

Council Meeting Highlights August 26, 2019

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Public hearing on proposed compost facility

The City held a second public hearing to discuss a proposed amendment to the zoning bylaw to permit a composting facility at 6300 Argonaut Rd. Six people spoke against a proposed indoor compost facility at 6300 Argonaut road after employees for Comox Strathcona Waste Management (CSWM) provided an overview of design and location plans. The CSWM employees outlined odour and noise-reducing features as well as plans for one-truck-a-day traffic, leachate collection, tree retention and setbacks to provide a buffer from the neighbouring residence.

They also confirmed this is the only available property in Campbell River of the required size for a regional composting facility and answered questions posed during the July 8 public hearing on the proposed facility and offered to tour neighbours at Comox Valley sites to demonstrate how modern waste management facilities meet environmental regulations.

Organics that can be composted make up an estimated 40% of the local waste stream, and composting reduces greenhouse gas emissions from landfill. CSWM has received a \$5.5 million to support construction of a local composting facility.

At a July 8 public hearing on the proposed facility, Council heard from nine speakers opposed to the proposed location for a composting facility at 6300 Argonaut Road, next to the existing landfill.

At the June 24 meeting, Council gave first and second reading to proposed rezoning to permit the site-specific use of a compost facility and supported an application to the Agricultural Land Commission to allow the Comox Valley Regional District to build a regional compost facility at this location. The proposed regional compost facility is supported by the Comox Strathcona's Solid Waste Management Plan to help divert organic materials that decompose in the landfill and produce greenhouse gas emissions. The facility would also extend the length of time the current landfill site can be used. The land is within the Agricultural Land Reserve, and is currently zoned heavy industrial and permits a landfill.

30-year exemplary service medal for fire chief

Mayor Andy Adams recognized fire chief Thomas Doherty for receiving a 30-Year Fire Services Exemplary Service Medal in recognition loyal and exemplary service to public safety in Canada. The honour includes recognition of 10 years performing duties involving potential risks.

Chief Doherty started his firefighter career in 1989 and worked with Ladysmith, Big White and Kelowna Fire Departments before moving to Campbell River in 2013.

The Mayor recognized Thomas's family for their support of the duties he carries out for our community.

Development, zoning and permits

- **Proposed amendment to size of Jubilee Heights grocery store defeated**

Council gave third reading to current mixed use neighbourhood development zoning that would:

- realign the OCP and zoning boundaries to reflect recently created lot boundaries and road alignments
- permit duplexes in existing residential zones to provide a mix of affordable housing types.

A proposed amendment on grocery store size was defeated.

Council Meeting Highlights August 26, 2019

Public hearings were held on Aug. 12 and June 10. The developer originally applied for a grocery store up to 4,000 square metres (approximately the size of the Thrifty's food store in Campbell River). The proponent clarified that the total proposed commercial retail space is for 6,600 square metres to provide greater flexibility for future commercial uses and to enable an increase grocery store floor area.

- **Public hearing to be held for proposed duplex rezoning on Dalton Road** – Rezoning will be considered to permit a duplex at 2245 Dalton Road during a public hearing scheduled for September 9. The addition of one dwelling unit would increase rental housing stock in Campbell River, at a time when the community is experiencing low vacancy rates.
- **Variance for oversized shop approved on Orange Point Road** – Council approved an application to increase the size of a storage building at 4327 Orange Point Road. The residents intend to construct a shop to store personal vehicles and recreation equipment that's 5.58 metres high with a footprint of 111.48 square metres. The large property is next door to another residence with an oversized shop.
- **Highway maintenance business approved on Duncan Bay Road** – Council approved a 557.42 square metre office-shop and a 1,080 square metre material storage shop for a highway maintenance business at 5301 Duncan Bay Road.

