



TOWN OF LAKE COWICHAN

Minutes of a Regular meeting of Council
Held and transmitted electronically via Council Chambers located at 39 South
Shore Road, Lake Cowichan, BC
on Tuesday, May 28th, 2024

PRESENT: Mayor Tim McGonigle
Councillor Carolyne Austin
Councillor Aaron Frisby
Councillor Kristine Sandhu
Councillor Lorna Vomacka

STAFF: Joseph A. Fernandez, Chief Administrative Officer
Ronnie Gill, Director of Finance
Jas Sandhu, Superintendent, Public Works and Engineering Services (5:29 pm)
Roni-Lee Roach, Executive Secretary
James Van Hemert, Contract Planner

PUBLIC: 20

1. **CALL TO ORDER**

The Mayor called the meeting to order at 5:00 pm.

3. **AGENDA**

No. R.0052/24
Agenda

Moved: Councillor Austin
Seconded: Councillor Frisby
that the agenda be approved with the following addition:

NOTICE OF MOTION

- a) Committee of the Whole re: Meetings with Ministries at Union of BC
Municipalities conference in September.

CARRIED.

4. **PUBLIC INPUT**

None.

5. **ADOPTION OF MINUTES**

No. R.0053/24
Regular Council
Meeting Minutes

- (a) Moved: Councillor Sandhu
Seconded: Councillor Vomacka
that the minutes of the Regular meeting of Council held April 23rd, 2024, be
adopted.

CARRIED.

No. R.0054/24
Special Council
Meeting Minutes

- (b) Moved: Councillor Austin
Seconded: Councillor Frisby
that the minutes of the Special meeting of Council held May 14th, 2024, be
adopted.

CARRIED.

6. **BUSINESS ARISING AND UNFINISHED BUSINESS**

None.

7. **DELEGATIONS AND REPRESENTATIONS**

- (a) Brooklyn Kruk, 2023-2024 BC Ambassador was on hand to give an update on
the local ambassador programme and to introduce the candidates vying to
represent the community in 2024-2025.

Elise Nelson, representing the Cowichan Lake area as candidate for the BC
Ambassador's Programme and the current reigning 2023-2024 royalty made
brief introductions.

Each candidate then made a brief introduction to Council on their sponsors.

Council members welcomed and congratulated each of the candidates.

- (b) Jane Kilthei, Cowichan Climate Hub was on hand to discuss concerns with the climate emergency and the need to engage with local governments. She spoke on solutions to make a difference by making amendments to municipal bylaws to establish zero-carbon building standards for builders and to address both the health and risks to climate posed by fossil fuels in the built environment.

David Slade, Cowichan Climate Hub, encouraged Council to take steps to join the Regional District and the other neighboring municipalities such as North Cowichan in complying with Step Code regulations on zero carbon emissions to protect the community and to make a difference on the climate change crisis.

8. CORRESPONDENCE

No. R.0055/24
Approval for Beer
Garden at Lake Days
Event

- (a) **Action Items:**
- (b) Moved: Councillor Austin
Seconded: Councillor Frisby
that Council approve the request by the Lake Cowichan Kinsmen to hold a beer garden at the local Lake Days celebrations on June 8th, 2024 from 11:30 am to 6:00 pm, subject to the following conditions:
 - The fencing of the area to be utilized for the beer garden;
 - Adequate security for the beer garden is provided;
 - The requirement for a Serving it Right certificate(s); and
 - The provision of required liability insurance with the Town named as an additional named insured.

CARRIED.

No. R.0056/24
Private Use of
Firehall – 3 North
Shore Road

- (b) Moved: Councillor Austin
Seconded: Councillor Frisby
that the Town of Lake Cowichan enter into an agreement with the Lake Cowichan Firefighters Association for the private use of the Lake Cowichan Fire Hall facility at 3 North Shore.

CARRIED.

(b) **Information or Consent Items**

None.

