



TOWN OF LAKE COWICHAN

Minutes of a Public Hearing

Held electronically at Lake Cowichan, BC as per Ministerial Order M-192
on Tuesday, June 22nd, 2021

PRESENT: Mayor Bob K. Day, Chair
Councillor Carolyne Austin
Councillor Tim McGonigle
Councillor Kristine Sandhu
Councillor Lorna Vomacka

STAFF: Joseph A. Fernandez, Chief Administrative Officer
Ronnie Gill, Director of Finance
Jas Sandhu, Superintendent, Public Works, and Engineering Services

Mayor Day called the meeting to order at 6:00 pm

1. OPENING REMARKS

(a) The 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 Bylaw No. 1058-2021.

The Mayor established the rules for the conduct of the hearing. Mayor Day reviewed the means for public participation at the virtual public hearing which included the following:

- ✓ To provide verbal input the public could phone in at a number provided by zoom; OR
- ✓ By phone directly the municipal hall directly at 250-749-6681: OR
- ✓ Attendance at the municipal office in person to use a computer made available for a virtual presentation.

Mayor Day then 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, Mayor Day then called on the Chief Administrative Officer to introduce the bylaw.

2. BYLAW NO. 1049-2021

(a) The Chief Administrative Officer introduced the amendment proposed for Zoning Amendment Bylaw No. 1058-2021.

The proposed Town of Lake Cowichan Zoning Amendment Bylaw No. 1058-2021 is intended to amend the zoning designation from "CD-1 – Comprehensive Development" to "CD-3 – Community Services Comprehensive Development" for the property described as Lot A, District Lot 12, Cowichan Lake Land District, Plan VIP74908.

The Chief Administrative Officer further advised the following:

The zoning proposal was initiated by Community Services and the change regulations would affect the revised use by adding Community Services definition and allow for an addition to the existing building.

The public notices as required under the *Local Government Act* had been issued and all statutory requirements have been met and several written submissions had been received by the close of the business day.

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

3. PUBLIC INPUT

The Mayor invited verbal public input. He stated that for the record, full name and street address of the speaker must be provided and that each speaker would be afforded a maximum of three minutes.

The Mayor invited the proponent of the application to address the meeting on the amendment proposal by Community Services.

The Chief Administrative Officer advised that there were no representatives of Community Services available on the phone.

The Chief Administrative Officer reported that there were no phone calls for verbal submission.

Melaina Petenaude

Melaina Petenaude, Executive Director, Cowichan Lake Community Services then called in and spoke on the increase demand for its services and the need for enhanced support in the local community. She advised that a letter had been submitted to Council that day and stated that the wellbeing and safety of staff was foremost when dealing with residents in crisis. She reassured the hearing that the proposed addition was not for new services and would not attract others outside of the community.

(a) The Mayor issued the first call for public input.

Lorne Scheffer

Lorne Scheffer, 7769 Sunset Drive called on the phone to state that he was very thankful for having Community Services in the community and commended them on the amount of work they have done. He then shared his concern that "if you build it, they will come" and that the Town does not have the proper resources to deal with the issue of homelessness. He was concerned with safety with respect to social issues being raised and the effect it may have on the business and the parks and recreation in the area. He expressed his non-support of the application.

Rosalie Sawrie

Rosalie Sawrie, 7600 Westholme Road, North Cowichan advised that she has worked with Social Cowichan on the poverty reduction programme over the last eight months.

She stated that based on community input there is a housing crisis and Lake Cowichan is not unique and that poverty lives on a spectrum. She stated that there was a need for access to year-round washrooms, access to showers, laundry, and some computer support for completing forms and applications online. The application before Council would help address all these issues with the available funding which targets the most vulnerable residents in the community.

She expressed her view that this would be a huge loss to pass up the opportunity as for those living here this is the hand up that they need and feared that with the COVID pandemic living conditions and resources could get worse and would clearly be reflected in the Movin' on Up project.

Councillor Carolyne Austin

Councillor Austin requested clarification on how many letters had been sent in for input to the application.

Eight letters were in favor of the application and 26 letters against.

Councillor Lorna Vomacka

Councillor Vomacka raised the question on whether you had to live in the municipal boundaries to submit input since Community Services was in Lake Cowichan and its use was regional. The Mayor stated that was the reason to allow all input by those affected by the application.

The Mayor asked if there was any public in the parking lot. The Director of Finance stated there were none.

(b) The Mayor issued a second call for public input for verbal submission.

Rosalie Sawrie

Rosalie Sawrie, 7600 Westholme Road, North Cowichan wanted to make one last comment.

Lake Cowichan Community Services has been providing very important and necessary services with limited resources and an increase of demand and the identified extension plan is a valuable need in the community with a source of funding for same. Ms. Sawrie stated that curbing the application this evening would cross off a handful of actions for community and the movement working on with the Movin' on Up before the strategy can even be written up and presented.

Melaina Petenaude

Melaina Petenaude, Executive Director, Cowichan Lake Community Services called back in and wanted to make add a few more points to her previous comments.

Ms. Petenaude wished to stress that the regional funding had limitations and the application for change was just a part of the larger picture for the plans for Community Services.

She shared her view that while the community waits for a solution, she needs to do what she could in the meantime and the Town need to adapt to the changes. She asked that

Mayor and Council support the application to allow the project to commence.

Duncan Brown

Duncan Brown, 55 Cottonwood Street, called in to express his support for the proposal to supply shower and laundry facilities for community members. He felt that the application was in keeping with the spirit of the Official Community Plan.

Mayor Day asked if there were any other phone call or anyone outside the hall to provide input. There were none.

- (c) The Mayor issued a third call for public input for verbal submission.

The Chief Administrative Officer reported after a wait of one minute that there were no phone calls received on the matter.

Hearing no further input, Mayor Day stated that no further submissions would be accepted after the meeting.

4. ADJOURNMENT

Mayor Day declared the public hearing for the proposed amending Bylaw No. 1058-2021 closed and advised that the bylaw would be returned to Council for further consideration (6:31 pm.).

Certified correct _____.

Confirmed on the _____ day of _____, 2021.

Mayor