for the provision of trail improvements on the Royston Trail Greenway for a contract fee up to a maximum of \$7,500.00 per the Parks Policy and paid from the Greenways Budget within the Area 'A' Parks Function.

Grinham/Mack: "THAT the Report and Minutes (No. 12) of the Comox Valley Committee meeting held June 4, 1998, be received."

Section 791(2) CARRIED

Mandryk/Clarkston: "THAT Recommendations No. 1, 4, 5, and 6 of the Report of the Comox Valley Committee meeting held June 4, 1998, be adopted."

Section 791(2) CARRIED

Mandryk/Clarkston: "THAT Recommendation No. 2 of the Report of the Comox Valley Committee meeting held June 4, 1998, be adopted."

Leigh/Sirk: "THAT Recommendation No. 2 of the Report of the Comox Valley Committee meeting held June 4, 1998, be tabled."

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

Vote on main motion.

Nay: Leigh/Sirk/Pater  
Section 791(2) CARRIED

Mandryk/Grinham: "THAT Recommendation No. 3 of the Report of the Comox Valley Committee meeting held June 4, 1998, be adopted."

Section 791(2) CARRIED

Mandryk/Nichol: "THAT Recommendations No. 7 through 11 of the Report of the Comox Valley Committee meeting held June 4, 1998, be adopted."

Section 791(4) CARRIED

Clarkston/Nichol: "THAT Recommendation No. 12 of the Report of the Comox Valley Committee meeting held June 4, 1998, be adopted."

Section 791(4) CARRIED

Mandryk/Myhres: "THAT Recommendations No. 13 through 16 of the Report of the Comox Valley Committee meeting held June 4, 1998, be adopted."

Section 791(6) CARRIED

**Report of the Greater Campbell River Committee**Greater Campbell River  
Committee

The Committee reports that:

- A meeting was held on June 8, 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).
- Proposed elimination of sewage permitting requirements was considered.
- Rezoning application RZ 4I 97 (Lawton) was reconsidered.
- Development Permit DP2 J 97 (April Point Marina) was approved.
- Cortes Official Community Plan review date was set.
- Development Variance DV1 D 98 (Morris) was approved.
- Waiver of “No Vegetation Removal” covenant (Hedstroms) was approved
- Boundary expansion Area “D” – Ocean Grove Road was discussed.

**THE COMMITTEE RECOMMENDS:**

1. THAT the Minister of Environment, Lands and Parks be encouraged to retain the permitting and appeals procedures for sewage discharge to the sea.
2. THAT the Regional District of Comox-Strathcona insist that the Ministry of Environment, Lands and Parks ensure adequate funding mechanisms are provided to carry out proper on-going inspections of waste management systems.
3. THAT staff be directed to contact the Ministry of Environment, Lands and Parks Habitat Protection Branch to obtain specific provisions for protection of the watercourse during construction of the well at Lot 2, Section 2, Township 34, Comox District, Plan VIP 61814.
4. THAT the Regional District advise Eric and Shelley Hedstrom, the owners of Lot 2, Section 2, Township 34, Comox District, Plan VIP61814, that the Regional District has no objection to signing a waiver to waive the provisions of covenant EJ084484 specifically to allow for minimal disturbance of the covenant area necessary to drill a well under the following conditions:
  - a) Letters of no objection to the proposal are received from the Department of Fisheries and Oceans, Ministry of Environment, Lands and Parks Habitat Protection Branch and Water Management Branch;
  - b) A letter of undertaking is provided to the Regional District ensuring that specific provisions for protection of the watercourse during and after construction will be undertaken by the property owners;
  - c) The property owners have the letter of waiver and letter of undertaking prepared by a solicitor for signatures of the Regional District of Comox-Strathcona and the Ministry of Environment, Lands and parks; and
  - d) The cost of the letter of waiver and the letter of undertaking be borne by the property owners.

5. THAT the applicant (Mr. Lawton – RZ 41 97) be directed to submit additional technical data (existing test hole information) to AGRA Earth & Environmental Engineers for incorporation in an updated provisional assessment; AND FURTHER THAT this report be submitted to staff for review and assessment; AND FURTHER THAT the information, including staff assessment, be scheduled for further review by Committee or the Regional Board, whichever is more timely.
6. THAT the Regional Board grant a Development Permit (File No. DP2 J 97 – April Point Lodge) for parcels identified as Lot A, Plan 24396, District Lot 209 and a portion of District Lot 209, Sayward District (PID 009-660-828) to allow for subdivision (MoTH File No. 17830) in compliance with Schedule “A”, which shall be attached to and form part of this permit.
7. THAT September 11 and 12, 1998 be scheduled as the dates for the 1998 Annual Review for Bylaw No. 1740, being the “Cortes Official Community plan Bylaw, 1995” and all associated plan amending applications; AND FURTHER THAT September 11, 1998 be recognized as an Open House/Information Session hosted by staff and interested applicants, AND FINALLY THAT the Public Hearing to consider proposed Bylaw Nos. 2036, 2037 and 2038 be scheduled for September 12, 1998 at Manson’s Community Hall, commencing at 1:00 p.m.
8. THAT a Development Variance Permit be granted to decrease the setback from the centre line of the Island Highway right-of-way from 22.5 metres (73.82 feet) to 21.388 metres (70.17feet) as shown on the survey certificate drawn by Glen A. Quarmby B.C.L.S. dated October 15, 1997, for the existing dwelling and for the proposed bay window only on Lot 1, Plan 7208, Comox Land District, District Lot 125 (DV1 D 98 Morris - 3932 South Island Hwy).

Harrison/Chauvin: “THAT the Report and Minutes (No. 10) of the Greater Campbell River Committee meeting held June 8, 1998, be received.”

Section 791(2)

CARRIED

Leigh/Pater: “THAT Recommendations No. 2, 3, 4, and 8 of the Report of the Greater Campbell River Committee meeting held June 8, 1998, be adopted.”

Section 791(2)

CARRIED

Leigh/Harrison: “THAT Recommendation No. 1 of the Report of the Greater Campbell River Committee meeting held June 8, 1998, be adopted.”

Clarkston/Bell: “THAT Recommendation No. 1 of the Report of the Greater Campbell River Committee meeting held June 8, 1998, be referred to the Comox Valley Committee and the West Coast Committee.”

