



TOWN OF LAKE COWICHAN

Advisory Planning Commission

Thursday, May 23rd, 2019 at 4.00 p.m. – Council Chambers

AGENDA

1. **CALL TO ORDER**

Page #

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

3. **ADOPTION OF MINUTES**

(a) Minutes of meeting held on April 18th, 2019.

3

4. **BUSINESS ARISING AND UNFINISHED BUSINESS**

None.

5. **DELEGATIONS AND REPRESENTATIONS**

None.

6. **CORRESPONDENCE**

None.

7. **REPORTS**

Contract Planner:

(i) [Full OCP document for review](#), as revised

(ii) Bylaw reviews.

5

8. **NEW BUSINESS**

9. **NEXT MEETING DATE**

June 27th, 2019.

10. **ADJOURNMENT**

TOWN OF LAKE COWICHAN

Minutes of Advisory Planning Commission held on
Thursday, April 18th, 2019



PRESENT: Darlene Ector, Chair
Janet Kirk
Robert Patterson

REGRETS: Pat Lamont
Brian Locher

ALSO, PRESENT: Councillor Carolyne Austin
James van Hemert, Contract Planner

1. CALL TO ORDER

The Chair called the meeting to order at 4.03 p.m.

2. APPROVAL OF AGENDA

No. APC.09/19 Moved: Janet Kirk
Seconded: Robert Patterson
that the agenda be approved.

CARRIED.

3. ADOPTION OF MINUTES

No. APC.10/19 Moved: Robert Patterson
Seconded: Janet Kirk
that the minutes of the meeting held on March 21st, 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 advised the members that no further comments have been received from the Fire Department as they are still awaiting word on the grant funding that includes the creation of wildfire hazard development permit area guidelines, has been approved.
- (b) The contract planner reviewed the results of the Background Report and the workshop on Attainable Housing in Lake Cowichan in February 2019.

Memorandum



Date: August 8, 2019
To: Chief Administrative Officer
From: James van Hemert, Consulting Planner
Re: Bylaw Reviews following the Official Community Plan Update

A. Zoning Bylaw

1. Clean up inconsistencies, errors, typos
2. Update terms
3. Identify changes required to implement the OCP
 - a. Expanded home occupation provisions
 - b. New or revised residential zone district that accommodates smaller homes on smaller lots
 - c. Amendment to permit greater variety of housing types in the “Urban Neighbourhood—Compact” area designated by the OCP. This could include more opportunity for triplex and 4-plex dwellings under certain conditions: e.g. corner lots
 - d. Creation of rental only zone district
 - e. Modification of commercial zoning to permit selected residential uses on the ground floor of buildings in downtown

B. Subdivision, Works and Services Bylaw

1. Greater lot dimension flexibility
2. Smaller lot sizes
3. Clustered development provisions

C. Sign Bylaw review

James van Hemert, MCIP, RPP
Consulting Planner