TOWN OF LAKE COWICHAN



Advisory Planning Commission Thursday, January 23rd, 2020 at 4.00 p.m. – Council Chambers

AGENDA

Election of Chair

- 1. <u>CALL TO ORDER</u> After Election of Chair.
- 2. **INTRODUCTION OF LATE ITEMS** (if applicable)

3. ADOPTION OF MINUTES

- (a) Minutes of meeting held on November 21st, 2019.
- 4. <u>BUSINESS ARISING AND UNFINISHED BUSINESS</u> None.
- 5. DELEGATIONS AND REPRESENTATIONS
 None.
- 6. <u>CORRESPONDENCE</u>

None.

7. <u>REPORTS</u>

Contract Planner:

- (i) Residential Zone District analysis.
- (ii) Multi-unit Residential Zoning Revision.
- (iii)Verbal on importance of maintaining a pedestrian oriented 'street wall' in uptown/downtown areas.

8. <u>NEW BUSINESS</u>

None.

9. <u>NEXT MEETING DATE</u>

February 27th, 2020.

10. ADJOURNMENT

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TOWN OF LAKE COWICHAN

Minutes of Advisory Planning Commission held on Thursday, November 21st, 2019



PRESENT: Darlene Ector, Chair Pat Lamont Brian Locher Robert Patterson

REGRETS: Janet Kirk

ALSO, PRESENT: Councillor Carolyne Austin Joseph A. Fernandez, Chief Administrative Officer James van Hemert, Contract Planner

1. CALL TO ORDER

The Chair called the meeting to order at 4.10 p.m.

2. APPROVAL OF AGENDA

No. APC.19/19 Moved: Robert Patterson Seconded: Pat Lamont that the agenda, as amended, be approved.

CARRIED.

3. ADOPTION OF MINUTES

No. APC.20/19 Moved: Pat Lamont Seconded: Brian Locher that the minutes of the meeting held on October 24th, 2019 be approved.

CARRIED.

4. BUSINESS ARISING AND UNFINISHED BUSINESS

None.

5. DELEGATIONS AND REPRESENTATIONS

None.

6. CORRESPONDENCE

None.

7. **REPORTS**

- (a) The contract planner again reviewed current zoning bylaw up to section 5 and recommended basic structural revisions as in :
 - Changes in the numbering format;
 - Clarification of what constitutes accessory buildings, secondary suites, duplex unit, family, etc.;
 - Height and lot coverage for accessory buildings;
 - Possible change in zoning designations; and
 - Allowable dwelling units for subdivisions.
- (b) The contract planner advised that the wildfire mapping has now been duly completed which shows the entire Town requiring to be

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> included in the Wildfire Protection Service Area. The need for an amendment to the Official Community Plan was raised to reflect a separate Development Area for Wildfire Hazards with required Development Permit guidelines and which would include covenants being registered on each lot.

(c) The Province has mandated municipalities and regional districts to undertake to complete housing needs assessments. The Cowichan Valley Regional District is undertaking such a study for \$150,000. The Regional District study will include a component for the Town.

8. <u>NEW BUSINESS</u>

None.

9. <u>NEXT MEETING DATES</u>

January 23rd, 2020 at 4.00 p.m.

10. ADJOURNMENT

The Chair adjourned the meeting at 5.25 p.m.

Certified correct ______

Confirmed on the ______ day of ______, 2020.

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Chair

Current District name	Analysisuses and dens	Suburban		Single family	Modular home	Medium density	Single family & duplex	Mobile home park	Tiny House Res. Comp.	Multi- family	
New District name (all residential)		Suburban	Urban	Urban Single Detached	Modular home		Urban Compact	Mobile home park	Tiny House Res. Comp.	Multi- unit	Multi- unit rental
Current District Symbol		R-2	R-1	R-1-A	R-4-A	R-5	R-1-B	R-4	THR	R-3	
New District symbol		R-1	R-2	R-2-A	R	-3	R-4	R-5	THR	R-6	R-6-A
Comment					Merge districts						
Single unit	Min. lot size or density (per unit)	667	667	667	460	500	350	325 (density)	183 (density)		
	Gross density (units/ha)	15	15	15	22	20	29	31	55		
	Recommended min. lot size for single unit	667	600	600	Propos	sed 500					
	New gross density (units/ha)										
Duplex	Min. lot size duplex Gross density (units/ha)		780 26			/a /a	600 33			780 26	
	Recommended min. lot size				Proposed 600		600				
	New gross density (units/ha)					33	33				
Permitted Uses	Single detatched	✓	✓	✓ 	✓ 	✓	✓		✓	✓	-
	Duplex Lodge / boarding house		✓	·		d for new d district	✓			✓ ✓	
	Triplex		Proposed for corner lots		Proposed for new merged district					✓ ✓	
	4-plex Townhouse									✓ ✓ ✓	
	Multi-story Mobile home neighbourhood				✓					×	
Accessory Uses	Secondary suite Garden suite		✓ ✓								
	Bed & breakfast			1			1				
	Home-based business Lodge / boarding		✓	~	~	~	~				

Multi-unit Residential Zoning Revis		
OCP policy is up to 40 units/ acre (10	D0 units/ ha)	
	Current Standards	Proposed for downtown and uptown
Gross density	Not specified	Max. 100 units/ ha
Max. lot coverage (%)	40	75
Front minimum setback (m)	9	3
Front maximum setback	n/a	6
Exterior lot line (m) min. setback	4.5	3
Maximum exterior setback	n/a	6
Interior lot line (m) min. setback	4.5	1.5
Min. landscaped area	4.5 (error)	No minimum; use development permit process and parking landscape standards
Max. height (m)	10.5	17 (5 storeys)
Min. height (storeys)		3 habitable storeys

Modification of General Commercial to accommodate residential uses on ground floor

Senior citizen housing Special needs facility Community care facility

Commentary: Alternatively, encourage rezoning to Mixed-use commercial or Mutiunit residential