Section 791(2)

CARRIED

Mandryk/Sirk: “THAT Recommendations No. 5, 6, and 7 of the Report of the Greater Campbell River Committee meeting held June 8, 1998, be adopted.”

Section 791(2)(12)

CARRIED

**Report of the Wharves Committee**

Wharves Committee

The Committee reports that:

- A meeting was held on June 8, 1998.
- Management Report was received.
- Bylaw summary was received.
- Newspaper article and example of counter petition regarding Ray Wharves Establishment Bylaw was received.
- Letter from Joanne Fleming, Special Assistant to Prime Minister regarding Zeballos Wharf was received.
- Staff report regarding Zeballos wharf was discussed.
- Letter from Hon. David Colenette regarding Zeballos wharf was received.
- Federal Wharf Correspondence Summary fax from Director P. Myhres regarding Zeballos wharf was received and discussed.

Abram/Pater: "THAT the Report and Minutes (No. 26) of the Wharves Committee meeting held June 8, 1998, be received."

Section 791(2)

CARRIED

**Report of the Oyster River Committee**

Oyster River Committee

The Committee reports that:

- A meeting was held June 9, 1998.
- The Management Report was reviewed.
- A draft Bylaw for rebates for waters leaks was reviewed.
- The draft Willow Point/York Road Water Supply Study was reviewed.

**THE COMMITTEE RECOMMENDS:**

1. THAT further to the motion adopted by the Regional Board March 30, 1998 being:

"THAT a rebate policy be implemented effective January 1, 1997, based on similar policies of other Water Districts; AND FURTHER THAT two consecutive water meter readings (the first being the reading taken in the billing period in which the leak occurred, and the second being the billing immediately following) be used as an average to determine a calculated invoice for the meter billing period in question, only after the owner provides proof the leak has been repaired; AND FURTHER THAT the credit only be applied once within a calendar year."

The Committee recommends that the rebate for water leaks total 50% of the average water bill for the billing period in question.

Leigh/Mandryk: "THAT the Report and Minutes (No. 5) of the Oyster River Committee meeting held June 9, 1998, be received."

Section 791(2)

CARRIED

Leigh/Nichol: "THAT Recommendation No. 1 of the Report of the Oyster River Committee meeting held June 9, 1998, be adopted."

Section 791(4)

CARRIED

**Report of the Public Hearing Committee**Public Hearing  
Committee

The Committee reports that:

- Meetings were held on May 19, and June 9, 1998 to consider Bylaw Nos. 1853, 1854 (Wilson CR/RZ 2C 96) 2031, 2032 (Schneider CP/RZ 2C 96), 2039 and 2040 (King Cohoe Resort Ltd. – CP 2B 97/RZ 3B 97)

**THE COMMITTEE RECOMMENDS:**

1. THAT Bylaws No. 1853 being the “Black Creek/Oyster Bay Official Settlement Plan Bylaw, 1983, Amendment Bylaw No. 26” and No. 1854, being the “Comox Valley Zoning Bylaw, 1986, Amendment Bylaw No. 195” be tabled and be considered as part of the Local Area Plan relevant to that portion of Electoral Area “C.” (Wilson CP/RZ 2C 96).
2. THAT the Regional Board consider giving third reading and final adoption to Bylaw No. 2031 being the “Black Creek/Oyster Bay Official Settlement Plan Bylaw, 1983, Amendment Bylaw No. 32” and Bylaw No. 2032 being the “Comox Valley Zoning Bylaw, 1986, Amendment Bylaw No. 195.” (Schneider CP/RZ 1C 98).
3. THAT the Regional Board consider giving third reading and final adoption to Bylaw No. 2039 being the “Comox Valley Official Settlement Plan Bylaw, 1980, Amendment Bylaw No. 71” and Bylaw No. 2040 being the “Comox Valley Zoning Bylaw, 1986, Amendment Bylaw No. 216.” (King Cohoe Resort Ltd. – CP 2B 97/ RZ 3B 97)

Grinham/Clarkston: “THAT the Report and Minutes of the Public Hearing Committee meetings held May 19, 1998 and June 9, 1998, be received.”

Section 791(2)

CARRIED

Clarkston/Grinham: “THAT Recommendation No. 1 to 3 of the Report of the Public Hearing Committee meetings held May 19, 1998 and June 9, 1998, be adopted.”

Nay: Leigh/Pater  
Section 791(2)(12)

CARRIED

## **Report of the Comox Valley Sports Centre Commission**

Comox Valley Sports  
Centre Commission

The Commission reports that:

- A meeting was held on June 11, 1998
- The management report was received.
- An update on construction for the new arena was given.
- The Status report for the Recreation Grants applications was received.
- Bylaw No. 1883 was amended.
- A 3% increase in the fee schedule for 1998/99 was approved.
- Staff was directed to review existing advertising policy and report back to commission.
- The commencement time for Commission meetings was changed to 8:30 am.
- Contracts were approved for the new arena.

### **THE COMMISSION RECOMMENDS:**

1. THAT Bylaw No. 1883 be amended as follows:
  - a) Section 1 of Bylaw No. 1883 being “Comox Valley Aquatic Centre, Ice Arena and Contribution Local Service Area Establishment bylaw No. 1883, 1996” which reads as follows:
    1. The local service established and to be operated is the construction and operation of an aquatic facility, ice arena and to contribute towards the costs of existing community use structures located within the Village of Cumberland, Electoral Areas ‘B’ and ‘C’ and that portion of Electoral area ‘A’ situated on Vancouver Island.is hereby deleted, and the following substituted therefore:
    1. The local service established and to be operated is:
      - a) to construct and operate an aquatic facility and ice arena, and
      - b) to contribute towards the refurbishing of existing community use structures located within the Village of Cumberland, Electoral Areas ‘B’ and ‘C’ and that portion of Electoral area ‘A’ situated on Vancouver Island, or
      - c) to contribute towards the construction of community use structures located within the Village of Cumberland, Electoral Areas ‘B’ and ‘C’ and that portion of Electoral area ‘A’ situated on Vancouver Island, or
      - d) to contribute towards the equipping of community use structures located within the Cumberland, Electoral Areas ‘B’ and ‘C’ and that portion of Electoral area ‘A’ situated on Vancouver Island.”
4. THAT the recommendations to award contract #14 – Miscellaneous metals contract to Inter Craft Contracting for \$29,034.00, contract #15 – Aluminum storefront/Glazing to Echo Glass Installations for \$42,560.00 and contract #16 – Overhead Coiling Doors, Rolling counter shutters to Shanahan’s at \$13,228.00, be approved.

