



TOWN OF LAKE COWICHAN

Advisory Planning Commission

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

AGENDA

Election of Chair

1. **CALL TO ORDER**

After Election of Chair.

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2. **INTRODUCTION OF LATE ITEMS** (if applicable)

3. **ADOPTION OF MINUTES**

(a) Minutes of meeting held on November 21st, 2019.

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4. **BUSINESS ARISING AND UNFINISHED BUSINESS**

None.

5. **DELEGATIONS AND REPRESENTATIONS**

None.

6. **CORRESPONDENCE**

None.

7. **REPORTS**

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.

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8. **NEW BUSINESS**

None.

9. **NEXT MEETING DATE**

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

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. NEW BUSINESS

None.

9. NEXT MEETING DATES

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.

Chair

Multi-unit Residential Zoning Revision		
OCP policy is up to 40 units/ acre (100 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 Multi-unit residential