7. REPORTS

(a) **Council and other Committee Reports**

No. R.0057/24
Committee of
the Whole

- (i) Moved: Councillor Austin
Seconded: Councillor Vomacka
that the minutes of the Committee of the Whole meeting held on May 14th, 2024 be approved with the following:

1— Lake Cowichan School Financial Support for Production

that Council approve a donation of \$150 to the Lake Cowichan School for its “Big Fish” production on June 17th, and 18th, 2024;

2—Grant-in-Aid 2024

that Council approve the 2024 Grant-in-Aids in the amount of \$2,350.00 be approved, as follows:

BC Conservation Foundation	\$ 750.00
Cowichan Lake River Stewardship	\$ 350.00
Lake Cowichan Bear Aware	\$ 250.00
Take a Hike Foundation	\$1,000.00;

3—Fire Department – Incident Report

that Council approve the Lake Cowichan Fire Department’s incident report in the amount of \$9,588.18 for March, 2024;

4—Feline Feeding Station

that the request to the Town on the matter of feline feeding station(s) be denied.

5—Appointment

that Councillor Frisby be delegated as the Town’s representative to coordinate a meeting with stakeholders and local retail establishments on the matter of sunscreen and its use in the Cowichan Lake and Cowichan River.

CARRIED.

Cowichan Lake
Recreation Commission

- (ii) Councillor Frisby reported on his attendance at the Recreation Commission meeting that was held on May 27th, 2024.

Vancouver Island
Regional Library

- (iii) Councillor Austin reported that the next meeting of the Library Board would be held on June 8th 2024 and she would not be able to attend as she is involved in the Lake Days festivities.

Advisory Planning
Commission

- (iv) Councillor Austin reported that the Advisory Planning Commission meeting would be held on Thursday, May 30th, 2024. She advised that the Commission discussed Council’s decision to rescind the motion to opt into the short term rental programme in 2024 saw the commission request compliance be in 2025.

Mayor McGonigle shared that short term rentals would be a topic at the upcoming Public meeting to be held on June 17th, 2024 and this would bring affect future decisions after the conclusion of that meeting.

Community Forest Co-
operative

- (v) Mayor McGonigle reported that the Forest Cooperative was updating its policies for providing grant funding in the community.

(b) Other Reports

- (i) Mayor McGonigle reported on his attendance at various meetings of the Regional District he attended in the last month.

Community Outreach
Team

- (ii) Councillor Austin was unable to attend the recent Community Outreach Team meeting. She advised that the next meeting would be held in June, 2024.

Our Cowichan

- (iii) Councillor Sandhu reported on her attendance at the June 6th presentation on the Health and Wellness results survey recently undertaken by Our Cowichan.

Cowichan Watershed
Board

- (iv) Councillor Sandhu reported on the recent Watershed Board’s meeting held May 27th, 2024 which discussed the Somenos Marsh project and the weir project.

She also advised that the annual river cleanup would be on August 24th and 25th, 2024.

The next meeting of the Watershed Board would be in July, 2024.

- (v) Councillor Austin reported that 11 or 12 students and 5 adults would be going to Japan in July, 2025 and fundraising efforts were underway. She further reported that the delegation from Ohtaki, Japan would be coming in September, 2025.

(c) Staff Reports

No. R.0058/24
 Cost-sharing Agreement –
 Ts’uubaa-asatx First
 Nation

- (i)** Moved: Councillor Frisby
 Seconded: Councillor Vomacka
 that Council approve its share of \$731,000 towards the Ts’uubaa-asatx reservoir project estimated at \$2,605,000 and consent to monitoring the annual operations on the completed project to ensure that the required water quality standards are met.

CARRIED

Mayor McGonigle declared a conflict of interest on the next item and removed himself from the meeting.

Deputy Mayor Sandhu assumed the Chair at 5:49 pm.

Councillor Austin also declared a conflict and left the meeting.

