

Minutes of the meeting of the Board of the Regional District of Comox-Strathcona held on Monday, June 24, 2002 in the Banquet Room of the Comox Valley Curling Club located at 4835 Headquarters Road, Courtenay, B.C. commencing at 10:30 a.m.

- PRESENT:**
- |                    |                  |   |
|--------------------|------------------|---|
| <b>Chair:</b>      | - D. Andrews     | - District of Campbell River              |
| <b>Vice Chair:</b> | - J. Turner      | - Electoral Area 'A'                      |
| <b>Directors:</b>  | - J. Abram       | - Electoral Area 'J'                      |
|                    | - D. Crawford    | - Village of Gold River                   |
|                    | - F. Hansen      | - Electoral Area 'H'                      |
|                    | - W. Harrison    | - District of Campbell River              |
|                    | - G. Keenan      | - Village of Cumberland                   |
|                    | - K. Kelly       | - Electoral Areas 'C'                     |
|                    | - B. Leigh       | - Electoral Area 'D'                      |
|                    | - G. Mack        | - Town of Comox                           |
|                    | - R. Mandryk     | - Electoral Area 'K'                      |
|                    | - W. Matthews    | - District of Campbell River              |
|                    | - S. McNeil      | - Village of Tahsis                       |
|                    | - P. Myhres      | - Village of Zeballos                     |
|                    | - T. Pater       | - Electoral Area 'G'                      |
|                    | - B. Price       | - Electoral Area 'B'                      |
|                    | - G. Sirk        | - Electoral Area 'I'                      |
|                    | - H. Sprout      | - Village of Sayward                      |
|                    | - D. Weir        | - City of Courtenay                       |
|                    | - S. Winchester  | - City of Courtenay                       |
| <b>Staff:</b>      | - J. C. Bedard   | - Manager of Building Inspection          |
|                    | - G. Faris       | - General Manager of Operational Services |
|                    | - G. LeBlanc     | - General Manager of Community Planning   |
|                    | - T. Munro       | - Corporate Administrative Assistant      |
|                    | - B. Pearson     | - Manager of Information Systems          |
|                    | - D. Oakman      | - Manager of Financial Services           |
|                    | - B. Williams    | - Chief Administrative Officer            |
|                    | - B. Vanderzwaag | - Administration Officer                  |

### **ADJOURN IN-CAMERA**

In-camera motion

Leigh/Harrison: "THAT the Board adjourn to an in-camera session pursuant to sections 242.2(1) (c) Labour relations or employee negotiations; (e) the acquisition, disposition or expropriation of land or improvements, if the council considered that disclosure might reasonably be expected to harm the interests of the municipality (h) Litigation or potential litigation affecting the municipality, of the Local Government Act."

Section 791(2)

CARRIED

Time: 10:30 a.m.

**RISE AND REPORT**

Rise and Report

The Board rose at 11:45 a.m. and reported the following:

- THAT the Regional District of Comox-Strathcona procure the lands legally described as That Part of Parcel H (DD24282N), Sections 18 and 45, Comox District, Plan 1470 RW for the total price of three thousand two hundred (\$3200.00) dollars and the costs of transfer.
- The report from the Manager of Financial Services dated June 12, 2002 regarding Bylaw 1214 being "Greater Campbell River Pool/Arena Local Service Area Establishment Bylaw, 1990.

**RECONVENED**

Reconvened

The meeting reconvened at 2:21 p.m.

Director Kelly was not present for this portion of the meeting.

Alt. Director Vaughan was present for this portion of the meeting.

**MINUTES**

Minutes

Pater/Harrison: "THAT the minutes of the regular meeting held May 27, 2002 be adopted, as circulated."

Section 791(2)

CARRIED

**PETITIONS AND DELEGATIONS**

Petitions and Delegations

The Regional District of Comox-Strathcona was presented with an Award of Excellence from Harry Harker, President of the Planning Institute of BC, Professor Tony Dorsey, Director of School of Community and Regional Planning University of British Columbia and Tim Pringle, Executive Director British Columbia Real Estate Foundation.

PIBC  
UBC School  
Of Planning

**ORIGINAL COMMUNICATIONS**

Original Communications

Myhres/Mandryk: "THAT the correspondence from Premier G. Campbell dated May 24, 2002 regarding BC Hydro, be received."

Section 791(2)

CARRIED

Pater/Mandryk: "THAT the email from Yves Bajard dated June 3, 2002 regarding BC Hydro Privatization, be received."

Section 791(2)

CARRIED

Pater/Matthews: "THAT the email from Yves Bajard dated June 12, 2002 regarding BC Hydro Privatization, be received."

Section 791(2)

CARRIED

Privatization  
of  
BC Hydro

Pater/Mandryk: “THAT the Board of the Regional District of Comox-Strathcona respectfully request the Premier to commission a public review, including an independent audit and cost/benefit analysis, of the planned privatization of several key operations of BC Hydro; AND FURTHER THAT a request go to all BC local governments, through UBCM, to support this call for a public review.”

Nay: Weir/Winchester  
Section 791(2)

CARRIED

Leigh/Sprout: “THAT the correspondence from the Ministry of Education dated May 27, 2002 regarding Maple School Closure, be received.”

