

## City of Duncan Public Hearing Minutes

**A Public Hearing regarding Zoning Amendment Bylaw No. 3003 was held in the Council Chamber, City Hall, 200 Craig Street, Duncan, BC, at 7:30 p.m. on Monday, October 18, 2010**

**Present** Mayor Phil Kent – Chair  
Councillor Tom Duncan  
Councillor Paul Fletcher Councillor Jesse Winfrey  
Councillor Sharon Jackson Councillor Joe Thorne

**Absent With Notice** Councillor Ray Cadorette

**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. 3003, 2010 (Commercial Storage)** The Chair called the Public Hearing to order at 7:30 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. 3003, 2010.

For consideration was the following:

1. Zoning Bylaw No. 1540, 1988 shall be amended by:
  - (a) in SECTION 3.1 OF Part 3 – DEFINITIONS, adding the following definition in alphabetical order:

“commercial storage” means the storage, for hire or gain, of goods, merchandise, materials or equipment in an enclosed building other than a temporary building but shall not include a warehouse;”
  - (b) in Section 8.1 C-1 ZONE – GENERAL COMMERCIAL, inserting the following as subsection ‘(b) Accessory Uses’, and renumbering the subsections following accordingly:

“(b) Accessory Uses

The following uses are permitted as accessory uses in the

C-1 Zone:

1. commercial storage”
- (c) in the newly renumbered subsection '(c) Conditions of Use' of Section 8.1 C-1 ZONE – GENERAL COMMERCIAL, adding the following as paragraph 5:
  - “5. For a Commercial storage use:
    - i. commercial storage shall only be permitted when a principal use is established in accordance with the permitted uses for this Zone District;
    - ii. all commercial storage facilities shall be within a basement or located above the first storey only and shall not be permitted within the first storey;
    - iii. the gross floor area of the commercial storage use, inclusive of hallways, shall not exceed twenty-five (25) % of the total gross floor area of the principal building in which it is located;
    - iv. access to the commercial storage shall be via an alley, a parking lot adjacent to the rear or side of a building, or internally within the building only;
    - v. no direct access to the commercial storage by any part of the building fronting a public street is permitted; and
    - vi. no outdoor storage is permitted.”

**Question Period** Richard Buckles spoke in favour of the proposed amendment on behalf of the owner of Cowichan Merchants Building.

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 7:37 p.m.

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Lynn Ketch  
Director of Corporate Services

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Mayor Phil Kent  
Chair