

Municipality of North Cowichan

Public Hearings

MINUTES

December 20, 2023, 7:00 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 Anthony Price, Development Planner
 Barb Floden, Manager, Communications and Public Engagement
 Heather Power, Legislative Coordinator
 Marla Laycock, Director, Human Resources and Health & Safety
 Michelle Martineau, Corporate Officer
 Rob Conway, Director, Planning and Building
 Sarah Foulkes Watson, Development Planner

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. 3937 , 2023

3.1.1. Call public hearing to order

Mayor Douglas called the public hearing for Zoning Amendment Bylaw No. 3937, 2023, 7475 Bell McKinnon Road to order at 7:01 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 Corporate Officer, Michelle Martineau, noted that there were no petitions submitted and no late correspondence was received.

3.1.4. Introduction of the proposal

The Development Planning Coordinator, Sarah Foulkes-Watson, presented the proposed bylaw amendment. There were no questions from Council.

3.1.5. Summary of correspondence

The Corporate Officer, Michelle Martineau, noted that there had not been any correspondence received that was published in the agenda, therefore, did not provide a summary.

3.1.6. Presentation by proponent

The applicant, Adam Loewen stated they were available for any questions. There were no questions from Council.

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.

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

3.1.8. Close of first public hearing

The Mayor declared the public hearing for Zoning Amendment Bylaw [7475 Bell McKinnon Road] Bylaw No. 3937, 2023 closed at 7:07 p.m.

3.2. Public hearing for Zoning Amendment Bylaw No. 3938, 2023

3.2.1. Call second public hearing to order

Mayor Douglas called the public hearing for Zoning Amendment Bylaw No. 3938, 2023, 5865 Highland Avenue to order at 7:08 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 Corporate Officer, Michelle Martineau, noted that there were no petitions submitted and no late correspondence was received.

3.2.4. Introduction of the proposal

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

3.2.5. Summary of correspondence

The Corporate Officer, Michelle Martineau, noted that there was one email received that was included in the agenda from Justin Kilbreath who had concerns regarding height, water drainage issues that could cause flooding, and whether there would be sufficient parking for the new dwelling.

A copy of the submission had been made available to the public in the agenda that was available in print format at the door to Council Chambers and had been published to the public hearings' webpage so that those members of the public participating virtually were able to view and comment on the submission.

3.2.6. Presentation by proponent

The applicant, Dug Andrusiek, clarified that the height of the building would not be changing as it is an existing building, and that the height will stay under the height restrictions in the bylaw. Dug has been monitoring water over the years with the recent storms and have not noticed any issues with water crossing property lines. 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.

Robert Payne, 3135 Gibbins Road, was concerned about drainage on the property but was satisfied with how the Planning Department addressed these concerns. Robert still has concerns about traffic in the area.

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. 3938, 2023 closed at 7:22 p.m.

4. BYLAWS CONSIDERED AFTER PUBLIC HEARING

4.1. Zoning Amendment Bylaw No. 3937 for third reading

IT WAS MOVED AND SECONDED:

THAT Council give third reading for Zoning Amendment Bylaw No. 3937, 2023, which proposes to amend Zoning Bylaw No. 2950, 1997, to permit one detached additional dwelling unit at 7475 Bell McKinnon Road. Approval of the Minister of Transportation and Infrastructure is required before the bylaw can be considered for adoption. CARRIED

4.2. Zoning Amendment Bylaw No. 3938 for third reading and adoption

IT WAS MOVED AND SECONDED:

THAT Council give third reading to Zoning Amendment Bylaw No. 3938, 2023, which proposes to amend Zoning Bylaw 1997, No. 2950 from "Residential One and Two Family R3" to "Infill Residential Neighbourhood R3-N" at 5865 Highland Avenue. CARRIED

IT WAS MOVED AND SECONDED:

THAT Council adopt Zoning Amendment Bylaw No. 3938, 2023. CARRIED

5. ADJOURNMENT

The Public Hearing adjourned at 7:25 p.m.

Certified by Corporate Officer

Signed by Mayor