



Council Meeting Highlights January 14, 2019

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Request for tiny homes zoning

Daniel Franklin made a presentation about affordable housing and requested that Council consider creating zoning for tiny homes in Campbell River. Franklin outlined a range of housing options that could fall into the tiny homes category (generally 100 to 500 square feet), including tiny homes on wheels, on foundations, recreation vehicles, yurts and shipping containers converted into homes. Franklin also requested that Council consider permitting smaller lot sizes and allowing tiny homes to be set up on lots with existing homes. He said tiny homes could be particularly beneficial to young families, seniors and homeless people, and could alleviate the pressure on rental and stock of larger homes for sale. Franklin mentioned Grand Forks, Sunshine Valley and Tofino as B.C. municipalities with provisions for tiny homes.

In 2019, staff are working to align the City's zoning bylaw with the official community plan. Staff will also review Campbell River's anticipated growth and related infrastructure needs. All types of housing will be considered as part of this work.

Mayor Andy Adams noted the City has donated land for affordable housing in Campbell River to Habitat for Humanity, Rose Harbour and Hospice House. He also noted that there is a tiny home contractor in Black Creek.

Upland Excavating landfill application update

AJ Downie (director, authorizations south) and Tessa Graham (regional director of operations) of the Ministry of Environment and Climate Change Strategy (ENV) made a presentation on the current status and process to review the Upland Excavating Ltd (Upland) application to expand the volume and types of material accepted at their operation on Gold River Highway.

Downie explained ENV's overall process and criteria used for making decisions about landfill applications. He confirmed that Upland is proposing to relocate all existing waste from the current landfill to a new, double-lined landfill. He also said that studies are being conducted to determine the direction groundwater is flowing and the rate of flow and that if an operational certificate is issued, robust monitoring (inspections, groundwater testing, reporting) would be required along with landfill lining, leachate collection and leak detection systems to ensure extremely low likelihood of failure. He added that the current draft certificate includes 18 pages of requirements to protect environmental and human health with modern, enforceable language, and that Ministry approval to operate would include additional requirements for measures to be in place to take action if required to minimize risk to the City of Campbell River drinking water source as well as protection of fisheries and the hatchery. He said the Ministry does not list creosoted wood as hazardous waste, nor does it take municipal zoning into account when issuing permits.

Since 2015, the Ministry has been working with Upland Excavating's application to upgrade and expand the use of the existing landfill site.

The Campbell River Environmental Committee (CREC) has conducted a third-party review of technical studies undertaken by Upland, and that review is being considered by the Ministry. Presentations by CREC and by Upland Excavating are scheduled for the Jan. 28 Council meeting.

The City has initiated an additional peer review of the technical studies, with work to be completed mid-February. It is expected that ENV will issue the draft Operational Certificate before the end of January, and this will trigger a 30-day public comment period.

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Public hearing to be held re: request to legalize secondary suite on Greenwood Street

A public hearing will be held to consider an application to rezone the property at 810 Greenwood St. to bring an existing secondary suite into compliance. If approved, rezoning would offer an additional conforming suite in Campbell River's rental stock at a time when the community is experiencing 0.04% vacancy rates.

Sewer upgrade borrowing to be converted to long-term debt

One of the City's most significant infrastructure projects to take place in 2018, phase one of the waterfront sewer project, was budgeted with funding from the City's authorized \$4.8 million long-term debt. Short-term bridge financing was in place during construction, which did not allow for principal payments. With the project wrapping up, converting the short-term debt to long-term, the City will begin making principal and interest payments twice annually, reducing the overall debt liability over a 15-year term. Based on anticipated interest rates, the City will pay approximately \$258,000 each year in principal payments and \$159,400 in interest over the duration of the 15-year term. These payments will come from the existing sewer user fees and have no effect on general taxation. This amount has been budgeted in the 2019-2028 Financial Plan, and the Strathcona Regional District will be requested to consent to the City's borrowing over a 15-year term and include the borrowing in their Security Issuing Bylaw.

Councillor appointments

- Councillor Claire Moglove will join Union of British Columbia Municipalities executive board, appointed as director at large.
- Councillor Charlie Cornfield has been re-elected as chair of Comox Strathcona Regional Hospital District.

Funding for Wounded Warrior Run BC

Council approved a \$2,500 donation for the Wounded Warrior Run BC. Last year, Council also donated \$2,500. The event is held to raise funds to support Canada's ill and injured Canadian Armed Forces, veterans, first responders and their families and will be in Campbell River Feb. 27.

Fire Prevention Officers of BC 50th Anniversary support

Council approved advertising in the Fire Prevention Officers of BC conference magazine to celebrate 50 years of service to British Columbia communities. The City will purchase a one-sixth page ad for \$499.

Vancouver Island Regional Library 2019 budget update

Council received an update on the services the Vancouver Island Regional Library provides to our community and notification about this year's anticipated Campbell River levy. The \$1,545,417 for 2019 equates to approximately \$85 for an average residential property.

Council to send letter to the Honourable Jody Wilson-Raybould

Council will send a letter thanking the Honourable Jody Wilson-Raybould for her service as Minister of Justice and congratulating her on her appointment to Minister of Veterans Affairs.

Province seeking input on ride hailing

The Legislative Assembly of BC's Select Standing Committee on Crown Corporations is asking local governments provide their written feedback on criteria that should be considered when preparing regulations for ride hailing services. Council directed staff to prepare a report for consideration.