

Municipality of North Cowichan Committee of the Whole – MINUTES

September 10, 2024, 3:00 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
Members Absent	Councillor Debra Toporowski
Staff Present	Ted Swabey, Chief Administrative Officer (CAO) Bill Corsan, General Manager, Corporate Services and Community Relations George Farkas, General Manager, Planning, Development and Community Services Andrea Hainrich, Deputy Corporate Officer Barb Floden, Manager, Communications and Public Engagement Jeff Miller, Senior Manager, Engineering Neil Pukesh, Director, Parks and Recreation Shaun Mason, Manager, Parks and Forestry Shawn Cator, Director, Operations Teri Vetter, Director, Financial Services Tricia Mayea, Corporate Officer

1. CALL TO ORDER

There being a quorum present, the Chair called the meeting to order at 3:00 p.m.

2. RESOLUTION TO CLOSE THE MEETING TO THE PUBLIC [3:00 PM]

IT WAS MOVED AND SECONDED:

THAT Council close the meeting at 3:00 p.m. to the public on the basis of the following sections of the *Community Charter*:

- 90(1)(e) - the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- 90(1)(i) - the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and
- 90(1)(k) - negotiations & related discussions re the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if held in public.

CARRIED

3. CLOSED SESSION

- 3.1 Approval of in-camera meeting agenda
- 3.2 Adoption of in-camera meeting minutes
- 3.3 In-camera meeting items

3.3.1 Closed under section 90(1)(i) Legal Advice

3.3.2 Closed under section 90(1)(e) Land + Harm, and 90(1)(k) Preliminary Municipal Service

3.3.3 Late Item - Closed under section 90(1)(e) Land + Harm

3.4 Rise and Report

The Closed Session rose without report.

4. RECESS UNTIL 5:00 P.M.

Council recessed at 5:11 p.m. and reconvened at 5:15 p.m.

5. APPROVAL OF AGENDA

IT WAS MOVED AND SECONDED:

THAT the agenda be adopted as circulated.

CARRIED

6. ADOPTION OF MINUTES

6.1 Minutes from the July 9, 2024 meeting for adoption

IT WAS MOVED AND SECONDED:

THAT the minutes of the meeting held July 9, 2024 be adopted, as circulated.

CARRIED

7. PUBLIC INPUT ON AGENDA ITEMS

Council received public input from 1 member of the public regarding agenda item 8.1.1.

8. PRESENTERS AND PETITIONS

8.1 Presenters

8.1.1 BC Ferries - Crofton Terminal Berth Update

Floridor Oprea and Tamara Olson of BC Ferries provided an update to Council regarding rebuilding the berth at Crofton Ferry Terminal and answered questions from Council.

9. STAFF REPORTS

9.1 North Cowichan Cemetery Master Plan Summary

IT WAS MOVED AND SECONDED:

THAT the Committee of the Whole refer 'North Cowichan Cemetery Master Plan Summary' item back to staff to review the comments made by Council and bring a report back to Council with further information.

CARRIED

Councillor Justice left the meeting at 6:33 p.m.

Council recessed at 6:33 p.m. and reconvened at 6:39 p.m.

9.2 2025 Permissive Tax Exemption Applications

IT WAS MOVED AND SECONDED:

THAT the Committee of the Whole direct staff to draft a Permissive Tax Exemption Bylaw, which includes:

1. 100% exemption on all land and/or improvements for the following Places of Worship for 2025 to 2034:
 - a. Anglican Synod Diocese of BC (St. Michael's and All Angels Anglican Church);
 - b. Anglican Synod Diocese of BC (St. Peter's Anglican Church);
 - c. BC Corporation of the Seventh-Day Adventist Church;
 - d. Canadian Baptists of Western Canada (Calvary Baptist Church Society);
 - e. Cowichan Valley Church of God in Christ;
 - f. Cowichan Valley Church of the Nazarene;
 - g. New Life Community Baptist Church;
 - h. St. Peter's Crescent Society;
 - i. The Church of Jesus Christ of Latter-day Saints;
 - j. The Oasis Church Society;
 - k. The Pentecostal Assemblies of Canada (Chemainus Tabernacle);
 - l. The Trustees of the Chemainus/Crofton Pastoral Charge of the United Church;
 - m. Trinity Evangelical Lutheran Church;
 - n. Vancouver Island Sikh Cultural Society; and,
 - o. Vancouver Island Vipassana Association.

CARRIED

IT WAS MOVED AND SECONDED:

THAT the Committee of the Whole direct staff to draft a Permissive Tax Exemption Bylaw, which includes:

2. 100% exemption on all land and/or improvements for the following environmental or greenspace organizations for 2025 to 2027:
 - a. Cowichan Agricultural Society & Farmers Institute;
 - b. Cowichan Community Land Trust;
 - c. Cowichan Green Community;
 - f. Island Corridor Foundation;
 - i. Vancouver Island Providence Community Association.

