

~~The Committee discussed the Information Centre's positive contributions to the tourism in the region.~~

~~Chamber of Commerce representatives, Julie Scurr, Sonja Nagel, Ruth Hartmann, and Karen Bittner were in attendance. Ms. Scurr, Chamber of Commerce President, gave an overview of the Information Centre's visitor statistics and trends for the last year. She stated that since moving to the highway location, the Information Centre has experienced a substantial increase to visitor numbers. Ms. Scurr also described the Information Centre's recent initiatives, including increased use of social media. She advised that the Chamber of Commerce continues to subsidize the Information Centre and to seek revenue generating operations.~~

~~Ms. Scurr concluded by stating that the Chamber of Commerce is cognizant that tax dollars are used to support the Information Centre's operations and requested that the City maintain a consistent funding for 2018, despite North Cowichan's disinclination to commit to a new funding formula.~~

~~The Chamber of Commerce representatives left the meeting at 6:32 pm.~~

**Zoning Bylaw
Public Hearing
Feedback**
CW-137-17
CW-138-17
CW-139-17
CW-140-17
CW-141-17
CW-142-17

It was moved and seconded:

That the Committee of the Whole direct staff to make the following changes to Zoning Bylaw No. 3166, 2017, as recommended in the staff report:

1. **Revise the setbacks for detached secondary suites;**
2. **Specify that the maximum permitted number of fabric covered structures is one (1);**
3. **Add "recreational vehicle" in addition to the total number of motor vehicles and watercraft that may be parked or stored on a low density residential property;**
4. **Regulate the location of "mechanical equipment" instead of only heat pumps, and add a definition for "mechanical equipment" which includes heat pumps, air conditioners, generators, and other similar equipment;**
5. **Prohibit the installation of mechanical equipment in front yards;**
6. **Change the heading "Conditions of Use Regulations" in the Low Density, Medium Density and High Density Residential Zones to "Conditions of Use and Subdivision Regulations";**

7. **Add “Except as otherwise permitted in this bylaw” to the beginning of section 3.13.1 Projections into Yards;**
8. **Remove the incorrect text stating “four storeys” next to “High Density Residential” in the legend of the Zoning Map.**

The Manager of Planning summarized the proposed changes to the zoning bylaw, which are based on the feedback received during the public hearing and through other avenues:

- Secondary Suite Setbacks - staff recommend increasing the rear and interior side yard setbacks for secondary suites, the exact amount will be determined by staff.

The Committee of the Whole agreed to allow Mr. Tom Ireland, former Chief Administrative Officer for the City, to participate in the discussion regarding the zoning bylaw.

- Fabric Covered Structure - staff did not recommend limiting the height and length of fabric covered structures, but does recommend restricting the number of fabric covered structures allowed to one. The Committee discussed various aspects of the fabric covered structure provisions, including the length of time they are allowed, the unsightliness of aging fabric covered structures, including height provisions, and whether there is a demand for these in the City.

It was moved and seconded:

That the motion be amended to replace "specify that maximum permitted number of fabric covered structures is one (1)" in its entirety with "Remove the fabric covered structures provision".

CARRIED

- Storage of Recreational Vehicles - staff recommend adding "recreational vehicle" to the total number of recreational vehicles that may be parked or stored on a low density residential property. The Committee of the Whole discussed adding weight/size restrictions for recreational vehicles.

It was moved and seconded:

That the motion be amended to add "and reintroduce restrictions to the size of watercraft, recreational vehicles and commercial vehicles, similar to the existing bylaw" to item number three.

CARRIED

- Heat Pumps - staff recommend change the term to "mechanical equipment" and providing a definition and prohibiting heat pumps and other mechanical equipment in front yards.
- Subdivision Regulations for Residential Zones - staff recommend changing the section title to include "Subdivision Regulations".
- Add setback requirements for storage and structures - staff recommended adding "except as otherwise permitted by this bylaw" to section 3.13.1. It was also suggested that the words "or structures" be added to table 4.3.1.
- Zone Floor Area Ratio for Low Density Residential - staff recommend not adding floor area ratio for low density residential zone as there is already a maximum parcel coverage for this zone. The Committee discussed the potential implications of the adding floor area ratio instead of maximum parcel coverage or in addition to maximum parcel coverage.

It was moved and seconded:

That the motion be amended to direct staff to “further explore the inclusion of Floor Area Ratio in Low Density Residential Zones”.

