

City of Duncan Public Hearing Minutes

A Public Hearing regarding Zoning Amendment Bylaw No. 2096, 2010 was held in the Council Chamber, City Hall, 200 Craig Street, Duncan, BC, at 7:37 p.m. on Monday, July 19, 2010

Present Mayor Phil Kent – Chair
Councillor Ray Cadorette Councillor Sharon Jackson
Councillor Tom Duncan Councillor Jesse Winfrey

Absent With Notice Councillors Paul Fletcher and Joe Thorne

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 several members of the public in attendance.

**Public Hearing –
Zoning Amendment
Bylaw No. 2096,
2010** The Chair called the Public Hearing to order at 7:37 p.m.
The Chair explained that the purpose of the Public Hearing was to hear from people who deemed themselves affected by the proposed amendments in Zoning Amendment Bylaw No. 2096, 2010.

The Chair asked the Director of Corporate Services if the City had received any communications regarding the proposed amending Bylaws and was advised that none had been received.

For consideration was the following

1. Bylaw 2096 - Zoning Bylaw No. 1540, 1988 shall be amended by:

(a) adding the following definition to PART 3 – DEFINITIONS

“3.1 “microbrewery” means a facility at which malt beverages fermented on the premises are packaged and sold for distribution, retail or wholesale. The maximum brewing capacity shall not exceed 7,500 hectolitres per year. The facility must include retail sales, tours and tastings.”

(b) adding the following section:

“8.1.1 C-1-A ZONE – GENERAL

COMMERCIAL/MICROBREWERY

(a) Permitted Uses

The following uses and no others are permitted in a C-1-A zone:

1. Bakery
2. Bank, financial institution
3. Barbershop, beauty parlour
4. Bus or transportation depot
5. Churches
6. Fitness studio, racquet club
7. Funeral parlour
8. Independent school
9. Medical laboratory
10. Microbrewery
11. Office use
12. Premise licensed for the sale of alcoholic beverages
13. Printing and publishing
14. Repair and servicing of personal and household goods, power tools, electric and electronic goods
15. Residential use above a permitted General Commercial use
16. Restaurant, catering, but excluding drive-in and drive-through
17. Retail store, including wholesale sales use
18. Shoe repair, retail, laundry and dry cleaning and other home and personal service use
19. Theatre, art gallery, museum
20. Tourist accommodation
21. Vehicle parking and storage use
22. Veterinary clinic;

(b) Conditions of Use

For any parcel in a C-1 zone:

1. the maximum floor space ratio shall not exceed 3:1 for all buildings and structures;
2. the maximum height for all principle buildings and structures shall not exceed four (4) storeys nor 18m;
3. the maximum height for all accessory buildings and structures shall not exceed 4.5m;

4. The minimum setbacks for all buildings and structures shall be:

Type of Parcel Line	Buildings and Structures
Front	0 m
Side [interior]	0 m
Side [exterior]	0 m
Rear	0 m
A parcel line abutting a residential zoned parcel	4.5 m

(c) Density

For any parcel in the C-1 zone, the maximum density of residential dwelling units shall not exceed 150/ha.”

The Chair called for input from the public three times and hearing none declared the Public Hearing closed.

Adjournment

The Public Hearing was adjourned at 7:39 p.m.

Lynn Ketch
Director of Corporate Services

Mayor Phil Kent
Chair