

# **Municipality of North Cowichan Public and Statutory Hearing MINUTES**

**November 5, 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 Christopher Justice  
                                    Councillor Tek Manhas

Staff Present                Amanda Young, Director, Planning and Building  
                                    Andrea Hainrich, Deputy Corporate Officer  
                                    Barb Floden, Manager, Communications and Public Engagement  
                                    Chris Osborne, Manager, Planning  
                                    Clay Reitsma, Director, Engineering  
                                    David Conway, Director, Subdivision and Environmental Services  
                                    Manuela Herzig, Director, IT & Business Solutions  
                                    Pablo Golob, Manager, Development Planning  
                                    Tricia Mayea, Corporate Officer

## **1. CALL TO ORDER**

There being a quorum present, Mayor Douglas called the meeting to order at 7:00 p.m.

## **2. APPROVAL OF AGENDA**

The order of the agenda was changed so that Item 4.1 is considered directly after item 3.2.

IT WAS MOVED AND SECONDED:

THAT the agenda be adopted as amended.

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. 4015 [6759 Considine Avenue]**

1. The Mayor called the public hearing to order at 7:02 p.m.

2. The Manager, Development Planning, Pablo Golob, presented the proposed bylaw amendment and answered questions from Council.

3. The applicants representative Kale Middleton of McElhanney spoke on behalf of Jim Shockey and presented details of their application to Council.

4. The Corporate Officer advised that:

- Notice of this public hearing was posted to North Cowichan's noticeboard, website and social media on October 21, 2025 and published in the Cowichan Valley Citizen on October 29, 2025.
- All correspondence received has been provided to Council, circulated in an addendum and posted to North Cowichan's website. Printed copies are available in the public hearing information package located in the binder outside of Council Chambers for anyone present who hasn't seen them and would like to read the full submissions.
- A total of 3 written submissions and 1 petition with 24 signatures in opposition to the zoning amendment were received.

5. The Mayor provided an opportunity for persons affected by the proposed bylaw, and 4 people came forward to comment.

- Patrick Thompson, of 6760 Herd Road spoke about the site's history as a former school and outlined the proposed commercial uses, including a restaurant, childcare centre, community hall, warehouse, and new residential buildings. He expressed concern about the scale of the development and the additional space it would require. Mr. Thompson voiced his opposition, noting that the site lies outside the Urban Containment Boundary and contradicts the Official Community Plan, which discourages expansion into rural areas. He emphasized that introducing urban-level commercial uses in a predominantly rural residential area would be inconsistent with the surrounding properties and could set a precedent that undermines North Cowichan's long-term planning vision.
- Peter Rusland, 5807 Banks Road expressed his agreement with the previous speaker and stated his opposition to development outside the Urban Containment Boundary. He emphasized the importance of respecting the Official Community Plan and avoiding amendments that could undermine its intent. Mr. Rusland also raised concerns about a possible conflict of interest and recommended that Council members who received campaign support from individuals connected to the project recuse themselves from voting to avoid any appearance of bias.
- Cameron Hawk, 1080 Manley Street shared that he met with his community to discuss the proposal and emphasized their support for thoughtful development. He expressed concern about the vagueness of the application and opposed a blanket bylaw amendment, which could set a precedent for future development outside the Urban Containment Boundary. He suggested Council consider a site-specific variance tailored to the applicant's intended use, such as expanding the museum, without altering the broader zoning. He also suggested utilizing existing permitted services, like food trucks, to meet operational needs without changing the land use.
- Jacob, 1083 Manley Street spoke in opposition to the proposed zoning amendment. He expressed concern about the significant expansion of the existing building, noting that a 50% increase in size and a proposed height of 12.5 metres would be out of character with the quiet, rural neighbourhood, where

the standard is 9 metres. He also raised issues with the amendment process, citing lack of notification and inadequate signage. He referenced past precedent regarding conflict of interest and urged Council to reject or modify the proposal. Specifically, he requested no increase to the building footprint, a maintained vegetation buffer, and attention to light pollution concerns outlined in Section 6.2 of the OCP.

The Mayor called for a second time for comments from the public, and no one came forward to comment.

The Mayor called for a third time for comments from the public, and no one came forward to comment.

6. The Mayor provided staff and the applicant a chance to respond to questions and comments brought up from the public. No one responded.
7. Mayor Douglas closed the Public Hearing at 7:29 p.m.

