

Municipality of North Cowichan Public and Statutory Hearing MINUTES

June 18, 2025, 7:00 p.m.

Municipal Hall - Council Chambers & Electronically

Members Present	Mayor Rob Douglas Councillor Mike Caljouw Councillor Bruce Findlay Councillor Becky Hogg Councillor Chris Istace Councillor Tek Manhas
Members Absent	Councillor Christopher Justice
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 Christina Hovey, Project Planner David Conway, Director, Subdivision and Environmental Services Jeff Miller, Senior Manager, Engineering (Utilities) Moudud Hasan, Senior Manager, Engineering (Transportation and Drainage) Neil Pukesh, Director, Parks and Recreation Rachel Pukesh, Development Planning Coordinator Tricia Mayea, Corporate Officer

1. **CALL TO ORDER**

There being a quorum present, Mayor Douglas called the meeting to order at 7:04 p.m.

2. **APPROVAL OF AGENDA**

IT WAS MOVED AND SECONDED:

THAT the agenda be adopted as circulated.

CARRIED

3. **PUBLIC HEARING MATTERS**

3.1 **Explanation of the public hearing process**

Mayor Douglas outlined the public hearing process.

3.2 **Public Hearing for Zoning Amendment Bylaw No. 4008, 2025, Bell McKinnon Local Area Plan**

1. The Mayor called the public hearing to order at 7:06 p.m.
2. There was no presentation by staff.
3. There was no applicant as North Cowichan is the applicant.
4. The Corporate Officer provided the following summary of correspondence received
 - Notice of this public hearing was posted to the notice board on May 30, 2025, posted to social media site on June 2, 2025, and advertised in the Cowichan Valley Citizen on June 11, 2025.
 - All the correspondence received was circulated to Council and is posted to North Cowichan's website and printed copies are available in the public hearing information package located in the binder outside of Council Chambers prior to the meeting.
 - 2 pieces of correspondence were received in support of the zoning amendment.
5. The Mayor provided an opportunity for comments from persons affected by the proposed bylaw.

The Mayor called for a second time, and the following people came forward to comment:

- Peter Rusland, 5807 Banks Road, requested that the zoning classifications be updated to align with the Official Community Plan (OCP). He expressed concern that addressing the zones separately could lead to inconsistencies.

The Mayor called for a third time for comments from the public, and nobody came forward to comment.

6. Mayor Douglas closed the Public Hearing at 7:08 p.m.

3.3 Public hearing for Zoning Amendment Bylaw No. 4013, 2025, 3055 Oak Street

1. The Mayor called the public hearing to order at 7:08 p.m.
2. There was no presentation provided by staff.
3. The Corporate Officer outlined the correspondence received in relation to the proposed bylaw amendment.
 - Notice of this public hearing was posted to the notice board on May 30, 2025, posted to social media site on June 2, 2025, and advertised in the Cowichan Valley Citizen on June 11, 2025.
 - All the correspondence received was circulated to Council and is posted to North Cowichan's website and printed copies are available in the public hearing information package located in the binder outside of Council Chambers prior to the meeting.
 - 3 pieces of correspondence were received prior to the June 13th deadline – of those 2 were opposed and 1 was in support of the zoning amendment. 8 additional submissions have been received since the deadline – 3 were opposed and 5 were in support of the rezoning.
4. The applicant, Chris Clay of Warmland Cannabis Centres, spoke to the application, addressing concerns regarding the regulations in relation to the proximity to schools. He also spoke to case studies regarding the proximity of cannabis shops in comparison to schools, minors and cited specific examples. He also responded to questions from Council.