Closure of  
Maple School

Section 791(2)

CARRIED

## **PRESENTATION OF REPORTS**

**Presentation of  
Reports**

### **Report of the Member Municipality Committee**

Member Municipality  
Committee

The Committee reports that:

- A meeting was held May 26, 2002.
- Service Review – General Administration was discussed.
- A request for funding from the Rivercity Players was considered.

Matthews/Sprout: “THAT the Report and Minutes (No. 4) of the Member Municipality Committee meeting held May 26, 2002, be received.”

Section 791(2)

CARRIED

### **Report of the West Coast Committee**

West Coast  
Committee

The Committee reports that:

- A meeting was held on May 27, 2002.
- The Management Report was received.
- Land and Water BC referral #1409823 & #4109824 (Synex Energy Resources Ltd.) were considered.
- Land and Water BC referral #1411064 (Grieg Seafood BC Ltd.) was considered.
- Correspondence from the Hon. David Collenette, Minister of Transport regarding the divestiture of Fair Harbour Wharf, was received.
- Correspondence from the Ministry of Agriculture, Food & Fisheries regarding the Development of Provincial Code of Practice for the BC Shellfish Aquaculture Industry, was received.
- Correspondence from Land and Water BC regarding Referral Response Forms, was received.
- A verbal update was heard regarding the Kyuquot Integrated Coastal Plan.

## **THE COMMITTEE RECOMMENDS:**

1. THAT the Regional District of Comox-Strathcona, under its mandate as a local government, advise Land and Water BC (LWBC) that the Regional District offers no objection to LWBC Referral #1409823 on behalf of Synex Energy Resources Ltd., for a Licence of Occupation for a 2 year term for the purpose of commercial use on that parcel or tract of land lying in the vicinity of Muchalat Lake, Nootka District.

2. THAT the Regional District of Comox-Strathcona, under its mandate as a local government, advise Land and Water BC (LWBC) that the Regional District offers no objection to LWBC Referral #1409824 on behalf of Synex Energy Resources Ltd., for a Right-of-way – Interim Licence for a 2 year term for a utility purpose – penstock to create power, on the unsurveyed Right-of-way over unsurveyed Crown land lying on the vicinity of Muchalat Lake and Muchalat River; together with unsurveyed foreshore or land covered by water being part of the bed of unnamed creeks, all lying within Nootka District.
3. THAT the Regional District of Comox-Strathcona, under its mandate as a local government, advise Land and Water BC (LWBC) that the Regional District offers no objection to LWBC Referral #1411064 on behalf Grieg Seafood BC Ltd., for a Licence of Occupation for a 10 year term for the purpose of finfish aquaculture in the unsurveyed land or foreshore covered by water being the bed of Muchalat Inlet, Nootka District, subject to approval under the Canadian Environmental Assessment Act (CEAA).

Pater/Mandryk: “THAT the Report and Minutes (No. 186) of the West Coast Committee meeting held May 27, 2002, be received.”

Section 791(2)

CARRIED

Myhres/Pater: “THAT Recommendations No. 1 and 3 of the Report of the West Coast Committee meeting held May 27, 2002, be adopted.”

Section 791(2)

CARRIED

Pater/Mandryk: “THAT Recommendation No. 2 of the Report of the West Coast Committee meeting held May 27, 2002, be adopted.”

Section 791(2)

CARRIED

### **Report of the Corporate Services Committee**

Corporate Services  
Committee

The Committee reports that:

- A meeting was held May 28, 2002.
- The Management report was received.
- Huxham and Co., made a presentation regarding the Audit Management Letter for 2001.
- 2002 Excess Liability Protection Agreement was received.

Matthews/Turner: “THAT the Report and Minutes (No. 42) of the Corporate Services Committee meeting held May 28, 2002, be received.”

Section 791(2)

CARRIED

**Report of the Committee of the Whole**Committee  
of the Whole

The Committee reports that:

- A meeting was held May 28, 2002.
- The management report was received.
- The Review Report of the Comox Valley Water Committee was referred to the Comox Valley Committee.
- A report regarding Safety and the Workers Compensation Board was received.
- The Grant Status report was received.
- Correspondence regarding Bio-Diesel Fuel Tax Exemption was received.
- The General Administration – Extraordinary Item – Building was tabled to the June Committee of the Whole meeting.
- An Alternate Regional District Representative was appointed for the June 17, 2002 Service Review Committee meeting.

**THE COMMITTEE RECOMMENDS:**

1. THAT Director Starr Winchester be appointed the alternate Regional District Representative for the Service Review Committee meeting to be held June 17, 2002.

Mandryk/Turner: “THAT the Report and Minutes of the Committee of the Whole meeting held May 28, 2002, be received.”

Section 791(2)

CARRIED

Turner/Crawford: “THAT Recommendation No. 1 of the Report of the Committee of the Whole meeting held May 28, 2002, be adopted.”

Section 791(2)

CARRIED

**Report of the Building Project Committee**Building Project  
Committee

The Committee reports that:

- A meeting was held May 28, 2002.
- The committee reviewed the Request for Proposal for the Office Deconstruction.

