

Municipality of North Cowichan Committee of the Whole MINUTES

June 20, 2016, 9:00 a.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 Dave Devana, Chief Administrative Officer (CAO)
 Mark Ruttan, Director of Corporate Services / Deputy CAO
 Scott Mack, Director of Development Services
 Ernie Mansueti, Director of Parks and Recreation
 Kyle Young, Assistant Manager of Planning and Subdivision
 Natasha Horsman, Community Liaison

1. CALL TO ORDER

There being a quorum present, the meeting was called to order at 9:00 a.m.

2. APPROVAL OF AGENDA

It was moved and seconded:
That the Committee approve the agenda as circulated.

CARRIED

3. PUBLIC INPUT

Council received brief public input from registered speakers regarding items on the agenda.

4. BUSINESS

4.1 Official Community Plan Principles

Council received a PowerPoint presentation from the Assistant Manager of Planning and Subdivision. The presentation began with a history of what led to the current Zoning Bylaw review. Next, the presentation reviewed the mandatory and optional statutory content requirements for official community plans. He reminded Council that the Official Community Plan includes a vision for North Cowichan's future that is based on following fundamental principles:

1. Sustainability;
2. Economic Opportunity;
3. Smart Growth;
4. Health and Safety;
5. Community Engagement.

During the presentation, Council directed staff to record and broadcast the rest of the meeting.

The presentation then continued with a review of the plan's 5 main goals:

1. Preserve Our Rural Setting;
2. Guard Our Environment;
3. Adjust to Climate Change;
4. Encourage Economic Opportunities;
5. Build Strong Communities.

Council recessed the meeting from 10:51 a.m. to 11:00 a.m.

Council discussed whether to make minor changes to the Official Community Plan's urban containment boundary prior to, or in conjunction with, adopting the proposed new Zoning Bylaw.

It was moved, seconded and subsequently postponed until later in the meeting, to direct staff to schedule another Committee of the Whole meeting to review the Official Community Plan in greater detail.

Council recessed the meeting from 12:15 p.m. to 1:00 p.m.

4.2 Zoning Bylaw Review

The presentation then

1. Explained the need for zoning bylaws to be consistent with Official Community Plans;
2. Summarized the required and optional matters that zoning bylaws typically contain;
3. Showed the proposed format of the new bylaw;
4. Summarized proposed changes to
 - a) limit rural subdivisions,
 - b) increase flexibility for urban development,
 - c) reduce confusion and streamline processes surrounding agricultural land uses,
 - d) encourage mixed-use commercial zones,
 - e) establish water zones along the entire foreshore and on lakes,
 - f) improve subdivision regulations, and
 - g) make sundry other regulatory changes.

The presentation included a slide noting that only 5.2% of land in North Cowichan would be available for residential development under the provisions of the draft bylaw.

Council asked questions about the proposed new Zoning Bylaw and suggested areas for further review.

The presentation then addressed possible public engagement aspects of the Zoning Bylaw review.

It was moved and seconded:

That Council agree to involve the public in the preparation of the new Zoning Bylaw, within the context of the Official Community Plan.

CARRIED

It was moved and seconded:

That Council amend the main motion to add the words "consult and" before the word "involve".

(Opposed: Siebring; Walker)

CARRIED

It was moved and seconded:

That Council agree to consult and involve the public in the preparation of the new Zoning Bylaw, within the context of the Official Community Plan.

(Opposed: Siebring; Walker)

CARRIED

Council considered a number of proposed consultation activities that could be used.

4.3 Bylaw 3614 - "Zoning Amendment Bylaw (No. 2 – Donnay Drive), 2016"

Council asked staff to provide answers at the next Council meeting to a number of technical questions regarding the rezoning proposal.

5. NEW BUSINESS

None.

6. QUESTION PERIOD

Council received brief questions from the public regarding business considered at this meeting.

7. ADJOURNMENT

Council adjourned the meeting at 4:35 p.m.

Signed by
Mayor or Presiding Member

Certified by
Director of Corporate Services