

# Municipality of North Cowichan

## Regular Council

### MINUTES

**December 20, 2023, 5:00 p.m.**

**Municipal Hall - Council Chambers & Electronically**

Members Present

Mayor Rob Douglas  
Councillor Mike Caljouw  
Councillor Bruce Findlay  
Councillor Chris Istace  
Councillor Christopher Justice  
Councillor Tek Manhas  
Councillor Debra Toporowski

Staff Present

Ted Swabey, Chief Administrative Officer (CAO)  
George Farkas, General Manager, Planning, Development and Community Services  
Talitha Soldera, General Manager, Corporate Services  
Barb Floden, Manager, Communications and Public Engagement  
Caroline von Schilling, Development Planner  
Chris Osborne, Manager, Planning  
Heather Power, Legislative Coordinator  
Jeff Miller, Senior Manager, Engineering (Utilities)  
Marla Laycock, Director, Human Resources and Health & Safety  
Michelle Martineau, Corporate Officer  
Neil Pukesh, Director, Parks and Recreation  
Rob Conway, Director, Planning and Building  
Sarah Foulkes Watson, Development Planner  
Shawn Cator, Director, Operations  
Teri Vetter, Director, Financial Services

**1. CALL TO ORDER**

There being a quorum present, Mayor Douglas called the meeting to order at 5:04 p.m.

**2. APPROVAL OF CONSENT AGENDA**

The following items were pulled from the Consent Agenda so that they could be added to the Regular Agenda:

- (1) Item 2.2.1 [2023 BC Bike Race Review]
- (2) Item 2.2.4 [City of Parksville re Concerns Regarding Bill 45]

IT WAS MOVED AND SECONDED:

THAT Council approve the Consent Agenda, as amended, and the recommendations contained therein.

CARRIED

**2.1. Items for decision**

**2.1.1. Council Meeting Minutes for Adoption**

IT WAS MOVED AND SECONDED:

THAT Council adopt the minutes of their regular meeting held December 6, 2023, and special meeting held December 12, 2023. ADOPTED ON CONSENT

**2.1.2. Accessibility Advisory Committee - Motion for Council Approval**

IT WAS MOVED AND SECONDED:

THAT Council authorize staff to apply for the Local Community Accessibility Grant under the Built Environment with the following suggestion:

(1) 3 accessible picnic tables, including installation and accessible pathways, in Art Mann Park and Sherman Road Park. ADOPTED ON CONSENT

**2.2. Items for information**

**2.2.1. Committee of the Whole meeting minutes**

IT WAS MOVED AND SECONDED:

THAT Council receive for information the minutes from the December 12, 2023, Special Committee of the Whole meeting. ADOPTED ON CONSENT

**2.2.2. Honourable Ravi Kahlon re New Legislation to support Local Government Housing Initiatives**

IT WAS MOVED AND SECONDED:

THAT Council receive for information the December 8, 2023, letter from the Honourable Ravi Kahlon, Minister of Housing. ADOPTED ON CONSENT

**2.2.5. City of Victoria re Speed and Red Light Cameras**

IT WAS MOVED AND SECONDED:

THAT Council receive for information the November 1, 2023, letter from Marianne Alto, Mayor of the City of Victoria. ADOPTED ON CONSENT

**3. APPROVAL OF REGULAR AGENDA**

The agenda was amended by moving the following Consent Agenda items to New Business:

- Item 2.2.1 [2023 BC Bike Race Review]
- Item 2.2.4 [City of Parksville re Concerns Regarding Bill 45]

IT WAS MOVED AND SECONDED:

THAT the agenda be adopted as amended. CARRIED

**4. MAYOR'S REPORT**

Mayor Douglas provided a verbal update on meetings and activities he recently attended.

**5. DELEGATIONS**

None.

**6. PUBLIC INPUT ON AGENDA ITEMS**

Council, by unanimous consent, suspended the rules to allow for more than 5 members of the public to participate in Public Input.

Council received public input from 3 members of the public participating from Council Chambers and 3 members participating virtually, regarding agenda item 8.1.

**7. BYLAWS**

None.

**8. REPORTS**

**8.1. Rogers Cell Antenna: Application for Licence of Occupation**

IT WAS MOVED AND SECONDED:

THAT Council deny Rogers Communications Inc.'s application for a Licence of Occupation for a rooftop antenna installation on the Stonehouse Estates Water Reservoir Tower.

(Opposed: Istace)

CARRIED

**8.2. Development Permit with Variances application for 6489 Paddle Road**

IT WAS MOVED AND SECONDED:

THAT Council issue Development Permit DP000244 for 6489 Paddle Road (PID 005-039-029) to develop a 92-unit six-storey apartment building, as attached to the Development Planner's report dated December 20, 2023, and grant the following variances to Zoning Bylaw 1997, No. 2950, by:

- (1) Increasing the maximum permitted small car parking stall ratio from 25% to 31% under Section 20.1;
- (2) Decreasing the minimum apartment parking stalls from 1.5 parking spaces per dwelling unit plus 15% of the total number of units designated as visitor parking to 1.3 spaces per dwelling unit (122 parking spaces) plus 9.8% of the total number of units designated as visitor parking (9 visitor stalls) under Section 21(1);
- (3) Decreasing the large car parking layout dimensions 2-way aisle width from 7.6m to 6.7m under Section 24(1);
- (4) Decreasing the minimum width of parking stalls at posts from 3.0m to 2.6m under Section 24(2)(a);
- (5) Decreasing the off-street loading space dimension from 12.0m (length) and 5.0m (vertical clearance) to 10.3m (length) and 2.5m (vertical clearance) under Section 28; and,
- (6) Decreasing the minimum underground parking stall ratio from 90% to 72% under Section 80.22(9).

CARRIED

**8.3. Agricultural Land Commission (ALC) Non-Farm and Soil Use Application (I.D. 66528) for Camp Qwanoes at 1148 Smith Road**

IT WAS MOVED AND SECONDED:

THAT Council authorize the Agricultural Land Commission application ID: 6528 for a proposed lodge building and associated works within the Agricultural Land Reserve at 1148 Smith Road to be forwarded to the Agricultural Land Commission with a recommendation to approve it.

CARRIED

**9. NOTICES OF MOTIONS**

None.

**10. UNFINISHED AND POSTPONED BUSINESS**

None.

**11. NEW BUSINESS**

**11.1. 2023 BC Bike Race Review [Consent Item 2.2.1]**

Council discussed this item.

**11.2. City of Parksville re Concerns Regarding Bill 45 [Consent Regarding Bill 45]**

Council discussed this item.

**12. QUESTION PERIOD**

Council received no question from the public regarding agenda items.

**13. ADJOURNMENT**

The meeting adjourned at 6:03 p.m.

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Certified by Corporate Officer

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Signed by Mayor