



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, November 26th, 2024

PRESENT:	Mayor Tim McGonigle Councillor Carlyne Austin Councillor Kristine Sandhu Councillor Lorna Vomacka
REGRETS: (with prior notice)	Councillor Aaron Frisby
STAFF:	Joseph A. Fernandez, Chief Administrative Officer Jas Sandhu, Superintendent, Public Works and Engineering Services James van Hemert, Contract Planner Roni-Lee Roach, Executive Secretary
PUBLIC:	4

Deputy Mayor Sandhu called the meeting to order at 5:00 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.

The Mayor established the rules for the conduct of the 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. 1110-2024

- (a) The Chief Administrative Officer introduced the amendment proposed for the Town of Lake Cowichan Zoning Bylaw No. 1110-2024.

The proposed Town of Lake Cowichan Zoning Bylaw No. 1110-2024 is intended to amend the Town of Lake Cowichan Zoning Bylaw No. 1055-2021 to allow for increased density on a single lot to address the requirements of the Housing Accelerator Fund (HAF) initiative.

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. No written submissions had been received by the close of the business day on the proposed bylaw.

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

The Chief Administrative Officer stated that it may be appropriate to have the Contract Planner add his comments.

3. PUBLIC INPUT

Mayor McGonigle asked the Town's contract planner to then address the meeting.

James van Hemert, Contract Planner provided a summation of the proposed changes in the Zoning amendment bylaw.

He stated that these changes for increased density are covered under Bill 44. Also, the changes were also part of the Housing Accelerator Funding which was received by the Town.

The increased density changes outlined by the Contract Planner are as follows:

- Duplex, triplex and quadplex setback requirement changes;
- Change to roof slope standards;
- Expansion of the building coverage by additional 5% allowance;
- Changes to Schedule "B" related to reduced parking requirements for 2-bedroom units and townhouse with spaces provided for tandem or rear parking.

(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.

None.

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

4. ADJOURNMENT

Mayor McGonigle declared the public hearing for the proposed Bylaw No. 1110-2024 closed and advised that the bylaw would be returned to Council for further consideration (5:10 pm).

Certified correct _____.

Confirmed on the _____ day of _____, 2024.

Mayor