

**Municipality of North Cowichan**  
**Regular Council**  
**MINUTES**  
**February 18, 2026, 3:00 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 Chris Osborne, Manager, Planning Clay Reitsma, Director, Engineering David Conway, Director, Subdivision and Environmental Services Jeff Miller, Senior Manager, Engineering Marla Laycock, Director, People and Culture Moudud Hasan, Senior Manager, Engineering (Transportation and Drainage) Pablo Golob, Manager, Development Planning Shaun Mason, Director, Parks and Recreation Shawn Cator, Director, Operations Teri Vetter, Director, Financial Services Tricia Mayea, Corporate Officer

**1. CALL TO ORDER**

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

**2. RESOLUTION TO CLOSE THE MEETING TO THE PUBLIC [3:00PM - 5:00PM]**

IT WAS MOVED AND SECONDED:

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

- 90(1)(c) labour relations or other employee relations.
- 90(1)(e) the acquisition, disposition or expropriation of land or improvements, which the council considers that disclosure could reasonably be expected to harm the interests of the municipality.
- 90(1)(g) litigation or potential litigation affecting the municipality.

- 90(2)(b)(iii) the consideration of information received and held in confidence relating to negotiations between the municipality and a first nation or a prescribed Indigenous entity, or between a first nation or a prescribed Indigenous entity and a third party.

CARRIED

**2.1 Approval of in-camera meeting Agenda**

**2.2 Adoption of in-camera meeting Minutes**

**2.3 In-camera meeting Items**

**2.3.1 Closed under section 90(2)(b)(iii) Negotiations + First Nation**

**2.3.2 Closed under section 90(1)(e) Land + Harm**

**2.3.3 Closed under section 90(1)(g) Litigation**

**2.3.4 Closed under section 90(1)(e) Land + Harm**

**2.3.5 Closed under section 90(1)(c) Labour**

**2.3.6 Closed under section 90(1)(c) Labour**

**2.3.7 Closed under section 90(1)(g) Litigation**

**2.4 Rise and report**

Council rose with report on item 2.3.2 – decision to be released upon completion of negotiations.

**3. RECESS UNTIL 5:00PM**

The meeting recessed at 4:59 p.m., and reconvened in open session at 5:06 p.m.

**4. APPROVAL OF CONSENT AGENDA**

The following items were pulled from the Consent Agenda so that they could be added to the Regular Agenda:

- Item 4.2.2 Chrissy Cossentine, Executive Assistant to City Council, City of Kamloops re- their Certified Resolution about the Heritage Conservation Act
- Item 4.2.3 Ryan Wainwright, Emergency Management Cowichan re- Cowichan Emergency Preparedness Expo and Helicopter Landing Approval Letter
- Item 4.2.5 Keith Olson, Acting President, Cowichan Valley Wrestling Club re- Grant Application for Hosting Provincial Wrestling March 28th-29th, 2026
- Item 4.2.8 Greg Allison re- Request for Council Support – RCAF Community Aviation Day (June 2, 2026)

IT WAS MOVED AND SECONDED:

THAT Council approve the Consent Agenda and the recommendations contained therein.

CARRIED

**4.1 Items for Decision**

**4.1.1 Council Meeting Minutes for Adoption**

IT WAS MOVED AND SECONDED:

THAT Council adopt the minutes of their regular meeting held February 4, 2026 and the special meeting held February 10, 2026. ADOPTED ON CONSENT

**4.1.2 Chemainus Festival of Murals Society re- letter of support for their 2026 Community Gaming Grant Application**

IT WAS MOVED AND SECONDED:

THAT Council authorizes the Mayor to provide a letter of support to the Chemainus Festival of Murals Society to include in their application to the Community Gaming Grant. ADOPTED ON CONSENT

**4.2 Items for Information**

**4.2.1 Committee of the Whole Meeting Minutes**

IT WAS MOVED AND SECONDED:

THAT Council receive for information the minutes from the Committee of the Whole meeting held on February 10, 2026. ADOPTED ON CONSENT

**4.2.4 Conseil scolaire francophone de la Colombie-Britannique re- an Invitation to raise the Francophonie flag in March 2026**

IT WAS MOVED AND SECONDED:

THAT Council receive the January 27, 2026 letter from Conseil scolaire francophone de la Colombie-Britannique, for information. ADOPTED ON CONSENT

**4.2.6 Sue Zhang, Falun Dafa Association of Vancouver re- Greeting Letter Request for Shen Yun Performing Arts' 2026 Canada Tour (20th Anniversary)**

IT WAS MOVED AND SECONDED:

THAT Council receive the February 8, 2026 email from Sue Zhang, Falun Dafa Association of Vancouver, for information. ADOPTED ON CONSENT

**4.2.7 Joyce Behnsen re- Canada's Christian Heritage and Raising the Official Flag**

IT WAS MOVED AND SECONDED:

THAT Council receive the January 28, 2026 email from Joyce Behnsen, for information. ADOPTED ON CONSENT

**5. APPROVAL OF MEETING AGENDA**

**5.1 Introduction of Late Items**

None.