Purchases and contracts

- **Downtown outdoor washroom** – Campbell River has placed an order for a downtown outdoor washroom that will be accessible 24 hours a day and meets requirements for durability, ease of maintenance and design and construction specifications that deter negative activity and vandalism. Council awarded the \$161,209.78 contract to Madden Fabrication, for the supply and delivery in approximately six months. Location for the new washroom will be discussed at an upcoming Council meeting.
- **Shetland Road PRV Station & Bathurst Watermain Awarded** – Council awarded a contract to Knappett Industries (2006) Ltd. valued at \$407,100, for the installation of a new above ground pressure reducing valve station on Shetland Road near the Petersen Road intersection. The contract includes the installation of a watermain along Bathurst Street from McLean Street South to Thulin Street South to adjust pressure zones in the area.
- **Rockland roundabout considerations** – Council confirmed:
 - options for treatment of the Big Rock would be developed and considered as part of the Highway 19A project
 - that community engagement and consultation related to the thematic landscaping design options (salmon, tidal pool, community DNA and medicine wheel) for the roundabout would be completed to inform the design
 - and that the project design team will then complete the roundabout design including provisions for electrical service

New procedures to reduce the cost to dispose of abandoned vehicles

Council approved a new process for disposing of vehicles abandoned on city streets and boulevards. The City's new process involves one-time towing and direct disposal of abandoned vehicles after 14 days notice to the registered owner. This reduces costs related to multiple tows and storage.

The change was approved as part of amendments to the Traffic and Highways Regulation Bylaw regarding vehicles abandoned on City streets and boulevards. Changes also:

- align with current provincial legislation
- reduce staff resources and costs in disposing of abandoned vehicles
- and ensure efficiency and fairness in the process.

Council Meeting Highlights August 26, 2019

Proceeds from sale, if any, would reimburse City costs, with the remainder returned to the registered owner.

Council gave first two readings to proposed bylaw changes at the July 22 meeting, and third reading on August 12.

Changes considered for cemetery management

Council gave third reading to proposed changes to comply with new provincial regulations and facilitate new and improved services at the Elk Falls Cemetery. 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 the marker 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 of the was developed to incorporate standing markers.
- The green burial meadow and standing marker areas can be in operation once the bylaw is approved.

Support for community organizations

- **Council supports funding application for Campbell River Community Action Team**
Council endorsed the City of Campbell River funding the regional Community Action Team (CAT) grant application for \$53,090 from the Community Action Initiative to support localized overdose response work. The local CAT is conducting important work through overdose prevention responses to the opioid crisis with the main goal of saving lives in Campbell River. Currently, City staff and RCMP are involved members of the CRCAT, Councillor Ron Kerr participates on the leadership team, and the City hosts and administers the funding. The City provides the administration and financial services at no cost to the project, which allows all funding to be spent on the life-saving program.
- **Letter of support for Discovery Passage Aquarium gaming grant application** – Ricky Belanger, manager and curator of the Discovery Passage Aquarium Society requested a letter of support for their annual BC Community Gaming Grant application. Funds received from the BC Community Gaming grant supports public education and engagement, and subsidizes school programs.
- **Council approves a grant for the North Island Cruisers** – Council approved a Community Partnership Grant in the amount of \$2,500 for the North Island Cruisers annual show 'n' shine event. Council's support of the Community Partnership Grant program has helped develop a strong arts and cultural component to our community, which has in turn enhanced the quality of life for residents. The grant program sponsors several important community functions, which the City might be expected to offer if these community organizations did not exist.

Council hears from North Island College

John Bowman, president of North Island College, provided Council with a presentation regarding five-year strategic planning priorities and opportunities for community input, which include a survey this September and a community campus regional forum in November.



Council Meeting Highlights August 26, 2019

- 2,104 students attended at the Campbell River campus last year (about 25% of overall enrollment)
- Local enrollment grew by two per cent in last year
- Local

Green Communities congratulates Campbell River

The City received a letter praising efforts to reduce greenhouse gas emissions to pursue carbon neutral operations.

Reporting out from Aug. 26/19 in-camera meeting

Council considers appealing landfill operations certificate

To keep options open on legal action regarding expansion of the Upland Excavating Landfill at 7295 Gold River Highway, Council has decided to file an intention to appeal the operational certificate issued by the Ministry of Environment & Climate Change Strategy, dated Aug. 1.

The operational certificate permits dumping of demolition, construction and land-clearing waste, but does not include hazardous soils.

Council will also send a letter to the Ministry seeking clarification on

- Who will be responsible for the required monitoring activities
- Why the operational certificate was issued after a provincial order in council was made

Given the Sept. 1 deadline to file an intention to appeal the decision, Council wanted to keep all options open while seeking additional information. Council may choose to proceed or withdraw the appeal once more information is provided.