



Council Meeting Highlights

July 8, 2019

Please note: Council meeting agendas, minutes and web casts are available from the link on the homepage. Find archives of Council Meeting Highlights at: campbellriver.ca/councilmeetinghighlights on the City web site: www.campbellriver.ca.

Public hearing for proposed compost facility location

Council heard from nine speakers opposed to the proposed location for a composting facility at 6300 Argonaut Road, next to the existing landfill. Concerns focused primarily around the potential effects on water quality and impacts on adjacent properties. Council requested a report to answer questions raised, including how the facility would differ from the one on Willis Road, the anticipated amount of truck traffic and effects on road condition, as well as management plans for the collection pond, forest and animals.

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 for a landfill.

Ticketing for public consumption of alcohol

Bylaw enforcement officers can now write tickets, with associated fines of \$200, related to liquor consumption in a public place. Council adopted amendments to the Public Nuisance and to the Ticketing for Bylaw Offences bylaws. This change is consistent with what other communities do to assist the RCMP to manage consumption of liquor in public places, and will help the City obtain compliance with bylaws that prohibit open drinking downtown. In the event that multiple tickets are unpaid, demonstrating non-compliance with the bylaw over an extended period of time, the City can apply to the Courts to have a person barred from the area. This strategy has been successful at reinforcing appropriate behaviour and reducing downtown disturbances in other jurisdictions. Bylaw enforcement officers were previously allowed to write tickets for liquor consumption in parks.

Development permits

- **Duplex on Thulin Street** – Council gave first two readings to a zoning bylaw amendment to permit a duplex at 634 Thulin Street. A public hearing will be scheduled for a future Council meeting and advertised in the Campbell River Mirror newspaper. A side yard lot line adjustment is required to ensure setbacks comply with all City bylaws.
- **Portion of Pinecrest Road closed** – Council approved closure of a portion of Pinecrest Road adjacent to 220 Island Highway South. With the road closing bylaw concluded, the City will pursue exchanging this land for waterfront property in front of 220 Island Highway South as part of the City's strategy to acquire waterfront property for public use. The Island Highway property was purchased in 2018 for the development of a hotel, and the property owner proposed the land exchange to consolidate approximately 270 square metres of land dedicated for Pinecrest Road with the existing lot. Council gave the bylaw first and second reading on May 27 and third reading on June 24.
- **Three-storey mixed use building approved for Willow Point** – Council approved a 789 square metre (8,493 square foot), three-storey mixed use building (two storeys of dentist office and one storey residential) with 22 parking stalls at 2530 Island Highway South. The major development permit is subject to a \$98,686 landscaping security payment.
- **Rental apartment on Birch Street** – Council approved a major development permit for Veyron Properties to build a 51-unit, four-storey, rental apartment building at 302 Birch Street. Approval is subject to a \$99,741 landscaping security payment.



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- **Airplane hangar addition** – Council approved a 368 square metre (3,960 square foot) addition at 2059 Airport Drive. Approval is subject to a \$3,375 landscaping security payment.

Contracts for roads and sewer work

- **New traffic light for Maryland Road intersection** – Council awarded a contract to Daeco Installations to install a new traffic light at Maryland Road and Highway 19A. The work on the three-way intersection is valued at \$137,550, and the new traffic light is expected to be installed by October. An ICBC grant of \$29,500 supports this project.
- **Proactive planning for sewer upgrades** – Council awarded a contract to Insituform Technologies for ongoing in-ground rehabilitation of sewer pipes. Rather than digging up and replacing pipes, where possible, a new liner will be installed in existing sewer pipes to extend service for at least another 50 years. Up to \$1.5 million is set aside each year for the next five years to renew up to two kilometres of sewer pipe. Priority areas are established based on an annual review, which will also determine whether renewal or replacement is the best option for those areas. Where existing pipe condition and capacity makes it possible to install a liner rather than digging up and replacing sewer pipes, this trenchless technology will be used as a quicker and more affordable option, as well as less disruptive for roadways near the work.

