



TOWN OF LAKE COWICHAN

Minutes of a Public Hearing

Held and transmitted electronically via the Council Chambers located at 39 South Shore Road, Lake Cowichan, BC
on Tuesday, March 26th, 2024

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

STAFF: Joseph A. Fernandez, Chief Administrative Officer
Jas Sandhu, Superintendent, Public Works and Engineering Services
Dalton Smith, Manager, Cowichan Lake Education Centre
Roni-Lee Roach, Executive Secretary

PUBLIC: 6

Mayor McGonigle called the meeting to order at 5:13 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 adoption of the Town of Lake Cowichan Official Community Plan Bylaw No. 1097-2023.

Mayor McGonigle advised that the current Official Community Plan bylaw will be repealed upon adoption of the new Official Community Plan and that the Plan will govern future development and land use applications throughout the Town.

The Mayor established the rules for the conduct of the hearing. Mayor McGonigle reviewed the means for public participation at the public hearing.

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.

2. BYLAW NO. 1097-2023

(a) The Chief Administrative Officer introduced the Town of Lake Cowichan Official Community Plan Bylaw No. 1097-2023.

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 a written submission from the Cowichan Valley Regional District that they had no issues with the Plan 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.

Mayor McGonigle then asked the Contract Planner, James van Hemert to provide additional details on the revised Plan.

James van Hemert, Contract Planner advised that he has been working closely with the Advisory Planning Commission and wished to walk through what all the changes in the Plan contained.

He reviewed the areas of the Plan that included health and wellness, built environment and natural environment.

He further spoke on the goals and objectives related to implementation on such areas in respect to Development Permit areas, Zoning, and climate change.

He also spoke on the following:

- Public Engagement meeting held in September, 2023;
- Active Transportation Plan has been included;
- Affordable housing and need to look at smaller lot subdivision to accommodate duplex/townhouse/rental only zoning;
- Land use changes on mapping;
- Mobility and transportation with future bike lanes; and
- Parks and public spaces with details on improvements that can be undertaken.

Mayor McGonigle conveyed his thanks to the Advisory Planning Commission members for all the work that has been done on the Plan. He stated that he was excited for the rental only zone. He stated that the Plan reinforces the need and opportunities coming forward in the Town and the Plan is a guide for the Town to allow developments to move forward successfully.

3. PUBLIC INPUT

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

Catherine Worsley

Catherine Worsley asked for clarification on the space and land use of industrial. The Contract Planner responded that industrial lands are now being referred to as “employment lands” as it would be a better designation for light industrial lands. The deeper the map color designation, the denser the land and property use is.

(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.

Mayor McGonigle afforded an opportunity for members of Council to ask questions.

Councillor Vomacka pointed out the need to clarify reference to the Ts’uubaa-asatx Nation in section 2.1 location and reference to public toilets being accessible in section 5.3, page 80 of the document.

Councillor Vomacka further asked about the requirement for concrete and steel in industrial construction.

Mayor McGonigle issued a final call for questions from Council.

4. ADJOURNMENT

Mayor McGonigle declared the public hearing for the proposed Bylaw No. 1097-2023 closed and advised that the bylaw would be returned to Council for further consideration (5:51 pm).

Certified correct _____.

Confirmed on the _____ day of _____, 2024.

Mayor