

Council Meeting Highlights September 9, 2019

Public hearing for duplex on Dalton Road – Rezoning is requested to permit a duplex on a large lot at 2245 Dalton Rd. The property owner proposes to subdivide the lot into two and construct a duplex on each parcel. The property is located near the Willow Point village centre. The rezoned and subdivided property would comply with all zoning requirements for lot size and parking, and the current single-family dwelling on the property would be demolished before a duplex is built on that parcel. Five people attended a neighbourhood public meeting, and the City has received no written correspondence or opposition to the proposal.

Twinning Society's senior exchange students attend Council meeting

Council welcomed Twinning Society senior exchange students, Holten Ewing and Luke Kingston on their return home to Campbell River, and Tsubasa Muikainakano, incoming exchange student from our sister city, Ishikari.

Development, permits and zoning updates

- **Request for Midport Industrial Park subdivision** – Alan Edie and Dennis Marks presented a history of their proposal to subdivide property and construct a facility for forestry equipment maintenance in the Midport Industrial Park. They also requested a site-specific text amendment to permit this use on the property. Council has asked about the timing of two reports that refer to the industrial park area: the industrial land inventory and a report on status of rezoning in the industrial park. Council directed that staff prepare the requested text amendment.
- **Official Community Plan Map amendment for environmentally sensitive areas**
Council gave first reading to a draft amendment updating environmentally sensitive area mapping along with associated text amendments in the Official Community Plan to help reduce harm to the environment during development. Mapping updates include new stream alignments, wetland and bald eagle nest tree changes as well as ditch alterations. Text amendments would allow environmental development permit areas to be triggered where sensitive features are present on a site but not yet mapped. The amendment also proposes removing ditch development permit areas from the OCP and regulating these through the Zoning Bylaw with a standardized setback. The draft aligns with requirements of sections 475 and 476 of the Local Government Act. It will be referred to both the City's community planning and environmental advisory committees. Following second reading, a public hearing will be held.
- **Council approves new development on Airport Drive** – Council approved an application from Sweet-Zees Holding Company Ltd. for a major development permit at 2212 Airport Dr. to construct a two-storey, 693-square-metre mixed office and warehouse building. Approval is subject to landscaping security valued at \$7,937.25.
- **Discussion on draft amendments to permitted uses of airport lands deferred** – Council deferred discussion of a report outlining several proposed amendments to the airport one zone in the City's Zoning Bylaw. Discussion at a later date will ensure all Council members have time to review the provincial government's Land Use Operational Policy for Airports, included as an appendix to the report. The report outlined draft revisions for the Airport Master Plan that staff would prepare for Council's consideration to bring the document in line with the Province's policy. The report also suggested that, in future, the provincial policy would be considered before recommending any future lease agreements on airport-one zoned lands and before issuing any business license on these lands. City staff would determine if there are any uses currently occurring on these lands that are in contravention of provincial government policy and report back to Council on a recommended course of action.

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- **Support for change to Fifty Parallel liquor licence** – Council supports an application by Fifty Parallel Tap and Grill, located at 428 Island Highway South, to extend the service area in their liquor licence. The existing licence currently covers 148 seats, and the applicant wishes to include the recent seasonal patio addition (an increase of 45 seats).
- **Third reading for proposed compost facility at 6300 Argonaut Road** – Council gave third reading to the bylaw text amendment to permit a proposed compost facility next to the existing landfill. The bylaw will not come back to Council to consider adoption until approval is received by the provincial Ministry of Transportation and Infrastructure. Staff notified Council that a letter to the applicant, Comox Strathcona Waste Management, would also be sent requesting information and action be taken to address the concerns expressed at the public hearing by adjacent property owners regarding water testing and water quality concerns related to the existing landfill.
Details from the second public hearing for a proposed amendment to the zoning bylaw to permit a composting facility at this location are included in the highlights of the Aug. 26 Council meeting (available in the newsroom on the City's website: campbellriver.ca).
- **Request for reimbursement of variance permit fee for clock tower** – Council received correspondence from Ted Arbour, requesting reimbursement of a second variance permit fee for the sign (former Tyee Plaza clock tower) to be installed at his Campbellton property. The \$750 fee will be reimbursed.
- **Council to consider adopting Jubilee Heights Neighbourhood Plan with up to 3,200 square metres for grocery store** – Council rescinded its previous resolution on the Jubilee Heights neighbourhood plan amendment. Once the proposed amendment has been approved by the provincial Ministry of Transportation and Infrastructure, Council will consider adopting a zoning amendment that would: add duplexes as another use in existing residential zones; revise the zoning map to align to new lot boundaries; and permit a maximum grocery store size of 3,200 square metres.

Cemetery management changes now in effect

The green burial meadow and standing marker areas will be available Sept. 30 at the Elk Falls Cemetery. These are among the changes to the City's cemetery management. Council adopted a new bylaw and related ticketing options to align with new provincial regulations and to facilitate new and improved services at the cemetery.