Myhres/Harrison: “THAT the Report and Minutes (No. 8) of the Building Project Committee meeting held May 28, 2002, be received.”

Section 791(2)

CARRIED

**Report of the Building Project Committee**Building Project  
Committee

The Committee reports that:

- A meeting was held June 3, 2002.
- The committee reviewed the Request for Proposals for the Office Deconstruction.

**THE COMMITTEE RECOMMENDS:**

1. THAT the contract for deconstruction of 4795 Headquarters Road be awarded to Gord Corrigan Trucking and Backhoe Ltd., in the amount of \$49,075.00.

Leigh/Myhres: “THAT the Report and Minutes (No. 9) of the Building Project Committee meeting held June 3, 2002, be received.”

Section 791(2)

CARRIED

Leigh/Harrison: “THAT Recommendation No. 1 of the Report of the Building Project Committee meeting held June 3, 2002, be adopted.”

Section 791(6)

CARRIED

**Report of the Building Project Committee**

Building Project  
Committee

The Committee reports that:

- A meeting was held June 24, 2002.
- The committee reviewed the RFP for Corporate Office Space.

Mandryk/Leigh: “THAT the Report and Minutes (No. 11) of the Building Project Committee meeting held June 24, 2002, be received.”

Section 791(2)

CARRIED

Turner/Crawford: “THAT the Regional District of Comox-Strathcona enter into a five year lease agreement for the properties located at 550 and 600 Comox Road for the Regional District of Comox-Strathcona Corporate Office Space; AND FURTHER THAT the Chair and Manager of Corporate Administration be authorized to sign the lease agreement.”

Lease of  
Comox Road  
Properties

Nay: Weir/Winchester

Section 791(6)

CARRIED

Mandryk/Sprout: “THAT the report from the Manager of Financial Services dated June 21, 2002 and the correspondence from Wm. S. Jackson and Associates dated June 20, 2002 both regarding the Review of Requests for Proposals for Corporate Office Space, be received.”

Section 791(2)

CARRIED

C. Bedard and B. Pearson left the meeting at 3:25 p.m.

**Report of the Electoral Areas Committee**

Electoral Areas  
Committee

The Committee reports that:

- A special meeting was held on June 3, 2002
- Correspondence regarding the Service Review Committee and a compilation of the comments from the Electoral Areas Committee April 17, 2002 meeting regarding Part 26 Planning – Municipal Participation discussion, were received.
- A staff report regarding the Comox Valley Water Committee was considered.
- The Committee discussed the commencement time of future Electoral Areas Committee meetings.
- Correspondence regarding Provincial Park services was referred to the June 10, 2002 Electoral Areas Committee meeting.

**THE COMMITTEE RECOMMENDS:**

1. THAT the Electoral Areas Committee meetings be held the second Monday of the month, commencing at 10:00 a.m.

Mandryk/Price: “THAT the Report and Minutes (No. 77) of the Electoral Areas Committee meeting held June 3, 2002, be received.”

Section 791(2)

CARRIED

Mandryk/Leigh: “THAT Recommendation No. 1 of the Report of the Electoral Areas Committee meeting held June 3, 2002, be adopted.”

Section 791(2)

CARRIED

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

Electoral Areas  
Committee

The Committee reports that:

- A meeting was held on June 10, 2002.
- A report was considered regarding the Delegation of ESA DP Authority to the General Manager of Community Planning Services.
- A report was heard and a delegation was considered regarding Bylaw No. 2454 and 2455.
- Development Permit application DV 4A 02 (Timmins – Montrose Drive) was deferred to the July 2002 meeting.
- A report was considered and a delegation was heard regarding the purchase of a fire rescue vehicle for Cortes Island.
- A report was considered and a delegation was heard regarding DP 3D 02 (Fahey, 2270 Oyster Garden Road).
- A report regarding the Sale of Planning and GIS Services was considered.
- Correspondence regarding the Proposed Boundary Extension – North Courtenay, was received.
- Correspondence regarding the reduction of services in Provincial Parks, was received.
- Correspondence regarding the draft Baynes Sound Shellfish Aquaculture Action Plan, was received.
- The Bylaw Summary was received.
- A written statement regarding the Part 26 Participation Framework was considered.
- A report regarding the “Quathiaski Cove Sewage Local Service Area Establishment Bylaw, Amendment Bylaw No. 1, 2002” was considered.
- A report was considered regarding Special Occasion Licences – Beer Gardens.
- A report was considered regarding the South Quadra Island Fire Protection District Contract.
- A verbal report was heard regarding the Comox Valley Water Committee.
- A report regarding Permissive Tax Exemptions – Board Policy, was considered.
- A report regarding Weed Control, was considered.
- Correspondence regarding the Vancouver Island Regional Library Long Term Facility Plan, was received.
- A report regarding Risk Management Committee Policies was referred to the July 2002 meeting.
- The Management Report was considered.
- A report regarding the Sayward Fire Agreement was considered.

