

Municipality of North Cowichan

Public Hearings

MINUTES

July 19, 2023, 7:00 p.m.

Municipal Hall - Council Chambers & Electronically

Members Present	Mayor Rob Douglas Councillor Bruce Findlay Councillor Chris Istace Councillor Christopher Justice Councillor Tek Manhas Councillor Debra Toporowski
Members Absent	Councillor Mike Caljouw
Staff Present	Ted Swabey, Chief Administrative Officer (CAO) George Farkas, General Manager, Planning, Development and Community Services Talitha Soldera, General Manager, Corporate Services Anthony Price, Development Planner Barb Floden, Manager, Communications and Public Engagement Caroline von Schilling, Development Planner Chris Osborne, Manager, Planning Christina Hovey, Project Planner Clay Reitsma, Director, Engineering Dave Preikshot, Senior Environmental Specialist Heather Power, Legislative Coordinator Jason Hammerer, Manager, Technical and Client Services Jeremy Konjolka, Manager, Buildings Keona Wiley, Manager, Parks Marla Laycock, Director, Human Resources and Health & Safety Rob Conway, Director, Planning and Building Shawn Cator, Director, Operations Teri Vetter, Director, Financial Services Tricia Mayea, Deputy Corporate Officer

1. CALL TO ORDER

There being a quorum present, Mayor Douglas called the meeting to order at 7:00 p.m.

2. APPROVAL OF AGENDA

IT WAS MOVED AND SECONDED:

THAT the agenda be adopted as circulated.

CARRIED

3. PUBLIC HEARINGS

3.1 Public hearing for Zoning Amendment Bylaw No. 3910 [8025 Berridge Street]

3.1.1 Call public hearing to order

Mayor Douglas called the public hearing for Zoning Amendment Bylaw No. 3910, 2023 to order at 7:02 p.m.

3.1.2 Explanation of the public hearing process

Mayor Douglas outlined the public hearing process.

3.1.3 Acceptance of petitions and late correspondence

The Deputy Corporate Officer, Tricia Mayea, stated that no petitions were submitted, however, there was 1 late submission received after the agenda was published. The Deputy Corporate Officer summarized the submission as follows:

- (1) Shawn and Cassy Dyke, live across the street from 8025 Berridge Street, voiced concerns about the increase of foot traffic with no sidewalks available or speed limit signs and wanted to know how much parking would be available.

A copy of the email had been made available to the public by including it in the information package that is available in print format at the door to Council Chambers and had been published to the public hearings webpage so that members of the public could view and comment on this submission.

3.1.4 Introduction of the proposal

The Development Planner, Anthony Price, presented the proposed bylaw amendment and answered questions from Council.

Council asked planning staff for clarification on the parking spaces proposed. Mr. Price shared that the amount of parking spaces will follow the elementary school provisions.

3.1.5 Summary of correspondence

The Deputy Corporate Officer, Tricia Mayea, shared one communication received from Maria Crosley who was in support of the application, noting it would be wonderful to have a childcare facility in the area as a possible employment opportunity.

A copy of the email had been made available to the public in the information package that is available in print format at the door to Council Chambers and had been published to the public hearings webpage to that members of the public could view and comment on this submission.

3.1.6 Presentation by proponent

The Director, Operations, Shawn Cator, provided an update on the project, noting that the grant application submitted to the Ministry of Children and Family

Development's ChildCareBC New Spaces Fund was successful in securing 2.6 million dollars to put towards building the Crofton Childcare Centre. They are working to obtain an architect, are in the preliminary stages of design, and environmental and geotechnical assessments are being done. The proposed one-story building is going to be around 4,500 square feet and there will be a large area for outside activities.

3.1.7 Comments from the public

The Mayor called for submissions from members of the public who were participating electronically through the Cisco Webex platform or in Council Chambers.

Rob Dyke, 8040 Dyke Road, was in favour of the Daycare Centre. He had concerns with safety and parking, stating there is a lack of sidewalks in the area up Berridge Street and a dangerous intersection (Berridge Street/Dyke Road). With staff also likely needing parking the 8 spaces proposed will not be enough.

