



TOWN OF LAKE COWICHAN

Minutes of a Public Hearing

Held electronically at Lake Cowichan, BC as per Ministerial Order M-192
on Tuesday, August 24th, 2021

PRESENT: Mayor Bob K. Day, Chair
Councillor Carlyne 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 Official Community Plan Amendment Bylaws No. 1053-2021 and 1061-2021 and Town of Lake Cowichan Zoning Amendment Bylaw No. 1054-2021.

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.

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 first amending bylaw.

2. BYLAW NO. 1053-2021

(a) The Chief Administrative Officer introduced the amendment proposed for the Official Community Plan Amendment Bylaw No. 1053-2021.

The proposed Town of Lake Cowichan Zoning Amendment Bylaw No. 1053-2021 is intended to amend the Official Community Plan designation from Institutional to Urban Neighborhood Compact specifically for the property described as Lot 1, Section 6, Renfrew District, Plan VIP15590 (21 Oak Lane).

The Chief Administrative Officer further advised the following:

The proposal was initiated by the proponent.

The public notices as required under the *Local Government Act* had been issued and all statutory requirements have been met and no written submissions have 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.

Jon Roler

Jon Roler, property owner of 21 Oak Lane, called in to speak on his application to amend both the Official Community Plan and the Zoning bylaws.

He reported that the planned development would create a 56 residential attainable town home development with 12 of those units providing 1-bedroom secondary suites. He further reported that the 11.56-acre property would have 35% of the greenspaces preserved and not developed and would register a covenant with respect to that commitment.

He felt that the proposed development was consistent with the Official Community Plan recommendations; namely Sections 2.6, 5.2 and 3.1 and that a traffic impact study has been undertaken and a gated emergency access provided through Oak Lane would address concerns with local vehicular and pedestrian traffic.

Mr. Roler further spoke on the 97 signed petition that was recently submitted in favour of the proposed amendments. Mr. Roler advised that 43 of those signatures were from the residents at Brookside, 300 Grossleg Way, which is adjacent to the subject property.

Councillor McGonigle requested clarification on where the gated access would be provided. Mr. Roler stated it would be at Oak Lane as outlined in the submitted report.

Councillor McGonigle further asked the proponent if he had worked with staff and elected officials to get his proposed development to date. Mr. Roler responded in the affirmative.

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

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

None.

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

None.

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

Sharon Kelly

Sharon Kelly, 145 MacDonald, called in to express her concern with traffic along MacDonald Road and that that increase will affect the quality of life along that area. She requested further information on what was being proposed for the area and development.

Mayor Day conveyed that Council has taken her questions as concerns and outlined how notifications for public hearings are advertised through the local newspaper and on the Town's official website.

Brian Dowling

Brian Dowling, 300 Grosskleg Way, called in and expressed his support. Mr. Dowling shared his view that the property is an eyesore with people living in it. He stated that this would benefit the community and provide more income for the Town through taxation.

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

4. BYLAW NO. 1054-2021

- (a) The Chief Administrative Officer introduced the amendment proposed for Zoning Amendment Bylaw No. 1054-2021.

The proposed Town of Lake Cowichan Zoning Amendment Bylaw No. 1054-2021 is intended to amend the zoning designation from "P-1 – Public Use (Parks and Institution" to "R-3 – Multi-Family Residential" for the property described as Lot 1, Section 6, Renfrew District, Plan VIP15590 (21 Oak Lane).

The Chief Administrative Officer further advised the following:

The zoning proposal was initiated by the proponent and the changes would add density bonus, affordable housing and amenities contribution for that specific property.

The public notices as required under the *Local Government Act* had been issued and all statutory requirements have been met and several written submissions and a petition 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.

5. 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.

Jon Roler

Jon Roler responded through the phone and advised that he had spoken on both the Official Community Plan and the Zoning bylaws earlier in the meeting.

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

None.

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

None.

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

None.

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

6. BYLAW NO. 1061-2021

- (a)** The Chief Administrative Officer introduced the amendment proposed for Zoning Amendment Bylaw No. 1061-2021.

The proposed Town of Lake Cowichan Community Plan Amendment Bylaw No. 1061-2021 is intended to include mapping.

The Chief Administrative Officer further advised the following:

The zoning proposal was initiated by Council and staff and the changes would address the requirement for a riparian areas map and text and the wildfire development permit map.

The public notices as required under the *Local Government Act* had been issued and all statutory requirements have been met and no 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.

7. 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.

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

Jon Roler

Jon Roler called in and spoke on the some inaccuracies on the streamside map which included the stream shown North to South through the Brookside complex on Grosskleg Way and the hazards shown on property he owns at 21 Oak Lane in the 'ballfield' area of the property.

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

None.

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

Councillor McGonigle asked for clarification on what brought the amendments forward.

The Contract Planner advised that the maps were inadvertently left out and were no available when the Official Community Plan was implemented in 2019.

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

8. ADJOURNMENT

Mayor Day declared the public hearing for the proposed amending Bylaws No. 1053-2021, 1054-2021 and 1061-2021 closed and advised that the bylaws would be returned to Council for further consideration (6:38 pm.).

Certified correct _____.

Confirmed on the _____ day of _____, 2021.

Mayor