

TOWN OF LAKE COWICHAN
Minutes of a Public Hearing held on
Tuesday, June 23rd, 2015



PRESENT: Mayor Ross Forrest
Councillor Carolyne Austin
Councillor Bob K. Day
Councillor Tim McGonigle
Councillor Lorna Vomacka

STAFF: Joseph A. Fernandez, Chief Administrative Officer
Ronnie Gill, Director of Finance
Roni-Lee Roach, Executive Secretary

PUBLIC: 2

Mayor Forrest called the meeting to order at 6:00 p.m.

1. OPENING REMARKS

- (a) The Mayor explained the process for the public hearing. The purpose of the hearing was to provide the public the opportunity for input on the proposed Town of Lake Cowichan Official Community Plan Amendment Bylaw No. 958-2015 and Town of Lake Cowichan Zoning Amendment Bylaw No. 959-2015.

The Mayor also established the rules of conduct for the conduct of the hearing.

Mayor Forrest called for any questions on the process he had laid out for the public hearing.

Hearing none, Mayor Forrest then called on the Chief Administrative Officer to introduce the bylaws.

2. BYLAW NO. 965-2015

- (a) The Chief Administrative Officer advised that the Official Community Plan Amendment Bylaw had been given 1st and 2nd readings by Council on May 26th, 2015. There had to be consistency between the Official Community Plan (OCP) and the Zoning bylaws. The applicant Northern Investments applied for a zoning usage which triggered the need to be amended which extended the DPA 4 Downtown to include these properties.

The Chief Administrative Officer further advised that the requirements of the public notice process have been met and that no written submissions had been submitted as of the end of the business day, this day.

- (b) ⇒ The Mayor called for public input.

David Ridley

David Ridley, 11 Wellington, stated that he had no objection to the change, however, he did question the process. He asked what the property amendment was exactly for and that the notification to residents should have stated the mixed commercial uses of the property. The Chief Administrative Officer explained that uses for the property

are established in the bylaw which Council would rely on for any future development of the property.

Councillor McGonigle requested clarification on whether future development would require a development permit application process which the Chief Administrative Officer responded in the affirmative and advised that if and when a project comes forward, the applicant will require approval before any building permit is issued by the Town.

⇒ The Mayor issued the second call for public input.

None.

⇒ The Mayor issued the third call for public input.

None.

- (c)** Mayor Forrest stated that no more submissions would be accepted after the meeting and that the bylaw would be referred to the regular meeting following the public hearing.

3. BYLAW NO. 966-2015

The Mayor reiterated the rules for the conduct of the hearing and called for any questions on the process laid out for the public hearing.

- (a)** The Chief Administrative Officer advised that the Zoning Amendment Bylaw had been given 1st and 2nd readings by Council on May 26th, 2015. He reported that the purpose of the bylaw was as follows:
- Amend section 5.9.3.1 to read "Unit" instead of "single Unit";
 - Amend section 5.9.3.1 whereas the maximum number of units should read "n/a" instead of "1"; and
 - Rezone a property from Urban Residential (R-1) to Mixed Use Commercial (C-1-A) as shown in Schedule "A".

The Chief Administrative Officer further advised that the requirements of the public notice process have been met and that no written submissions had been submitted as of the end of the business day, this day.

- (b)** ⇒ The Mayor called for public input.

None.

⇒ The Mayor issued the second call for public input.

None.

⇒ The Mayor issued the third call for public input.

None.

- (c)** Mayor Forrest stated that no more submissions would be accepted after the meeting and that the bylaw would be referred to the regular meeting following the public hearing.

4. ADJOURNMENT

Mayor Forrest declared the public hearing for the proposed Bylaws No. 965-2015 and No. 966-2015 closed and advised that the Bylaws be returned to Council for further consideration (6:09 pm.).

Certified correct _____.

Confirmed on the _____ day of _____, 2015.

Mayor