### **3.3 Public Hearing for Official Community Plan Amendment Bylaw No. 4033, and Zoning Amendment Bylaw No. 4034 [1673 Grant Road]**

1. The Mayor called the public hearing to order at 7:40 p.m.
2. The Manager, Development Planning, Pablo Golob, presented the proposed bylaw amendment and answered questions from Council.
3. The applicant, Margo Young, presented details of their application to Council.
4. The Corporate Officer advised that:
  - Notice of this public hearing was posted to North Cowichan’s noticeboard, website and social media on October 21, 2025 and published in the Cowichan Valley Citizen on October 29, 2025.
  - All correspondence received has been provided to Council, circulated in an addendum and posted to North Cowichan’s website. Printed copies are available in the public hearing information package located in the binder outside of Council Chambers for anyone present who hasn’t seen them and would like to read the full submissions.
    - A total of 25 written submissions were received:
    - 21 opposed the OCP and Zoning Amendment,
    - 3 expressed concerns, and
    - 1 was in support.
5. The Mayor provided an opportunity for persons affected by the proposed bylaw, and 13 people came forward to comment.
  - Catherine Worthingham, 1644 Shoreview Way spoke in opposition to this development, citing differences in plans from 2021 to 2025, citing confusion in the applications. She spoke to the size of the lots, the densification of the area, and the lot size differences. She spoke to the Subdivision Control Bylaw. She also spoke of the 6-lot development changes in January 2025 and the need to change

the RAR should development plans change. Lots have now doubled, and the new layout has not triggered another RAPR with the Province.

- Chris Bone, 6310 Trumpeter Close, read his letter, included in the agenda package, stating his opposition to this development. He spoke to the petition opposing the amendment, with 85% of residents in opposition. He spoke in support of the current OCP and that this property isn't currently in the UCB. He also expressed concern over Council voting against the advice of staff. He also reviewed the duty of a Councillor as per North Cowichan's website. He requested that Councillors Findlay, Hogg, Caljouw and Manhas state why they are in favour of this development, otherwise leaves people to come to their own conclusions.
- Phillip Murdock, 6329 Trumpeter Close, spoke in opposition to the application, and that Council follow staff's recommendation. He spoke of it not being in compliance with the OCP. He also pointed out; the existing roadway infrastructure not able to accommodate this development. He spoke of it being overburdened with traffic lately with other developments. Children & Seniors on sidewalks will be at increased risk with more development. Existing sewer infrastructure does not support this development based on their location to this stating an increase of maintenance and repairs, vacuum trucks & crane trucks from North Cowichan and contractors. He doesn't believe the station is capable of any increase. Concerns over water demand and the need for water. He also spoke to the requirement of parks and sidewalks for previous developments. The current proposition does not speak to any parkland or sidewalks. He also spoke to concern about the health of Quamichan Lake due to the runoff.
- Peter Rusland, 5807 Banks Road, spoke in opposition of this bylaw in agreement with previous speakers. Goes against OCP, UCB and staff recommendations. They spoke of the extreme toxicity of Quamichan Lake. They expressed concerns about the petition against allowing this. Spoke against Council being in support of development rather than in support of the OCP and had concerns that Councillor Hogg received campaign contributions from Margot Young, the applicant.
- Maria Pite, 1835 Westlock Road. Spoke in support of the community, and the development for sidewalks and walking routes. She also spoke to the development of a secondary emergency access and exit. She also spoke to creating spaces for more people to live, and the fear that some have to have the land developed. Stated that since Bill 44 was introduced, there has not been an influx of development in the area. She would like to welcome the new occupants who will build/live in the area as neighbours, and the need to provide for all demographics. She stressed the original Trumpeter Point developers, and the quality of Trumpeter Point. She stressed that the municipality should respect the designation in the area of the previous OCP, which included this area.
- Brigitte Peter Cherneff, 1652 Shoreview Way, spoke in opposition to this development, as it goes against the current OCP until it is up for review again in 2027. She also spoke in support of the staff recommendation to deny this. She spoke of the developer showing no interest in the community concerns. Noted that by delaying 4 lots for development, will only come back in the near future,

after the UCB is changed, changing the semi-rural nature of this area. The current area is not affordable housing. By changing this this would give a mix of larger and smaller lots and changing the UCB will change the makeup of the area, and is a concern for the lake. Questioned the lack of environmental studies for this project.

