

TOWN OF LAKE COWICHAN

Minutes of Advisory Planning Commission held
Held electronically at Lake Cowichan, BC on Thursday,
February 24th, 2022



PRESENT: Darlene Ector, Chair
Pat Lamont
Bev Litster
Robert Patterson

REGRETS: Janice New

ALSO PRESENT: CouncillorCarolyn Austin
Joseph A. Fernandez, CAO
James van Hemert, Contract Planner

1. **CALL TO ORDER**

The meeting was called to order by the Chair at 4:00 p.m.

2. **APPROVAL OF AGENDA**

The agenda was accepted as presented.

3. **ADOPTION OF MINUTES**

No. APC.03/22
Minutes

Moved: Robert Patterson
Seconded: Bev Litster
that the minutes of the meeting held on January 27th, 2022, be
approved.

CARRIED.

4. **BUSINESS ARISING AND UNFINISHED BUSINESS**

- (a) The Contract Planner spoke on the engagement of hydraulic consultants by the Regional District to review the current floodplain levels. The conclusion was no change to the floodplain maps was required based on a risk assessment that was conducted. No further action was required by the Town.
- (b) The issue of development approvals that would limit local government involvement in housing was raised by way of a survey being conducted by the Province.

The contract planner pointed to the five areas of development in his memo on the subject. At the present time council is involved in all facets except with the subdivision process, which, however, is controlled at the front end.

The issue of parking is administered through the zoning process.

The contract planner looked for input on the survey he was working on. In the meantime, the population for Lake Cowichan is now 3,325.

The contract planner went over the survey with responses currently in places and was interested in gleaning the Commission's interest in seeing some of council's current responsibilities transferred to staff.

Discussions were also had on:

- Rental only zones;
- Density bonusing;
- Minor development variances;
- Community Amenity Contributions; and

- Update the OCP and Zoning Bylaws to allow for increased housing units.

5. DELEGATIONS AND REPRESENTATIONS

None.

6. CORRESPONDENCE

None.

7. REPORT

NEW BUSINESS

8.

- (a)** The Development Approvals Process Review report was treated as information.

9. NEXT MEETING DATE

March 24th, 2022, at 4:00 p.m.

10. ADJOURNMENT

No. APC.04/22
Adjournment

Moved: Pat Lamont
Seconded: Bev Litster
that the meeting be adjourned at 5.20 p.m.

CARRIED.

Certified correct _____.

Confirmed on the _____ day of _____, 2022.

Chair