**5.2 Changes to Order of Business**

IT WAS MOVED AND SECONDED:

THAT the agenda be adopted as amended. CARRIED

**6. MAYOR'S REPORT**

Mayor Douglas provided a verbal update on meetings and activities he recently attended.

**7. PUBLIC INPUT ON AGENDA ITEMS**

Council received public input from 4 members of the public regarding agenda items #4.2.7, 8.1.2, and 9.6.

**8. PRESENTATIONS AND PETITIONS**

**8.1 Delegations**

**8.1.1 Royce Warren, Phoenix Project**

Royce Warren provided a presentation to Council regarding Sustainability in North Cowichan, based on the research he conducted and answered questions from Council.

**8.1.2 Sandy Leiper, Hedge Resolution Proposal**

Sandy Leiper provided a presentation to Council regarding hedge height in North Cowichan, requesting that Council include the definition for "fence" and amend Zoning Amendment Bylaw No. 2950, to include hedges, and answered questions from Council.

IT WAS MOVED AND SECONDED:

THAT Council refer the presentation materials from Sandy Leiper's Hedge Resolution Proposal delegation from the February 18, 2026 regular Council meeting, to staff to consider in the Zoning Bylaw review.

CARRIED

**9. BYLAWS**

**9.1 Fire Protection Amendment Bylaw No. 4043, 2026 for adoption**

IT WAS MOVED AND SECONDED:

THAT Council adopts Fire Protection Amendment Bylaw No. 4043, 2026.

CARRIED

**9.2 Zoning Amendment Bylaw No. 4044, 2025 for adoption**

IT WAS MOVED AND SECONDED:

THAT Council adopts Zoning Amendment Bylaw No. 4044, 2025.

(Opposed: Douglas)

CARRIED

**9.3 Traffic Bylaw Amendment Bylaw No. 4056, 2026 for adoption**

IT WAS MOVED AND SECONDED:

THAT Council adopts Traffic Bylaw Amendment Bylaw No. 4056, 2026.

CARRIED

**9.4 Business Licence Bylaw Amendment Bylaw No. 4058, 2026 for adoption**

IT WAS MOVED AND SECONDED:

THAT Council rescinds third reading, of Business Licence Bylaw No. 4058, 2026.

(Opposed: Douglas, Istage)

CARRIED

IT WAS MOVED AND SECONDED:

THAT Council refers the following proposed amendment, that was moved and seconded, but not voted on, to staff to seek legal advice and return with a report to Council on the implications:

*THAT the Business Licence Bylaw Amendment Bylaw No. 4058, 2026 be amended by:*

1. *Under item 2:*

- *Amend (g) to preface the first line with "When a Good Neighbour Agreement is required by a rezoning, subdivision or other North Cowichan approval..." and remove "but are not limited to" on the second line.*
- *Under (g) (ii) at the end, add "within reason, based on the business' nature and type of business".*
- *Under (g) (iii) at the end, add "after 8:00pm".*
- *Under (g) (iv) at the end, add "based on the business' nature and type of business"*
- *Remove (h).*
- *Under (i) between "other" and "terms", add "economically reasonable".*
- *Add: "This bylaw amendment will not be effected upon any business license already in place as of the date of the passing of this amendment bylaw."*

2. *Remove item 3 in its entirety.*

CARRIED

#### **9.5 Zoning Amendment Bylaw No. 4041, 2026 for introduction**

IT WAS MOVED AND SECONDED:

THAT Council

1. Gives first, second, and third readings to Zoning Amendment Bylaw No. 4041, 2026; and,
2. Requires the registration of a section 219 Land Title Act covenant prior to consideration of the adoption of Zoning Amendment Bylaw No. 4041, 2026, to:
  1. restrict the size of the dwelling unit within the 173 m<sup>2</sup> residential building at 6348 Somenos Road to no more than 90 m<sup>2</sup> in gross floor area; and
  2. prohibit subdivision or stratification of the property.