**THE COMMITTEE RECOMMENDS:**

1. THAT the General Manager of Community Planning Services continue to have signing authority for the issuance of Environmentally Sensitive Area (ESA) Develop Permits (DP) in Electoral Areas 'A', 'B', 'C'; AND FURTHER THAT a brief summary of ESA development permits be forwarded, through a management report process, on a quarterly basis.
2. THAT Bylaw No. 2454, being "Cortes Official Community Plan Bylaw, 1995, Amendment Bylaw No. 6, which would redesignate land described as The South West ¼ Section 32, Sayward Land District, Except Plan 11801, and The North Westerly 34 Acres of Section 23, Cortes Island, Sayward District, Except Parcel A (DD 668341) and Except that part in Plan 11801 from Industrial (I) and Rural Residential (RR) to Forestry (F) be given first and second reading and proceed to public hearing.
3. THAT Bylaw No. 2455 being "Electoral Area 'I' Zoning Bylaw, 2002, be given first and second reading and proceed to public hearing.
4. THAT the Regional District Board approve a development permit (DP 3D 02 - Fahey) for construction of a single family dwelling on property described Lot 1, District Lot 178, Comox District, Plan 9827– 2270 Oyster Garden Road) and that this permit be subject to the following conditions:
  - a) That construction of buildings and structures on the above noted property be confined to the "Building Envelope" as described as Schedule "A" attached to this permit.
  - b) THAT neither pesticides nor fertilizers be used within 14.3 metres (47 feet) of the seawall.
  - c) THAT during construction, appropriate measures be taken to ensure that no silt is released to the foreshore area; these measures might include (but are not limited to) the effective covering of any soil piles with plastic sheeting, the use of siltation fences, or if necessary, detention ditching.
  - d) THAT no exposed soil be stored within 14.3 metres (47 feet) of the seawall.
  - e) THAT lawn clippings and landscaping debris not be stored or deposited 14.3 metres (47 feet) of the seawall or on the foreshore.
  - f) THAT the owner be encouraged to revegetate with salt tolerant native plants, the area located within 3.0 metres (9.8 feet) of the shoreline protection device.
  - g) THAT the requirement for security bond be waived;

AND FURTHER THAT the approval of the aforementioned development permit be subject to consideration of the application by the Electoral Area 'D' Advisory Planning Commission.



5. WHEREAS the Municipal Boundary Extension Criteria, as drafted by the Ministry of Community, Aboriginal and Women's Services, state that one of the roles and responsibilities of the regional district is to review a boundary extension proposal when requested by the municipality, and provide comments to the municipality either through administrative comments, or a regional district board resolution, or both;

AND WHEREAS the City of Courtenay has requested a review and comments on the Sandwick/Headquarters Road proposed boundary extension;

THEREFORE BE IT RESOLVED THAT the following Electoral Area concerns be forwarded to the City of Courtenay:

- i) That over 50% of the owners/residents within the proposed area must be clearly shown to support the annexation;
- ii) The Sandwick Water District must not be compromised;
- iii) The Sandwick Liquid Waste Management Plan (LWMP) process must be considered and respected; and
- iv) Agricultural concerns must be respected. (Refer to the comments of the Minutes of the Regional District of Comox-Strathcona Agricultural Advisory Committee meeting held on April 15, 2002);

AND FURTHER THAT a written response be requested from the City of Courtenay as to how the City will be addressing the aforementioned concerns regarding the proposed Sandwick/Headquarters Road boundary extension;

AND FINALLY THAT a copy of this resolution be forwarded to the Minister of Community, Aboriginal and Women's Services and the Minister of State for Community Charter.

6. THAT the Regional District of Comox-Strathcona advise the Minister of Water, Land & Air Protection, by a double registered letter, that the Electoral Areas have no interest in maintaining provincial parks; AND FURTHER THAT the lack of maintenance could create an unsafe situation at the Manson's Landing and Hague Lake Parks on Cortes Island and Boyle Point Park on Denman Island, AND FURTHER THAT should public safety and health be affected due to the lack of maintenance, that the Regional District will hold the Ministry of Water, Land and Air Protection accountable; AND FINALLY THAT the Minister of Health be forwarded a copy of this resolution.
7. THAT Bylaw No. 2448, being the "Quathiaski Cove Sewage Local Service Area Establishment Bylaw Amendment Bylaw No. 1, 2002" which amends the boundaries of the Local Service Area to include property described as Block A, District Lot 1597, Sayward District, which is the site of the Quathiaski Cove Ferry Terminal, be forwarded to the Regional District Board for first, second and third readings.
8. THAT the Administration Officer and the Manager of Corporate Administration be authorized to process requests for Special Occasion Licences within the Regional District of Comox-Strathcona.
9. THAT the amended Regional District of Comox-Strathcona Board policy for Permissive Tax Exemptions be forwarded to the Board for approval.

- 10 THAT a bylaw to expend up to \$26,480.00 from the Cortes Island Fire Protection Capital Reserve Fund for the purchase of a Fire Rescue vehicle be approved subject to ratification by the incoming Cortes Island Fire Fighting Association Board, to be confirmed at the June 22, 2002 Cortes Island Fire Fighters Association Annual General Meeting; AND FURTHER THAT this bylaw be forwarded to the Regional District Board for consideration at its June 2002 meeting.
11. THAT the South Quadra Island Fire Protection District contract be renewed, as outlined in the report dated May 15, 2002 from Bob Vanderzwaag, Administration Officer.
12. THAT the Weed Control project be approved for 2002, 2003 and 2004 and further that the Regional District enter into an agreement with the Comox Valley Naturalist Society to complete the Weed Control project.
13. THAT the Regional District enter into a three (3) year agreement with the Village of Sayward for fire protection services for the Sayward Valley as presented at the June 10, 2002 Electoral Areas Committee meeting.

Mandryk/Sprout: "THAT the Report and Minutes (No. 78) of the Electoral Areas Committee meeting held June 10, 2002, be received."

Section 791(2) CARRIED

Leigh/Pater: "THAT Recommendations No. 1 through 4 of the Report of the Electoral Areas Committee meeting held June 10, 2002, be adopted."

Section 791(2)(12) CARRIED

Pater/Sirk: "THAT Recommendations No. 7, 8 and 9 of the Report of the Electoral Areas Committee meeting held June 10, 2002, be adopted."

Section 791(2) CARRIED

Mandryk/Myhres: "THAT Recommendation No. 5 of the Report of the Electoral Areas Committee meeting held June 10, 2002, be adopted."

Nay: Keenan/Matthews/Weir/Winchester

Section 791(2) CARRIED

Mandryk/Sirk: "THAT Recommendation No. 6 of the Report of the Electoral Areas Committee meeting held June 10, 2002, be adopted."

Section 791(2) CARRIED

Leigh/Mandryk: "THAT Recommendation No. 10 of the Report of the Electoral Areas Committee meeting held June 10, 2002, be adopted."

Section 791(2) CARRIED

Leigh/Sprout: "THAT Recommendations No. 11 through 13 of the Report of the Electoral Areas Committee meeting held June 10, 2002, be adopted."

Section 791(6) CARRIED

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

The Committee reports that:

- A meeting was held June 13, 2002.
- Delegations were heard.
- A report regarding a Request for Waiver of Fees for the Exhibition Grounds MusicFest was considered.
- A report regarding the Renewal of the Exhibition Grounds Caretaker's Contract was considered.
- A report regarding the Obtaining of a Right-of-Way Licence for the One Spot Trail was considered.
- A report regarding the Exhibition Grounds Master Plan was considered.
- The Management Report was received.
- A report regarding the Comox Valley Water Committee was considered.
- A report regarding the Fanny Bay Fire Reserve Fund was received.
- A report regarding the Courtenay & District Museum Function was considered.
- A report regarding Bylaw No. 2456 being "Comox Valley Exhibition Grounds Reserve Fund Expenditure Bylaw No. 5, 2002" was considered.
- A memorandum regarding the Land & Water BC Referral Response Form was received.
- The Monthly Policing Reports were received.
- A letter from BC Transit regarding the Funding and Service Strategy Review was received.
- Drainage at the Exhibition Grounds was discussed.
- The Victims Assistance Program Monthly Statistical reports were received.

#### **THE COMMITTEE RECOMMENDS:**

1. THAT the Regional Board write a letter to Stan Hagen, MLA in support the Comox Valley Project Watershed Society regarding their Phase III "Report and Recommendations".
2. THAT Bylaw No. 2456 being "Comox Valley Exhibition Grounds Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 5, 2002" be forwarded to the Regional Board for adoption.
3. THAT future Comox Valley Committee requests for Land & Water BC Referral Response Forms be preceded with the wording "under the Regional District of Comox-Strathcona mandate as a local government".
4. THAT the Regional District of Comox-Strathcona provide a relaxation of the rental fees for the Exhibition Grounds for MusicFest July 4-8, 2002 such that all "Fields" fees are waived but that all "Miscellaneous Charges" still apply.
5. THAT the Regional Board write a letter to BC Transit expressing fervently their objections to Options 3 and 4 which means more downloading; AND FURTHER THAT Staff work to complete the Consultation Guide by the deadline of July 5, 2002.
6. THAT the Regional Board write a letter to BC Transit requesting their commitment to honour all existing agreements outlining that HandiDart service be made available to all areas paying into the service.

7. THAT the Regional District enter into a contract with Robert Alan MacKenzie to be caretaker at the Comox Valley Exhibition Grounds from August 1, 2002 until December 31, 2004; AND FURTHER THAT the salary paid under this contract be at \$22,800 per year; AND FURTHER THAT the Caretaker be given permission to build a portable storage building with a floor area of no more than 11m<sup>2</sup> (120 ft<sup>2</sup>) on the Exhibition Grounds for personal use.
8. THAT the Regional District of Comox-Strathcona enter into a five year right-of-way licence with the Ministry of Transportation for the Comox Logging Grade in the Dove Creek area for the development of the One Spot Trail; AND FURTHER THAT the Regional District of Comox-Strathcona enter into park maintenance and development contract with the Comox Valley Land Trust for up to \$38,000 paid from the Electoral Area C park function for the One Spot Trail once approval of the Land Reserve Commission is obtained for the Trail.

Mandryk/Harrison: "THAT the Report and Minutes (No. 94) of the Comox Valley Committee meeting held June 13, 2002, be received."

