



**AGENDA
TOWN OF LAKE COWICHAN
Public Hearing
Tuesday, August 25th, 2020 at 6:00 p.m.**

Public Hearing of the Town of Lake Cowichan to be held at Lake Cowichan Council Chambers at 39 South Shore Road, Lake Cowichan, British Columbia to consider the Town of Lake Cowichan Zoning Amendment Bylaw No. 1041-2020.

1. CALL TO ORDER

(a) Opening Remarks

- Acting Mayor provides the opening remarks and explains process of public hearing dealing with the Zoning Amendment Bylaw, and invites questions from public on the process.

- 2. (a)** The Acting Mayor requests the CAO to now introduce Bylaw 1041-2020. (Bylaw is included with the Regular Agenda)

Introduction of Bylaw No. 1041-2020 by Chief Administrative Officer

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

(b) Public Input

- Verbal submissions invited by the Acting Mayor.

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

(c) Public Input

- Verbal submissions invited by the Acting Mayor.

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

Conclusion

No further submissions on this bylaw are permitted after close of Public Hearing.

4. ADJOURNMENT

Acting Mayor declares that the public hearing is closed and that the proposed Bylaw No. 1041-2020 is to be returned to Council for further consideration.



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 p.m. on August 25th, 2020:

ZONING AMENDMENT BYLAW 1041-2020

Zoning Amendment Bylaw No. 1041-2020 proposes to amend Zoning Bylaw 935-2013 for the property described as Remainder Lot A District Lot 13 Cowichan Lake District Plan VIP64669, Except Part in Plans VIP66922, VIP68015, VIP72607, VIP78144, VIP88404 and VIP88405 by keeping the zone district with the addition of the following:

| Additional unit yield permitted with amended zoning or development approval | Voluntary affordable housing contribution |
|---|---|
|---|---|

in the Density Bonus Calculation Table for the row representing "Remainder Lot 1 District Lot 13 Cowichan Lake District Plan VIP 64669, Except Part in Plans VIP66922, VIP68015, VIP72607, VIP78144, VIP88404, and VIP88405," to Schedule "E" for Density Bonus Calculations, which is Schedule "A" of this Bylaw.

- 1) Part V "Regulations for Each Zone, Zoning Categories", Section 5.3 "R-1—B Single Detached and Duplex Residential Zone" is amended by adding secondary suites as a permitted accessory use, subject to affordable housing provisions set forth in Schedule "E" Density Bonus Calculations. The permitted Accessory Use table of Subsection 5.3.2 is deleted and replaced with the following:

| | Accessory Use |
|-------|--|
| (i) | Home-based business, accessory to principal use in (a); OR |
| (ii) | Bed and Breakfast, accessory to principal use in (a) OR |
| (iii) | Secondary suite in single detached dwellings only, accessory to principal use in (a) subject to the affordable housing provisions set forth in Schedule "E" Density Bonus Calculations |

If you believe that your interests will be affected by the proposed bylaw amendments you shall be afforded a reasonable opportunity to be heard or you may present written submissions respecting matters contained in the bylaw 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., August 25th, 2020 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 August 25th, 2020.

Dated at Lake Cowichan, British Columbia this 6th day of August 2020.

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