

TOWN OF LAKE COWICHAN

Minutes of Advisory Planning Commission
held on January 22nd, 2026, at the Council Chambers, located
at 39 South Shore Road, Lake Cowichan, BC.



PRESENT: Bill Garrett, Chair
Vicki Pauze
Karmen Cozens

REGRETS: Stephanie Harper

ALSO PRESENT: Councillor Carlyne Austin
Brigid Reynolds, Contract Planner

1. CALL TO ORDER

The meeting was called to order by the Chair at 3:04 pm.

2. APPROVAL OF AGENDA

No. APC.01/26
Agenda

(a) Moved: Vicki Pauze
Seconded: Karmen Cozens
that the agenda be approved as presented.

CARRIED.

3. ADOPTION OF MINUTES

No. APC.02/26
Minutes

(a) Moved: Vicki Pauze
Seconded: Karmen Cozens
that the minutes of the meeting held on December 18th, 2025, be approved
as presented.

CARRIED.

4. BUSINESS ARISING AND UNFINISHED BUSINESS

(a) The advertisement seeking Commission members was ongoing, with a
closing date of January 30th, 2025.

(b) The Contract Planner reported on the Development Approval Procedure
bylaw amendments and advised the following:

- Awaiting Council direction on moving the bylaw forward for approval;
- Presenting to the Committee of the Whole at its next meeting; and
- Survey through the Town's website and social media to seek input on the proposed amendments from development and builder community.

5. DELEGATIONS AND REPRESENTATIONS

None.

6. CORRESPONDENCE

None.

7. REPORTS

(a) The Commission members discussed the matter of storage containers in Lake Cowichan.

The Contract Planner gave an update on the matter from a recent Committee of the Whole meeting and discussion included:

- Some folks may feel that it's not a concern nor an eyesore and that the contents are safe;
- A number of containers are eyesores and unsightly;
- If allowed, a need for inspections to ensure that all material is safely stored;
- That other restrictions be in place; including but not limited to, not in front yards, having a time limit for placement and requirement of painting for permanent; and
- Need for enforcement throughout the community for compliance.

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8. NEW BUSINESS

- (a) The information provided on the matter of density for Multi-family zone R-7 and Multi-Family Use in commercial zone districts was provided as information.
- (b) The Contract Planner discussed the matter of C-3 Lakefront and Riverfront Commercial Zone uses and the recent Temporary Use Permit application that was being considered by Council for retail use at a site-specific location on South Shore Road.

She advised that there is a need to amend the current zoning bylaw to include retail and restaurants as permitted uses in the C-3 zone.

9. NEXT MEETING DATE

February 26th, 2026 at 3:00 pm.

10 ADJOURNMENT

No. APC.03/26
Adjournment

Moved: Karmen Cozens
Seconded: Vicki Pauze
that the meeting be adjourned (3:40 pm).

CARRIED.

Confirmed on the _____ day of _____, 2026.

Chair