- Tammy Bricker, 1637 Shoreview Way, spoke in opposition to the bylaw amendments, as including it into the UCB will change the .... and could affect lake-health. Their own home was flooded due to runoff issues, causing family to live in other areas. Questioned why environmental studies are not being done. Higher density will have an impact on traffic, as well as sidewalks and pedestrians. Having another permanent exit at Grant Road is imperative. Concerns over why Council votes for development that goes against the OCP.
- Lesley Hartford of Mill Bay spoke on behalf of her mother, Patricia Ridenour of 1683 Maple Bay Rd, opposing the proposed amendments as they conflict with the growth strategy for rural areas outside the Urban Containment Boundary. She raised environmental concerns about increased runoff and contamination from soil removal near a waterway, which could harm the lake's health. Lesley also stressed the importance of clear government communication and warned that approving the application could set a dangerous precedent by challenging established UCB boundaries.
- John Pite, 1835 Westlock Road, spoke in support of the development over the past 20 years in the Trumpeter Point area. He spoke of the application supporting the efficiencies of the existing servicing infrastructure. As this is currently approved for ½ acres lots, it would improve efficiencies in the area. He also spoke of the current efforts to clean the lake, and the other risks to the lake from septic fields on the lake.
- Joyce Behnsen 3177 Drinkwater Road, spoke in support of the proposed development, noting it was included in the previous OCP. She highlighted the property's history and its long-standing intention to be part of a subdivision that supports generational growth in the community.
- Lee Smith, 1750 Westlock Road, commented on the proposed development at 1673 Grant Road, noting that vehicle access appears to be through Trumpeter Close, while the connection to Grant Road is pedestrian-only. They questioned why a proper road connection to Grant Road wasn't included and suggested it should be considered, regardless of where services are located.
- Nancy Dower, 1844 Stamps Road, opposed the OCP and Zoning Bylaw Amendments, citing her volunteer work on the OCP and the importance of respecting that process. She noted staff and community opposition, especially from Trumpeter Point. Nancy urged Council to uphold the OCP and listen to public input.
- Sandy McPherson, 5734 Van Koy Road, expressed concern about the current application, emphasizing the extensive work put into the OCP, where she served as advisory committee chair. She felt the proposal disrespects that process and supported the original subdivision plan for seven lots, which she believes is the maximum the property can support. Sandy also noted that additional residential

development would not be financially beneficial and urged Council to reject the current application.

The Mayor called for a second time, and 6 people came forward to comment.

- Catherine Worthingham, 1644 Shoreview Way, spoke to the environmental sensitivity of the area surrounding 1673 Grant Road, referencing research on watershed differences between Somenos and Quamichan Lakes. She questioned the rationale behind developing land with a riparian zone and raised concerns about the removal of trees, slope disturbance, and runoff into the lake. Catherine also highlighted inconsistencies between the developer's stated intent to preserve green space and the actual subdivision layout, suggesting alternative approaches such as park dedication or eco-gifting. She urged Council to consider the broader environmental and planning implications before approving further densification.
- Kate Marsh, spoke for the first time and shared her reflections on the Official Community Plan (OCP) process, drawing from her experience as a former Councillor. She emphasized the extensive time, public input, and staff effort that went into developing the OCP, and expressed concern over the current Council's repeated amendments, which she felt undermined coordinated planning and the intent of the document. Ms. Marsh urged Council to respect the OCP, follow staff recommendations, and focus on development within already zoned areas, rather than spending time and resources on piecemeal changes that challenge long-term planning goals.

Council recessed at 8:54 p.m. and reconvened at 9:00 p.m.

- Maria Pite spoke in support of the application, emphasizing that the property was previously within the Urban Containment Boundary and that the proposal aligns with long-standing growth plans for the Maple Bay corridor. She expressed concern that the recent OCP update disregarded decades of planning and was completed during a challenging post-COVID period. Maria also defended Council's integrity regarding campaign donations and urged them to move forward with third reading and adoption of the application.
- Phillip Murdock urged Council to reconsider the concerns raised by Trumpeter Point residents, noting they represent the majority view. He emphasized the importance of respecting democratic processes and making decisions that reflect community input.
- Peter Rusland, 5807 Banks Road, requested that Council reject the application and bylaw amendment, emphasizing the importance of caring for the community and maintaining the integrity of the Urban Containment Boundary. They noted that the previous boundaries are no longer in place and that changes should only be made under extraordinary circumstances. The speaker urged Council to uphold the current OCP and vote against the proposal.
- Kate Marsh, spoke a second time, reminding Council that the OCP is meant to guide coordinated and orderly development. She urged the applicant to reconsider the proposal during the next scheduled OCP review, and

emphasized the importance of respecting the public process and encouraged Council to listen to community input.

