



## **TOWN OF LAKE COWICHAN**

Minutes of a Public Hearing

Held and transmitted electronically via the temporary Council Chambers located at 38 King George Street, Lake Cowichan, BC on Tuesday, November 22<sup>nd</sup>, 2022

**PRESENT:** Mayor Tim McGonigle  
Councillor Carolyne Austin  
Councillor Aaron Frisby  
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  
Dalton Smith, Manager, Cowichan Lake Education Centre (6:13 pm)

**PUBLIC:** 11

Mayor McGonigle 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 amendments to the Town of Lake Cowichan Zoning Bylaw No. 1055-2021 and the Town of Lake Cowichan Official Community Plan 1022-2019.

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

- ✓ By phone directly the municipal hall directly at 250-749-6681, extension #108.

Mayor McGonigle 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 McGonigle then called on the Chief Administrative Officer to introduce the amending bylaw.

Mayor McGonigle and Councillor Austin excused themselves from the meeting at 6:04 pm for a potential conflict of interest on the next agenda item.

Councillor Vomacka assumed the Chair.

### **2. BYLAW NO. 1079-2022**

**(a)** The Chief Administrative Officer introduced the amendment proposed for the Town of Lake Cowichan Zoning Bylaw No. 1079-2022.

The proposed Town of Lake Cowichan Zoning Bylaw No. 1079-2022 is intended to amend the Town of Lake Cowichan Zoning Bylaw No. 1055-2021.

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 no written submissions have been received by the close of the

business day. A report from the Contract Planner is attached to the agenda for the Regular meeting of Council.

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

**3. PUBLIC INPUT**

Councillor Vomacka, Acting Chair invited verbal public input. She 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.

Terry Hale  
Proponent

Terry Hale, on behalf of the Cowichan Lake Elder Care Society (CLECS) provided a history of the Elder Care Society which included the letter of understanding received from the Town of Lake Cowichan and the generous donation of lands from the municipality. He further spoke on the recommendations that related to the Age Friendly report and the Official Community Plan and reported that M’akola was assisting in the planning of the project of Lakewood Manor which would see an affordable housing complex constructed for seniors in the community.

In closing, he shared that the Society had purchased a portion of lands to ‘square’ up the property lines at a substantial cost and that businesses and organizations have provided written support of the endeavor.

Council members were afforded an opportunity to ask questions of the proponent.

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

None.

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

None.

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

Hearing no further input, the Acting Chair stated that no further submissions would be accepted after the meeting.

Mayor McGonigle and Councillor Austin returned to the meeting at 6:09 pm.

Mayor McGonigle resumed the Chair.

**4. BYLAW NO. 1080-2022**

- (a)** The Chief Administrative Officer introduced the amendment proposed for the Town of Lake Cowichan Zoning Bylaw No. 1080-2022.

The proposed Town of Lake Cowichan Zoning Bylaw No. 1080-2022 is intended to amend the Town of Lake Cowichan Zoning Bylaw No. 1055-2021.

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 no written submissions have been received by the close of the business day. A report from the Contract Planner is attached to

the agenda for the Regular meeting of Council.

The public has had the opportunity to review documentation relating to the bylaw amendments. In the meantime there has been several verbal enquiries.

## **5. PUBLIC INPUT**

Mayor McGonigle 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.

Laurie LeBlanc  
Proponent

Laurie Leblanc spoke to Council and advised them that there is a demand for small attainable housing and his proposed plan for the subject property at 163 Neva Road is to subdivide, once land use is changed. His proposal is for four (4) separate lots; 1 with existing house and 3 with smaller homes. He shared a photograph of smaller homes he recently completed at 77 Nelson Road.

In closing, he stated that access to all the newly created properties would be off Oak Lane.

Council members were afforded an opportunity to ask questions of the proponent.

Councillor Vomacka sought clarification on the access of Oak Lane and if the Fire Department had any input on how narrow the roadway was.

The Chief Administrative Officer stated that access and roadway issues would be addressed at the subdivision stage of the development.

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

None.

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

None.

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

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

## **6. BYLAW NO. 1081-2022**

- (a)** The Chief Administrative Officer introduced the amendment proposed for the Town of Lake Cowichan Zoning Bylaw No. 1081-2022.

The proposed Town of Lake Cowichan Zoning Bylaw No. 1081-2022 is intended to amend the Town of Lake Cowichan Official Community Plan Bylaw No. 1022-2019.

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 no written submissions have been received by the close of the business day. A report from the Contract Planner is attached to the agenda for the Regular meeting of Council.

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

**7. PUBLIC INPUT**

Mayor McGonigle 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 Chair issued the first call for public input.

None.

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

None.

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

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

**8. ADJOURNMENT**

Mayor McGonigle declared the public hearing for the proposed amending Bylaws No. 1079-2022, 1080-2022 and 1081-2022 closed and advised that the bylaws would be returned to Council for further consideration (6:18 pm).

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

Confirmed on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor