

HIGHLIGHTS OF JAN 11, 2021 COUNCIL MEETING

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MAYOR'S OPENING REMARKS

Mayor Andy Adams welcomed people to the first Council meeting of 2021, noting that the start time has shifted to later in the day (now a 5 p.m. start for open meetings).

He extended wishes for a happy new year and noted that the pandemic changed the holidays for people. He urged people to continue to do their best to keep everyone safe and healthy while the vaccine roll out is underway.

The Mayor also spoke about the impact of the federal government's Dec. 17 announcement regarding Discovery Islands aquaculture facilities. He said that mayors from the region have been working together to advocate for the industry, staff and employees. He added that they recognize the importance of preserving wild salmon stocks and praised the efforts of multiple non-profit agencies, municipalities and regional district over last couple decades to improve, maintain and restore natural habitat for wild salmon and wild stocks. These efforts help Campbell River remain the salmon capital of the world.

Mayor Adams said the evolution of aquaculture and science-based improvements have helped the industry grow to produce British Columbia's number one food export. He added that the recent announcement puts the industry at risk, and the north island mayors worked through the holidays reaching out to provincial and federal representatives to review economic impacts. He stated that the mayors are standing together and speaking in support of the aquaculture industry – and for preservation of wild salmon and the economy.

Local transit receives pandemic-related funding boost from provincial, federal governments – Under the federal Safe Restart program the federal and provincial governments will help fund transit services. BC Transit will receive \$86 million, which will provide relief to local government partners that provide funding for local bus service. With the amended operating agreement, BC Transit will provide \$253,356 in both 2021 and 2022 for the City of Campbell River, approximately 11 per cent of the City's total annual contract cost.

Transit is considered an essential service, critical for providing public mobility and supporting the social and economic recovery of communities and the province as part of the BC Restart Plan.

By-election update – A local general by-election will run in February to elect one City councillor from March 2021 until October 2022. COVID-19 precautions include more options for voting by mail and four advanced polls. Interested candidates must submit nomination papers by Jan. 22 at 4 p.m. General election day is Feb. 27. Find out more online at campbellriver.ca/election.

COVID-19

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DEVELOPMENT UPDATE

- **1040 Dogwood St. approved for ongoing residential use** – Council approved retaining this property for residential use and to permit a future secondary suite. An online public hearing was held Dec. 14, 2020. No one commented during the public hearing, and no objections were received on this proposal.
- **Major development permit approved for 2424 South Island Highway** – This application for a 635m² (6,800ft²) mixed-use building was approved subject to receipt of funds to guarantee landscaping work.
- **706 Salal Street development approved** – Council authorized an exemption that allows construction of a duplex at 706 Salal Street. The duplex is part of a larger multiple family development that also includes a triplex and a fourplex (for a total of nine units). Council’s decision allows the development permit to proceed.
- **Larger, additional signage approved for A&W Restaurant** – This application permits the restaurant located in the shopping centre at 1412 Island Highway to: increase the number of signs and the total allowable area, to install an oversized menu board and to install signs on all sides of the building.
- **Temporary use permit amendment considered for Official Community Plan** – Council gave first and second reading to a minor amendment that would allow for temporary use permits anywhere in Campbell River. A public hearing will be held on this amendment. Public consultation will continue to be required for temporary use permit applications and extensions. Notification will include posting a sign, mailing letters to surrounding properties and newspaper advertisements.
- **Council requests information on Official Community Plan update** – A report will come to Council in February 2021 on the process, cost and timing for a major review of the City’s Official Community Plan.
- **Council considers two single-family homes and townhouse development at 1907, 1913 Nunns Road** – Council is considering rezoning that would allow a six-unit, combination single-family and townhouse development. The proposal complements the residential character of the surrounding area, and the proposal aligns with Official Community Plan policies. A public hearing on the proposal will be scheduled.
- **Proposal to lease Crown Land to Kwikwaka’wakw First Nation for community garden at 2601 Quinsam Rd.** – Council deferred a decision on providing a letter to support granting a Crown land lease to the Kwikwaka’wakw First Nation to establish a non-profit community garden and urban farm on property previously used by the Campbell River Gun Club at 2601 Quinsam Rd. Council wishes to first confirm that consultation has taken place with local First Nations neighbours and that there are no objections.
- **Letter of support for Homalco First Nation community housing fund application** – Mayor Andy Adams will write a letter in support of the Homalco First Nation’s BC Housing application to build 20 units of non-market housing.
- **Response to referral request for amendment to Upland Contracting Ltd’s sand and gravel permit** – In a letter responding to Upland’s request for provincial authorization for a proposed municipal solid waste landfill as “reclamation” on their property, the City advises the Ministry of Energy, Mines and Petroleum Resources that the property is zoned industrial three under the City’s zoning bylaw, and a landfill is not listed as a permitted use in this zone. The letter says that any alleged landfill currently on the property does not have lawful non-conforming use status, and the City considers that a decision to amend Upland’s permit to authorize the proposed municipal solid waste landfill as “reclamation” would be unreasonable.

