

Municipality of North Cowichan

Regular Council

MINUTES

February 21, 2024, 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
Amanda Young, Director, Planning and Building
Caroline von Shilling, Development Planner
Christina Hovey, Project Planner
Clay Reitsma, Director, Engineering
David Conway, Director, Subdivision and Environmental Services
Heather Power, Legislative Coordinator
John Horn, Director, Social Planning and Protective Services
Marla Laycock, Director, Human Resources and Health and Safety
Michelle Martineau, Corporate Officer
Neil Pukesh, Director, Parks and Recreation
Shawn Cator, Director, Operations
Tammy Isaachsen, Communications and Public Engagement Coordinator
Teri Vetter, Director, Financial Services

1. CALL TO ORDER

There being a quorum present, Mayor Douglas called the meeting to order at 5:13 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 [City of Port Alberni re Resolution for Consideration at the AVICC 2024 AGM & Convention
- (2) Item 2.2.5 [Wounded Warrior Run BC re Request for Donation]

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 special meeting held January 23, 2024 and the regular meeting held February 7, 2024. ADOPTED ON CONSENT

2.1.2 Rowing Canada re Request for Grant Funding Support Letter

IT WAS MOVED AND SECONDED:

THAT Council authorize the Mayor to sign the draft letters of support provided by Rowing Canada Aviron to submit with their grant funding applications to establish a National Training Centre and a new home for Canadian rowing on Quamichan Lake to:

(1) PacifiCan Tourism Growth Program; and

(2) Island Coastal Economic Trust (ICET) Capital and Innovation Program.

ADOPTED ON CONSENT

2.2 Items for information

2.2.2 Canadian Mental Health Association re The Coldest Night of the Year

IT WAS MOVED AND SECONDED:

THAT Council receive for information the February 1, 2024, email from The Canadian Mental Health Association. ADOPTED ON CONSENT

2.2.3 City of Campbell River re *Community Safety Act* and *Community Safety Amendment Act*

IT WAS MOVED AND SECONDED:

THAT Council receive for information the February 2, 2024, letter from Kermit Dahl, Mayor of the City of Campbell River. ADOPTED ON CONSENT

2.2.4 City of Abbotsford re Request for Support of UBCM Resolution

IT WAS MOVED AND SECONDED:

THAT Council receive for information the January 31, 2024, letter from Ross Siemens, Mayor of Abbotsford. ADOPTED ON CONSENT

3. APPROVAL OF REGULAR AGENDA

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

- (1) City of Port Alberni re Resolution for Consideration at the AVICC 2024 AGM & Convention as item 11.1
- (2) Wounded Warrior Run BC re Request for Donation as item 11.2

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

5.1 BC Hydro

Council, by unanimous consent, extended the limit for the delegation from BC Hydro to 20 minutes.

Stephen Watson and Ted Olynyk, from BC Hydro, presented Council with BC Hydro's future plans for accommodating growth due to the projected increase for electricity demand.

5.2 West Vista Terrace

Evan Peterson, from Barefoot Planning & Design, presented Council with an overview of their OCP amendment rationale, an overview of the project, and elaborate on key land use, growth management and planning/design.

6. PUBLIC INPUT ON AGENDA ITEMS

Council, by unanimous consent, waived the maximum limit of speakers under the Public Input Meeting Conduct Policy to allow more than 5 members of the public to participate in Public Input.

Council received public input from 6 members of the public participating from Council Chambers regarding agenda 5.1 and 8.1.

7. BYLAWS

7.1 Chemainus Business Improvement Area Bylaw No. 3931, 2023 for adoption

IT WAS MOVED AND SECONDED:

THAT Council:

- (1) Receive the Certificate of Sufficiency for the establishment of the Chemainus Business Improvement Area as certified by the Deputy Corporate Officer; and,
- (2) Adopt Chemainus Business Improvement Area Bylaw No. 3931, 2023. CARRIED

7.2 Zoning Amendment Bylaw No. 3957 for adoption

IT WAS MOVED AND SECONDED:

THAT Council adopt Zoning Amendment Bylaw No. 3957, 2024. CARRIED

7.3 Fees and Charges Amendment Bylaw No. 3954, and Sewer and Parcel Tax Amendment Bylaw No. 3955 for first three readings

IT WAS MOVED AND SECONDED

THAT Council:

- (1) Give first, second, and third readings to Fees and Charges Amendment Bylaw No. 3954, 2024; and,
- (2) Give first, second, and third readings to Sewer and Water Parcel Tax Amendment Bylaw No. 3955, 2024. CARRIED

Councillor Toporowski left the meeting at 6:32 p.m. and returned at 6:38 p.m.