CARRIED

- Additional Setback Map - staff provided additional clarification on the setback requirements for front or exterior side setbacks in the area depicted in the Additional Setback Map.
- Below Ground Parking Requirements - staff explained the intention of requiring below ground parking to ensure that new developments share the burden of providing parking facilities necessary due to increased density.
- Shared Access to Parking - staff reviewed the shared access parking map and explained the intention of limiting the number of driveways crossing sidewalks in the downtown core to improve aesthetics and pedestrian safety.
- Communications - staff summarized all the ways that information about the zoning bylaw has been communicated to the public. The Committee discussed opportunities to increase public awareness about the zoning changes through a direct mail out to property owners, particularly those that do not reside within the City boundary. It was proposed that staff request that the DDBIA send out information to their members, as well as post additional information on the website and Facebook.

It was moved and seconded:

That the motion be amended to direct staff to bring forward options for raising public awareness about the zoning bylaw.

DEFEATED

Opposed: Mayor Kent, Councillor Bell, and Councillor Staples

- Rezoning of two downtown lots from C-3 to Downtown Comprehensive - staff explained that some of the C-3 Zone permitted uses, such as motor vehicle repair and gas stations, are no longer considered appropriate for the downtown core, but that Downtown Comprehensive Zone will permit additional uses that were not previously permitted.
- Regulations for Utility Uses - staff advised that the new bylaw includes landscaping and screening requirements for parcels with utility uses.
- Solar collectors - staff clarified that solar panels will be allowed on roof tops, but not on front yards.
- Artificial lighting of urban gardens - staff explained that artificial lighting in urban gardens may disturb neighbours.
- Third Street riparian area - staff advised that the riparian area at the end of Third Street is part of the Natural Environment Riparian Area Development Permit Area in the Official Community Plan.
- General Repair Service - staff clarified that the motorcycle parts store on Jubilee Street would not be considered permissible in the Downtown Comprehensive Zone and would require either a zoning amendment or temporary use permit.

The main motion as amended was moved and seconded:

That the Committee of the Whole direct staff to make the following changes to Zoning Bylaw No. 3166, 2017, as recommended in the staff report:

1. **Revise the setbacks for detached secondary suites;**
2. **Remove the fabric covered structures provision;**
3. **Add “recreational vehicle” in addition to the total number of motor vehicles and watercraft that may be parked or stored on a low density residential property and reintroduce restrictions to the size of watercraft, recreational vehicles and commercial vehicles, similar to the existing bylaw;**
4. **Regulate the location of “mechanical equipment” instead of only heat pumps, and add a definition for “mechanical equipment” which includes heat pumps, air conditioners, generators, and other similar equipment;**

5. Prohibit the installation of mechanical equipment in front yards;
6. Change the heading “Conditions of Use Regulations” in the Low Density, Medium Density and High Density Residential Zones to “Conditions of Use and Subdivision Regulations”;
7. Add “Except as otherwise permitted in this bylaw” to the beginning of section 3.13.1 Projections into Yards;
8. Remove the incorrect text stating “four storeys” next to “High Density Residential” in the legend of the Zoning Map.

And That staff further explore the inclusion of Floor Area Ratio in Low Density Residential Zones.

CARRIED

It was moved and seconded:

That the Committee of the Whole direct staff to hold a Public Hearing for the Zoning Bylaw on November 20, 2017 and to advertise for the Public Hearing in accordance with the *Local Government Act*.

CARRIED

The Manager of Planning left the meeting at 8:26 pm.

Pad Mounted Transformer Aesthetic Improvements Report
CW-143-17

The Director of Public Works and Development Services provided an overview of the landscaping and aesthetic improvement options available for the pad mounted transformed on the corner of Station Street and Canada Avenue.

It was moved and seconded:

That the Committee of the Whole direct staff to bring a report back a report on Pad Mounted Transformer Aesthetics cost options.

CARRIED

Animal Regulation and Impounding Bylaw Amendment
CW-144-17

It was moved and seconded:

That the following recommendation be forwarded to Council:

That Council give three readings to “Animal Regulation and Impounding Amendment Bylaw 3139.03, 2017” – a bylaw to amend the Animal Regulation and Impounding Bylaw to correct the section numbering and include licensing provisions for “Dangerous Dogs”.

CARRIED