5. The Mayor provided an opportunity for comments from persons affected by the proposed bylaw, and the following people came forward to comment:
 - Jaqueline Casler, 2914 Henry Road, spoke in opposition of the proposed amendment and questioned how the windows would be covered. She expressed concern about the proximity of the school and the potential for students to loiter in the area. She also raised questions regarding the signage for the Public Hearing, as well as signage requirements under the cannabis policy and issues related to accessibility to cannabis.
 - Peter Rusland, 5807 Banks Road, agreed with the concerns raised regarding addiction and addressed safety issues related to cannabis stores. He suggested that the location could alternatively be used as a youth centre, emphasizing its potential as a place for youth to congregate and its proximity to the high school.
 - Sonja Riddle, owner of Violet Wild Cannabis at 9750 Chemainus Road, spoke in opposition of the proposed amendment to permit cannabis sales at 3055 Oak Street. She referred to the Cannabis Sale Policy and previous direction from Council, which prohibited cannabis stores from operating near the high school. This policy had previously required stores to relocate in order to comply with that provision. She also spoke about the safety of having this so close to a school.
6. The applicant, Chris Clay responded to questions brought forward from the public, clarifying how the windows would be covered.

The Mayor called for a second time for comments from the public, and nobody came forward to comment.

The Mayor called for a third time for comments from the public, and nobody came forward to comment.

7. Mayor Douglas closed the Public Hearing at 7:28 p.m.

3.4 Public hearing for Zoning Amendment Bylaw No. 4016, 2025 Temporary Mobile Home Bylaw

1. The Mayor called the public hearing to order at 7:29 p.m.
2. There was no presentation provided by staff.
3. The Corporate Officer outlined the correspondence received
 - Notice of this public hearing was posted to the notice board on May 30, 2025, posted to social media site on June 2, 2025, and advertised in the Cowichan Valley Citizen on June 11, 2025.
 - All correspondence received was circulated to Council and is posted to North Cowichan's website and printed copies are available in the public hearing information package located in the binder outside of Council Chambers prior to the meeting.
 - 1 piece of correspondence in opposition to the zoning amendment has been received.
4. There was no applicant as North Cowichan is the applicant.

5. The Mayor provided an opportunity for comments from persons affected by the proposed bylaw, the following people came forward to comment:
 - Colin Mullett, owner at Knightway Mobile Haulers Ltd., asked whether this is being repealed and whether the proposed amendment would affect mobile homes or the replacement of existing manufactured homes. He also spoke about the need for mobile and affordable housing, as well as density requirements.
6. Director, Planning provided details and clarification on the background of this proposed bylaw amendment and explained how the new legislation would address this.
 - Rachelle Rondeau, 6730 Martin Road, spoke about her experience owning and living in a mobile home permitted under the zoning bylaw. She referenced the 22 existing mobile homes currently operating under Temporary Use Permits, noting that they would be considered legal non-conforming. She expressed opposition to additional properties becoming non-conforming mobile homes and requested that existing dwellings be permitted to remain under the proposed amendment.

The Mayor called for a second time for comments from the public, and nobody came forward to comment.

- The Corporate Officer read a new piece of correspondence from Sarah Braithwaite and Joel Rondeau, 6726 Martin Road, who wrote in opposition to the proposed bylaw and encouraged Council to consider alternative approaches that would allow existing mobile homes to be recognized as a permitted use.

The Mayor called for a third time for comments from the public, and nobody came forward to comment.

7. Mayor Douglas closed the Public Hearing at 7:42 p.m.

4. BYLAWS CONSIDERED AFTER PUBLIC HEARING

4.1 Zoning Amendment Bylaw No. 4008, 2025

IT WAS MOVED AND SECONDED:

THAT Council gives third reading to Zoning Amendment Bylaw No. 4008, 2025.

(Opposed: Findlay, Manhas)

CARRIED

4.2 Zoning Amendment Bylaw No. 4013, 2025

IT WAS MOVED AND SECONDED:

THAT Council gives third reading to Zoning Amendment Bylaw No. 4013.

(Opposed: Douglas, Caljouw, Istace)

DEFEATED

4.3 Zoning Amendment Bylaw No. 4016, 2025

IT WAS MOVED AND SECONDED:

THAT Council gives third reading to Zoning Amendment Bylaw No. 4016, 2025.

CARRIED

IT WAS MOVED AND SECONDED:

THAT Council direct staff to prepare a report on options for addressing the 23 legal non-conforming properties identified during the update to the temporary mobile home bylaw.

CARRIED

5. ADJOURNMENT

The Public Hearing adjourned at 8:00 p.m.

Certified by Corporate Officer

Signed by Mayor