

Minutes of the Regular meeting of the Board of the Cowichan Valley Regional District held in the Board Room, 175 Ingram Street, Duncan, BC, on Wednesday, June 11, 2008 at 6:00 pm.

PRESENT: Chair W.J. (Jack) Peake,
Directors J. Allan, K. Cossey, M. Dorey,
L. Duncan, G. Giles, B. Hodson, R. Hartmann,
R. Hutchins, P. Kent, J. Lefebure, M. Marcotte,
G. Seymour, M. Tansley and M. Walker

ALSO Warren Jones, Administrator
PRESENT: Joe Barry, Corporate Secretary
Tom Anderson, Manager Development Services
Rob Conway, Assistant Manager Development Services
Jacob Ellis, Special Projects Coordinator

**APPROVAL OF
AGENDA**

It was moved and seconded that the agenda be amended with the addition of:

1. New Business NB1- Outdoor Recreation Park
 2. Closed Session CSCR2 - Legal Proceedings
 and CSNB1 - Land Acquisition
- and that the agenda, as amended, be approved.

08-381

It was moved and seconded that the motion be amended to add Michelle Mahovlich, representing Three Point Properties, Bamberton Rezoning Application, as Delegation D3.

MOTION CARRIED

08-382

**VOTING RESUMED ON THE ORIGINAL MOTION AS
AMENDED**

Motion restated for clarification:

It was moved and seconded that the agenda be amended with the addition of:

1. New Business NB1- Outdoor Recreation Park
2. Closed Session CSCR2 - Legal Proceedings
 and CSNB1 - Land Acquisition,
3. Delegations D3 - Michelle Mahovlich, Three Point Properties

MOTION CARRIED

**ADOPTION OF
MINUTES
08-383**

It was moved and seconded that the minutes of the March 5, 2008 Special Board meeting be adopted as corrected by changing the wording in Resolution 08-147 from "reduced by" to "be set at."

MOTION CARRIED

**ADOPTION OF
MINUTES
08-384**

It was moved and seconded that the minutes of the May 14, 2008 Regular Board meeting be adopted.

MOTION CARRIED

08-385

It was moved and seconded that the minutes of the May 28, 2008 Special Board meeting be adopted.

MOTION CARRIED

**BUSINESS
ARISING OUT
OF MINUTES**

No business arising

DELEGATIONS

D1

Bill Savage, Resident of Area "B"

Re: Large Boat House Structure on Shawnigan Lake and Bylaw Nos. 1010 and 985

Bill Savage was present to submit a petition signed by citizens concerned with a large boat house structure and CVRD Bylaws No. 1010 and No. 985 and presented the petition to the Corporate Secretary.

Director Cossey advised that there will be a community meeting June 23 in Shawnigan Lake to discuss this issue.

D2

Pamela Alcorn, Program Supervisor, Safer Future

Re: Presentation of the *Cowichan Region Safety Lens*

Pamela Alcorn reviewed the Community Safety Advisory Committee report entitled *Cowichan Region Safety Lens* and provided an overview of how the *Safety Lens* could be assistance to elected officials, planners and developers when considering overall safety and quality of life when planning new building initiatives.

D3

Michelle Mahovlich, representing, Three Point Properties

Re: Bamberton Rezoning Application - 1451 Trowsse Road, Mill Bay

6:20 pm Director Cossey declared a conflict of interest advising that his employer will be receiving a package from Three Point Properties and left the Board room.

Michell Mahovlich provided a brief background of concerns and requested that the Board give serious consideration to selecting a bidder for this proposal that can live within the scope and timeframes requested in the original terms of reference.

6:25 pm Director Cossey returned to the Board room.

REPORT OF CHAIRPERSON The Chair reported that he has appointed Brent Heath as Vice Chair of the Parks Committee, and advised that he had attended the recent FMC conference in Quebec City.

CORRESPONDENCE The following communications under the dates indicated were considered:

C1
08-386 J. David Green, CA. Secretary-Treasurer, School District 68 (Nanaimo-Ladysmith) dated May 30, 2008 seeking CVRD Board comment on its possible request to the Minister of Education regarding reducing the size of the School District Board was considered.

It was moved and seconded that the School District 68 (Nanaimo-Ladysmith) be advised that the CVRD supports its decision to seek reduction of the School District Board size from nine members to seven members

MOTION CARRIED

C2 Lynn Ketch, Director of Corporate Services, City of Duncan, dated May 28, 2008 re: Bright Angel Park & New Campsite was considered.

