

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
RECONVENED PUBLIC HEARING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
MONDAY, NOVEMBER 2, 2009**

COUNCIL:

Mayor P. Goldsmith-Jones; Councillors M. Evison, M. Lewis, T. Panz, M. Smith, and S. Walker. Absent: Councillor W.S. Soprovich.

STAFF:

G. McRadu, Chief Administrative Officer; B. Leigh, Deputy Chief Administrative Officer; S. Scholes, Municipal Clerk; R. Fung, Director of Engineering and Transportation; R. Laing, Director of Finance; A. Mooi, Director of Parks and Community Services; B. Sokol, Director of Planning, Lands and Permits; and M. Connelly, Deputy Municipal Clerk.

1. CALL TO ORDER

The meeting was called to order at 7:10 pm.

2. PUBLIC HEARING

Zoning Bylaw No. 2200, 1968, Amendment Bylaw No. 4603, 2009
(File: 1610-20-4603)

Applicant: District of West Vancouver

Affected Lands: The proposed regulations regarding Home Craft, Occupation or Business uses apply to residential zones.

Purpose: The proposed Zoning Bylaw amendment updates regulations (Section 31.105) for Home Craft, Occupation or Business uses in West Vancouver.

Proposed Zoning Bylaw Amendment: *The Provisions for a Home Craft, Occupation or Business* are amended to:

- (a) Allow home based business operators to have clients attend their business sites provided no more than one client attends the property at any one time.

- (b) Remove the current restriction on the wholesale dollar value of the “stock-in-trade”, materials, supplies or goods that can be stored or kept on the property.
- (c) Provides for the following types of businesses to be prohibited from being operated as home occupations:
 - o A beauty salon or barber shop;
 - o Schools or recital areas;
 - o Orchestra or band training;
 - o A restaurant;
 - o Stables or kennels for the boarding and breeding of animals;
 - o Places of public assembly;
 - o Retail sales directly from the site;
 - o Real estate office;
 - o The salvage or repair, or both, of motor vehicles;
- (d) Require that all client parking is provided off-street.

3. **PRESENTATION**

L. Holitzki (Manager of Permits and Inspections/Bylaws) spoke relative to the report dated October 21, 2009 regarding Zoning Bylaw Amendment – Home Craft, Occupation or Business, which provided information regarding queries raised at the October 5, 2009 Public Hearing.

4. **PUBLIC HEARING PROCEDURE**

Mayor Goldsmith-Jones described the procedure for the Reconvened Public Hearing.

We are reconvening this Public Hearing to consider and receive further submissions regarding Zoning Bylaw No. 2200, 1968, Amendment Bylaw No. 4603, 2009 (*Home Craft, Occupation or Business*).

Anyone who believes their interest in property is affected by the proposed bylaw will be heard, or may make a written submission. No one will be discouraged or prevented from making his or her views heard.

Members of Council may ask questions of you following your presentation but our function tonight is to listen to the views of the public, not to debate the proposed bylaw.

After the Public Hearing has concluded, Council may, without further notice, give whatever effect Council believes proper to the representations.

Your only opportunity to comment on the Zoning Amendment Bylaw is during the Public Hearing. We are not permitted to receive further submissions once we have closed the Public Hearing.

We have received documents which are available for your review. A list of documents and copies of these may be obtained from the Clerk during the Public Hearing. Written submissions received during the course of these proceedings will be added to these documents so that everyone may examine them.

To maintain order and to ensure that everyone has an opportunity to be heard here are our rules of procedure:

1. A Speakers' List has been established. Please ensure that you place your name on the list at any time throughout the Public Hearing. If you are speaking from prepared remarks, we would appreciate a copy.
2. Please begin your remarks by stating your name and address. If you are speaking on behalf of some other person or organization, please identify the name of that person or organization.
3. Please limit your remarks to 5 minutes (a bell will sound with 15 seconds to go) and to the subject of the proposed bylaw. Please be respectful to others.
4. After everyone has spoken once, you will have an opportunity to speak again if you wish.

If you have any concerns about the rules or the Hearing, please address your comments to me, as the Chair.

5. **REPORTS/CORRESPONDENCE**

1) Reports received up to November 2, 2009:

TITLE	DATE	DATE RECEIVED	NO.
Zoning Bylaw Amendment – Home Craft, Occupation or Business	August 31, 2009	September 21, 2009	R-1
Zoning Bylaw Amendment – Home Craft, Occupation or Business	October 21, 2009	November 2, 2009	R-2

2) Correspondence received up to November 2, 2009:

AUTHOR	DATE	DATE RECEIVED	NO.
C. Adams	October 5, 2009	October 5, 2009	C-1
J. Parker	October 5, 2009	October 5, 2009	C-2
T. Dobell	October 5, 2009	October 5, 2009	C-3
M. Taylor	September 28, 2009	September 28, 2009	C-4
C. Ducklow	November 1, 2009	November 2, 2009	C-5

On September 21, 2009 Council set the date for the Public Hearing. The statutory notice of Public Hearing was published in the North Shore News on September 27 and September 30, 2009. At the October 5, 2009 Public Hearing, Council adjourned the Hearing to be reconvened on November 2, 2009. Written submissions received for the Reconvened Public Hearings were noted.

6. **PUBLIC INPUT**

Mayor Goldsmith-Jones called for public input.

D. Vowles (460 14th Street) spoke in support of the proposed bylaw amendments, the legitimacy of home based businesses, licensing revenue, and additional regulations.

Mayor Goldsmith-Jones queried three times whether there was anyone further who wished to speak. There was no response.

7. **CLOSURE OR ADJOURNMENT OF PUBLIC HEARING**

MOVED by Smith, seconded by Evison:

THAT all written and verbal submissions regarding Zoning Bylaw No. 2200, 1968, Amendment Bylaw No. 4603, 2009 up to and including November 2, 2009 be received and that the Reconvened Public Hearing be closed.

CARRIED

The Reconvened Public Hearing closed at 7:20 pm.

Certified Correct:

MAYOR

MUNICIPAL CLERK

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