

City of Duncan Public Hearing Minutes

A Public Hearing regarding Zoning Amendment Bylaw No. 3034, 2011 was held in the Council Chamber, City Hall, 200 Craig Street, Duncan, BC, at 7:30 p.m. on Monday, June 20, 2011.

Present

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| Mayor Phil Kent – Chair | |
| Councillor Ray Cadorette | Councillor Sharon Jackson |
| Councillor Tom Duncan | Councillor Joe Thorne |
| Councillor Paul Fletcher | Councillor Jesse Winfrey |

Also Present

Tom Ireland – Chief Administrative Officer
Peter de Verteuil – Director of Finance
Lynn Ketch, Director of Corporate Services
James van Hemert – Director of Development Services

Public Attendance There were seventeen (17) members of the public in attendance.

**Public Hearing –
Zoning Amendment
Bylaw No. 3034,
2011 (148 Third
Street - from RM-1
to C-1)**

The Chairman called the Public Hearing for Zoning Amendment Bylaw No. 3034, 2011 (148 Third Street) to order.

The Chairman explained that the purpose of the Public Hearing was to hear from people who deemed themselves affected by the proposed amendments contained in Zoning Amendment Bylaw No. 3034, 2011.

The Chairman called on the Director of Development Services, James van Hemert, who explained that the City of Duncan Zoning Bylaw No. 1540, 1988 is proposed to be amended by amending Schedule “Z-1” Official Zoning Map as follows:

- (a) Reclassifying the property legally described as Lot 11, Block 5, Section 18, Range 6, Quamichan District, Plan 798 (148 Third Street; PID: 008-466-785) from RM-1 (Low-Density Multi-Family Residential) to C-1 (General Commercial).

Mr. van Hemert noted uses that would be prohibited along with the elements of the proposed covenant.

The Chairman asked the Director of Corporate Services if the City had received any communications regarding the proposed amending Bylaw and was advised that a total of six (6) letters had been received in favour, a twenty (20) name petition received in opposition and one (1) letter received regarding parking concerns.

The Chairman then asked if there was anyone in attendance wished to speak on the rezoning proposal.

Pat Hayes of Third Street reiterated the content contained in the petition previously presented against this proposal, noting that the serving of alcohol, a commercial establishment going beyond typical “office hours”, and perceived lack of parking were his main concerns. He also noted that the names contained in the petition against the proposal were obtained from the residents in the immediate area.

Coco Jones of Coronation Avenue spoke in favour of the proposal and expressed surprise that there would be so much opposition to it.

The proponent Kam Gill circulated a drawing of the proposed renovations and site plan. Ms. Gill noted that it will not be a “primary” alcohol establishment and that the completed parking survey showed that the parking was not as big an issue as originally thought. Ms. Gill answered questions presented on this proposal.

The Chairman asked for a first time if there was anyone who wished to speak on the proposed Zoning Bylaw amendment.

Katie Harris of Third Street noted her objection to this proposal since the restaurant was proposing to close at 10:00 p.m. and conceivably restaurant patrons and staff would be leaving later than this time. She also noted that her bedroom would be approximately ten (10) feet from the proposed patio. She also noted that the majority of the properties are residential on this street and that she would have preferred if it was a business that did not serve alcohol.

Craig Mitchell of McKinstry Road noted that there are successful areas in Shawnigan Lake and Nanaimo that have a mix of residential and commercial uses.

The Chairman asked for a third time if there was anyone who wished to speak on the proposed amendment and no one came forward.

The Chairman thanked the members of the public for their input and declared the Public Hearing closed.

Adjournment

Adjournment

The Public Hearing was adjourned at 8:02 p.m.

Lynn Ketch
Director of Corporate Services

Phil Kent
Mayor