

Council Meeting Highlights April 25, 2016

Please note Council meeting highlights are not a substitute for the City's comprehensive Council meeting minutes, found on the City website at: www.campbellriver.ca. Council meeting agendas, minutes and webcasts are available from the link on the homepage.

Public hearing for application to establish private moorage at 4065 Discovery Dr.

The applicant is proposing a private moorage facility within a leased area of Discovery Passage adjacent to 4065 Discovery Drive. The City's zoning bylaw currently has no regulations specific to private moorage facilities. As a result, the first part of this application seeks to create the public areas three zone to regulate private moorage facilities. The second part of the proposal concerns rezoning the area adjacent to 4065 Discovery Drive from public areas two to public areas three to permit the construction of a private moorage facility. Staff recommended approval of the two bylaws amendments as there is a need to regulate this use and assess individual proposals on a case-by-case basis. The bylaw was given first and second reading on April 11.

Public hearing for zoning bylaw amendment related to marijuana operations

Council received comments from both dispensary owners and the general public on the proposed amendment to the zoning bylaw to regulated marijuana operations. The intent of the amendment is to formally recognize medical marijuana and to provide clarification on how this land use will be regulated within the City of Campbell River. The amendment would add a definition for marijuana operation as cultivating, growing, producing, packaging, storing, distributing, dispensing, destroying, trading or selling of cannabis (marijuana) or its derivatives. The proposed amendment would also stipulate that marijuana operations are prohibited unless expressly permitted by the bylaw.

Chauffeur licences to be valid for two years

Council has heard the concerns of local taxi companies and amended the bylaw to extend the expiration of permits from one year to two years to support transportation services to the community while keeping community safety a priority.

Proposed amendments for public nuisance bylaw

Council gave first and second reading to proposed amendments to the public nuisance bylaw regarding vacant premises, behavior standards at City facilities, camping on City lands and ticketing for those bylaw offences. The recommended bylaw amendments regarding vacant buildings will address three main issues to implement building maintenance standards, whether a building is occupied or vacant, including, new requirements to secure vacant buildings by boarding up doors and windows, and proactive inspections of vacant buildings that have fallen into a state of disrepair to ensure that they are maintained, with property owners required to pay building inspection costs.

2016 tax rate bylaw given first three readings

Council gave three readings to the property tax rates bylaw, which reflects a 2.45 per cent increase over 2015. The tax rates bylaw continues Council's policy of increasing tax rates on Utilities and Managed Forest Lands to the provincial average by 2017. The City is required to collect taxes on behalf of several other regional and provincial agencies. Those tax rates, while included on the City's tax notice, are determined by the respective agencies and simply collected by the City for efficiency reasons. The 2016 tax rates bylaw reflects Council's decisions made during financial planning for 2016, which included a focus on long-term stability for the community and ongoing funding to invest in maintaining and enhancing City infrastructure.

Recycling bylaw changes considered

In 2014, the City of Campbell River signed an agreement to accept funding from Multi-Material BC (MMBC) for the curbside recycling program and passed a resolution to require recycling services in multi-family buildings. MMBC is now prepared to offer financial incentives to recycling collectors for multi-family buildings, and the City is considering requiring multi-family buildings to have recycling programs. The MMBC incentive enables multi-family buildings to receive recycling services from qualified collectors at a low rate and in many cases free of charge. At the April 25 meeting, Council gave first and second reading to amendments to the recycling and garbage regulation bylaw and the ticketing bylaw to ensure that all multi-family buildings implement recycling services within their buildings by December 31, 2016. The City has provided multi-family building owners with information on the MMBC recycling program and the bylaw changes, as well as educational material to use with residents.

Variance approved for new garage at 1641 Perkins Road

The applicant plans to construct an oversized and over height garage. The zoning bylaw states that the maximum combined floor area for all ancillary buildings on a lot is 80m² and the maximum height is 5.0m. The proposed ancillary building is 153m², and has a height of 6.2m. This is the second variance application concerning this proposal. On January 11, 2016 Council approved an initial variance for this garage. The variance increased the maximum permitted size of the building to 119m². However, upon completing the building permit plans it was discovered that the applicant planned a mezzanine deck (second floor) and the height of the roof did not conform to the zoning bylaw parameters. While the building footprint remains unchanged, mezzanine decks count as floor area which necessitates a second variance application. As the amended variance is substantially the same as the original variance, staff recommended that the variance be approved.

Variance approved for new garage at 585 Alder Street

The applicant plans to add a new garage to the front of an existing house. Currently, there is a carport only 0.4m from the front property line on the opposite side of the house. This carport will be demolished. The new garage addition will be 3.2m from the front property line. While this does not conform with the zoning bylaw, which states that the minimum front yard is 4.5m, staff recommended approval as the proposal will have minimal impact on the surrounding neighbourhood and improves the functionality and safety of the garage.

Ostler Park foreshore restoration project engineering design contract awarded

Council awarded a contract to McElhanney Consulting Services Ltd. valued at \$170,470 for engineering design related to construction of a pocket beach, improvements to underground infrastructure for drainage as well as adjustment to the seawalk.

BC Summer Games application opportunity

Campbell River, along with many other communities in the province, received an invitation from the BC Games Society to submit an application to host the 2020 BC Summer Games. The City of Campbell River does not have all of the facilities necessary to host the event, which necessitates partnering with municipalities in the Comox Valley to submit a bid to host. Staff contacted these municipalities and were informed that because of already full work plans and limited capacity they could not partner on a bid application at this time. Council has directed staff to enter into discussions with organizations from the Comox Valley to determine if there is an interest in working together to submit an application to host the 2024 BC Summer Games.

Fires services review

Council received the fire chief's fires services review, and Council will consider the strategic issues identified individually, beginning with fire stations and response service levels by the fall of 2016.

Report to investigate pay parking at the new Campbell River Hospital

Council directed staff to report back on options to prohibit pay parking at the new hospital, including considering adopting a bylaw similar to the Corporation of Delta's.

Whale heritage designation proposed for Campbell River

Council supported a request by the North Island Marine Mammal Stewardship Association to fund one-third of an accreditation fee (\$10,000) and an annual licensing fee (\$2,000) to designate the north island region as a whale heritage site and enhance tourism opportunities related to whale watching and wildlife viewing in the area. The Campbell River/North Island whale watching industry is highly regarded by other whale communities throughout the world, and has been used as a model for whale research and whale watching practices. A whale heritage site designation would further highlight our contributions and have a greater impact on world-wide practices.

Staff to report on adding odour restrictions to public nuisance bylaw

Council received a letter from Mike and Jan Sell regarding the odour from Dick's Fish and Chips and directed staff to report on options for adding restrictions on odour emissions to the public nuisance bylaw.

Syrian refugee committee requests free transit passes

Council directed staff to report on existing policies and costs associated with this request.

Council sponsors Growing the Vancouver Island Value-Added Wood Sector event

Council will provide up to \$250 to assist with meeting room costs for the April 26 meeting at the Coast Discovery Inn and Marina, which is being cooperatively presented by the Vancouver Island Economic Alliance, BC Wood Specialties Group, and the Canadian Wood Council as part of a cross-island series to explore the status of the value-added wood sector on the island, and discuss key priorities for collaborative action to enhance it. For the past years, each organization has been researching and monitoring strategies to expand the sector.