

Municipality of North Cowichan

Committee of the Whole

MINUTES

October 8, 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
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 Amanda Young, Director, Planning and Building Andrea Hainrich, Deputy Corporate Officer Barb Floden, Manager, Communications and Public Engagement Chris Osborne, Manager, Planning Christina Hovey, Project Planner Clay Reitsma, Director, Engineering David Conway, Director, Subdivision and Environmental Services Manuela Herzig, Director, Information Technology and Business Solutions Marla Laycock, Director, People and Culture Michelle Miller, Manager, Asset Management Neil Pukesh, Director, Parks and Recreation Pablo Golob, Manager, Development Planning 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 5:00 p.m.

2. APPROVAL OF AGENDA

IT WAS MOVED AND SECONDED:

THAT the agenda be adopted as circulated.

CARRIED

3. ADOPTION OF MINUTES

3.1 Minutes from the September 10, 2024 meeting for adoption

IT WAS MOVED AND SECONDED:

THAT the minutes of the meeting held September 10, 2024 be adopted, as circulated.

CARRIED

4. PUBLIC INPUT ON AGENDA ITEMS

Council received public input from 2 members of the public regarding agenda item #6.1.

5. UNFINISHED AND POSTPONED BUSINESS

None.

6. STAFF REPORTS

6.1 Bell McKinnon Local Area Plan Update and Implementation

IT WAS MOVED AND SECONDED:

THAT Committee of the Whole recommends that Council adopts the Council Policy - Phasing Plan for the Bell McKinnon Local Area Plan included with the Project Planner's October 8, 2024, report as Attachment 1. (Opposed: Manhas)
CARRIED

IT WAS MOVED AND SECONDED:

THAT Committee of the Whole directs staff to develop a scope of work and engagement plan to amend the Bell McKinnon Local Area Plan (BMLAP) with the goals of:

- a. Implementing the Official Community Plan (OCP) direction;
 - b. Updating the proposed park network; and,
 - c. Incorporating changes recommended by the detailed servicing review.
- (Opposed: Manhas)
CARRIED

IT WAS MOVED AND SECONDED:

THAT Committee of the Whole directs staff to prepare a zoning amendment bylaw to increase the minimum lot sizes to prevent premature and low-density development within the BMLAP, including the Future Growth Area OCP land use designation. (Opposed: Findlay, Manhas)
CARRIED

IT WAS MOVED AND SECONDED:

THAT Committee of the Whole recommends that Council adopts the Bell McKinnon Local Area Plan Land Acquisition Community Amenity Contribution Policy included with the Project Planner's report dated October 8, 2024, as Attachment 2. (Opposed: Findlay, Manhas)
CARRIED

IT WAS MOVED AND SECONDED:

THAT Committee of the Whole directs staff to seek legal advice as to whether or not we are able to collect reserve funds for Community Amenity Contributions for affordable housing. (Opposed: Douglas, Justice, Istace)
DEFEATED

IT WAS MOVED AND SECONDED:

THAT Committee of the Whole directs staff to:

- a. Develop an engagement plan for the draft Interim Community Amenity Contribution Policy included with the Project Planner's report dated October 8, 2024 as Attachment 3, and,

- b. Use the draft Interim Community Amenity Contribution Policy as a basis for negotiations for new and in-stream Zoning Amendment Applications while the public engagement on the policy is ongoing. (Opposed: Caljouw, Findlay, Manhas)
DEFEATED

The meeting recessed at 7:25 p.m. and reconvened at 7:35 p.m.

IT WAS MOVED AND SECONDED:

THAT the Committee of the Whole directs staff to bring a report to Council regarding the implications on future development applications after not proceeding with the recommendation regarding the draft Interim Community Amenity Contribution Policy.

(Opposed: Findlay, Manhas)

CARRIED

6.2 Asset Management Update

Michelle Miller, Manager, Asset Management, presented an update on the status of North Cowichan's asset management program.

IT WAS MOVED AND SECONDED:

THAT the Committee extend the meeting by 15 minutes.

CARRIED

7. QUESTION PERIOD

Council received 1 question from the public regarding agenda items.

8. ADJOURNMENT

The meeting adjourned at 8:03 p.m.

Certified by Corporate Officer

Signed by Mayor