08-387 **It was moved and seconded that the following resolution be referred to the Bright Angel Parks Commission:**

1. **That the Junior Council of the City of Duncan supports improvements to the playground, picnic area, addition of a chip trail and tree to tree obstacle course at Bright Angel Park".**

MOTION CARRIED

08-388 **It was moved and seconded that the following resolution be referred to the CVRD Parks Committee:**

2. "That the Junior Council of the City of Duncan supports the development of a new campsite, catering to kayakers and other river users".

MOTION CARRIED

COMMITTEE REPORTS

CR1 Report and recommendations of the Regional Services Committee meeting of May 28, 2008, listing five items, were considered:

08-389 It was moved and seconded:

1. That the following resolution be submitted to UBCM:

WHEREAS search and rescue organizations provide essential life and safety services to British Columbia's residents and visitors;

AND WHEREAS search and rescue organizations are funded largely by private fundraising, local government grants and other forms of uncertain revenues while at the same time costs of providing search and rescue services are escalating dramatically due to call volumes and equipments costs;

NOW THEREFORE BE IT RESOLVED that the Union of BC Municipalities petition the Provincial government to provide a significant level of predictable and sustainable funding to the province's search and rescue organizations.

MOTION CARRIED

08-390 It was moved and seconded::

2. That the Cowichan Valley Regional District's 2007 Financial Statements be accepted.

MOTION CARRIED

It was moved and seconded:

3. 1. That an Annual Financial Contribution Service be created for Social Planning Cowichan with a maximum annual requisition limit of \$70,000;
2. That the participating service areas be all nine Electoral Areas and all four Municipalities; and

3. That voter approval to establish the Social Planning Cowichan annual Financial Contribution Service be obtained through an alternative approval process for the entire service area.

08-391 It was moved and seconded that items 3.2 and 3.3 be removed from the motion.

Opposed: Directors Hartmann, Lefebure, Kent and Cossey

MOTION CARRIED

08-392 VOTING RESUMED ON THE ORIGINAL MOTION AS AMENDED

Motion restated for clarification:

3. That an Annual Financial Contribution Service be created for Social Planning Cowichan with a maximum annual requisition limit of \$70,000;

Opposed: Directors Marcotte and Hodson

MOTION CARRIED

08-393 It was moved and seconded:

4. That an Annual Financial Contribution Service be created for Safer Futures with a maximum annual requisition limit of \$40,000;

Opposed: Directors Marcotte, Dorey, Duncan and Hodson

MOTION CARRIED

08-394 It was moved and seconded:

5. That an Annual Financial Contribution Service be created for the Cowichan Sportsplex with a maximum annual requisition limit of \$100,000.

Opposed: Directors Marcotte and Hodson

MOTION CARRIED

08-395 It was moved and seconded that staff be requested to prepare a concentric circle funding model regarding the Cowichan Sportsplex financial contribution similar to the existing Cowichan Theatre funding formula; and that staff provide statistical data on facility users and where they originate.

MOTION CARRIED

08-396 It was moved and seconded:

That voter approval to establish the Cowichan Sportsplex Annual Financial Contribution Service be obtained through an alternative approval process for the entire service area.

Opposed: Directors Marcotte, Allan, Hodson and Walker

MOTION CARRIED

CR2 Report and recommendations of the Electoral Area Services Committee meeting of May 20, 2008 listing eight items, were considered:

7:25 pm Director Giles left the Board room at 7:25 pm.

08-397 It was moved and seconded:

1. That a grant-in-aid (Electoral Area B – Shawnigan Lake) in the amount of \$250 be given to Cowichan Valley Jolly Dragons to assist with the purchase of equipment.
2. That a grant-in-aid (Electoral Area E – Cowichan Station/Sahtlam/Glenora) in the amount of \$460 be given to Fairbridge Chapel Heritage Society to purchase two new kiosk signs.

MOTION CARRIED

7:27 pm Director Giles returned to the Board room at 7:27 pm.
Directors Hutchins, Lefebure, Kent, Seymour and Hartmann left the Board room at 7:27 pm.

08-398 *(Amended from original Committee recommendation):*

It was moved and seconded:

3. 1. That Development Permit Application No. 4-C-07DP by South Cowichan Storage/Motherwell, to allow the construction of a storage facility on Lot 1, Section 15, Range 6, Shawnigan District, Plan 33346, be approved.