Grinham/Myhres: “THAT the Report and Minutes (No. 279) of the Comox Valley Sports Centre Commission meeting held June 11, 1998, be received.”

Section 791(2)

CARRIED

Mandryk/Grinham: “THAT Recommendation No. 1 of the Report of the Comox Valley Sports Centre Commission meeting held June 11, 1998, be adopted.”

Section 791(2)

CARRIED

Mack/Bell: “THAT Recommendation No. 2 of the Report of the Comox Valley Sports Centre Commission meeting held June 11, 1998, be adopted.”

Section 791(6)

CARRIED

### **Report of the Electoral Areas Committee**

Electoral Areas  
Committee

The Committee reports that:

- A meeting was held June 15, 1998.
- The Management Report was received.
- The Committee discussed the alternatives proposed in the Standardization and Departmental Review report.
- The proposed bylaw enforcement policy was discussed.
- Correspondence was received.
- Standard zoning bylaw language was discussed.
- The amendment of Bylaw No. 2027 being ‘Parks Rules and Regulations Bylaw, 1998’ was discussed.
- Correspondence regarding the Barrett Commission and the issue of leaky condominiums was received.
- The Committee also received correspondence regarding administration and servicing of float homes.

### **THE COMMITTEE RECOMMENDS:**

1. THAT the following item (No. 5) of the Standardization and Departmental Review report be approved:
  5. Detached Residential Accessory Buildings - THAT the building bylaw be amended to provide an exemption for an enclosed detached residential accessory building less than 25 m<sup>2</sup> (270 ft<sup>2</sup>) in building area provided they do not create a hazard.
2. THAT the following item (No. 8) of the Standardization and Departmental Review report be approved:
  8. Mobile Home Parks - THAT the building bylaw be amended to provide an exemption for mobile home parks.”
3. THAT status quo be maintained with regard to 750.1 notices being placed on titles when inspections are not completed.
4. THAT the following items (No’s. 1, 2, 3, 4, 6, 7, 9, 11 and 12) contained within the Standardization and Departmental Review report be approved:
  1. Inspections - THAT all the inspections required under the building bylaw be preserved.
  2. Decks - THAT the building bylaw be amended to provide an exemption for open decks that are affixed to a single family dwelling and that do not require guards.

3. Retaining Walls - THAT the building bylaw be amended to provide an exemption for retaining walls that are less than 1.2 m (4 ft) in height above grade, located more than 1 m (4 ft) horizontal distance from a property line and that do not retain any structural fill.
4. Additions to Factory Built Homes - THAT the building bylaw be amended to provide an exemption for additions, less than 15 m<sup>2</sup> (160 ft<sup>2</sup>) in building area, to a modular home, mobile home or park model trailer installed to conform to the provisions of CSA Z240.10.1, "Site Preparation, Foundation, and Anchorage of Mobile Homes."
6. Solid Fuel Burning Appliances - THAT the building bylaw be amended to provide an exemption for the installation of a solid fuel-burning appliance, factory built chimney or fireplace and the construction of a masonry chimney or fireplace in a building that does not contain a residential occupancy.
7. Pools - THAT the provisions for pools be preserved.
9. Signs - THAT the building bylaw be amended to provide an exemption for signs less than 2 m (6.56 ft) in height.
11. Fees - THAT the fee structure be preserved.
12. Existing Bylaw enforcement Policy - THAT the Building Department Bylaw Enforcement Policy adopted April 24, 1995 be rescinded.
5. THAT the following items (No. 1, 2 and 3) contained within the proposed bylaw enforcement policy report, dated June 8, 1998, be approved:
  1. The Building Official is authorized to take appropriate action to seek compliance to the Building Bylaw when (s)he has knowledge that there exists an unsafe condition except that failure to satisfactorily complete the inspections does not in and of itself constitute an unsafe condition.
  2. The Building Official is authorized to take appropriate action to seek compliance to the Building Bylaw
    - a) in response to a complaint, or
    - b) upon becoming aware of a potential violation, in a manner consistent with the nature of the violation and insofar as personnel and financial resources are available for that purpose.
  3. The Building Official is authorized to take appropriate action to seek compliance to the Building Bylaw when work is being carried out without benefit of permit.

Abram/Mandryk: "THAT the Report and Minutes (No. 17) of the Electoral Areas Committee meeting held June 17, 1998, be received."

Section 791(2)

CARRIED

Clarkston/Myhres: "THAT Recommendations No. 1, 3, 4, and 5 of the Report of the Electoral Areas Committee meeting held June 17, 1998, be adopted."

Section 791(2)

CARRIED

Mandryk/Hansen: "THAT Recommendation No. 2 of the Report of the Electoral Areas Committee meeting held June 17, 1998, be adopted."



Mandryk/Hansen: “THAT Recommendation No. 2 of the Report of the Electoral Areas Committee meeting held June 17, 1998, be referred back to Electoral Areas Committee.”

Nay: Clarkston  
Section 791(2)

CARRIED

### **Report of the Comox Valley Water Committee**

Comox Valley Water  
Committee

The Committee reports that:

- A meeting was held June 18, 1998.
- The management report was reviewed.
- Minutes were reviewed.
- The Comox Lake and Watershed Study was discussed.
- Tsolum River bank and pipe protection was discussed.
- The information sheet “How Do I Obtain...” was reviewed.
- The monthly consumption summary was reviewed.
- The Comox Valley Water Supply System, 1997 Study was discussed.

### **THE COMMITTEE RECOMMENDS:**

1. THAT the Koers and Associates proposal for consulting services with regard to pipe protection on the East bank of the Tsolum River be tabled until other alternatives can be considered; AND FURTHER THAT an additional call for proposals be obtained.
2. THAT a request for proposals for design and engineering services for the penstock connection be called.

Mandryk/Bell: “THAT the Report and Minutes (No. 27) of the Comox Valley Water Committee meeting held June 18, 1998, be received.”

Section 791(2)

CARRIED

Mandryk/Nichol: “THAT Recommendations No. 1 and 2 of the Report of the Comox Valley Water Committee meeting held June 18, 1998 be adopted.”

