

# Municipality of North Cowichan Special Council MINUTES

June 29, 2017, 6:00 p.m.  
Municipal Hall - Council Chambers

Members Present            Mayor Jon Lefebure  
                                  Councillor Joyce Behnsen  
                                  Councillor Rob Douglas  
                                  Councillor Maeve Maguire  
                                  Councillor Kate Marsh  
                                  Councillor Al Siebring  
                                  Councillor Tom Walker

Staff Present                Andy Laidlaw, Acting Chief Administrative Officer (CAO)  
                                  Alyssa Meiner, Deputy Director of Corporate Services  
                                  Scott Mack, Director of Development Services  
                                  David Conway, Director of Engineering and Operations  
                                  Barbara Thomas, Manager of Engineering – Development and Capital Projects  
                                  Ernie Mansueti, Director of Parks and Recreation  
                                  Natasha Horsman, Community Planning Coordinator

## 1.     **CALL TO ORDER**

There being a quorum present, Mayor Lefebure called the meeting to order at 6:01 pm.

(For purposes of convenience, some items of business were dealt with out of order, but for ease of reading and cross reference with the agenda, these minutes are recorded in agenda order).

## 2.     **APPROVAL OF AGENDA**

It was moved and seconded:

That Council approve the agenda as amended to add Item 5.1 Tender Award.

**CARRIED**

## 3.     **PUBLIC HEARING**

### 3.1    **Proposed Kingsview Development Plan and Zoning Amendment**

Public Hearing Report - Council commenced a public hearing at 6:05 p.m. to allow the public to make representations to Council respecting proposed Bylaws 3628, 3629, 3630 and 3631. Mayor Lefebure outlined the public hearing order of business and read aloud Council's policy that it will not receive verbal or written communications from the public regarding the proposed bylaws after the closure of the public hearing. He then invited late correspondence. The Deputy Director of Corporate Services advised that approximately 12 pieces of correspondence regarding the application from the public

were received and forwarded by email to Council and included in the public information binder. The June 28, 2017 letter from the Cowichan Tribes was read aloud. Council then received a presentation introducing the proposal from the Director of Development Services. Mayor Lefebvre then invited the applicant and the public to address Council on the proposed bylaw.

Council heard from the following persons:

1. Deane Strongitharm, applicant
2. Rafer Strandlund, applicant
3. Nancy Dower - 1844 Stamps Road
4. Nick Solanski - 1427 Haida Road
5. Bruce Wilkinson - Chippewa Road
6. Eleanor Sisson - 6303 Nevilane Drive
7. Vicki Jakes - 1118 Nevilane Place
8. Lacy Hansen – 6316 Highwood Drive
9. Nick Woywitka - 1747 Westlock Road
10. Tanis Bapty - 1360 Maple Bay Road
11. Dan Wright - 1452 Donnay Drive

Comments in favour of the rezoning included the following:

- The proposed development includes affordable housing and Quamichan Lake stewardship contributions from the developer;
- The proposed development provides parks, open space, and trail amenities;
- The developer is working cooperatively with Cowichan Tribes and the proposed development will provide local employment opportunities;
- The Climate Action and Energy Plan has been considered and the proposed development includes electrical plug ins for every unit and density is expected to lead to improved transit services;
- The proposed development includes secondary suite potential;
- The existing well has capacity to supply domestic water to the development;
- The storm water management plan may help with lake clean up.

Comments opposed to the rezoning included the following:

- The proposed development needs to be within the capacity of the ecosystem to address phosphorus loading in the lake;
- A delay in the approval process would allow time to meet ecological needs;
- Multi-family units may be constructed adjacent to single-family residences;
- There will be additional cars associated with multi-family dwellings;
- The proposed development density is considerably higher than currently permitted;
- The traffic may become a hazard with only two roads and should be studied;
- The traffic circle at the bottom of Kingsview with high density will lead to gridlock;
- There are concerns regarding water runoff into the lake
- The development should not proceed until the Quamichan Lake Water Quality Task Force report is made public.

Receiving no further representations from the public, Mayor Lefebure closed the public hearing at 8:58 p.m.

It was moved and seconded:

That Council extend the meeting to 10:00 p.m., following a 5-minute break.

**CARRIED**

#### **4. BYLAWS**

##### **4.1 Bylaw 3628 - "Official Community Plan Amendment Bylaw, 2016"**

It was moved and seconded:

That Council read a third time and adopt "Official Community Plan Amendment Bylaw, 2016", No. 3628.

(Opposed: Douglas)

**CARRIED**

##### **4.2 Bylaw 3629 - "Kingsview Comprehensive Development Plan Bylaw, 2016"**

It was moved and seconded:

That Council read a third time "Kingsview Comprehensive Development Plan Bylaw, 2016", No. 3629.

(Opposed: Douglas; Marsh)

**CARRIED**

It was moved and seconded:

That Council extend the meeting to 11:00 p.m.

**CARRIED**

##### **4.3 Bylaw 3630 - "Zoning Amendment Bylaw (No. 8 - Cliffs Development), 2016"**

It was moved and seconded:

That Council read a third time and adopt "Zoning Amendment Bylaw (No. 8 - Cliffs Development), 2016", No. 3630.

**CARRIED**

##### **4.4 Bylaw 3631 - "Zoning Amendment Bylaw (No. 9 - Kingsview Development), 2016"**

It was moved and seconded:

That Council read a third time "Zoning Amendment Bylaw (No. 9 - Kingsview Development), 2016", No. 3631.

(Opposed: Douglas; Marsh)

**CARRIED**

It was moved and seconded:

That Council direct staff to add Bylaws 3629 and 3631 to a regular Council agenda for further consideration following registration of the required section 219 *Land Title Act*

covenant to require a phased development agreement prior to further development of the properties (except those lands included within the existing PLA).

(Opposed: Douglas; Marsh)

**CARRIED**

**5. NEW BUSINESS**

**5.1 Tender Award - Crofton Alternate Water Supply**

Council heard from the Director of Engineering and Operations regarding the Crofton Alternate Water Supply tender closing on July 6, 2017.

It was moved and seconded:

That Council authorize the CAO to award the Crofton Alternate Water Supply tender, subject to the successful tender proposal meeting specified criteria and being within budget.

**CARRIED**

**6. ADJOURNMENT**

The meeting ended at 10:29 p.m.

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Signed by Mayor

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Certified Corporate Officer  
(Minutes certified "correct" and Public Hearing  
report certified "fair and accurate")