The Mayor called a second and third time, for which no further speakers came forward.

3.1.8 Close of first public hearing

The Mayor declared the public hearing for Zoning Amendment Bylaw No. 3910, 2023 closed at 7:21 pm

3.2 Public hearing for Zoning Amendment Bylaw No. 3911, 2023 [1211 Barnes Road]

3.2.1 Call second public hearing to order

Mayor Douglas called the public hearing for Zoning Amendment Bylaw No. 3911, 2023 to order at 7:22 p.m.

3.2.2 Explanation of the public hearing process

Mayor Douglas outlined the public hearing process.

3.2.3 Acceptance of petitions and late correspondence

The Deputy Corporate Officer, Tricia Mayea, noted that there were no petitions submitted and no late correspondence was received.

3.2.4 Introduction of the proposal

The Director of Planning, Rob Conway, presented the proposed bylaw amendment and answered questions from Council.

Planning staff provided clarifications to Council about the covenant to allow the 106 square meters building.

3.2.5 Summary of correspondence

The Deputy Corporate Officer, Tricia Mayea, noted that there had not been any correspondence received, therefore, did not provide a summary.

3.2.6 Presentation by proponent

Ken Langkammer, on behalf of the applicant, offered to answer any questions from Council. There were no questions from Council.

3.2.7 Comments from the public

The Mayor called for submissions from members of the public who were participating electronically through the Cisco Webex platform or in Council Chambers.

There were no submissions from the public. The Mayor called a second and third time, for which there were no comments.

3.2.8 Close of second public hearing

The Mayor declared the public hearing for Zoning Amendment Bylaw No. 3911, 2023 closed at 7:33 p.m.

3.3 Public hearing for Zoning Bylaw Amendment Bylaw No. 3912

**3.3.1 Call third public hearing to order
[7325 Osborne Bay Road]**

Mayor Douglas called the public hearing for Zoning Amendment Bylaw No. 3912, 2023 to order at 7:33 p.m.

3.3.2 Explanation of the public hearing process

Mayor Douglas outlined the public hearing process.

3.3.3 Acceptance of petitions and late correspondence

The Deputy Corporate Officer, Tricia Mayea, noted that there were no petitions submitted and no late correspondence was received.

3.3.4 Introduction of the proposal

The Director of Planning, Rob Conway, presented the proposed bylaw amendment. There were no questions from Council.

3.3.5 Summary of correspondence

The Deputy Corporate Officer, Tricia Mayea, noted that there had not been any correspondence received, therefore, did not provide a summary.

3.3.6 Presentation by proponent

The applicant, Michelle Harrison, shared with Council the intent of the second dwelling as a rental property and a future option for parents to age in place. There were no questions from council.

3.3.7 Comments from the public

The Mayor called for submissions from members of the public who were participating electronically through the Cisco Webex platform or in Council Chambers.

There were no submissions from the public. The Mayor called a second and third time, for which there were no comments.

3.3.8 Close of third public hearing

The Mayor declared the public hearing for Zoning Amendment Bylaw No. 3912, 2023 closed at 7:42 p.m.

4. BYLAWS CONSIDERED AFTER PUBLIC HEARING

4.1 Zoning Amendment Bylaw No. 3910 for third reading and adoption

IT WAS MOVED AND SECONDED:

THAT Zoning Amendment Bylaw No. 3910, 2023 be given third reading. CARRIED

IT WAS MOVED AND SECONDED:

THAT Zoning Amendment Bylaw No. 3910, 2023 be adopted. CARRIED

4.2 Zoning Amendment Bylaw No. 3911 for third reading

IT WAS MOVED AND SECONDED:

THAT Zoning Amendment Bylaw No. 3911, 2023 be given third reading. CARRIED

4.3 Zoning Amendment Bylaw No. 3912 for third reading

IT WAS MOVED AND SECONDED:

THAT Zoning Amendment Bylaw No. 3912, 2023 be given third reading.

Opposed: Justice
CARRIED

5. ADJOURNMENT

The meeting adjourned at 7:54 p.m.

Certified by Corporate Officer

Signed by Mayor