Section 791(4)

CARRIED

**BYLAWS AND RESOLUTIONS:****Bylaw and  
Resolutions**

Mandryk/Nichol: “THAT Bylaw No. 2053 being “Regional District Animal Control Bylaw No. 2053, 1998” be given first and second readings concurrently.”

Bylaw No. 2053

Section 791(2)

CARRIED

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

Section 791(2)

CARRIED

Grinham/Mandryk: “THAT Bylaw No. 2055 being “Comox Valley Aquatic Centre, Ice Arena and Contribution Local Service Amendment Bylaw No. 2055, 1998” be given first and second readings concurrently.”

Bylaw No. 2055

Section 791(2)

CARRIED

Mandryk/Grinham: “THAT Bylaw No. 2055 being “Comox Valley Aquatic Centre, Ice Arena and Contribution Local Service Amendment Bylaw No. 2055, 1998” be given third reading.”

Section 791(2)

CARRIED

Nichol/Myhres: “THAT Bylaw No. 2031 being “Black Creek/Oyster Bay Official Settlement Plan, 1983 Amendment Bylaw No. 32” be given first and second readings concurrently.”

Bylaw No. 2031

Section 791(2)(12)

CARRIED

Myhres/Clarkston: “THAT Bylaw No. 2032 being “Comox Valley Zoning Bylaw, 1986, Amendment Bylaw No. 215” be given third reading.”

Bylaw No. 2032

Section 791(2)(12)

CARRIED

Clarkston/Mack: “THAT Bylaw No. 2039 being “Comox Valley Official Settlement Plan Bylaw, 1980, Amendment Bylaw No. 71” be given third reading.”

Bylaw No. 2039

Nay: Leigh/Pater

Section 791(2)(12)

CARRIED

Clarkston/Mandryk: “THAT Bylaw No. 2040 being “Comox Valley Zoning Bylaw, 1986, Amendment Bylaw No. 216” be given third reading.”

Bylaw No. 2040

Nay: Leigh/Pater

Section 791(2)(12)

CARRIED

Mandryk/Nichol: “THAT Bylaw No. 2054 being “Fanny Bay/Ships Point Fire Department Mutual Aid Agreement Bylaw No. 2054, 1998” be given first and second readings concurrently.”

Bylaw No. 2054

Section 791(6)

CARRIED

Mandryk/Grinham: “THAT Bylaw No. 2054 being “Fanny Bay/Ships Point Fire Department Mutual Aid Agreement Bylaw No. 2054, 1998” be given third reading.”

Section 791(6)

CARRIED

Mandryk/Myhres: “THAT Bylaw No. 2054 being “Fanny Bay/Ships Point Fire Department Mutual Aid Agreement Bylaw No. 2054, 1998” be reconsidered, finally passed and adopted.”

Section 791(6)

CARRIED

Leigh/Nichol: “THAT Bylaw No. 2056 being “Black Creek/Oyster Bay Water Regulation, Fees and Charges Amendment Bylaw No. 1, 1998” be given first and second readings concurrently.”

Bylaw No. 2056

Section 791(2)

CARRIED

Nichol/Leigh: “THAT Bylaw No. 2056 being “Black Creek/Oyster Bay Water Regulation, Fees and Charges Amendment Bylaw No. 1, 1998” be given third reading.”

Section 791(2)

CARRIED

Nichol/Leigh: “THAT Bylaw No. 2056 being “Black Creek/Oyster Bay Water Regulation, Fees and Charges Amendment Bylaw No. 1, 1998” be reconsidered, finally passed and adopted.”

Section 791(2)

CARRIED

McCrae/Mack: “THAT Bylaw No. 2058 being “Regional District of Comox-Strathcona Lease Authorization Bylaw No. 2058, 1998” be given first and second readings concurrently.”

Bylaw No. 2058

Section 791(2)

CARRIED

Leigh/McCrae: “THAT Bylaw No. 2058 being “Regional District of Comox-Strathcona Lease Authorization Bylaw No. 2058, 1998” be amended at second reading to include a clause in Schedule ‘A’ to protect the Garry Oak grove and its seedlings on the subject property for at least the duration of the lease; AND FURTHER THAT All costs associated with this provision will be provided by the Comox Valley Sports Centre Commission.”

Nay: Grinham/Mack/Winchester

Section 791(2)

CARRIED

Leigh/McCrae: “THAT Bylaw No. 2058 being “Regional District of Comox-Strathcona Lease Authorization Bylaw No. 2058, 1998” be amended at second reading by deleting section 3 (h).”

Section 791(2)

CARRIED

Mandryk/Nichol: “THAT Bylaw No. 2058 being “Regional District of Comox-Strathcona Lease Authorization Bylaw No. 2058, 1998” be given third reading as amended.”

Section 791(2)

CARRIED

Myhres/Mack: “THAT Bylaw No. 2058 being “Regional District of Comox-Strathcona Lease Authorization Bylaw No. 2058, 1998” be reconsidered, finally passed and adopted.”

Section 791(2)

CARRIED

Mandryk/Myhres: “THAT Bylaw No. 2059 being “Regional District of Comox-Strathcona Lease Authorization Bylaw No. 2059, 1998” be given first and second readings concurrently.”

Bylaw No. 2059

Section 791(2)

CARRIED

Mandryk/Mack: “THAT Bylaw No. 2059 being “Regional District of Comox-Strathcona Lease Authorization Bylaw No. 2059, 1998” be given third reading.”

Section 791(2)

CARRIED

Bell/Mack: “THAT Bylaw No. 2059 being “Regional District of Comox-Strathcona Lease Authorization Bylaw No. 2059, 1998” be reconsidered, finally passed and adopted.”

Section 791(2)

CARRIED

Abram/Sirk: “THAT Bylaw No. 1880 being “Quadra Island Zoning Bylaw, 1990, Amendment Bylaw No. 43” be reconsidered, finally passed and adopted.”

Bylaw No. 1880

Section 791(2)(12)

CARRIED

Mandryk/Nichol: “THAT Bylaw No. 1971 being “Regional District Fireworks Regulation Bylaw No. 1971, 1998” be reconsidered, finally passed and adopted.”

Bylaw No. 1971

Nay: Harrison/Leigh/McCrae/Sirk/Winchester

Section 791(2)

CARRIED

Myhres/Bell: “THAT Bylaw No. 1999 being “England Road Water Local Service Area Establishment Bylaw No. 1999, 1998” be reconsidered, finally passed and adopted.”