CARRIED

IT WAS MOVED AND SECONDED:

THAT the Committee of the Whole deny the Permissive Tax Exemption applications, for the following environmental or greenspace organizations for 2025 to 2027:

- d. Ducks Unlimited,
- e. Freshwater Fisheries Society of B.C.,
- g. Nature Conservancy of Canada, and
- h. Nature Trust of B.C.

(Opposed: Douglas, Caljouw, Istace)

DEFEATED

IT WAS MOVED AND SECONDED:

THAT the Committee of the Whole direct staff to draft a Permissive Tax Exemption Bylaw, which includes 100% exemption on all land and/or improvements for the following environmental or greenspace organizations for 2025 to 2027:

- d. Ducks Unlimited,
- e. Freshwater Fisheries Society of B.C.,
- g. Nature Conservancy of Canada, and
- h. Nature Trust of B.C.

(Opposed: Findlay, Manhas)

CARRIED

IT WAS MOVED AND SECONDED:

THAT the Committee of the Whole direct staff to draft a Permissive Tax Exemption Bylaw, which includes:

3. 100% exemption on all land and/or improvements for the following recreation and cultural organizations for 2025 to 2027, excluding Maple Bay Yacht Club and Mount Brenton Golf Course, who will receive a 50% exemption of Class 8:
 - a. 744 (Cowichan) Squadron Admin Society – Air Cadets;
 - b. BC Forest Museum Society;
 - c. Camp Qwanoes;
 - d. Chemainus Rod & Gun Club;
 - e. Chemainus Theatre Festival Society;
 - f. Chemainus Valley Historical;
 - g. Chesterfield Sports Society;
 - h. Cowichan Exhibition;
 - i. Cowichan Rugby Club;
 - j. Cowichan Valley Arts Council;
 - k. Cowichan Valley Soccer Association;
 - l. Crofton Old School Museum Society;
 - m. Duncan Curling Club;
 - o. Friends of Cowichan Cadets Society;
 - p. Maple Bay Rowing Club;
 - q. Maple Bay Yacht Club; and,
 - r. Mount Brenton Golf Course Ltd. CARRIED

IT WAS MOVED AND SECONDED:

THAT the Committee of the Whole direct staff to draft a Permissive Tax Exemption Bylaw, which includes:

4. 100% exemption on all land and/or improvements for the following community organizations for 2025 to 2027:
 - a. Abbeyfield Houses Society of Duncan;
 - b. B.C. S.P.C.A.;
 - c. Canadian Red Cross;
 - d. The Royal Canadian Legion, Chemainus (Pacific No. 191);
 - e. Chemainus Health Care Auxiliary;
 - f. Chemainus Seniors Drop-In Centre Society;
 - h. Cowichan District Hospital Foundation;
 - i. Cowichan Valley Hospice Society;
 - j. Cowichan Neighbourhood House Association;
 - k. Cowichan Valley Basket Society;
 - l. Crofton Community Centre Society;
 - m. District of North Cowichan (RCMP Detachment);
 - n. Crofton Seniors Society;
 - o. Duncan Community Lodge Society;
 - p. Duncan-Cowichan Chamber of Commerce;
 - q. Harbour View Housing Society;
 - r. Chemainus Rotary Club;

- s. Somenos Community Association;
- t. Steeples Housing Society;
- u. The Sword Ministries Society;
- v. Vimy Community Club; and,
- w. Westholme School Society.

CARRIED

Mayor Douglas left the meeting at 7:00 p.m., due to a perceived conflict of interest with Duncan Dynamics Gymnastics Club, stating that his daughter goes to the gymnastics club. Acting Mayor Istage assumed the Chair.

IT WAS MOVED AND SECONDED:

THAT the Committee of the Whole direct staff to draft a Permissive Tax Exemption Bylaw, which includes 100% exemption on all land and/or improvements for the Duncan Dynamics Gymnastics Club for 2025 to 2027.

CARRIED

Mayor Douglas returned to the meeting at 7:01 p.m. and resumed the Chair.

Councillor Manhas left the meeting at 7:01 p.m., due to his existing conflict of interest declaration in relation to the Clements Centre Society.

IT WAS MOVED AND SECONDED:

THAT the Committee of the Whole direct staff to draft a Permissive Tax Exemption Bylaw, which includes 100% exemption on all land and/or improvements for the Clements Centre Society for 2025 to 2027.

CARRIED

Councillor Manhas returned to the meeting at 7:02 pm.

10. QUESTION PERIOD

Council received no questions from the public.

11. ADJOURNMENT

The meeting adjourned at 7:02 p.m.

Certified by Corporate Officer

Signed by Mayor