



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

STAFF: Joseph A. Fernandez, Chief Administrative Officer  
Ronnie Gill, Director of Finance  
Gloria Walker, Recording Secretary

PUBLIC: 17

Acting Mayor McGonigle called the meeting to order at 6:01 p.m.

**1. OPENING REMARKS**

- (a) The Acting Mayor explained the process for the public hearing.

The purpose of the hearing was to give the public an opportunity to provide input on the proposed Town of Lake Cowichan Zoning Amendment Bylaws No. 1041-2020.

The proposed Town of Lake Cowichan Zoning Amendment Bylaw No. 1041-2020 is intended to amend uses of the property described as Remainder Lot A District Lot 13 Cowichan Lake District Plan VIP64669, Except Part in Plans VIP66922, VIP68015, VIP72607, VIP78144, VIP88404 and VIP88405.

The Acting Mayor established the rules for the conduct of the hearing. Acting Mayor McGonigle asked if there were questions on the process he had laid out for the public hearing. He added that the input should be strictly on the bylaw that is the subject of the public hearing.

Hearing no questions on the process he had laid out, Acting Mayor McGonigle then called on the Chief Administrative Officer to introduce the bylaw.

**2. BYLAW NO. 1041-2020**

- (a) The Chief Administrative Officer advised that the Zoning Amendment Bylaw No. 1041-2020 had been given 1<sup>st</sup> and 2<sup>nd</sup> readings by Council on July 28<sup>th</sup>, 2020.

The Chief Administrative Officer further advised the following:

The public notices as required under the *Local Government Act* had been issued and all statutory requirements have been met and one written submission was received from a resident by the close of the business day. A staff report was also submitted.

The public has had the opportunity to review documentation relating to the bylaw amendments, in

the meantime.

Council was advised it may after the adjournment of the public hearing proceed to adopt Bylaw 1041-2020 which will effectively amend Zoning Bylaw 935-2013.

The Contract Planner added that single dwellings would have to provide on-site parking for the secondary suite. He added that there is no guarantee that the 28 secondary suites would be constructed.

Brian Locher

The Acting Mayor invited the representative of the proponent of the application to first address the meeting on the amendment proposal. Brian Locher stated that the addition of secondary suites would be in keeping with the intent of Official Community Plan to allow for affordable housing and to allow for inter-generational families to reside in the same home.

The Acting Mayor now called for public input.

Jen Pelton

Jen Pelton of 529 Point Ideal asked if a traffic impact study been done.

Mr. Locher responded that the road is wide enough. No impact study has been undertaken as it is a continuation of phases 1 and 2.

Gord Tuck

Gord Tuck of 529 Point Ideal wanted to know what will be done about the increased traffic.

Crystal Dalman

Crystal Dalman of 389 Point Ideal was concerned with traffic speeding through and wanted why vehicles cannot exit through Lakeview Road.

James Pollock

James Pollock of 271 Tal Road wanted to know why there was only an emergency access through to Lakeview.

Acting Mayor McGonigle stated that the property beyond is privately owned. There is also the concern of left turns from Lakeview Road onto South Shore Road.

Kelly Pollock

Kelly Pollock of 271 Tal Road stated that there is no parking available in the summer. Turning onto South Shore from Point Ideal is a problem now and there should be an alternate access.

Gerald Hornsby

Gerald Hornsby of 310-18 King George inquired if impact studies been done for the infrastructure.

Dennis MacDonald

Dennis MacDonald of 408 Point Ideal Drive was concerned about current traffic and wanted the issue of a secondary access addressed.

Barbara

Barbara of 271 Tal Road would like to see some sort of traffic calming measure implemented as people speed through now.

Ken Karpick

Ken Karpick of 287 Tal Road was not in favour of secondary suites. He felt the other phases should be allowed suites as well if this use was approved.

Acting Mayor McGonigle afforded members of Council an opportunity to ask questions of the applicant.

Acting Mayor McGonigle asked if there was any further public input.

- (c)** The Acting Mayor issued a second call for public input.

On receiving no input, the Acting Mayor issued a third call for public input.

Hearing no more further input, Acting Mayor McGonigle stated that no further submissions would be accepted after the meeting and that the bylaw would now be referred to council following the public hearing.

**3. ADJOURNMENT**

Acting Mayor McGonigle declared the public hearing for the proposed amending Bylaw No. 1041-2020 closed and advised that the bylaw would be returned to Council for further consideration (6:23 pm.).

Certified correct \_\_\_\_\_.

Confirmed on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Acting Mayor