Bylaw No. 1999

Section 791(2)

CARRIED

Mandryk/Grinham: “THAT Bylaw No. 2011 being “Hornby Island Fire Protection Local Service Establishment Bylaw No. 2011, 1998” be reconsidered, finally passed and adopted.”

Bylaw No. 2011

Section 791(2)

CARRIED

Myhres/Nichol: “THAT Bylaw No. 2017 being “Black Creek/Oyster Bay Official Settlement Plan Bylaw, 1983, Amendment Bylaw No. 30” be reconsidered, finally passed and adopted.”

Bylaw No. 2017

Section 791(2)(12)

CARRIED

Mandryk/Myhres: “THAT Bylaw No. 2018 being “Comox Valley Zoning Bylaw, 1986, Amendment Bylaw No. 213” be reconsidered, finally passed and adopted.”

Bylaw No. 2018

Section 791(2)(12)

CARRIED

**NEW BUSINESS:****New Business**

Mandryk/Mack: “THAT the report from J. France, Treasurer dated May 22, 1998 regarding Refinancing Options for MFA Debenture Renewals, be received.”

Refinancing Options -  
MFA Debenture  
Renewals

Section 791(2)

CARRIED

Bell/Winchester: “THAT the Refinancing Options for Municipal Finance Authority Debenture Renewals be tabled until those Directors who wish to respond have an opportunity to do so via their respective Municipalities with the exception of the Oyster River Bank Protection Municipal Finance Authority Debenture Renewals.”

Section 791(2)

CARRIED

Mandryk/Nichol: “THAT the Regional District of Comox-Strathcona authorizes the Municipal Finance Authority to purchase a future contract for MFA #64 being the ‘Oyster River Bank Protection’ with a renewal date of September 2006; AND FURTHER THAT the interest rate be agreed to a maximum of 6  $\frac{3}{4}$  %.”

Nay: Sirk

Section 791(2)

CARRIED

Mandryk/Grinham: “THAT the report from J. France, Treasurer dated June 8, 1998 regarding Travel Expenses for the Community Justice Centre representative, be received.”

Community Justice  
Centre – Expenses

Section 791(2)

CARRIED

Hansen/Myhres: “THAT the Regional District of Comox-Strathcona representative for the Community Justice Centre being Director Rod Nichol, be paid travel expenses with regard to this appointment.”

Section 791(2)

CARRIED

Mandryk/Grinham: “THAT the report from J. France, Treasure dated June 18, 1998 regarding Travel Expenses for the Valley Link Highway Committee representative, be received.”

Valley Link Highway  
Committee - Expenses

Section 791(2)

CARRIED

Abram/Mandryk: “THAT the Regional District of Comox-Strathcona representative for the Valley Link Highway Committee being Director Rick Grinham, be paid travel expenses with regard to this appointment.”

Section 791(2)

CARRIED

Leigh/Sirk: “THAT the Board write to Murray Tekano, Inland Island Highway Project Manager to confirm whether Director Leigh is appointed as the political representative on the Liaison Committee; AND FURTHER THAT a similar letter be sent to the Campbell River Transit Advisory Committee to determine if the Board will appoint Director Leigh to this Committee.”

Nay: Hansen/Mack/Nichol

Section 791(2)

CARRIED

Bell/Mack: “THAT the report from B. Whitehead, Manager of Administration dated June 9, 1998 regarding 1998 Union of British Columbia Municipalities resolutions, be received.”

UBCM - Resolutions

Section 791(2)

CARRIED

Bell/Mack: “THAT the following resolution be adopted and forwarded to the Union of British Columbia Municipalities for consideration at the 1998 Convention:

“WHEREAS the Crown Lands Branch has previously crown granted publicly held environmentally sensitive areas to private landowner; AND WHEREAS it is the practice, when possible, of Regional Districts to protect land containing identified environmentally sensitive areas; AND WHEREAS local government have, in the past attempted to acquire sensitive lands as Return to Crown, or through time-consuming negotiations which may require the granting of additional development rights; THEREFORE BE IT RESOLVED THAT the Minister of Environment, Lands and Parks be urge to develop a policy regarding the retention of environmentally sensitive areas located on Crown Land.”

Crown Lands Branch -  
environmentally  
sensitive areas

Myhres/Nichol: “THAT the motion be amended to read:

“WHEREAS the Crown Lands Branch has previously leased or granted publicly-held environmentally sensitive areas to private landowners; AND WHEREAS it is the practice, when possible, of Regional Districts to protect land containing identified environmentally sensitive areas; AND WHEREAS local government have, in the past attempted to acquire sensitive lands as Return to Crown, or through time-consuming negotiations which may require the granting of additional development rights; THEREFORE BE IT RESOLVED THAT the Minister of Environment, Lands and Parks be urged to develop a policy regarding the retention, by the Provincial Government, of environmentally sensitive areas located on Crown Land.”

Section 791(2)

CARRIED

Vote on main motion, as amended.

Section 791(2)

CARRIED

Leigh/Pater: “THAT the following resolution be adopted and forwarded to the Union of British Columbia Municipalities for consideration at the 1998 Convention:

WHEREAS Regional Districts provide, amongst others, land use planning and economic development services to Electoral Areas within their boundaries; AND WHEREAS Regional Districts are better able to perform these services if they are aware of provincial economic initiatives which impact upon the Regional Districts; THEREFORE BE IT RESOLVED THAT the Minister of Forests be urged to adopt a policy of advising all local governments and Regional Districts of significant economic initiatives sponsored by the Ministry of Forests in a timely manner.”

Section 791(2)

CARRIED

Myhres/Marcaccini: “THAT the following resolution be adopted and forwarded to the Union of British Columbia Municipalities for consideration at the 1998 Convention:

WHEREAS the residents of Vancouver Island are opposed to the burning or burial of wood residue as permitted by the Ministry of Environment; AND WHEREAS the smoke and particulates created is hazardous to the health of all our residents; THEREFORE BE IT RESOLVED THAT the Provincial Government ban the burning and/or burial of residual wood and provide forest companies with a stumpage credit when they use an approved alternate method to dispose of their residual debris from their logging operations and land development.”

