

Municipality of North Cowichan Special Council MINUTES

February 21, 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

Members Absent Councillor Tom Walker

Staff Present Mark Ruttan, Director of Corporate Services / Deputy CAO
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
Kyle Young, Assistant Manager of Planning and Subdivision

1. CALL TO ORDER

There being a quorum present, Mayor Lefebure called the meeting to order at 6:00 p.m. Approximately 90 members of the public were in attendance.

2. APPROVAL OF AGENDA

It was moved and seconded:

That Council approve the agenda as amended to add a closed session to the end of the agenda (on the basis of section (90) (1) (a) and (c) of the *Community Charter*).

CARRIED

3. BUSINESS

3.1 Bylaw 3645 - Zoning Amendment Bylaw (No. 4 - Sherman Road), 2017

Public Hearing Report - Council commenced the public hearing at 6:02 p.m. to allow the public to make representations to Council respecting proposed Bylaw 3645 and 3646. 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 zoning amendment bylaw after the closure of the public hearing. He then invited late correspondence. The Corporate Officer advised that 33 pieces of correspondence regarding the application from the public were received (including a petition signed by 155 persons opposed to the proposal), 14 regarding Bylaw 3645, 6

regarding Bylaw 3646, and 13 regarding both bylaws. Council then received a presentation introducing the proposal from the Director of Development Services. Tiffany Duzita and Tom Armstrong of the Community Land Trust Foundation of BC spoke in support of their applications and answered questions from Council. Mayor Lefebure then invited the applicant to address Council on the proposed bylaws. At 7:45 p.m. Council heard from the following members of the public:

1. Jagtar Mann, Cowichan Lake Road,
2. Carol Donnelly, Cowichan Elder Care Co-op,
3. Grant McCarty, Sherman Road,
4. Peter Terpstra, Gilana Place,
5. Keith Simmons (Duncan United Church),
6. Maureen Vesey, Cowichan Neighbourhood House,
7. John Apostoli, Gilana Place,
8. Mary Dolan, Channel Boulevard,
9. Graham Wiley, Sherman Road,
10. Arlene Robinson, Cowichan Neighbourhood House,
11. Colin Benson, Sherman Road,
12. Shelley, Sherman Road,
13. Tek Manhas, Manager of Sikh Temple,
14. Jane Sterk, Cowichan Women Against Violence Society,
15. Chris Crowther, Highland Avenue,
16. Serge Bawa, Sherman Road,
17. Bernie Jones, Cook Street,
18. Debra Toporawski, Chemainus,
19. Pudge Bawa, Sherman Road,
20. Robert, Sherman Road,
21. Nina Grosse, Sherman Road,
22. Gary Bruce, 5th Avenue Duncan,
23. Pat Crowther,
24. Fran, Gilana Place,
25. Peter Russland.

Supportive comments included the following:

- It satisfies an urgent need for safe, secure, clean, affordable housing;
- It is located within walking distance to many community amenities;
- Housing is a better use of the land than parking;
- The ground floor public space for the project in Chemainus is welcome and should be flexible.

Opposing comments included the following:

- The proposed density is too great;
- There are better locations (e.g. the gravel pit);
- Parking, green space or recreation are preferred over housing;
- Traffic safety will be negatively impacted;

- The setbacks are too small.

Mayor Lefebure asked three times if anyone else wished to speak. No one else spoke so Mayor Lefebure closed the public hearing at 9:17 p.m.

It was moved and seconded:

That Council read a third time "Zoning Amendment Bylaw (No. 4 - Sherman Road), 2017", No. 3645.

(Opposed: Behnsen)

CARRIED

It was moved and seconded:

That Council adopt "Zoning Amendment Bylaw (No. 4 - Sherman Road), 2017", No. 3645.

(Opposed: Behnsen)

CARRIED

3.2 Bylaw 3646 - Zoning Amendment Bylaw (No. 5 - Willow Street), 2017

It was moved and seconded:

That Council read a third time "Zoning Amendment Bylaw (No. 5- Willow Street), 2017", No. 3646.

CARRIED

It was moved and seconded:

That Council adopt "Zoning Amendment Bylaw (No. 5- Willow Street), 2017", No. 3646.

CARRIED

4. CLOSED SESSION

Council closed the meeting to the public at 10:30 p.m. on the basis of section (90) (1) (a) and (c) of the *Community Charter*. Council rose without reporting.

5. ADJOURNMENT

The meeting ended at 10:30 p.m.

Signed by Mayor

Certified by Corporate Officer
(Minutes certified "correct" and public
hearing report certified "fair and accurate")