



MINUTES

Special Council Meeting

9:00 AM - Tuesday, November 2, 2021

Community Hall -1473 Broughton Blvd Port McNeill, BC V0N 2R0

This meeting was recorded for future viewing.

We are privileged to have gathered on the traditional territory of the Kwakwaka'wakw.

PRESENT: Mayor Gabriele Wickstrom, Councillor Ann-Marie Baron, Councillor Shelley Downey, Councillor Derek Koel, and Councillor Ryan Mitchell

APOLOGIES:

ALSO PRESENT: Pete Nelson-Smith, Chief Administrative Officer, Connor Mork, Deputy Corporate Officer, and Kevin Brooks of McElhanney Ltd.

1. CALL TO ORDER

The November 2, 2021, Special Council Meeting was called to order at 9:02AM

2. ADOPT AGENDA

a) Accept or amend agenda as presented.

250/2021 Moved, Seconded, and CARRIED, that the Agenda of the November 2, 2021, Special Council Meeting be amended to reverse the order of discussion and begin with the proposed zoning bylaw before moving on to the Official Community Plan bylaw.

3. PETITIONS AND DELEGATIONS

4. ADOPTION OF MINUTES

5. CORRESPONDENCE

6. TABLE ITEMS

7. REPORTS

8. BYLAWS

9. OLD BUSINESS

~ A a) Proposed Zoning Bylaw No.705, 2021

251/2021 Moved, Seconded, and CARRIED, that chickens be left in the proposed zoning bylaw

253/2021 Moved, Seconded, and DEFEATED, that the chicken provision in the proposed zoning bylaw be passed

Opposed: Mayor Wickstrom and Councillor Downey, Councillor Baron

254/2021 Moved, Seconded, and CARRIED, that the wording in section 5.10 a) be amended to read: "that a coup and run shall be located at least 1.5 metres from the property line "

Opposed: Councillor Koel

255/2021 Moved, Seconded, and CARRIED, that the topic of chickens be tabled to the end of the discussion

256/2021 Moved, Seconded, and CARRIED that sections 5.13.2, 5.13.3, 5.13.4, regarding the storage of vehicles in residential zones be stricken from the proposed zoning bylaw with 5.13.1 remaining to restrict the accumulation of derelict vehicles

257/2021 Moved, Seconded, and DEFEATED that the height of buildings in CD-1 be reduced to 8 metres

Opposed: Mayor Wickstrom, Councillor Baron and Councillor Downey

258/2021 Moved, Seconded, and DEFEATED that the height of buildings in R1, R2 and R4 be changed to 9 metres

Opposed: Mayor Wickstrom, Councillor Koel, Councillor Mitchell

259/2021 Moved, Seconded, and CARRIED, that sections 5.9.1-5.9.4 allowing for short term rentals be removed

Opposed: Councillor Baron

- 260/2021** Moved, Seconded, and CARRIED that bed and breakfasts allow up to 6 guests
- Opposed: Councillor Baron and Councillor Downey*
- 261/2021** Original motion: Moved, and Seconded, that a maximum of two rooms in a house be allowed for use in Bed and Breakfasts.
- Moved, Seconded, and CARRIED to amend the motion to three rooms instead of two rooms.
- Opposed: Councillor Downey*
- Moved, Seconded, Amended, and CARRIED that a maximum of **three** rooms in a house be allowed for use as Bed and Breakfasts."
- Opposed: Councillor Downey*
- 262/2021** Moved, Seconded, and CARRIED, that section 5.9.5 b) restricting the number of guests at a Bed and Breakfast to four people be stricken from the proposed zoning bylaw
- 263/2021** Moved, Seconded and CARRIED, that childcare or daycare be defined in the proposed zoning bylaw and be listed as a principal use and allowed in all zones
- 264/2021** Moved, Seconded, and DEFEATED that autobody and auto repair shops be included as principle uses for C2 and M1 in the proposed zoning bylaw
- Opposed: Mayor Wickstrom, Councillor Baron, and Councillor Downey*
- 265/2021** Moved, Seconded, and DEFEATED that the downtown area as shown on the proposed land use map remain as is and that the existing zoning be maintained for the downtown area
- Opposed: Councillor Koel, Mayor Wickstrom, Councillor Downey, and Councillor Mitchell*
- 266/2021** Moved, Seconded, CARRIED, that places of worship be permitted in all zoning areas
- 267/2021** Moved, Seconded, and CARRIED, that 'Storage Commercial', as defined in the definitions of the proposed zoning bylaw, be included in Industrial Zone 1

268/2021 Moved, Seconded, and CARRIED, that a definition for veterinary services be included in the proposed zoning bylaw and that veterinary be allowed in M1 and C2.