Vancouver Island –  
Burning of Wood

Section 791(2) CARRIED

Bell/Clarkston: “THAT the Public Hearing Notification dated June 11, 1998 for Bylaw No. 2036, 2037, and 2038, be received.”

Public Hearing  
Notification – 2036,  
2037, 2038

Section 791(2) CARRIED

Hansen/Leigh: "THAT the following Bylaws have received two readings by the Regional District Board:

Public Hearing  
Notification – 2036,  
2037, 2038

| Bylaw No. | Bylaw Name  | Applicant         |
|-----------|---|-------------------|
| 2036      | Cortes Official Community Plan Bylaw, 1995, Amendment Bylaw N0. 3 | Regional District |
| 2037      | Cortes Official Community Plan Bylaw 1995, Amendment Bylaw No. 4  | Camp Nor'wester   |
| 2038      | Electoral Area 'I' Zoning Bylaw, 1970, Amendment Bylaw No. 54     | Camp Nor'wester   |

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

THEREFORE BE IT RESOLVED THAT:

1. A Public Hearing will be held on Saturday, September 12, 1998 at 1:00 p.m.
2. The location of the Public Hearing will be at Manson’s Landing Community Hall, Sutil Point Road, Manson’s Landing, Cortes Island, B.C.
3. Director Sirk is appointed as Chairperson of the Public Hearing.
4. The 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.

Mandryk/Nichol: “THAT the following grant-in-aid from Electoral Area ‘A’ be approved:

Grant-in-aid -Electoral  
Area 'A'

Denman Island Community School \$ 500.00;

AND FURTHER THAT this grant be paid as soon as possible.”

Section 791(4) CARRIED

Clarkston/Nichol: “THAT the following grants-in-aid from Electoral Area ‘B’ be approved:

Grant-in-aid -Electoral Area ‘B’

|                             |            |
|-----------------------------|------------|
| Comox Nautical Days Society | \$ 750.00  |
| Comox Valley Tour the Farms | \$ 200.00; |

AND FURTHER THAT these grants be paid as soon as possible.”

Section 791(4)

CARRIED

Nichol/Mandryk: “THAT the following grants-in-aid from Electoral Area ‘C’ be approved:

Grant-in-aid -Electoral Area ‘C’

|                                      |            |
|--------------------------------------|------------|
| Inland Highway Access Road Committee | \$ 2000.00 |
| Plateau Road Resident’s Association  | \$ 300.00; |

AND FURTHER THAT these grants be paid as soon as possible.”

Section 791(4)

CARRIED

Mandryk/Clarkston: “THAT the grant-in-aid to the Crossroads Crisis Centre that was approved at the April 27, 1998 Board meeting in the amount of \$1,500.00 (\$500.00 from each of the Directors of Electoral Areas ‘A’, ‘B’ & ‘C’), be rescinded”.

Grant-in-aid rescinding - Electoral Areas A, B & C

Section 791(4)

CARRIED

Hansen/Chauvin: “THAT the agreement between the Regional District of Comox-Strathcona and the Village of Sayward for fire protection be approved; AND FURTHER THAT the Chairperson and the Secretary be authorized to sign the agreement.”

Fire Protection – Village of Sayward

Section 791(6)

CARRIED

Staff was directed to ensure that the issue of remuneration for Sayward Fire Protection Committee be considered during 1999 Budget discussions.

Mandryk/Grinham: “THAT the Fanny Bay Community Association be advised that the Board of the Regional District of Comox-Strathcona has no objections to their obtaining a Beer Garden Permit for their Fanny Bay Day to be held July 12, 1998.”

Beer Garden Permit - Fanny Bay Day

Section 791(2)

CARRIED

Leigh/Harrison: “THAT the Regional District of Comox-Strathcona write to the Canadian Radio Telecommunications Commission to lend its support to Campbell River Television application for a *special condition of license* which will allow TV 10 to continue to provide their excellent local programming at a reasonable cost to its subscribers.”

CRTC – CR. Television application

Section 791(2)

CARRIED



Leigh/McCrae: “THAT the Regional District of Comox-Strathcona write to the District of Campbell River stating that it supports the proposed boundary extension of lots located at 25 and 35 Ocean Grove Road and 3696 South Island Highway; AND WHEREAS the Regional District acknowledges that this extension is necessary due to general servicing difficulties being experienced by property owners as a result of the official boundary bisecting Ocean Grove Road; THEREFORE BE IT RESOLVED THAT the Regional District agrees that the boundary extension is subject to its receipt of written letter of consent from the subject property owners and subject to the resolution of the water service issues.”

Boundary Extension –  
Campbell River

Section 791(2) CARRIED

Grinham/Mandryk: “THAT the report from J. France, Treasurer dated June 19, 1998 regarding Recreation grants, be received.”

Recreation grants

Section 791(6) CARRIED

Mack/Mandryk: “THAT the Board approves 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:

**Electoral Area A**

|                                 |                   |
|---------------------------------|-------------------|
| Union Bay Community Club        | \$ 31,327         |
| Fallen Alders Community Club    | \$ 17,500         |
| Royston Community Club          | \$ 11,156         |
| Fanny Bay Community Club        | \$ 35,719         |
| Fanny Bay Old Age Pensioners    | \$ 4,298          |
| <b>Electoral Area ‘A’ Total</b> | <b>\$ 100,000</b> |

**Electoral Area B**

|                                 |                  |
|---------------------------------|------------------|
| Sunnydale Golf Society          | \$ 6,500         |
| Point Holmes Recreation Assoc.  | \$ 30,000        |
| Courtenay Elks – Kye Bay Park   | \$ 11,683        |
| <b>Electoral Area ‘B’ Total</b> | <b>\$ 48,183</b> |

**Electoral Area C**

|                                 |                   |
|---------------------------------|-------------------|
| Merville Community Assoc.       | \$ 50,000         |
| Black Creek Community Assoc.    | \$ 100,000        |
| <b>Electoral Area ‘C’ Total</b> | <b>\$ 150,000</b> |

**Village of Cumberland**

|                                    |                  |
|------------------------------------|------------------|
| Village Park Committee             | \$ 25,000        |
| Cumberland Chamber of Commerce     | \$ 7,000         |
| Village of Cumberland              | \$ 48,425        |
| <b>Village of Cumberland Total</b> | <b>\$ 80,425</b> |

Section 791(2) CARRIED

Abram/Pater: “THAT the following grant-in-aid from Electoral Area ‘J’ be approved:

Grant-in-aid - Electoral  
Area ‘J’

Campbell River Tourism Promotion Society \$3,500.00;

AND FURTHER THAT this grant be paid as soon as possible.”

