

**Municipality of North Cowichan
Committee of the Whole
MINUTES**

**July 13, 2021, 6:00 p.m.
Electronically**

Members Present	Councillor Rosalie Sawrie, Chair Mayor Al Siebring Councillor Rob Douglas Councillor Christopher Justice Councillor Tek Manhas Councillor Kate Marsh Councillor Debra Toporowski
Staff Present	Ted Swabey, Chief Administrative Officer (CAO) Sarah Nixon, Deputy Chief Administrative Officer (D/CAO) Talitha Soldera, Director, Financial Services Michelle Martineau, Corporate Officer Jason Birch, Chief Information Officer Shawn Cator, Director, Operations Rob Conway, Director, Planning and Building George Farkas, General Manager Barb Floden, Manager, Communications and Public Engagement Tammy Isaachsen, Communications and Public Engagement Coordinator Clay Reitsma, Director, Engineering Marla Laycock, Acting Director, Human Resources and Corporate Planning Chris Hutton, Community Planning Coordinator Shaun Mason, Municipal Forester Tricia Mayea, Deputy Corporate Officer Dave Preikshot, Senior Environmental Specialist

1. CALL TO ORDER

There being a quorum present, the Chair called the meeting to order at 6:03 p.m.

2. APPROVAL OF AGENDA

IT WAS MOVED AND SECONDED:

That item 4.1 [District Development Corporation's Development Project] be postponed to a future meeting. (Opposed: Manhas, Toporowski, Siebring, Sawrie)
DEFEATED

IT WAS MOVED AND SECONDED:

That the agenda be adopted as circulated. CARRIED

3. ADOPTION OF MINUTES

3.1 Minutes from the June 8, 2021 regular meeting for adoption

3.2 Minutes from the June 21, 2021 special meeting for adoption

IT WAS MOVED AND SECONDED:

That the minutes of the regular meeting held June 8, 2021 and the special meeting held June 21, 2021 be adopted, as circulated. CARRIED

4. DELEGATIONS AND PRESENTATIONS

4.1 District Development Corporation's Development Project

Mr. Michael Nygren from District Development Corporation provided some background information on the company and spoke to Council about housing supply, the Bell McKinnon Area Plan and provided some information about their development project at 6866, 6918, 6846, 6936 Bell McKinnon Road. A copy of his presentation was included in the agenda.

5. PUBLIC INPUT

Council received public input from four members of the public regarding agenda item 6.2.

6. BUSINESS

6.1 CAEP Modelling of OCP Growth Scenarios

The Senior Environmental Specialist introduced the CAEP Modelling of OCP Growth Scenarios and answered questions from Council.

The meeting recessed at 7:37 p.m. by unanimous consent and reconvened at 7:48 p.m.

6.2 Official Community Plan Survey Results

Rob Barrs and Suzy Lunn from MODUS presented the OCP Growth Scenarios Engagement results and received input from Council on the recommended approach to growth management.

IT WAS MOVED AND SECONDED:

That the meeting be extended to 11:00 p.m. CARRIED

Due to technical difficulties, Councillor Toporowski left the meeting at 9:20 p.m. and returned at 9:23 p.m.

IT WAS MOVED AND SECONDED:

That the following motion:

"That the Committee of the Whole recommends:

That Council accepts the recommendations of the MODUS June 28, 2021 "What We Heard" report as a basis for drafting a growth management strategy and land use plan for the new OCP."

be amended to include the following wording at the end of the motion:

"omitting the part of the plan that references adding 'A Health and Wellness Precinct in Bell McKinnon to allow compact mixed-use development directly

adjacent to the hospital site which will protect the natural and rural lands including the Somenos Watershed'."

(OPPOSED: Manhas, Justice, Toporowski, Marsh, Douglas)

DEFEATED

IT WAS MOVED AND SECONDED:

That the Committee of the Whole recommends:

That Council accepts the recommendations of the MODUS June 28, 2021 "What We Heard" report as a basis for drafting a growth management strategy and land use plan for the new OCP.

(Opposed: Manhas, Siebring)

CARRIED

The meeting recessed at 10:08 p.m. by unanimous consent and reconvened at 10:15 p.m.

6.3 OCP Update Project - Community Profiles

The following motion was moved and seconded and then deferred at the June 21, 2021 Special Committee of the Whole meeting, was brought forth for any further debate and vote:

IT WAS MOVED AND SECONDED:

That the Committee of the Whole recommend that Council accepts the Draft Community Profiles as presented in Attachment 1 to the Community Planning Coordinator's June 21, 2021 report entitled "OCP Update Project - Community Character Profiles" as background information for consideration during the drafting of the OCP, subject to the following amendments:

- To begin each community character profile with a description of project limitations and how they will and will not be used.
- Maple Bay Community Character Profile (page 187). Reword 'The healthy marine environment located in the Bay is teeming with life and can be easily appreciated on shore or water.' to acknowledge potential threats to water quality.
- Quamichan Community Character Profile (page 191). Change the photograph labeled 'Future Neighbourhood Node – Kingsview', to 'Future Commercial Centre'.
- Change the colour palate of the Rural Community Character Profile.
- Bell McKinnon Community Character Profile – for consistency, remove the 'Thinking Forward' page (page 5).
- Sentence referring to recent cycling and infrastructure improvements – should reference what is in the plan.

CARRIED

6.4 Council Strategic Plan Quarterly Update

The Chief Administrative Officer introduced the Council Strategic Plan Quarterly Update and answered questions of Council.

7. NEW BUSINESS

None.

8. QUESTION PERIOD

Council received two questions from the public regarding agenda items.

9. ADJOURNMENT

The meeting ended at 10:36 p.m.

Certified by Corporate Officer

Signed by Mayor