269/2021 Moved, Seconded, and DEFEATED, that cannabis cultivation be defined in the proposed zoning bylaw and be allowed in M2
Opposed: Mayor Wickstrom, Councillor Baron, and Councillor Downey

270/2021 Moved, Seconded, and DEFEATED, that helicopter and aviation services be define in the proposed zoning bylaw and allow for in M1 zone
Opposed: Mayor Wickstrom, Councillor Baron, and Councillor Downey

271/2021 Moved, Seconded, and CARRIED, that the rearing of animals in agricultural properties zoned as A1 and A2 be removed from the proposed zoning bylaw
Opposed: Councillor Downey

272/2021 Moved, Seconded, and CARRIED, that the November 2, 2021, Special Council Meeting be recessed at 10:53 AM until 6:00PM on November 9, 2021.

The November 2, 2021, Special Council Meeting was reconvened November 9, 2021, at 6:00 PM

274/2021 Moved, Seconded, and DEFEATED that A2 zoning be stricken from the proposed bylaw
Opposed: Mayor Wickstrom, Councillor Baron, and Councillor Downey

275/2021 Moved, Seconded, and CARRIED, that Item 15 under Concerns as brought forth by members of Council, regarding the increased authority to assign parkland, be further elucidated and pinpointed in the wording of the proposed bylaw, by the planning consultant from McElhanney Ltd.

- 276/2021** Moved, Seconded, and CARRIED, that Item 16 under Concerns as brought forth by members of Council, regarding Part 6 - 7.6 which describes residential manufactured home one, MHP1 but is labelled on the proposed zoning map, as RMH-1, be passed to the planning consultant from McElhanney Ltd. for further clarification.
- 277/2021** Moved, Seconded, and CARRIED, that Item 17, under Concerns as brought forth by members of Council, regarding Part 6 be passed to the planning consultant from McElhanney Ltd. for further explanation of commercial service two, CS-2 listed in section 8.4 and 9.4 but which is not list in the zoning proposed zoning maps.
- 278/2021** Moved, Seconded, and CARRIED, that Item 18 under Concerns as brought forth by members of Council, regarding 7.1 A1 zone allowing for the extraction of raw materials from the land be forwarded to the planning consultant from McElhanney Ltd. for further explanation, and whether this activity can be restricted.
- 279/2021** Moved, Seconded, and CARRIED, that Item19 under Concerns as brought forth by members of Council, be forwarded to the planning consultant from McElhanney Ltd. for clarification of C1 and C2, and there parking requirements.
- 280/2021** Moved, Seconded, and CARRIED, that Item 20 under Concerns as brought forth by members of Council, be forwarded to the planning consultant from McElhanney Ltd. for clarification of stand-alone dwelling inclusion in CS2
- 281/2021** Moved, Seconded, and CARRIED, that Item 21 under Concerns as brought forth by members of Council, be forwarded to the planning consultant from McElhanney Ltd. for clarification, and definition of boat salvage and decommission, under 10.3 MH1 zone item F, and whether this could exclude boat repair
- 282/2021** Moved Seconded, and CARRIED, that all maps relevant to the proposed OCP and Zoning bylaw be made available for the big screen, for the next council meeting
- 283/2021** Moved, Seconded, and CARRIED, that Council set aside 3 hours for a special meeting, with the goal of bringing both the proposed OCP and Proposed Zoning bylaw to second reading

~ A b) Official Community Plan Review

10. NEW BUSINESS

11. ITEMS FROM IN-CAMERA TO BE MADE PUBLIC

12. IN-CAMERA

- a) Council to go In-Camera under section 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality

273/2021 Moved, Seconded, and CARRIED that Council go In-Camera at 10:54 AM November 2, 2021, under section 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality

14. ADJOURNMENT

284/2021 Moved, Seconded, and CARRIED, that the Special Council meeting be adjourned at 6:56 PM

Mayor

Corporate Officer