2. That issuance of the permit be subject to the following:
 - the applicant to re-submit a revised site plan which shows more intensive landscape screening along the fence lines that are visible from the Trans-Canada Highway; and the revised site plan to show nine full parking spaces
 - underground wiring to be installed
 - the colour scheme of the proposed buildings to be based on natural tones such as olive green, grey and brown
 - 4.5 full metres of land to be kept free of buildings
 - the site to be fenced with black chain link fencing
 - vegetative landscape buffer to be installed on the outside of the fencing material
 - crushed rock or other pervious material to be used in place of paving on the site
 - security cameras to be installed
 - landscape screening to be single row of Leyland Cypress spaced 2.5 metres apart; and that a landscaping Irrevocable Letter of Credit in an amount that is 120% of the estimated cost of the works to be completed, be received, and that the Irrevocable Letter of Credit be held for two years and released subject to the satisfaction of Development Services Department staff
 - that a restrictive covenant be entered into, in favour of the CVRD, stipulating that should the Ministry of Transportation remove the landscape screen from the westerly property line of the subject property, the property owner shall immediately, at his/her expense, replace the chain link fence with a solid panel fence.

MOTION CARRIED

7:30 pm

Director Allan left the Board room at 7:30 pm.

08-399

It was moved and seconded:

4. 1. That Rezoning Application No. 1-D-06RS (Craig Partridge) be approved to permit a 14-unit condominium to be constructed on Lots 1, 2, & 3, Block N, Plan 79, Cowichan District; subject to installation of sprinklers in the proposed building units;
2. That the appropriate amendment bylaws be prepared and forwarded to the Regional Board for consideration of 1st and 2nd readings;
3. That a public hearing be arranged and that Directors Tansley, Hodson and Walker be delegated to the public hearing; and further that the applicants be instructed to prepare detailed 3-dimensional models of the proposed building as seen from all

- immediately adjacent parcels, including those across Cowichan Bay Road, prior to the public hearing;
4. That the application be referred to the Ministries of Community Services, Transportation, CVRD Engineering Services, Cowichan Bay Waterworks District, Cowichan Bay Volunteer Fire Department, VIHA, and Cowichan Tribes;
 5. That Development Variance Permit Application No. 3-H-07DVP be approved, and that the Planning Division be authorized to issue a Development Variance Permit to Stephen and KC Brock with respect to Lot A, District Lot 70, Oyster Land District, Plan VIP53900, PID 017-709-873, that would vary Section 8.2(b) of Zoning Bylaw No. 1020 to allow an existing 55.3 square metre agricultural structure to remain 3.0 metres from the side parcel line, and 4.5 metres from the rear parcel line.
 6.
 1. That Rezoning Application No. 7-B-07RS (Shawnigan Station Developments Ltd.) to amend Electoral Area B – Shawnigan Lake Zoning Bylaw No. 985 and Shawnigan Lake Official Community Plan No. 1010 to permit multiple family residential housing on property located at 2815 Shawnigan Lake Road, be approved.
 2. That the appropriate amendment bylaws be prepared and forwarded to the Regional Board for consideration of 1st and 2nd readings;
 3. That a public hearing be scheduled and that Director Cossey, Director Giles, and Director Tansley be delegated to the hearing;
 4. That the application be referred to the Ministry of Transportation, Ministry of Environment, Cowichan Tribes, Lidstech Holdings, Shawnigan Lake Volunteer Fire Department, Vancouver Island Health Authority, the Ministry of Community Services, the Malahat First Nation, School District No. 79, and CVRD Engineering Services Department.
 7. That the CVRD request the owners of Lot 2, District Lot 34, Oyster District, Plan 8053 (Cory and Caroline Paisley) to either remove or decommission the existing illegal dwelling, in accordance with their letter dated August 30, 2005, and that the owners provide a time-frame for the work to take place.
 8.
 1. That Rezoning Application No. 2-D-07RS (Fantillo) to amend Electoral Area D – Cowichan Bay Zoning Bylaw No. 1015 and Cowichan Bay Official Settlement Plan Bylaw No. 925 to permit the development of a 25 unit condominium apartment at 1838 Cowichan Bay Road, be approved.

2. That the appropriate amendment bylaws be prepared and forwarded to the Regional Board for consideration of first and second readings.
3. That a public hearing be arranged and that Directors Tansley, Giles and Duncan be delegated to the public hearing.
4. That the application be referred to the Ministry of Community Services, Ministry of Transportation, Department of Fisheries and Oceans, Cowichan Bay VFD, Cowichan Bay Waterworks, Cowichan Tribes and School District 79.

MOTION CARRIED

CR2 Report and recommendations of the Electoral Area Services Committee meeting of June 3, 2008 listing eleven items, were considered:

7:33 pm Directors Hutchins and Kent returned to the Board room at 7:33 pm.

