

Municipality of North Cowichan Council - Regular and Public Hearings MINUTES

**September 7, 2022, 1:30 p.m.
Electronically**

Members Present	Mayor Al Siebring Councillor Rob Douglas Councillor Tek Manhas Councillor Kate Marsh Councillor Rosalie Sawrie Councillor Debra Toporowski
Members Present	Councillor Christopher Justice
Staff Present	George Farkas, General Manager, Development and Community Services Talitha Soldera, General Manager, Corporate Services Barb Floden, Manager, Communications and Public Engagement Caroline von Schilling, Development Planner Dave Conway, Director, Engineering Projects Heather Power, Legislative Coordinator Jason Birch, Chief Information Officer Marla Laycock, Director, Human Resources and Health & Safety Martin Drakeley, Fire Chief, Senior Manager of Bylaw Services Michele Gill, Manager, Development Michelle Martineau, Corporate Officer Rob Conway, Director, Planning and Building Shaun Mason, Acting Director, Parks and Recreation Shawn Cator, Director, Operations Tricia Mayea, Deputy Corporate Officer

1. CALL TO ORDER

There being a quorum present, Mayor Siebring called the meeting to order at 1:31 p.m.

2. APPROVAL OF CONSENT AGENDA

The following item was pulled from the Consent Agenda and added to New Business:

- Item 2.2.3 [North Cowichan Resident Re: Preventing Homelessness-regulate rental increases]

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 August 17, 2022.

ADOPTED ON CONSENT

2.1.2 Authorize Committee of the Whole Budget Meetings to be held electronically

IT WAS MOVED AND SECONDED:

THAT Council authorize the Committee of the Whole budget meetings scheduled for November 22, 2022 and November 29, 2022 to be held by electronic means.

ADOPTED ON CONSENT

2.1.3 Authorize Forest Advisory Committee Meetings to be held electronically

IT WAS MOVED AND SECONDED:

THAT Council authorize all Forest Advisory Committee meetings to be held between September 7, 2022 and December 31, 2022, are to be conducted by electronic means.

ADOPTED ON CONSENT

2.1.4 Request from Island Coastal Economic Trust

IT WAS MOVED AND SECONDED:

THAT the Mayor be authorized to write a letter to the Honourable Minister Ravi Kahlon, Ministry of Jobs, Economic Recovery and Innovation, in support of the Island Coastal Economic Trust request for a minimum of \$150-million in recapitalization funding.

ADOPTED ON CONSENT

2.2 Items for information

2.2.1 Environmental Advisory Committee meeting minutes

IT WAS MOVED AND SECONDED:

THAT Council receive for information the minutes from the July 26, 2022 Environmental Advisory Committee meeting.

ADOPTED ON CONSENT

2.2.2 North Cowichan Resident Re: Stop using air raid sirens

IT WAS MOVED AND SECONDED:

THAT Council receive for information the August 12, 2022 email from a North Cowichan resident.

ADOPTED ON CONSENT

2.2.4 City of Victoria and City of Kamloops Re: UBCM Resolution EB14 - Case for Basic Income for Municipalities

IT WAS MOVED AND SECONDED:

THAT Council receive for information the September 1, 2022 email from City of Victoria Councillor Marianne Alto and City of Kamloops Councillor Dale Bass.

ADOPTED ON CONSENT

2.2.5 BC Crisis Line Network Re: UBCM Resolution EB42 - New Provincial mandate and funding for 9-1-1

IT WAS MOVED AND SECONDED:

THAT Council receive for information the September 1, 2022 letter from the BC Crisis Line Network.

ADOPTED ON CONSENT

3. APPROVAL OF AGENDA

The agenda was amended as follows:

- added a closed matter under section 90(1)(g) [litigation] of the *Community Charter*, to the agenda immediately following Question Period as item 13.1

- added consent agenda Item #2.2.3 [North Cowichan Resident Re: Preventing Homelessness - regulate rental increases]

IT WAS MOVED AND SECONDED:

THAT the agenda be adopted as amended.

CARRIED

4. MAYOR'S REPORT

The Mayor gave a verbal report on meetings and activities he recently attended.

5. DELEGATIONS AND PRESENTATIONS

No delegations.

6. PUBLIC INPUT

Council received public input from two members of the public regarding agenda item 8.1., and one member of the public regarding item 2.1.3.

7. BYLAWS

7.1 Official Community Plan Amendment Bylaw No. 3869, 2022 for abandonment

IT WAS MOVED AND SECONDED:

THAT Council abandon Official Community Plan Amendment Bylaw No. 3869, 2022.

(Opposed: Manhas)

CARRIED

7.2 Zoning Amendment Bylaw 3871 (7167 Bell McKinnon Road), 2022 for adoption

IT WAS MOVED AND SECONDED:

THAT Council adopt "Zoning Amendment Bylaw No. 3871, 2022".

CARRIED

7.3 Crofton Fire Hall Loan Authorization Bylaw No. 3863 for adoption

IT WAS MOVED AND SECONDED:

THAT Council adopt Crofton Fire Hall Loan Authorization Bylaw No. 3863, 2022. CARRIED

7.4 Waterworks Amendment Bylaw No. 3874, 2022 for adoption

IT WAS MOVED AND SECONDED:

THAT Council adopt "Waterworks Amendment Bylaw No. 3874, 2022". (Opposed: Manhas)

CARRIED

7.5 2022-2026 Financial Plan Amendment Bylaw No. 3879

IT WAS MOVED AND SECONDED:

THAT Council:

- (1) Give first, second and third readings to 2022-2026 Financial Plan Amendment Bylaw No. 3879, 2022; and
- (2) Invite the public to submit their comments on Bylaw No. 3879 to the Corporate Officer in writing on or before 1:00 p.m. on Wednesday, September 21, 2022, and that notice, that Council will be considering adoption of the bylaw, be published to public notice posting places.