Section 791(4) CARRIED

Sirk/Mandryk: “THAT the following grant-in-aid from Electoral Area ‘I’ be approved:

|  |           |
|--|-----------|
| Campbell River Tourism Promotion Society | \$ 500.00 |
|--|-----------|

AND FURTHER THAT this grant be paid as soon as possible.”

Section 791(4) CARRIED

Director Nichol read a written statement in response to a recent newspaper article regarding the Emerald Estates Development.

Director Nichol  
Statement

### **ADDENDUM**

**Addendum**

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

Nay: Abram/Harrison/McCrae/Sirk

Section 791(2) CARRIED

The meeting recessed at 4:15 p.m.

The meeting reconvened at 4:25 p.m.

Mandryk/Grinham: “THAT the correspondence from R. English, of the Vancouver Island Highway Project dated June 26, 1998 regarding the proposed revised alignment of the Courtenay South Connector, be received.”

Vancouver Island  
Highway Project -  
Courtenay South  
Connector

Section 791(2) CARRIED

Mandryk/Grinham: “THAT the Regional District Board endorses the proposed alignment ‘4A’ recommended by the Vancouver Island Highway Project as outlined in their letter dated June 26, 1998.”

Nay: McCrae/Sirk

Section 791(2) CARRIED

Chauvin/Harrison: “THAT Fisherman’s Lodge be advised that the Board of the Regional District of Comox-Strathcona has no objections to their obtaining a temporary change to their existing ‘A’ Liquor Licence for the purpose of a Golf Tournament Dinner and Awards scheduled for July 18, 1998.”

Temporary Liquor  
Licence – Fisherman’s  
Lodge

Section 791(2) CARRIED

Pater/Grinham: “THAT the report from B. Whitehead, Chief Election Officer dated June 29, 1998 regarding results of Other Voting for the Walters Cove Water Supply Local Service Area, be received.”

Other Voting results –  
Walter Cove Water

Section 791(2) CARRIED

Mandryk/Myhres: “THAT the following grants-in-aid from Electoral Area ‘A’ be approved:

Grants-in-aid - Electoral  
Area ‘A’

|                                     |            |
|-------------------------------------|------------|
| Hornby Island Recreation Commission | \$ 500.00  |
| * Comox Valley Tour the Farms       | \$ 200.00; |

AND FURTHER THAT only the grant-in-aid mark with an (\*) be paid as soon as possible.”

Section 791(4) CARRIED

Nichol/Myhres: “THAT the following grant-in-aid from Electoral Area ‘C’ be approved:

Grant-in-aid - Electoral  
Area ‘C’

Comox Valley Tour the Farms \$ 200.00;

AND FURTHER THAT this grant be paid as soon as possible.”

Section 791(4)

CARRIED

Leigh/Mandryk: “THAT the following Grants-in-Aid from Electoral Area ‘D’ be approved:

Grants-in-aid - Electoral  
Area ‘D’

|  |                    |
|--|--------------------|
| Hagel Park Society (fireworks)                 | \$ 800.00          |
| Campbell River Children’s Choir                | \$1,000.00         |
| Maple Parents Advisory Committee               | \$1,000.00         |
| Oyster River Parents Advisory Committee        | \$1,000.00         |
| Ocean Grove Parents Advisory Committee         | \$1,000.00         |
| Mountaineer Avian Rescue Society               | \$ 300.00          |
| Campbell River Search and Rescue               | \$1,000.00         |
| Oyster River Enhancement Society               | \$1,500.00         |
| Centennial Park Society (playground)           | \$2,000.00         |
| Campbell River Tourism Promotion Society       | \$1,000.00         |
| Campbell River and District Public Art Gallery | \$ 500.00          |
| Campbell River Gun Club Society                | \$ 3,500.00        |
| Storie Creek Park Society (Fish Enhancement)   | \$ 2,433.57        |
| <b>TOTAL</b>                                   | <b>\$17,033.57</b> |
| Section 791(2)                                 | CARRIED            |

### **Report of the Public Hearing Committee**

Public Hearing  
Committee

The Committee reports that:

- A meeting was held on June 23, 1998 to consider Bylaw Nos. 1862, 2047 and 2048.

**THE COMMITTEE RECOMMENDS:**

1. THAT the Regional District Board consider giving third reading and final adoption to Bylaw No. 2047 being the “Comox Valley Official Settlement Plan Bylaw, 1980, Amendment Bylaw No. 72”.
2. THAT the Regional District Board consider giving third reading and final adoption to Bylaw No. 2048 being the “Comox Valley Zoning Bylaw, 1986, Amendment Bylaw, No. 217”.

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

Section 791(2)

CARRIED

Grinham/Myhres: “THAT Recommendations No. 1 and 2 of the Report of the Public Hearing Committee meeting held June 23, 1998, be adopted.”

Section 791(2)(12)

CARRIED

**Report of the Public Hearing Committee**

Public Hearing  
Committee

The Committee reports that:

- A meeting was held on June 24, 1998 to consider Bylaws No. 1955 and 2003.

**THE COMMITTEE RECOMMENDS:**

1. THAT the Regional District Board consider giving third reading to Bylaw No. 1955, being the “Menziess Bay Area Zoning Bylaw, 1996, Amendment Bylaw No. 1”; AND FURTHER THAT the bylaw be held in abeyance until the adoption of Bylaw No. 2003, being the “Campbell River Area Official Community Plan Bylaw, 1986, Amendment Bylaw No. 19”.
2. THAT the Regional District Board consider amending Bylaw No. 2003, being the “Campbell River Area Official Community Plan Bylaw, 1986”, at second reading as follows:
  1. Section (f)(2) shall be amended with the addition of the following:
    - (g) For operations involving automobile wrecking or metals recycling, piles of items stored outside a building or structure shall not exceed the height of any fencing or screening.
  2. Section (f)(6) shall be amended by the addition of the following:
    - (b) Exemptions 6(a)(2)(4) and (5) shall not apply to operations involving automobile wrecking or metals recycling.
  3. Section (f)(7)(a)(1) shall be amended to read as follows:
    1. Setbacks from lot lines and public road right-of-ways, excluding the Island Highway, may be reduced by up to 30% of the required setback; and

3. THAT the Regional District Board consider giving Bylaw No. 2003, being the “Campbell River Area Official Community Plan Bylaw, 1986”, third reading as amended; AND FURTHER THAT Bylaw No. 2003 be forwarded to the Ministry of Municipal Affairs and Housing for approval while covenants regarding prohibition of uses and noise levels are prepared.

