

Municipality of North Cowichan

Regular Council

MINUTES

March 20, 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
Anthony Price, Development Planner
Barb Floden, Manager, Communications and Public Engagement
Caroline von Schilling, Development Planner
Clay Reitsma, Director, Engineering
David Conway, Director, Subdivision and Environmental Services
Heather Power, Legislative Coordinator
Neil Pukesh, Director, Parks and Recreation
Sarah Foulkes-Watson, Development Planner
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 5:01 p.m.

2. APPROVAL OF CONSENT AGENDA

IT WAS MOVED AND SECONDED:

THAT Council approve the Consent Agenda 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 March 6, 2024.

ADOPTED ON CONSENT

2.1.2 Accessibility Advisory Committee Terms of Reference

IT WAS MOVED AND SECONDED:

THAT Council amends the Accessibility Advisory Committee's Terms of Reference by:

1. changing the frequency of Committee meetings from a "monthly basis" to a "quarterly basis"; and
2. striking out "the General Manager of Corporate Services serves as the" under Staff Support.

ADOPTED ON CONSENT

2.2 Items for information

2.2.1 District of Hudson Hope re Support for Bill-34

IT WAS MOVED AND SECONDED:

THAT Council receive for information the March 7, 2024, letter from the District of Hudson Hope.

ADOPTED ON CONSENT

2.2.2 Ministry of Mental Health and Addictions Evaluation of Decriminalization Policy

IT WAS MOVED AND SECONDED:

THAT Council receive for information the February 21, 2024, UBCM notice.

ADOPTED ON CONSENT

3. APPROVAL OF REGULAR AGENDA

IT WAS MOVED AND SECONDED:

THAT the agenda be adopted as circulated.

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 received public input from 5 members of the public participating from Council Chambers and 1 member of the public participating electronically, regarding agenda 8.1, 8.4 and 8.5.

7. BYLAWS

7.1 Zoning Amendment Bylaw No. 3944, 2023 for adoption

IT WAS MOVED AND SECONDED:

THAT Council adopt Zoning Amendment Bylaw No. 3944, 2023.

CARRIED

7.2 Zoning Amendment Bylaw No. 3958, 2024 for adoption

IT WAS MOVED AND SECONDED:

THAT Council adopt Zoning Amendment Bylaw No. 3958, 2023.

CARRIED

8. REPORTS

8.1 Agricultural Land Commission Amendment Request of a Non-Farm Use Application for 1860 Herd Road

IT WAS MOVED AND SECONDED:

THAT Council authorize the Agricultural Land Commission application ID: 65467 to amend the existing covenant EM75358 to allow the clubhouse redevelopment and associated works at 1860 Herd Road to be forwarded to the Agricultural Land Commission with a recommendation to approve it.

CARRIED

8.2 Development Variance Permit Application for 1578 Adelaide Street

IT WAS MOVED AND SECONDED:

THAT Council authorize the issuance of Development Variance Permit DVP00102 and grant a variance to section 58(6)(a) of Zoning Bylaw No. 2950, 1997, to reduce the rear yard setback for a principal residential dwelling from 7.5 to 5.49 metres to facilitate future subdivision at 1578 Adelaide Street.

CARRIED

8.3 Development Permit with Variance at 6258 Seablush Crescent

IT WAS MOVED AND SECONDED:

THAT Council approve Application DP000334 and authorize issuance of a development permit for 6258 Seablush Crescent (PID: 031-866-743) for a townhouse building and grant a variance to Section 80.18 (6) of Zoning Bylaw 1997, No. 2950 to reduce the minimum front yard setback from 6 to 4.1 metres and the minimum side yard setback from 5 to 3.78 metres.

CARRIED

Councillor Manhas recused himself, declaring a conflict of interest on the next item, Development Permit with Variances application for Lots 1 and 2 Drinkwater Road and Lot 1 Ford Road, stating he has a pecuniary interest in the adjacent properties, and he left the meeting at 5:25 p.m.

8.4 Development Permit with Variances application for Lots 1 and 2 Drinkwater Road and Lot 1 Ford Road

IT WAS MOVED AND SECONDED:

THAT Council issue the Development Permit DP000253 for Lot 1, and Lot 2 Drinkwater Road (PID 003-108-163 & PID 000-209-457) and Lot 2 Ford Road (PID 005-926-866) to develop 262 units within a one 5-storey on Area 1 and two 4-storey apartments on Area 2 as attached to the Development Planner's report dated March 20, 2024, and grant these variances to Zoning Bylaw 1997, No. 2950, to:

1. Decrease 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 1.0 parking spaces per dwelling unit (135 stalls on Area 1; 127 stalls on Area 2)

plus 8% of the total number of units designated as visitor parking (14 visitor stalls on Area 1; 8 visitor stalls on Area 2) under section 21(1);

2. Decrease the parking layout dimensions 2-way aisle width from 7.6 m to 6.7 m in the underground parkade in Area 1 and Area 2 under section 24(1);
3. Decrease the minimum regular parking stall length from 5.8 m to 5.5 m in the underground parkade in Area 1 and Area 2 under section 24(1);
4. Decrease the minimum width of parking stalls at posts from 3.0 m to 2.7 m in the underground parkade in Area 1 and 2 under section 24(2)(a); and,
5. Decrease the off-street loading space dimension from 12.0 m (length) to 9.1 m (length) under section 28.

CARRIED

Councillor Manhas returned to the meeting at 5:32 p.m.

8.5 CleanBC Better Homes Program – 2024 update

IT WAS MOVED AND SECONDED:

THAT Council allocate \$40,000 towards the Better Homes Program for the period beginning April 1, 2024, and ending March 31, 2025.

(Opposed: Caljouw, Findlay, Manhas)

CARRIED

9. NOTICES OF MOTIONS

None.

10. UNFINISHED AND POSTPONED BUSINESS

10.1 Primary Care in the Cowichan Valley

Council discussed the Cowichan Valley Primary Care's and the Saunders Foundation's presentations that were presented to Council on January 17, 2024.

THAT Council

(1) Authorize the Mayor to:

- a. send a letter addressed to the BC Minister of Health stressing our support for the proposal from the Cowichan Valley Primary Care Society;
- b. participate in the working group established by the Cowichan Valley Primary Care Society to advance the proposed model;
- c. provide letters of support for future grant applications by the Cowichan Valley Primary Care Society for the balance of the 2022-2026 Council term;

(2) Advocate for unique models of primary care, such as that outlined by the Cowichan Valley Primary Care Society, at the Union of British Columbia Municipalities;

(3) Provide a grant of \$1,000 from the grant-in-aid budget to support the activities of the Cowichan Valley Primary Care Society; and

(4) Defer consideration of how to implement the recommendations in the Community Health Care System Support Playbook until such time as the document has been made publicly available.

(Opposed: Findlay, Manhas)

CARRIED

11. NEW BUSINESS

None.

12. QUESTION PERIOD

Council received 5 questions from the public.

13. ADJOURNMENT

The meeting adjourned at 5:56 p.m.

Certified by Corporate Officer

Signed by Mayor