(Opposed: Manhas)

CARRIED

8. REPORTS

8.1 Local Government Climate Action Program Options

IT WAS MOVED AND SECONDED:

THAT Council direct staff to allocate Local Government Climate Action Program funding to offset environmental program and project costs for 2023-2025. (Opposed: Manhas)

CARRIED

8.2 2023 Permissive Tax Exemption Application

IT WAS MOVED AND SECONDED:

THAT Council direct staff to prepare an amendment to Permissive Tax Exemption Bylaw No. 3519, 2013, to include a 100% exemption for units 2 and 5 at 9806 Willow Street leased by the Cowichan Neighbourhood House Association.

CARRIED

8.3 Environmental Advisory Committee recommendations on the Master Transportation Plan Phase 2 Report

IT WAS MOVED AND SECONDED:

THAT Council direct staff to work with WATT Consulting during the preparation of the draft Master Transportation Plan to ensure inclusion of the following:

- (1) Attention to enhancing green corridors, including biodiversity and connectivity, canopy cover and hedgerows throughout the plan and particularly in the Cross sections,
- (2) Reducing impacts to watersheds, including management of stormwater in such ways as bioswales, rain gardens, permeable surfaces and groundwater protection,
- (3) Right-of-ways, including the consideration of the E&N corridor; and,
- (4) The importance of acknowledging the value of scenic and historic roads.

(Opposed: Manhas)

CARRIED

8.4 National Day for Truth and Reconciliation 2022 – Penelakut Grant-In-Aid

IT WAS MOVED AND SECONDED:

THAT Council approve a \$1,000 grant-in-aid to Penelakut Tribe to support their march and ceremony for residential school survivors taking place on September 28, 2022, on Penelakut Island to commemorate the National Day for Truth and Reconciliation. CARRIED

9. NOTICES OF MOTIONS

No items.

10. UNFINISHED AND POSTPONED BUSINESS

No items.

11. NEW BUSINESS

11.1 Consent Agenda Item 2.2.3 [North Cowichan Resident Re: Preventing Homelessness - regulate rental increases]

IT WAS MOVED AND SECONDED:

THAT the Mayor be authorized to write a letter to the province and ask them to consider regulating rental increases between tenants.

(Opposed: Manhas, Siebring)

CARRIED

12. QUESTION PERIOD

Council received one question from the public regarding the sewer system, one question regarding the draft master transportation plan, and one question regarding the consent agenda process.

13. CLOSED SESSION

IT WAS MOVED AND SECONDED:

THAT Council close the meeting at 2:31 p.m. to the public on the basis of the following section of the *Community Charter*:

- 90(1)(g) litigation or potential litigation affecting the municipality CARRIED

13.1. Closed under section 90(1)(g) – litigation

14. ADJOURN COUNCIL MEETING TO RECONVENE AT 6:00 P.M.

Council rose without report from closed meeting at 2:52 pm and reconvened the meeting at 6:00 p.m. for the public hearing.

15. PUBLIC HEARINGS 6:00 P.M.

14.1 Public Hearing Zoning Bylaw Amendment Bylaw No. 3867 (6478, 6494, 6493, 6489 from R1 & 6495 Paddle Road from CD10 to CD22), 2022

Mayor Siebring outlined the public hearing process and called the public hearing to order at 6:00 p.m. for Zoning Bylaw Amendment Bylaw (6478, 6494, 6493, 6489 from R1 & 6495 Paddle Road from CD10 to CD22), 2022, No. 3867.

The Corporate Officer, Michelle Martineau, noted there was one submission received after the agenda was published with concerns of the zoning amendment and read out the correspondence submitted by Joyce Behnsen.

Council, by unanimous consent, opted not to hear the presentation from the Development Planner, Caroline von Schilling, as they had seen it previously, but did ask questions.

The Corporate Officer, Michelle Martineau, noted that no written submissions were received from the public.

The proponent provided a presentation that outlined details of the project vision.

The Mayor called for submissions from members of the public a first time, Joyce Behnsen provided the following comments about the development; citing that traffic problems in the area is a priority, and that the planning needs to consider the impacts of the danger that increased traffic will bring to that particular hub.

The Mayor called for submissions from members of the public for a second and third time and no one raised their hand to speak.

The Mayor closed the public hearing for Zoning Bylaw Amendment Bylaw (6478, 6494, 6493, 6489 from R1 & 6495 Paddle Road from CD10 to CD22), 2022, No. 3867 at 6:20 p.m.

16. RESUME COUNCIL MEETING TO CONSIDER THE BYLAWS

15.1 Requested Amendment to Zoning Amendment Bylaw No. 3867, 2022

IT WAS MOVED AND SECONDED:

THAT Council amend Zoning Bylaw Amendment Bylaw No. 3867 (6478, 6494, 6493, 6489 from R1 & 6495 Paddle Road from CD10 to CD22), 2022 by inserting "A minimum of 90% of off-street parking required in accordance with Section 21 shall be provided underground." as 'Off-Street Parking' regulations immediately after section 8. CARRIED

IT WAS MOVED AND SECONDED:

THAT Council consider Zoning Bylaw Amendment Bylaw No. 3867 (6478, 6494, 6493, 6489 from R1 & 6495 Paddle Road from CD10 to CD22), 2022 third reading as amended.

CARRIED

17. ADJOURNMENT

The meeting adjourned at 6:29 p.m.

Certified by Corporate Officer

Signed by Mayor