Other updates to the City's Cemetery Bylaw include:

- new language and legal protection for the City through alignment with the *Business Practices and Consumer Protection Authority* and the *Cremation, Interment & Funeral Services Act*
- updated fees – to comply with legal and best practice regarding contributions to the perpetual care fund, in some cases, fees are minimally lower (up to \$3 dollars). In the case of marker placement, fees are reduced by approximately \$50. The new marker reset fee (lifting and replacing markers for additional inscriptions) is \$50.
- new services – The revised bylaw incorporates current and potential future additions.
 - A green burial section was developed in response to public request for an interment alternative that leaves minimal impact on the environment.
 - In response to requests for alternative forms of memorialization received during the 2015 public forum, during last year's cemetery upgrades, a section was developed to incorporate standing markers.

Council gave third reading to the cemetery management bylaw at the Aug. 26 meeting.

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Permissive tax exemptions considered

In response to recommendations in the Community Partnership Committee's report, Council gave first and second reading to the Permissive Tax Exemptions 2019-2020 bylaw that would provide 77 community organizations with property tax exemptions totalling \$1,011,941. These charitable, philanthropic, and other not-for-profit organizations provide valuable community benefits in the areas of community and social services, religious worship, and public recreation. The City's Community Partnership Committee was tasked with making recommendations to Council on changes to the evaluation process for future permissive tax exemptions and will report back to Council in 2020.

City's second quarter financial report indicates operations on track

Council received the City's second quarter financial report, with results as expected to the end of June 2019. No areas of concern have been identified, and operating and capital projects are well underway. The second and third quarter of the year are typically the busiest for City crews as they progress on several projects in warmer, drier weather.

City feedback on CleanBC Plastics action plan

Council endorsed a submission to the Ministry of Environment and Climate Change Strategy regarding the proposed new policies and regulatory amendments in the CleanBC Plastics Action Plan. The submission includes feedback from the City's Environmental Advisory Committee. The City supports increased regulation of plastic packaging, including bans under the Environmental Management Act for certain food industry and grocery sales items. Overall, the City is of the position that the regulation of plastics, including any bans, should remain a provincial or federal responsibility as senior levels of government are in the best position to ensure national standards are developed, consistent use of similarly-recyclable materials for like products and that single-use items are added to recycling regulations where non-plastic alternatives are readily available. The City also recommends that policies and actions should be science and data-based, and target real and measurable outcomes, while avoiding symbolic gestures of little meaningful impact.

City feedback on draft national vessel management framework

Council endorsed a submission to Transport Canada regarding the Draft National Framework: Protective Vessel Management. This framework is designed to encourage and guide establishment of local working groups composed of various stakeholders including local governments, First Nations governments, marine industry representatives as well as provincial and federal agencies. These working groups would have no formal statutory powers as the focus is on collaboration and implementing voluntary actions and policies. Discovery Passage is a very busy and active waterway, and the City has ongoing concerns and interest in issues such as marine spills, coastguard resourcing, offshore moorage, abandoned or derelict vessels, fisheries enforcement, and marine air and water pollution. Since establishing a working group is a reasonable proposal, but not a replacement for robust regulation and oversight of marine activities and industries, the City has requested further guidance on the powers, mandate and accountability of the proposed groups as well as additional resources and grant funds to assist with establishment and maintenance of such groups. The City submission also seeks clarity on the meaning of "responsible economic development" in the context of "environmental stewardship" given that the Earth's biosphere is already in ecological overshoot as a direct result of global economic growth.



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From the Sept. 10/19 Committee of the Whole meeting

(A committee of the whole meeting is a Council meeting without the usual limits on debate and urgency of a final vote, to allow a more open exchange of views.)

Community benefits from local government purchasing

To improve community health and strengthen the local economy, the City is updating its purchasing policy to include new community benefit criteria. Each year, public sector purchasing on Vancouver Island and the Sunshine Coast amounts to about \$300 million in goods and services, and \$1.5 billion for infrastructure. Examples of social value that can be generated from government purchasing include: job creation and skill development for youth, newcomers and people with disabilities; skills development for co-operative or non-profit agencies and community space improvement. Council requested a draft update of the City's purchasing policy that incorporates best value for money in alignment with Council's strategic goals and includes price, quality, environmental impact and community value as criteria for consideration as part of procurement and development decisions. The Government of Canada requires demonstrated community benefit using federal funds.

Campbell River Social Grant Program

As a direct response to the social challenges facing Campbell River, City Council has created a Social Grant Program that aims to build capacity in the social purpose sector to support local solutions. A pilot social granting program will start immediately for 2019 with approximately \$90,000 available in funding. Consultation with community groups and the Community Partnership Committee will also begin to inform potential partners and applicants about the new program and to seek their feedback. The Social Grant Program will be refined using consultation feedback and lessons learned during the 2019 pilot program, with the formal program launch expected in February 2020. Watch for more information on the City website (campbellriver.ca) and through social media. Please direct questions by email to sustainability@campbellriver.ca or contact senior planner Cleo Corbett directly at 250-286-5764.