Section 791(2) CARRIED

Mandryk/Leigh: "THAT Recommendations No. 1 through 3 of the Report of the Comox Valley Committee meeting held June 13, 2002 be adopted."

Section 791(2) CARRIED

Turner/Mandryk: "THAT Recommendation No. 4 of the Report of the Comox Valley Committee meeting held June 13, 2002, be adopted."

Section 791(4) CARRIED

Mandryk/Turner: "THAT Recommendation No. 5 of the Report of the Comox Valley Committee meeting held June 13, 2002, be adopted."

Section 791(4) CARRIED

Mandryk/Turner: "THAT Recommendation No. 6 of the Report of the Comox Valley Committee meeting held June 13, 2002, be adopted."

Price/Turner: "THAT Recommendation No. 6 of the Report of the Comox Valley Committee meeting held June 13, 2002, be referred back to Committee."

Section 791(4) CARRIED

Pater/Price: "THAT Recommendation No. 7 of the Report of the Comox Valley Committee meeting held June 13, 2002, be adopted."

Section 791(6) CARRIED

Leigh/Mandryk: "THAT Recommendation No. 8 of the Report of the Comox Valley Committee meeting held June 13, 2002, be adopted."

Section 791(6) CARRIED

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

Bylaw No. 2442

The Committee reports that:

- A meeting was held on May 16, 2002 to consider Bylaw No. 2442 being the “Comox Valley Zoning Bylaw, 1996, Amendment Bylaw No. 232” (Regional District of Comox-Strathcona – Biosolids Composting Facility).
- The Summary of Agency Comments was received and discussed.

**THE COMMITTEE RECOMMENDS:**

1. THAT Bylaw No. 2442 being the “Comox Valley Zoning Bylaw, 1986, Amendment Bylaw No. 232”, be given third reading and final adoption.

Vaughan/Turner: “THAT the Report and Minutes of the Public Hearing Committee held May 16, 2002, be received.”

Section 791(2) CARRIED

Leigh/Price: “THAT Recommendation No. 1 of the Report of the Public Hearing Committee meeting held May 16, 2002, be adopted.”

Section 791(2)(12) CARRIED

**BYLAWS AND RESOLUTIONS****Bylaws and  
Resolutions**

Turner/Myhres: “THAT Bylaw No. 2454 being “Cortes Official Community Plan Bylaw, 1995, Amendment Bylaw No. 6” be given first and second readings concurrently.”

Bylaw No. 2454

Section 791(2)(12) CARRIED

Sirk/Turner: “THAT Bylaw No. 2455 being “Electoral Area ‘I’ Zoning Bylaw, 2002” be given first and second readings concurrently.”

Bylaw No. 2455

Section 791(2)(12) CARRIED

Sirk/Price: “THAT Bylaw No. 2427 being “Whaletown Wharf Service Establishment Bylaw No. 2427, 2002” be given first and second readings concurrently.”

Bylaw No. 2427

Section 791(2) CARRIED

Turner/Sprout: “THAT Bylaw No. 2427 being “Whaletown Wharf Service Establishment Bylaw No. 2427, 2002” be given third reading.”

Section 791(2) CARRIED

Abram/Mandryk: “THAT Bylaw No. 2448 being “Quathiaski Cove Sewage Local Service Area Establishment Bylaw, Amendment Bylaw No. 1, 2002” be given first and second readings concurrently.”

Bylaw No. 2448

Section 791(2) CARRIED

Abram/Pater: “THAT Bylaw No. 2448 being “Quathiaski Cove Sewage Local Service Area Establishment Bylaw, Amendment Bylaw No. 1, 2002” be given third reading.”

Section 791(2) CARRIED

Mandryk/Turner: “THAT Bylaw No. 2456 being “Comox Valley Exhibition Grounds Capital Works, Machinery, and Equipment Reserve Fund Expenditure Bylaw No. 5, 2002” be given first and second readings concurrently.”

Bylaw No. 2456

Section 791(6)

CARRIED

Turner/Mandryk: “THAT Bylaw No. 2456 being “Comox Valley Exhibition Grounds Capital Works, Machinery, and Equipment Reserve Fund Expenditure Bylaw No. 5, 2002” be given third reading.”

Section 791(6)

CARRIED

Mandryk/Leigh: “THAT Bylaw No. 2456 being “Comox Valley Exhibition Grounds Capital Works, Machinery, and Equipment Reserve Fund Expenditure Bylaw No. 5, 2002” be adopted.”

Section 791(6)

CARRIED

Sirk/Abram: “THAT Bylaw No. 2457 being “South Cortes Island Fire Protection Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 2, 2002” be given first and second readings concurrently.”

Bylaw No. 2457

Section 791(6)

CARRIED

Mandryk/Sirk: “THAT Bylaw No. 2457 being “South Cortes Island Fire Protection Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 2, 2002” be given third reading.”

Section 791(6)

CARRIED

Turner/Sirk: “THAT Bylaw No. 2457 being “South Cortes Island Fire Protection Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 2, 2002” be adopted.”

Section 791(6)

CARRIED

Turner/Sprout: “THAT Bylaw No. 2442 being “Comox Valley Zoning Bylaw, 1986, Amendment Bylaw No. 232” be given third reading.”