No. R.0059/24
 Development Variance
 Permit DVP01-2024 and
 Development Permit
 DP02-2024

- Moved: Councillor Frisby
 Seconded: Councillor Vomacka
 that Council approve the Development Variance Permit and Development Permit for the construction of Seniors Facility “Lakewood Manor” and legally described as:

- Lot B, District Lot 12, Cowichan Lake Land District, Plan VIP73709 (PID: 025-413-449),
- Lot 6, Block 6, District Lot 12, Cowichan Lake Land District, Plan VIP1231, Except Plan PT lying NE of a boundary parallel to and perpendicular 50 ft from the centre line of the CNRP RW as said centre line is shown on PL 1197 OS (PID: 007-699-875), and
- that part of Lot 6, Block 6, District Lot 12, Cowichan Lake Land District, Plan 1231 lying northeasterly of a boundary parallel to and perpendicular 50 feet to the center line of the Canadian Northern Pacific Railway right of way as said centre line is shown on Plan 1197 OS (PID: 007-655-843)

once consolidated, subject to the following:

- i. Development Variance Permit
 - a. variance to the Zoning Bylaw to vary the maximum number of small car parking spaces stipulated in Schedule B Parking Spaces, by permitting 2 (two) additional compact car spaces above the 30% maximum.
- ii. Development Permit for the Natural Hazard Lands –Wildfire Area (DPA 2), Greenhouse Gas Reduction Development Permit Area (DPA-3), and Multi-unit and Intensive Residential Development Permit Area (DPA 5) as presented, with conditions:
 - a. inclusive of the following specific site plan, landscaping plan, site fencing and use of the building materials as shown in the profiles herein and on file in the Town Office;
 - b. Prior to the building permit \$88,000 shall be provided as landscaping surety for a period of 2 (two) years; and
 - c. Prior to building permit an amount to be determined shall be provided as infrastructure (sidewalks, curb, and gutter in public rights of way) for a period of 2 (two) years.

CARRIED.

Mayor McGonigle and Councillor Austin returned to the meeting.

Mayor McGonigle assumed the Chair at 6:00 pm.

- (iii)** The Consulting Planner discussed his report on the legislation requiring accessory dwelling units in currently restricted zones.

He further spoke on the conditions placed under the housing accelerator grant provided to the Town and the Provincial requirements of Bill 44 on the matter.

The Chief Administrative Officer reported that the amending bylaw would be provided for Council’s consideration later in the meeting and that there is no requirement for a Public Hearing to be held prior to its reconsideration and adoption by Council, on or before June 30th, 2024.

8. BYLAWS

No. R.0060/24
Zoning Amendment
No. 1104-2024

- (a) Moved: Councillor Vomacka
Seconded: Councillor Sandhu
that the “Town of Lake Cowichan Zoning Amendment No. 1104-2024” be read a first and second time.

CARRIED.

No. R.0061/24
Zoning Amendment
No. 1105-2024

- (b) Moved: Councillor Sandhu
Seconded: Councillor Austin
that the “Town of Lake Cowichan Zoning Amendment Bylaw No. 1105-2024” be read a first and second time.

CARRIED.

9. NEW BUSINESS

- (a) Councillor Vomacka requested that the Pride flag be flown at Saywell Park for the month of June to show the Town’s support.
- (b) Councillor Sandhu provided an update on the plans for Lake Days 2024 and the events and programmes held during the week-long celebrations.

10. MAYOR’S REPORT

Mayor McGonigle provided a Mayor’s update. It spoke on the reinitiation of Lake Days events and its planning by volunteers and that in his absence, Deputy Mayor Kristine Sandhu would be attending on behalf of the Town. He also he spoke about the recent motor vehicle accident on Highway 18.

In closing, he wished everyone a safe and happy Lake Days.

11. NOTICES OF MOTION

- (a) For the Committee of the Whole meeting on June 11th, 2024 – Meeting with Ministers at the Union of BC Municipalities.

12. QUESTION PERIOD

13. IN CAMERA

14. ADJOURNMENT

No. R.0062/24
Adjournment

- Moved: Councillor Sandhu
Seconded: Councillor Austin
that the meeting be adjourned (6:43 pm).

CARRIED.

Certified correct _____.

Confirmed on the _____ day of _____, 2024.

Mayor