CARRIED

#### **9.6 Zoning Amendment Bylaw No. 4050, 2026 for first, second and third reading**

IT WAS MOVED AND SECONDED:

THAT Council:

1. Gives first, second, and third reading to Zoning Amendment Bylaw No. 4050, 2026, and,
2. Directs staff to register a section 219 *Land Title Act* covenants prior to consideration of adoption of Zoning Amendment Bylaw No. 4050, 202 to:
  - a. Prohibit development and construction of the subject property until sanitary servicing capacity is confirmed by the Engineering Department; and,

- b. Secure road dedication of 2.6 metres along Upland Avenue, frontage improvements from the parcel boundary on Highland Avenue to Gibbins Road in accordance with the 2024 Master Transportation Plan, and adherence of future development to the Parking Study of this report (WATT, dated January 26, 2026).

CARRIED

**9.7 Fees and Charges Amendment Bylaw No. 4059, 2026 (Building Fees)**

IT WAS MOVED AND SECONDED:

THAT Council gives first, second and third readings to Fees and Charges Amendment Bylaw No. 4059, 2026.

CARRIED

**10. REPORTS**

**10.1 Key Servicing Constraints & Move Forward Plan**

IT WAS MOVED AND SECONDED:

THAT Council authorize the Mayor to write a letter to the Minister of Water, Land and Resource Stewardship requesting that the Ministry prioritize working with Municipal staff towards increasing the water extraction capacity associated with the following water licences in order to enable the Municipality to meet its' Provincial housing target and to help provide for employment growth in light of the recent closure of the Domtar Mill and the resultant loss of employment in our community:

1. two water licences associated with the Cowichan River aquifer (Water Licence 500201 and 500202); and
2. licence associated with the Chemainus River aquifer (Water Licence 500198).

CARRIED

Council recessed at 7:17 p.m. and reconvened at 7:22 p.m.

**10.2 Servicing Allocation Policy**

IT WAS MOVED AND SECONDED:

THAT Council confirm its intent for the draft Servicing Allocation Policy to permit provisional, time limited capacity allocations to subdivision applications prior to final approval.

CARRIED

IT WAS MOVED AND SECONDED:

THAT Council extend the meeting to 9:00 p.m.

CARRIED

**10.3 Cowichan Lake Road Water Main**

IT WAS MOVED AND SECONDED:

THAT Council preapproves a 2026 budget request in the amount of \$600,000 for the Cowichan Lake Road Water Main Project.

CARRIED

**10.4 Agricultural Land Commission Application ID No. 105604 [4017 Sahtlam Road]**

IT WAS MOVED AND SECONDED:

THAT Council authorizes the Agricultural Land Commission application ID 105604 for placement of fill on 4017 Sahtlam Road to be forwarded to the Agricultural Land Commission with a recommendation that it be approved, with the following condition:

- a) Substantial fulfilment of the Development Permit Area (DPA-3) Natural Environment guidelines for watercourse protection is demonstrated prior to reclamation activities occurring on the subject property. CARRIED

**10.5 Quarter 4 Council Strategic Plan Update October 1, 2025 to December 31, 2025**

Council discussed the Quarter 4 Council Strategic Plan Update October 1, 2025 to December 31, 2025.

**11. NEW BUSINESS**

**11.1 Consent Agenda Item 4.2.2 Chrissy Cossentine, Executive Assistant to City Council, City of Kamloops re- their Certified Resolution about the Heritage Conservation Act**

Council did not discuss this item.

**11.2. Consent Agenda Item 4.2.3 Ryan Wainwright, Emergency Management Cowichan re- Cowichan Emergency Preparedness Expo and Helicopter Landing Approval Letter; and  
Consent Agenda Item 4.2.8 Greg Allison re- Request for Council Support – RCAF Community Aviation Day (June 2, 2026)**

IT WAS MOVED AND SECONDED:

THAT Council authorize the Mayor to provide a letter of support to Emergency Management Cowichan regarding Cowichan Emergency Preparedness Expo and Helicopter Landing approval, and a letter of support to Greg Allison (Alexander Elementary School) for the Royal Canadian Air Force outreach event planned for June 2, 2026. CARRIED

**11.3 Consent Agenda Item 4.2.5 Keith Olson, Acting President, Cowichan Valley Wrestling Club re- Grant Application for Hosting Provincial Wrestling March 28th-29th, 2026**

IT WAS MOVED AND SECONDED:

THAT Council provide a \$1,500 grant in aid to the Cowichan Valley Wrestling Club, for hosting the 2026 BC Wrestling Club Provincial Championship on March 28th and 29<sup>th</sup> at Queen Margaret’s School. CARRIED

**12. QUESTION PERIOD**

Council received questions from 2 members of the public regarding agenda items.

**13. ADJOURNMENT**

The meeting adjourned at 8:15 p.m.

---

Certified by Corporate Officer

---

Signed by Mayor