Bylaw No. 2442

Section 791(2)(12)

CARRIED

Turner/Sprout: “THAT Bylaw No. 2442 being “Comox Valley Zoning Bylaw, 1986, Amendment Bylaw No. 232” be adopted.”

Section 791(2)(12)

CARRIED

Mandryk/Myhres: “THAT Bylaw No. 2433 being “Marsden/Camco Road Water Local Service Area Bylaw 1992, Amendment Bylaw No. 2, 2002” be adopted.”

Bylaw No. 2433

Section 791(2)

CARRIED

### **NEW BUSINESS**

**New Business**

Mandryk/Price: “THAT the report dated June 5, 2002 from the Manager of Corporate Administration advising that the counter-petition process for the lease agreements for lands presently occupied by the Sunnydale Golf Course was successful with only one of the 3,100 counter-petitions required being submitted, be received and filed.”

Sunnydale Lease

Section 791(2)

CARRIED

Pater/Mandryk: “THAT the appointment of Bob Vanderzwaag as Administration Officer of the Regional District of Comox-Strathcona is hereby continued and that the powers, duties and responsibilities of the Administration Officer include the power, duties and responsibilities of a Bylaw Enforcement Officer.”

Bylaw Enforcement  
Officer

Section 791(2) CARRIED

Mandryk/Pater: “THAT the amended Tax Exemptions Policy dated June 2002, be adopted.”

Tax  
Exemption  
Policy

Nay: Abram/Sirk  
Section 791(2)

CARRIED

Mandryk/Turner: “THAT the report from the Chief Administrative Officer dated June 11, 2002 regarding Electoral Area ‘K’ Service Review, be received.”

Service Review  
Comox Valley  
Sports Centre

Section 791(2) CARRIED

Mandryk/Matthews: “THAT Chair Andrews be appointed the Regional District representative on the Comox Valley Sports Centre Service Review Committee.”

Section 791(2) CARRIED

Mandryk/Matthews: “THAT staff be directed to set the date of the first meeting of the Comox Valley Sports Centre Service Review Committee.”

Section 791(2) CARRIED

Sirk/Myhres: “THAT a maximum of \$6,000.00 be approved from the Electoral Area ‘I’ Feasibility Study Fund to cover costs associated with the establishment process of the Whaletown Wharf Service.”

Feasibility  
Study Funds –  
Whaletown  
Wharf

Director Matthews left the meeting at 4:28 p.m.  
Director Harrison left the meeting at 4:33 p.m.

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

THAT a maximum of \$6,000.00 be approved from the Regional District Feasibility Study Fund to cover costs associated with the establishment process of the Whaletown Wharf Service.”

Section 791(2) DEFEATED

Vote on main motion.

Section 791(2) CARRIED

Mandryk/Price: “WHEREAS the provincial government is proposing a 35% budget cut to the Office of the Ombudsman; AND WHEREAS the ability of the Office of the Ombudsman to be an effective watchdog and to ensure government accountability is thereby threatened; THEREFORE BE IT RESOLVED THAT the Union of British Columbia Municipalities state its strong support for an effective, adequately-funded Office of the Ombudsman and urge the provincial government to reconsider its proposed cut to the Office’s budget; AND FURTHER THAT this resolution be forwarded to UBCM for consideration at the 2002 Convention.”

Ombudsman Budget  
Cuts

Nay: Mack/Weir/Winchester  
Section 791(2)

CARRIED

Sirk/Abram: “THAT WHEREAS the following Bylaws have received first and second readings by the Regional District Board:

Public Hearing  
Notification  
Bylaw No. 2454 & 2455

Bylaw No.	Bylaw Name	Applicant
2454	“Cortes Official Community Plan Bylaw, 1995, Amendment Bylaw No. 6”	Regional District
2455	“Electoral Area ‘I’ Zoning Bylaw, 2002”	Regional District

AND WHEREAS, pursuant to Section 891 of the *Local Government 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 August 17, 2002.
2. The location of the Public Hearing will be at Manson’s Hall, Sutil Point Road, Manson’s Landing, Cortes Island, B.C. commencing at 1:00 p.m.
3. Director George Sirk is appointed as Chair of the Public Hearing.
4. The Directors from Electoral Areas ‘A’, ‘B’, ‘C’, ‘D’, ‘G’, ‘H’, ‘I’, ‘J’, are appointed as delegates to the Public Hearing.

At least three (3) of the above-named persons must be in attendance at the public hearing.”

Section 791(2)(12) CARRIED

Mandryk/Pater: “THAT a grant-in-aid from Electoral Area ‘K’ be approved in the amount of \$1,000.00 to the Hornby and Denman Community Health Care Society to assist with hiring a youth outreach worker for the 2002 summer months.”

Grant-in-aid  
Electoral Area K

Section 791(4) CARRIED

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

Grant-in-aid  
Electoral Area J

North Island Therapeutic Riding Society in the amount of \$1000.00 to assist with operating expenses;

North Island AIDS Coalition Society in the amount of \$100.00 to assist with the purchase of a Portable;

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

Section 791(4) CARRIED

Pater/Mandryk: “THAT the report from Director Leigh dated June 24, 2002 regarding BC Hydro Water Use Plan, be received.”

