

# Municipality of North Cowichan

## Regular Council

### MINUTES

December 18, 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

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  
Barb Floden, Manager, Communications and Public Engagement  
Chris Osborne, Manager, Planning  
Christina Hovey, Project Planner  
David Conway, Director, Subdivision and Environmental Services  
Dr. Dave Preikshot, Senior Environmental Specialist  
Jeff Miller, Senior Manager, Engineering (Utilities)  
Kayla Reid-Starck, Legislative Coordinator  
Marla Laycock, Director, People and Culture  
Shawn Cator, Director, Operations  
Teri Vetter, Director, Financial Services  
Tricia Mayea, Corporate Officer  
Tristan Webb, Assistant Manager, Recreation Facilities Maintenance

#### 1. CALL TO ORDER

There being a quorum present, Mayor Douglas called the meeting to order at 5:08 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 2.1.2 Economic Development Committee October 18 Meeting Minutes and Recommendations report
2. Item 2.2.2 Crofton Outdoor Pool Condition Assessment
3. Item 2.2.3 Approach to Recognizing Special or Commemorative Days
4. Item 2.2.6 Letter from Allan Waddy re: request for discounted plots at Mountain View Cemetery

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 regular meeting held December 4, 2024.

ADOPTED ON CONSENT

**2.1.3 Loaves and Fishes Community Food Bank Society re: letter of support**

IT WAS MOVED AND SECONDED:

THAT Council authorizes the Mayor to send a letter of support to the Minister of Housing, Infrastructure and Communities, the Minister of Agriculture and Agri-Food, and the Prime Minister's Office urging the Federal Government to provide the necessary \$7.2 million in funding for the completion of the Loaves and Fishes Food Recovery and Distribution Centre.

ADOPTED ON CONSENT

**2.2 Items for Information**

**2.2.1 Committee of the Whole Meeting Minutes**

IT WAS MOVED AND SECONDED:

THAT Council receive for information the draft minutes from the November 26, December 3 and December 10, 2024 Special Committee of the Whole meetings.

ADOPTED BY CONSENT

**2.2.4 Ministry of Public Safety and Solicitor General re: Next Generation 9-1-1**

IT WAS MOVED AND SECONDED:

THAT Council receive the December 5, 2024 letter from the Honourable Garry Begg, Minister of Public Safety and Solicitor General.

ADOPTED BY CONSENT

**2.2.5 B.C. Honours and Awards re: call for nominations**

IT WAS MOVED AND SECONDED:

THAT Council receive the December 10, 2024 letter from the B.C. Honours and Awards Secretariat.

ADOPTED BY CONSENT

**3. APPROVAL OF MEETING AGENDA**

The agenda was amended as follows:

**3.1 Introduction of Late Items**

A late item was added to New Business, item 8.1 [Resolution in support of CVRD online Accommodation Platform MRDT].

**3.2 Changes to Order of Business**

None.

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. PUBLIC INPUT ON AGENDA ITEMS**

Council received no public input from members of the public.

**6. BYLAWS**

**6.1 South End Waterworks District Amendment Bylaw No. 3987, 2024, for adoption**

IT WAS MOVED AND SECONDED:

THAT Council adopt South End Waterworks District Amendment Bylaw No. 3987, 2024.

(Opposed: Justice)

CARRIED

**6.2 Zoning Amendment - Bill 44 Follow Up**

IT WAS MOVED AND SECONDED:

THAT Council:

1. gives first and second reading to Zoning Amendment Bylaw No. 3990, 2024; and,
2. directs staff to schedule a public hearing for Zoning Amendment Bylaw No. 3990, 2024.

CARRIED

**7. REPORTS**

**7.1 Disposition of former RCMP Detachment at 6060 Canada Avenue**

IT WAS MOVED AND SECONDED:

THAT Council approves the transfer of a municipal owned parcel of land located at 6060 Canada Avenue to Cowichan Tribes for a price of \$1,200,000.

(Opposed: Findlay and Manhas)

CARRIED

**7.2 Update on Somenos Lake Health**

IT WAS MOVED AND SECONDED:

THAT Council:

1. directs staff to develop an action plan for the five goals identified in the November 27 workshop and work with the Somenos Marsh Wildlife Society to modify the current water quality sampling work under the service agreement to conform with workshop priorities.
2. enters into a strategic partnership with the CVRD for 2025 to access \$58,000 for water quality initiatives in Somenos Lake and its watershed.
3. directs staff to add \$58,000 of revenue to the 2025 budget from the CVRD to offset the expense of the Somenos Lake Water Quality initiative.

CARRIED

**7.3 Long-Term Borrowing for RCMP Detachment**

IT WAS MOVED AND SECONDED:

THAT the following motion be amended:

THAT Council approve borrowing from the Municipal Finance Authority of British Columbia, as part of the 2024 Fall Borrowing Session, \$11,000,000 as authorized through North Cowichan/Duncan Integrated RCMP Facility Loan Authorization Bylaw No. 3787, 2020, and that the Cowichan Valley Regional District be requested to consent to our borrowing over a 20-year term and include the borrowing in a Security Issuing Bylaw.

to replace the words "2024 Fall" with 2025 Spring"

CARRIED

IT WAS MOVED AND SECONDED:

THAT Council approve borrowing from the Municipal Finance Authority of British Columbia, as part of the 2025 Spring Borrowing Session, \$11,000,000 as authorized through North Cowichan/Duncan Integrated RCMP Facility Loan Authorization Bylaw No. 3787, 2020, and that the Cowichan Valley Regional District be requested to consent to our borrowing over a 20-year term and include the borrowing in a Security Issuing Bylaw.

CARRIED

#### **7.4 Accessibility Advisory Committee Terms of Reference**

IT WAS MOVED AND SECONDED:

THAT Council amends the Accessibility Advisory Committee Terms of Reference membership by adding the following subsection to the 'Membership':

(c) At least one member from the Clements Centre Society, plus an alternate. CARRIED

### **8. NEW BUSINESS**

#### **8.1 Resolution in support of CVRD online Accommodation Platform MRDT**

IT WAS MOVED AND SECONDED:

THAT Council rescinds the resolution that passed at the December 4, 2024 regular council meeting, in relation to agenda item 11.2 [Consent Agenda Item 4.1.2. Cowichan Valley Regional District request for a Letter of Support]. CARRIED

IT WAS MOVED AND SECONDED:

THAT Council:

1. support the Cowichan Valley Regional District's (CVRD) allocation of Online Accommodation Platform Municipal Regional District Tax revenues to affordable housing for the remainder of the 5-year MRDT agreement period, up to the repeal date of July 1, 2027.
2. request that the CVRD and Cowichan Housing Association review how funds for affordable housing are allocated across the Cowichan region, including investigating options to provide direct funding to Municipalities to support affordable housing.
3. request that the CVRD initiate a review of the existing service agreement with Tourism Cowichan Society to explore better collaboration and governance upon renewal in 2027.

(Opposed: Manhas)

CARRIED

**8.2 Economic Development Committee October 18 Meeting Minutes and Recommendations report [Consent Agenda Item 2.1.2]**

IT WAS MOVED AND SECONDED:

THAT Council:

1. accept the Economic Development Committee’s recommended updates to the Economic Development Action Plan Strategic Priorities Report as summarized in Appendix 1 of the General Manager, Planning, Development and Community Services report dated December 18, 2024, and attached to the report; and,
2. receive the minutes from the October 18, 2024 Economic Development Committee meeting for information. CARRIED

**8.3 Crofton Outdoor Pool Condition Assessment [Consent Agenda Item 2.2.2]**

IT WAS MOVED AND SECONDED:

THAT Council receives the Crofton Outdoor Pool Building Condition Assessment report for information. CARRIED

**8.4 Approach to Recognizing Special or Commemorative Days [Consent Agenda Item 2.2.3]**

IT WAS MOVED AND SECONDED:

That Council accept this report for information only. ADOPTED BY CONSENT

**8.5 Letter from Allan Waddy re: request for discounted plots at Mountain View Cemetery [Consent Agenda Item 2.2.6]**

IT WAS MOVED AND SECONDED:

THAT Council direct staff to explore the request from Allan Waddy and report back to Council. (Opposed: Manhas and Findlay)  
CARRIED

**9. NOTICE OF MOTIONS**

None.

**10. QUESTION PERIOD**

Council received no questions from the public regarding agenda items.

**11. ADJOURNMENT**

The meeting adjourned at 6:08 p.m.

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Certified by Corporate Officer

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Signed by Mayor