

## Council Meeting Highlights July 16, 2018

*Please note Council meeting highlights are not a substitute for the City's comprehensive Council meeting minutes, found on the City website: [www.campbellriver.ca](http://www.campbellriver.ca). Council meeting agendas, minutes and webcasts are available from the link on the homepage. Find archives of Council Meeting Highlights at: [www.campbellriver.ca/councilmeetinghighlights](http://www.campbellriver.ca/councilmeetinghighlights)*

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### **Public hearing considered rezoning South Island Highway property for hotel development**

A public hearing received no opposition to an application for rezoning to allow future development of a hotel on the vacant parcel at 220 South Island Highway.

A preliminary geotechnical report indicates the land is safe for the intended use. The project would require confirmation of bank stability and a traffic impact assessment. Conditions of a development permit could include a stairway connecting Pinecrest and the waterfront. The height of the building would be limited to three metres below the top of the ridge.

The City's Sustainable Official Community Plan supports new commercial developments along the waterfront highway to serve the tourism industry. A report in August 2017 indicated that Campbell River had among the highest hotel occupancy in British Columbia.

Council gave first and second reading to the proposed amendment to the City's Zoning Bylaw on June 11.

### **Council remuneration bylaw adopted**

As of 2019, Campbell River Mayor will be paid \$73,611 per year, and each Council member will receive 38 per cent of that amount. Council members will also receive an annual subsequent increase equal to the percentage increase in the official Consumer price Index for Canada. The Council remuneration bylaw will be reviewed next in 2022, and every four years after that.

### **Bylaw amendments to regulate noxious weeds and invasive plants**

Council adopted amendments to the Environmental Protection and the Public Nuisance bylaws to regulate noxious weeds and invasive plants. Both were given third reading in February this year.

City of Campbell River regulated plant species now include: giant hogweed, yellow flag iris, Scotch broom and knotweeds (bohemian, giant, Himalayan and Japanese).

Council also gave first, second and third reading to bylaw amendments that set out penalties at \$250 for each of the designated offenses, which include:

- Planting noxious weeds or invasive plants
- Failure to keep property clear of noxious weeds and invasive plants
- Failure to remove noxious weeds or invasive plants on a regular basis or when ordered to do so

City staff work with community partners to educate and remove invasive plant species and noxious weeds.

### **Public hearing to be held for secondary suite on Nancy Greene Drive**

Council gave first and second reading of a rezoning application and directed staff to hold a public hearing on a rezoning application to permit retention of an existing secondary suite within a single-family dwelling at 789 Nancy Greene Drive.

If approved, the owners would be required to apply for building permits and to complete the necessary upgrades to legalize the secondary suite.

In accordance with the B.C. Building Code, secondary suites have construction requirements, including but not limited to the following regulations:

- must have a floor space less than 40 per cent of the habitable floor space of the building
- must be no larger than 90m<sup>2</sup> (968ft<sup>2</sup>);
- have sound proofing from the main portion of the house
- have a minimum ceiling height
- must have fire separation from the main portion of the house



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- means of egress (in the form of adequately sized windows and doors)
- interconnected smoke alarms and
- Upgrades to the HVAC system

The City's Sustainable Official Community Plan (SOCOP) sets out principles to maintain and improve residential areas while providing a range of housing types. The rezoning proposal is consistent with SOCOP objectives to increase the stock of rental housing and allows for better use of existing infrastructure.

**Public hearing to be held on proposed bylaw amendments related to cannabis legalization**  
Council gave first and second reading to six bylaw amendments and direct staff to schedule a public hearing related to the legalization of cannabis by the federal and provincial governments. The federal government's legalization of cannabis will require the City to adopt regulatory bylaws to control retail sales and regulate public consumption.

Bylaws proposed for amendment include:

- Zoning Bylaw
- Business Licence bylaw
- Planning Procedures Bylaw
- Public Nuisance Bylaw
- Municipal Smoking Regulation Bylaw
- Parks Control Bylaw

The zoning and planning procedures bylaws will enable the City to control where cannabis retail stores can be located, while the business licence bylaw will control how the business will operate. The municipal smoking regulation and parks control bylaws will restrict where cannabis can be consumed.

The Canadian Senate passed Bill C-45 on June 19, which, once it receives royal assent, will enable the retail sales of cannabis. The Provincial Government is in the process to adopting the Cannabis Control and Licensing Act to outline regulations for licensing and distribution of cannabis in BC. This is expected to be adopted within 12 weeks the federal legislation.

**Sportsplex maintenance and design work for upgrades to be considered for 2019**

Council directed staff to proceed with Sportsplex roof and HVAC maintenance in 2019. Council will consider funding preliminary design work for upgrades to the facility's weight room and administration area during December financial plan discussions. If approved, Council would participate in a workshop to confirm scope and design options early in 2019.

**Downtown façade improvement and signage incentive programs approved**

Council approved a partnership agreement with the Heart of the City Business Improvement Area to fund up to 50 per cent on approved façade improvements, and up to 80 per cent on improved signage – up to stipulated maximum amounts. The façade improvement and signage incentive programs support improvements to create a more welcoming and dynamic downtown core – aiming to stimulate economic activity by encouraging more people to shop and open businesses there.

**More funding for tourism promotion**

Council approved the Tourism Advisory Committee recommendation that \$30,000 unspent funds from the 2017 Municipal and Regional District (hotel) Tax be used for community engagement activities supporting key festivals and events with visitor servicing on-site.

Council further approved 100 per cent of Municipal and Regional District Tax (MRDT) revenues collected in 2018 and 2019 be distributed to Destination Campbell River, in consultation with the Tourism Advisory Committee, to implement the annual tactical plan for 2018 and 2019.

The MRDT is funded through visitor spending on accommodation rather than property taxation.



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#### **2018 sewermain rehabilitation approved**

Council approved 2018 sewermain rehabilitation to be completed in locations throughout the community by Superior City Contracting Services Ltd. At a cost of up to in the amount of \$434,007.

#### **Waste removal service contract approved**

Super Save Disposal will continue to provide waste removal services from the City's public facilities, under a three-year contract valued at up to \$79,241.59 (which calculates to an average of \$26,413.86 per year, based on the City's current number of households). The contract includes the option of renewing the agreement for two additional one-year terms.

#### **Forestry Task Force concluding report**

Council agreed to the recommendations by the task force and has referred these to the economic development officer for future action. Council thanked task force participants and noted their generous offer to continue to serve in an advisory capacity to City staff as required. The City has issued a news release summarizing the task force's accomplishments.

#### **Community news of note:**

Council extended praise for Canada Day events and highlighted the event to announce the new BC Transit facility on Evergreen earlier this month.