BC Hydro  
Water Use  
Plan Report

Section 791(2) CARRIED

### **ADDENDUM**

**Addendum**

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

Section 791(2) CARRIED

B. Vanderzwaag left the meeting at 4:44 p.m.

Turner/Mandryk: “THAT the correspondence from the Liquor Distribution Branch dated June 14, 2002 regarding the Potential Rural Agency in Union Bay, be received.”

Liquor Distribution  
Branch  
RAS Union Bay

Section 791(2) CARRIED



Turner/Keenan: “THAT the Regional District write to the Liquor Distribution Branch indicating its support for a Potential Rural Agency in Union Bay.”

Nay: Hansen  
Section 791(2)

CARRIED

Turner/Mandryk: “THAT the correspondence from the Liquor Distribution Branch dated June 14, 2002 regarding Potential Rural Agency in Fanny Bay, be received.”

Liquor Distribution  
Branch  
RAS Fanny Bay

Nay: Hansen  
Section 791(2)

CARRIED

Turner/Mandryk: “THAT the Regional District write to the Liquor Distribution Branch indicating its objection for a Potential Rural Agency in Fanny Bay.”

Nay: Abram  
Section 791(2)

CARRIED

### **Report of the Oyster River Committee**

Oyster River  
Committee

The Committee reports that:

- A meeting was held June 13, 2002.
- The management report was reviewed.
- A draft Capital Improvement charges Bylaw policy was considered.
- The Black Creek/Oyster Bay Water Local Service Area water use policy was considered.
- The District of Campbell River’s sprinkling regulations were reviewed.

### **THE COMMITTEE RECOMMENDS:**

1. THAT pending legal ratification the Capital Improvement Charges Bylaw Policy Statement and Black Creek/Oyster Bay Water Use Policy be forwarded to the Board for adoption as amended.
2. THAT once adopted the Capital Improvement Charges Bylaw Policy Statement and Black Creek/Oyster Bay Water Use Policy be incorporated into the current rates and regulation bylaw being “Bylaw No. 2033 “Black Creek/Oyster Bay Regulation, Fees and Charges Bylaw, 1998.”
3. THAT the Black Creek/Oyster Bay Water DCC Study be corrected to read “future residential units to 434”; AND FURTHER THAT due to the low number of expected commercial units, the study shall be amended to show commercial units the same as residential for the purpose of calculating the DCC’s; AND FURTHER THAT Bylaw No. 2392 being “Black Creek/Oyster Bay Water Development Cost Charge Bylaw, 2001” be amended to read \$3,040.00 per unit for residential, tourist commercial, commercial and industrial.
4. THAT the regulations and rates bylaw being Bylaw No. 2033 “Black Creek/Oyster Bay Regulation, Fees and Charges Bylaw, 1998” be amended to reflect water use for large volume users.

Turner/Mandryk: “THAT the Report and Minutes (No. 37) of the Oyster River Committee meeting held June 13, 2002, be received.”

Section 791(2)

CARRIED

Leigh/Mandryk: “THAT Recommendations No. 1, 2 and 4 of the Report of the Oyster River Committee meeting held June 13, 2002, be adopted.”

Section 791(4) CARRIED

Leigh/Vaughan: “THAT Recommendation No. 3 of the Report of the Oyster River Committee meeting held June 13, 2002, be referred back to Committee.”

Section 791(4) CARRIED

### **Report of the Building Project Committee**

Building Project  
Committee

The Committee reports that:

- A meeting was held June 18, 2002.
- The committee reviewed the RFP for Corporate Office Space.

### **THE COMMITTEE RECOMMENDS**

1. THAT the Corporate Office Space proposal submitted by Jesse Homes Ltd., be declined.

Mandryk/Turner: “THAT the Report and Minutes (No. 10) of the Building Project Committee meeting held June 18, 2002, 2002, be received.”

Section 791(2) CARRIED

Mandryk/Turner: “THAT Recommendation No. 1 of the Report of the Building Project Committee meeting held June 18, 2002, be adopted.”

Section 791(2) CARRIED

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

Sewage  
Commission

The Commission reports that:

- A meeting was held June 20, 2002.
- The Management Report was received.
- The Sewage Commission minutes dated April 18, 2002 were adopted.
- A report regarding the Summary of Contributory Flow was received.
- A report the Septage Receiving/Recycle Flow Screen was considered.
- A report regarding the Contract Updates was received.

### **THE COMMISSION RECOMMENDS:**

1. THAT the Regional District of Comox-Strathcona enter into a contract with WesTech Engineering Inc. for the supply of one Septage Receiving/Recycle Screening unit at a price not to exceed \$95,600 (CDN) exclusive of GST.

Myhres/Mack: “THAT the Report and Minutes (No. 211) of the Sewage Commission meeting held June 20, 2002, be received.”

Section 791(2) CARRIED

Winchester/Mack: “THAT Recommendation No. 1 of the Report of the Sewage Commission meeting held June 20, 2002 be adopted.”

Section 791(6) CARRIED