Council recessed at 6:33 p.m. and reconvened at 6:38 p.m.

8. REPORTS

8.1 OCP Amendment Application for 12.5 Ha Area North of Herd Road

IT WAS MOVED AND SECONDED

THAT Council defer item 8.1 OCP Amendment Application for 12.5 Ha Area North of Herd Road to the next Regular Council Meeting.

CARRIED

8.2 Temporary Use Permit for 2876 Fuller Lake Road

The Corporate Officer provided a summary of the written submission received from Teresa and Doug Chadwick who had concerns regarding excessive traffic resulting from the events held at the Fuller Lake Arena. A copy of the submission was distributed to Council prior to the meeting.

The Mayor opened the floor to members of the public who believed they were affected by the proposed permit. No members of the public spoke to the application.

IT WAS MOVED AND SECONDED:

THAT Council issue TUP00034, as attached to the Manager of Planning's February 21, 2024, report, to permit short-term, single-day, or multi-day events to be held at 2876 Fuller Lake Road.

CARRIED

8.3 Development Variance Permit at 3351 Auchinachie Road

The Corporate Officer advised Council that no written submissions had been received.

IT WAS MOVED AND SECONDED:

THAT Council authorize issuance of Development Variance Permit DVP00100 and grant variances to the following sections of Zoning Bylaw 1997, No. 2950 for 3351 Auchinachie Road (PID: 001-893-661) in accordance with the Site Plan with Variances dated July 28, 2023 (Attachment 4):

- (1) Section 80.24 (5) by reducing the minimum rear-yard setback from 7.5m to 6.32m for an existing principal building, and from 7.5m to 3.84m for an existing deck; and,
- (2) Section 35 (3) by reducing the minimum setback from 4.5m to 0.45m for an existing heat pump.

CARRIED

9. NOTICES OF MOTIONS

9.1 Proposed Trans-Canada Highway Pedestrian Overpass

Councillor Justice introduced the following motions which Council will consider at the March 6, 2024, regular Council meeting:

"WHEREAS it is Council's goal to implement the active transportation priorities and safety objectives noted in the Official Community Plan and draft Master Transportation Plan; AND WHEREAS Council wants to ensure a more welcoming, beautiful, pedestrian friendly and business enhancing environment that establishes a greater sense of connectivity between the east and west sides of the Trans-Canada Highway;

NOW THEREFORE be it resolved that the Ministry of Transportation and Infrastructure:

- (1) be advised that a pedestrian overpass is not supported as the preferred option for pedestrian and cycle crossing of the Trans-Canada Highway near the new high school,*

- (2) *be requested to consult with North Cowichan in having Ministry of Transportation and Infrastructure retain the services of an urban design firm to oversee the design of a highway crossing by a progressive transportation engineer that considers an at grade solution, with the goals of:*
- (a) *facilitating a downtown-appropriate active transportation connection between east and west sides of the TCH corridor,*
 - (b) *achieving safety and traffic flow objectives,*
 - (c) *not adversely impacting local businesses, and*
 - (d) *being consistent with community goals of creating aesthetic, vibrant and human-scale 'complete street' environments.*
- (3) *be requested to reallocate the money that would be used for the construction of an overpass into the at grade intersection solution.*
- (4) *be requested to undertake public consultation with an at grade solution for community input."*

"THAT Council refer the motion regarding the pedestrian overpass to North Cowichan's regional partners, namely; School District No. 79, City of Duncan, Cowichan Valley Regional District, and Cowichan Tribes."

10. UNFINISHED AND POSTPONED BUSINESS

No items.

11. NEW BUSINESS

11.1 Consent Agenda Item 2.2.1 City of Port Alberni re Resolution for Consideration at the AVICC 2024 AGM & Convention

Council discussed this item.

11.2 Consent Agenda Item 2.2.5 Wounded Warrior Run BC re Request for Donation

IT WAS FIRST AND SECONDED

THAT Council donate \$2,000 towards the 11th annual Wounded Warrior Run BC event through the grant in aid budget.

(Opposed: Manhas)

CARRIED

12. QUESTION PERIOD

Council received no questions from the public regarding agenda items.

13. ADJOURNMENT

The meeting adjourned at 6:53 p.m.