The Mayor called for a third time for comments from the public, and 5 people came forward to comment.

- Catherine Worthingham, spoke to the layout and future road connections in the area surrounding 1673 Grant Road, emphasizing the importance of coordinated planning. She raised concerns about densification, stormwater capacity, runoff, fire flow, traffic volumes, and water quality in Quamichan Lake. Ms. Worthingham also reviewed the role of the approving officer and requested clarity on future plans for the remaining land. She stressed the need for professional studies and noted that the area is subject to Bill 44, urging Council to consider the Trumpeter Point community's request for further environmental and infrastructure assessments.
- John Pite, reviewed the subdivision and application process, emphasizing that it is comprehensive and designed to address the concerns raised by the public. He noted that professional reports are respected and that many of the issues brought forward will be considered through the established process.
- Phillip Murdock reiterated that many residents are opposed to the proposed change and urged Council to respect existing approvals. He stated that allowing more homes than originally planned would be a mistake and not in the community's best interest.
- Joyce Behnsen, expressed support for the development, noting that increasing housing also expands the community and tax base, which helps support infrastructure. She acknowledged that not all of Trumpeter Point was present but felt the representation was meaningful. Joyce also thanked John and Maria Pite for their long-standing service and thoughtful contributions to the discussion.
- Lesley Hartford highlighted the high cost of servicing rural communities, noting that infrastructure in these areas can be 5 to 9 times more expensive than in urban settings. She emphasized that development should occur within the Urban Containment Boundary to avoid inefficient urban sprawl in the Cowichan Valley.
- Kate Marsh emphasized that more housing and development does not necessarily lower taxes, citing examples from larger cities. She urged Council to focus on following the OCP and investing in industrial lands and services to attract jobs and retain young people in the community. Kate also acknowledged the applicant's right to some development but asked that future changes align with the OCP.

The Mayor called for a final time for comments from the public, and no one came forward to comment.

6. Mayor Douglas invited staff and the applicant to respond.

Staff did not respond but the applicant did, noting restrictive covenants on Lots 8–10, based on staff and engineering input, which informed the rationale provided. She

confirmed sidewalks will be installed, the small parkland will not be developed, and staff recommended cash in lieu. All required reports have been completed and will be revisited. She emphasized the lack of available single-family homes in North Cowichan.

7. Mayor Douglas closed the Public Hearing at 9:31 p.m.

**4. BYLAWS CONSIDERED AFTER PUBLIC HEARING**

**4.1 Zoning Amendment Bylaw No. 4015, 2025 [6759 Considine Avenue, Maple Bay School Site]**

IT WAS MOVED AND SECONDED:

THAT Council give third reading to Zoning Amendment Bylaw No. 4015, 2025.

(Opposed: Douglas, Justice)

CARRIED

IT WAS MOVED AND SECONDED:

THAT Council adopt Zoning Amendment Bylaw No. 4015, 2025.

(Opposed: Douglas, Justice)

CARRIED

**4.2 Official Community Plan Amendment Bylaw No. 4033 [1673 Grant Road]**

IT WAS MOVED AND SECONDED:

THAT Council gives third reading to Official Community Plan Amendment Bylaw No. 4033, 2025.

(Opposed: Douglas, Istage, Justice)

CARRIED

IT WAS MOVED AND SECONDED:

THAT Council adopt Official Community Plan Amendment Bylaw No. 4033, 2025.

(Opposed: Douglas, Istage Justice)

CARRIED

**4.3 Zoning Amendment Bylaw No. 4034 [1673 Grant Road]**

IT WAS MOVED AND SECONDED:

THAT Council gives third reading to Zoning Amendment Bylaw No. 4034, 2025.

(Opposed: Douglas, Istage Justice)

CARRIED

**5. ADJOURNMENT**

The meeting adjourned at 10:01 p.m.

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Certified by Corporate Officer

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Signed by Mayor