



**AGENDA
TOWN OF LAKE COWICHAN
Public Hearing
Tuesday, March 28th, 2017 at 6:00 p.m.**

Public Hearing of the Town of Lake Cowichan to be held at the Municipal Hall at 39 South Shore Road, Lake Cowichan, British Columbia to consider amendments to the Town of Lake Cowichan Zoning Bylaw No. 935-2013 through Zoning Amendment Bylaw 986-2017.

1. CALL TO ORDER

(a) Opening Remarks

- Mayor provides the opening remarks and explains process of public hearing and invites questions from public on process.

2. (a) Introduction of Bylaw No. 986-2017 by Chief Administrative Officer

- Introduction of Zoning Amendment Bylaw and process used; and
- Written submission(s).

(b) Public Input

- Verbal submissions invited by the Mayor.

For the record, full name and street address of speaker must be provided at time of verbal submission.

Conclusion

No further submissions are permitted after close of Public Hearing.

3. ADJOURNMENT

Mayor declares the public hearing closed and the proposed Bylaw No. 986-2017 is to be returned to Council for further consideration.

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TOWN OF LAKE COWICHAN

NOTICE OF PUBLIC HEARING

NOTICE is hereby given that a Public Hearing will be held on the matter of the amendments to the "Town of Lake Cowichan Zoning Bylaw 935-2013" as described below at 6:00 p.m. on March 28th, 2017:

ZONING AMENDMENT BYLAW 986-2017

Bylaw 935-2013 will be hereby amended as follows:

The following are added to **Part III – Land Use Definitions**:

3.1 ***COLUMBARIUM*** means a structure designed for the purpose of storing the ashes of human remains that have been cremated and which contains the niches for cinerary urns; and

SHORT-TERM VACATION RENTAL means a building that contains or a set of rooms, which may have a kitchen; and that is offered for rent to the travelling public on a temporary basis of 31 days or less and is subject to all of the conditions listed in Section 6.1 Conditions for Short Term Vacation Rentals, under Part VI Special Provisions.

Section 5.11 **C-3—Lakefront and Riverfront Commercial Zone**, Subsection 5.11.2 Permitted Uses, is amended as follows:

- (a) By revising regulation (i) under Principal Uses as follows:
 - (i) Bed and Breakfast accessory to use in (h) only;
- (b) By the addition of regulation (k) as follows:
 - (k) Principal Use of Short Term Vacation Rental and a Minimum Lot Size of 667 m², subject to the provisions of Part VI Special Provisions, Section 6.3 Conditions for Short Term Rental, only on the parcel described as Lot 1, Section 6, Renfrew District, Plan 5631; Street address of 38 North Shore Drive E.; and
- (c) By the addition of regulation (l) as follows:
 - (l) Single Family residence is permitted accessory to principal uses inclusive of (a) through (g) and (k), and a Minimum Lot size of 667m²

Part VI TRANSITION is renumbered as Part VII TRANSITION.

Revised Part VI SPECIAL PROVISIONS with provisions for Short Term Vacation Rentals will read as follows:

6.1 CONDITIONS FOR SHORT TERM VACATION RENTALS

6.1.1 In any zone or property in which a Short Term Vacation Rental is permitted, the following conditions shall be satisfied:

- (a) Compliance with the Bylaw for the licensing and regulating of businesses in the Town of Lake Cowichan;
- (b) Compliance with the parking requirements of the Schedule B Off-Street Parking Spaces; and
- (c) Subletting of units by tenants is not permitted.

Section **5.13 I-1— Light Industrial Zone** is amended as follows:

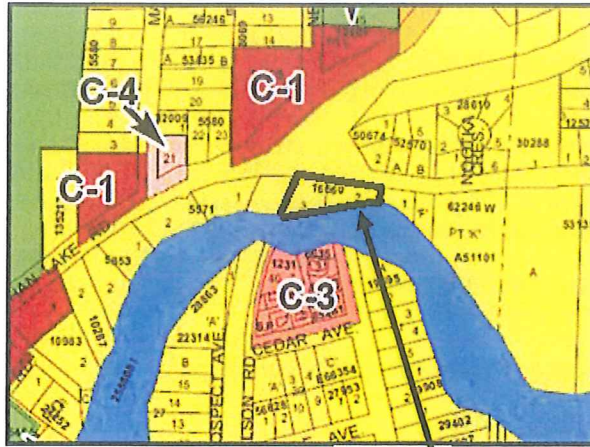
- (a) In Subsection 5.13.2 Permitted Uses, the addition of a Principal Use, (p) Service Station, and the renumbering of subsequent listed uses that follow; and
- (b) In Subsection 5.13.3 Conditions of Use, the deletion of the maximum number of units in Regulation 5.13.3.1 Dimensions and Coverage Standards.

Section 5.15 **P-1— Public Use Zone** is amended by adding Columbarium as an additional Principal use listed in 5.15.2 Permitted Uses.

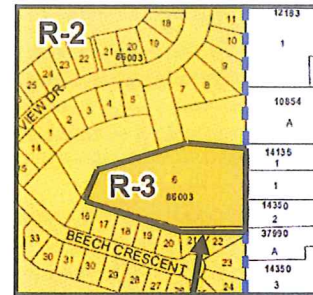
Schedule C Permitted Land Use Table is amended as follows:

- (a) Adding Columbarium as an additional Principal use listed in the Institutional Use category within the P-1 Public Use zone; and
- (b) Adding Service Station as an additional Principal use listed in the Industrial category within the I-1 Light Industrial zone.

Bylaw 935-2013 is also hereby amended through revisions to the zoning categories in Schedule "A" for the following properties:



Rezone from Urban Residential (R-1) to Public Use (P-1)



Rezone from Multi-Family (R-3) to Suburban Residential (R-2)

All persons who believe that their interests are affected by the proposed bylaw amendment referred to shall be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaws at a **PUBLIC HEARING** to be held in Council Chambers, 39 South Shore Road, Lake Cowichan, British Columbia. All written input must be submitted by no later than 4:30 p.m., March 28th, 2017 or you can make your views known to Council when the Mayor asks for comments from the public at the public hearing. Council members are not permitted to receive further submissions or hear from either a proponent or opponent to an application once the Public Hearing has been concluded.

The proposed amending bylaw and related documents may be inspected at the Town Office, 39 South Shore Road, Lake Cowichan, British Columbia, Monday to Friday, excluding statutory holidays, from 8:30 a.m. to 4:30 p.m. until March 28th, 2017.

Dated at Lake Cowichan, British Columbia this 8th day of March, 2017.

Joseph A. Fernandez, Chief Administrative Officer
Town of Lake Cowichan, PO Box 860, 39 South Shore Road, Lake Cowichan, BC V0R 2G0