Hansen/Chauvin: “THAT the Report and Minutes of the Public Hearing Committee held June 24, 1998, be received.”

Section 791(2) CARRIED

Hansen/Myhres: “THAT Recommendations No. 1 through 3 of the Report of the Public Hearing Committee meeting held June 24, 1998, be adopted.”

Section 791(2)(12) CARRIED

Hansen/Mandryk: “THAT Bylaw No. 2003 being “Campbell River Area Official Community Plan Bylaw 1986, Amendment Bylaw No. 19” be amended at second reading as follows:

Bylaw No. 2003

1. Section (f)(2) shall be amended with the addition of the following:
  - (g) For operations involving automobile wrecking or metals recycling, piles of items stored outside a building or structure shall not exceed the height of any fencing or screening.
4. Section (f)(6) shall be amended by the addition of the following:
  - (c) Exemptions 6(a)(2)(4) and (5) shall not apply to operations involving automobile wrecking or metals recycling.
5. Section (f)(7)(a)(1) shall be amended to read as follows:
  1. Setbacks from lot lines and public road right-of-ways, excluding the Island Highway, may be reduced by up to 30% of the required setback; and

Section 791(2)(12) CARRIED

Hansen/Leigh: “THAT Bylaw No. 2003 being “Campbell River Area Official Community Plan Bylaw 1986, Amendment Bylaw No. 19” be given third reading as amended.”

Section 791(2)(12) CARRIED

Myhres/Leigh: “THAT Bylaw No. 1955 being “Menziess Bay Area Zoning Bylaw 1996, Amendment Bylaw No.1” be given third reading.”

Bylaw No. 1955

Section 791(2)(12) CARRIED

Grinham/Mandryk: “THAT Bylaw No. 2047 being “Comox Valley Official Settlement Plan Bylaw 1980, Amendment Bylaw No. 72” be given third reading.”

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 given third reading.”

Bylaw No. 2048

Section 791(2)(12) CARRIED

Abram/Myhres: “THAT Bylaw No. 2025 being “Quadra Island Zoning Bylaw 1990, Amendment Bylaw No. 48” be reconsidered, finally passed and adopted.”

Bylaw No. 2025

Section 791(2)(12)

CARRIED

Pater/Mandryk: “THAT Bylaw No. 2034 being “Walters Cove Water Supply Local Service Area Establishment Bylaw No. 2034, 1998” be reconsidered, finally passed and adopted.”

Bylaw No. 2034

Nay: McCrae  
Section 791(2)

CARRIED

Clarkston/Mandryk: “THAT Bylaw No. 2041 being “Suffield Road Streetlighting Local Service Area Establishment Bylaw No. 2041, 1998” be reconsidered, finally passed and adopted.”

Bylaw No. 2041

Nay: McCrae  
Section 791(2)

CARRIED

Mandryk/Grinham: “THAT Bylaw No. 2045 being “Denman Island Fire Protection Local Service Establishment Bylaw, 1998” be reconsidered, finally passed and adopted.”

Bylaw No. 2045

Section 791(2)

CARRIED

Grinham/Mandryk: “THAT Bylaw No. 2051 being “Unsightly Premises Extended Service Establishment Bylaw No. 2051, 1998” be reconsidered, finally passed and adopted.”

Bylaw No. 2051

Nay: Leigh/McCrae  
Section 791(2)

CARRIED

### **ADJOURNMENT**

Adjournment

Bell/Mack: “THAT the Board adjourn to the in-camera portion of the meeting.”

Section 791(2)

CARRIED

Time: 4:47 p.m.

### **RISE AND REPORT**

Rise and Report

The Board rose at 5:54 p.m. and reported the following:

### **Report of the Greater Campbell River Committee**

Greater Campbell River  
Committee

### **THE COMMITTEE RECOMMENDS:**

1. THAT the Regional District’s position, outlining the requirement for a Development Permit application for the Red Granite Point proposal, remain unchanged; AND FURTHER THAT the Development Permit process is to be followed in accordance with Bylaw No. 1931, being the “Bylaw Amendment, Permit Procedures and Fees Bylaw, 1997.

2. THAT the Regional Board consider appealing the issuance of Upper Island – Central Coast Community Health Services Society Permit #15/98 to Triple R Developments Ltd., for property described as District Lot 307, Cortes Island, Except Plans 12035, 15458, 18122, Sayward District (Red Granite Point), on the basis that the proposed scale of development for the entirety of the property will generate sewage flows beyond the Society's jurisdiction to approve and the application should therefore be directed to Waste Management Branch, Ministry of Environment, Lands and Parks for consideration.

### **Report of the Sewage Commission**

Sewage Commission

The Commission reports that:

- An in-camera meeting was held February 19, 1998.
- Reports were received.
- Minutes were adopted.
- An accidental discharge of primary treated effluent was discussed.
- Devolution of the Sewer Function was adopted.
- The 1998 Annual Budget was reviewed.

### **THE COMMISSION RECOMMENDS:**

1. THAT the overflow level of the surge basin be raised from 8.70 metres to 10.70 metres; AND FURTHER THAT a qualified engineering consultant be retained to review the diffuser design and make recommendations on the timing of modifications to the diffuser to enhance the flow characteristics of the outfall; AND FURTHER THAT monitoring of the wells for faecal coliform group bacteria continue for a period of 90 days.
2. THAT the Report from the Regional District Administrator, dated November 8, 1997, regarding the devolution of the Sewer Function to the City of Courtenay and the Town of Comox be forwarded to the Regional Board for review and consideration.
3. THAT the Sewage Commission respectfully requests that the Regional Board of Comox-Strathcona endorse the devolution of the Sewer Function to the City of Courtenay and the Town of Comox
4. THAT Regional District Administration undertake the necessary administrative steps to transfer the Sewer Function to the City of Courtenay and the Town of Comox and that direct, reasonable costs associated with the transfer be allocated to the Sewer Function.