Safety steps ordered for 8th Avenue property where house fire occurred

Following a recent house fire at 666 8th Ave., Council agreed that the homeowners be required to maintain fencing as a barrier to the property and apply for a demolition permit within 14 days of receiving a remedial action notice. The dwelling must be demolished within 14 days of receiving the permit, and the City will do this work if the homeowners do not comply. RCMP are aware of the remedial action requirements for the property.

Telecommunications towers for Airport Drive, Shetland Road

Council supported Freedom Mobile's application to install two cellular towers. The new tower at 2300 Airport Drive will not affect airport operations, and qualified environmental professional will attend the work to ensure protection of the Willow Creek tributary. The 2135 Shetland Road location will retain mature trees. For both locations, Freedom Mobile has notified area residents about installation plans, and the City will forward two pieces of correspondence opposing the plans to the federal approving agency. The City's height restrictions for buildings do not apply to communications towers as these are overseen by the federal government. Council also requested a draft telecommunication tower siting policy for review.

Request for crosswalk and traffic calming for South Dogwood

In response to correspondence from Neall Calvert and co-signers requesting traffic calming and crosswalk at South Dogwood and Cortez, Council reaffirmed the need to complete the Dogwood corridor transportation review focusing on traffic safety and efficiency. In the meantime, some issues outlined in this correspondence will be addressed in the major development process for nearby construction because major development permit applications require traffic impact studies for both vehicles and pedestrians.

Council seeking information from provincial ministry re: Uplands Landfill

Council received a copy of a letter from the Campbell River Environment Committee (CREC) to the Province regarding the Uplands Landfill requesting answers to ongoing questions posed by the group. Council will send a follow-up letter to the Ministry of Environment supporting CREC's request and asking to be copied on the Ministry's response.



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Highlights from July 9 Committee of the Whole meeting

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

Invasive plant treatment update and regulatory considerations

Council received an update on City-funded knotweed and Scotch broom control programs administered by Greenways Land Trust. Under the City's Environmental Protection Bylaw, property owners are required to remove these plants.

- Chemical control of knotweed on private and public property has been ongoing since 2012. As of 2018 there were a total of 132 known knotweed locations: 19 patches have been eradicated, 50 sites are under active treatment, eight sites have been treated by other agencies, 11 are too close to water to be treated. Greenways Land Trust is seeking permission to treat the remaining 44 sites. More sites are being eradicated than new sites are being reported. Under City bylaw, property owners are required to remove knotweed.
- 2018 was the first year for the City-funded broom treatment program, which supports work by GLT, BroomBusters and other project partners who have worked steadily on removals for years. The first year focused on City-owned environmentally sensitive areas, and of the total 86 sites, broom was detected on 38 sites and removed from 24, thanks to almost 400 volunteer hours of broom removal. With control of these species well underway on City-owned lands, increased control on private land is the next step. Given the prevalence of Scotch broom in the community, City staff will prepare a broom enforcement policy for Council consideration by the end of this year.

Community open house to discuss road markings along Island Highway

Council reviewed a report outlining several options for road markings along the Island Highway between 5th and 6th Avenue, and directed that a public information event will be held. The open house will share information about the City's Master Transportation Plan and gather community input on pedestrian, bicycle and vehicle access along this block. Public input and ideas on how best to balance the many uses along this route (cyclist, pedestrians, vehicle and on-street parking for the local residents and businesses in the area) may result in changes to the existing configuration.

Design work for the Sportsplex to follow Strathcona Gardens complex design

In 2018, the City conducted a needs assessment of the Sportsplex and stemming from it, the facility will see immediate improvements to the main gym and storage areas. To ensure recreation facilities in Campbell River provide complementary services, Council directed that any future improvements of the Sportsplex will be considered once plans for Strathcona Gardens are confirmed. Upgrades to the Sportsplex roof, heating system and gymnasium are scheduled for 2020.