



Area D – Cowichan Bay OCP

Meeting Notes OCP Steering Committee

Tuesday, June 19th, 2012
Cowichan Bay
1 – 3 pm

1. Adoption of Agenda

- The agenda was adopted with item #5 Other Business to be the second item of discussion. Float homes were added as a discussion item under Other Business.

2. Other Business

- Billboard signs – The billboard signs in Poelman's field were removed. These may be stored at Bright Angel Park. Lori will contact Ryan Dias to arrange transfer.
- The committee discussed concerns with the float home consultation. Staff indicated that field studies need to be undertaken prior to proposing changes to bylaws and related permit processes. Staff will provide an update to community members via email.

3. Meeting Notes

- Notes of the April 2, April 23, April 30, and May 23, 2012 meetings were adopted.

4. Draft OCP Feedback & Review – The committee reviewed comments from referral agencies, the development focus group and public. Staff will undertake the following:

- Add a policy concerning the separation of residential and commercial uses in mixed use developments;
- Add a policy concerning the redevelopment of lands and area planning process within the ALR with long-standing commercial uses;
- Add new designation and corresponding policies/guidelines to accommodate cluster residential development on RR lands;
- Add a policy concerning sewer servicing in relation to RR lands if developed under CD zoning to cluster redevelopment where majority of site retained in natural state;
- Amend policies concerning individual retail uses – size limitations/specify in zoning;
- Prepare a new OCP land use designation map with proposed changes.



5. OCP Consultation/Bylaw Process

- Survey #4 & Virtual Open House – Staff will roll survey #4 into a virtual open house providing opportunity for open-ended comments on any aspect of the draft OCP.
- Bylaw Adoption Process – the draft Plan is expected to go forward to the CVRD Board for first reading on August 1, 2012.

6. Next Meeting – the next meeting is scheduled for Tuesday, July 3, 2012 from 1 – 3 pm in CVRD CR2.