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The letter also states that Upland’s sand and gravel operation is to be a temporary use of the property, and that the City’s zoning defines the permitted previous and potential uses of the property and does not permit a municipal solid waste landfill as a permanent use of the property. The letter concludes with a request that “the Province obtain an independent report by a qualified professional that addresses best practices for reclamation, including whether any other landfills that receive municipal solid waste originating off-site have been authorized under the applicable mining legislation as “reclamation” of a mine, sand and gravel pit or quarry in B.C. or elsewhere, to assist the decision-maker in carrying out their duties under the mining legislation and considering Upland’s application.”

PUBLIC HEARING

One person spoke in favour of maintaining existing zoning that would permit secondary suites in development at 400 Arizona Drive. The proposal is to change the zoning in this currently-undeveloped area to establish 32 single-family lots. The importance of trail networks in this area was also part of the discussion during the public hearing.

ECONOMIC DEVELOPMENT UPDATE

The following correspondence regarding BC's aquaculture industry was received:

- North Vancouver Island Mayors to the Minister of Agriculture, Food and Fisheries (December 2, 2020)
- Rachel Blaney, Member of Parliament for North Island-Powell River (December 21, 2020)
- North Island Mayors to Rachel Blaney, Member of Parliament for North Island-Powell River (December 29, 2020)
- North Island Mayors to the Minister of Fisheries, Oceans and the Canadian Coast Guard (December 29, 2020)
- North Island Mayors to Parliamentary Secretary to the Minister of Fisheries, Oceans and Canadian Coast Guard (December 31, 2020)
- Rachel Blaney, Member of Parliament for North Island-Powell River (January 4, 2021).

Council members extended thanks to Mayor Andy Adams and the north island mayors, recognizing that their correspondence represents the beginning of advocacy efforts on behalf of the industry, community and region. The Mayor emphasized that preservation of wild salmon stocks and habitat is of primary importance, including ongoing efforts to protect streams, rivers and open waterways. He added that changes to aquaculture practices, innovation and scientific advancement have minimized the industry’s impact, and that City Council members strongly believe wild stocks and the aquaculture industry can “thrive and co-exist.”

Opportunity to comment on Aquaculture Act – Council will submit a comment in response to a request for feedback on the Canadian Aquaculture Act. The comment will include an overview of the economic impact of the local aquaculture industry along with a request to include local government in the consultation processes.

AVICC resolutions proposed – Council endorsed a proposal to develop a resolution advocating for amendments to the Aquaculture Act that would rely on science-based information, a clear understanding of the advancement in technology and a continuation of advocacy efforts for the aquaculture industry. Following consideration by the Association of Vancouver Island and Coastal Communities, Council intends for this resolution to be considered by the Union of British Columbia Municipalities and potentially at the Federation of Canadian Municipalities.

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CORRESPONDENCE

- **2021 Emergency Support Services Regional Grant Application** – Council approved an application to the UBCM 2021 Community Emergency Preparedness Fund for the Emergency Support Services program in partnership with the Strathcona Regional District and local First Nation communities. The Strathcona Regional District would receive and manage the funds on behalf of the City of Campbell River if the application is successful.

HIGHLIGHTS of the JAN. 12 COMMITTEE of the WHOLE MEETING

Council considering amendments to City’s investment policy – The City’s finance department presented an overview of opportunities to review and update this policy. The overall aim would be to make the most out of the City’s cash and investments now and into future as the community continues to grow. The current investment policy is nearly 20 years old, and amendments could clarify purposes, objectives and accountability as well as provide greater flexibility to achieve stronger returns on investment. The updated policy will be considered at a future Council meeting.

Council receives a Development Applications Status Report

Since the last report was provided to Council on Dec. 15, 2020, there has been:

- 6 new applications received
- 9 applications completed

Of the 75 currently active files:

- 44 require action from the applicant
- 31 require action from the City
- 33 are fee simple subdivisions
- 5 are bare land strata subdivisions
- 1 is a temporary use permit
- 3 are combined OCP and Zoning Bylaw amendments
- 11 are Zoning Bylaw amendments
- 14 are Major Development Permits
- 6 are Minor Development Permits
- 1 is a Development Variance Permits
- 1 is an Agricultural Land Reserve application

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