08-400 It was moved and seconded:

1. That the following Construction Value Schedule be approved:

<u>CONSTRUCTION VALUE SCHEDULE</u> (May 27, 2008)	
	VALUE (\$)
Main floor with full basement	85.00
Main floor with crawlspace	75.00
Main floor slab on grade	75.00
Second floor	50.00
Moved/Relocated building	50.00
Garage (finished)	30.00
Garage (unfinished)	25.00
Carport	20.00
Deck	15.00
Finished basement	35.00

2. That CVRD Development Applications Procedures and Fees Bylaw No. 2255 be amended by:
 - Increasing the fees for subdivision from \$300 per new lot to \$500 per new lot;
 - Increasing Development Variance Permit and Board of Variance Application fees from \$275 and \$300 respectively, to \$400.
 - Increasing fees for Development Permits that contain riparian guidelines from \$50 per application to \$200 per proposed parcel or dwelling unit;

- Establishing a fee of \$250 for processing/registration/discharge of any covenant;
- Establishing a File Review fee of \$150;
- Continuing to not refund any portion of application fee where a CVRD “public notice” of a meeting or hearing has been published;
- Clarifying that applications other than OCP/rezoning that are denied at Committee stage will not receive any refund;
- Clarifying that a 33% refund will be given on all OCP/rezoning application fees paid in cases where an applicant either decides to withdraw an application after some staff work has been done on the file but it has not gone to public notice, or if the application is denied at the Committee stage;
- Clarifying that a 100% refund will be given only where no staff meetings, file work or file review has occurred at the time of withdrawal;
- Re-inserting the sign notice requirement for development permits with variances and development variance permits.

MOTION CARRIED

7:35 pm Directors Hartmann and Seymour returned to the Board room at 7:35 pm.

7:36 pm Directors Lefebure and Allan returned to the Board room at 7:36 pm.

08-401 *(Amended from original Committee recommendation):*

It was moved and seconded:

3. That the following grants-in-aid be approved:

- The Kaatza Art Group to assist with hall rentals: Electoral Area I – Youbou/ Meade Creek - \$75; Electoral Area F – Cowichan Lake South/Skutz Falls - \$75
- Valley Fish and Game Club to assist with wilderness watch funding: Electoral Area I – Youbou/Meade Creek - \$750; Electoral Area F – Cowichan Lake South/Skutz Falls - \$750
- Lake Cowichan Secondary School to assist with scholarship/bursary program: Electoral Area I – Youbou/Meade Creek - \$500; Electoral Area F – Cowichan Lake South/Skutz Falls - \$500
- Lake Cowichan Secondary School Prom Committee to assist with hall rental and insurance for Prom night: Electoral Area I – Youbou/Meade Creek - \$150; Electoral Area F – Cowichan Lake South/Skutz Falls - \$150

- **Lake Days Celebration Society to assist with expenses for the Community Breakfast: Electoral Area I – Youbou/Meade Creek - \$400; Electoral Area F – Cowichan Lake South/Skutz Falls - \$400**
- **Cowichan Lake Salmonid Enhancement Society to assist with funding for annual fry salvage program: Electoral Area I – Youbou/Meade Creek - \$750; Electoral Area F – Cowichan Lake South/Skutz Falls - \$750**
- **for the Lady of the Lake Society: Electoral Area I - Youbou/Meade Creek - \$500; Electoral Area F - Cowichan Lake South/Skutz Falls - \$500.**

MOTION CARRIED

08-402

(Amended from original Committee recommendation):

It was moved and seconded:

- 4. That a written response be forwarded to the Ministry of Forests indicating that, with the current circumstances, the Regional District is unable to consider the Ministry's request for a commitment for access through lands dedicated to the CVRD as community park to reach Crown Block 170, which is part of Provincial Woodlot License W1614, due to current Regional District priorities for parkland in this area.**

MOTION CARRIED

7:38 pm

Director Cossey declared a conflict of interest advising that his employer will be receiving a package from Three Point Properties and left the Board room.

08-403

It was moved and seconded:

- 5. That the proposal from Trillium Business Strategies Inc. for a Regional Impact Assessment of the Bamberton development application for \$109,800 excluding applicable taxes, be accepted. (see addenda item SR5 for background information)**

MOTION CARRIED

It was the consensus of the Board to bring forward Resolution No. 10 for consideration in conjunction with Resolution No. 5.

08-404

It was moved and seconded:

- 10.1. That Rezoning Application No. 4-A-06RS – REVISED (Bamberton) be referred to the following agencies:**

- Mill Bay Volunteer Fire Department
 - Malahat Fire Department
 - Inlet Drive Waterworks
 - CVRD Regional Parks Committee
 - Mill Bay Parks and Recreation Committee
 - Cowichan Valley School District No. 79
 - Capital Regional District
 - City of Langford
 - District of Highlands
 - District of Central Saanich
 - District of North Saanich
 - Islands Trust
 - Malahat First Nation
 - Tsartlip First Nation
 - Tseycum First Nation
 - Tsawout First Nation
 - Pauquachin First Nation
 - Ministry of Community Services
 - Ministry of Transportation
 - Ministry of Environment (Parks)
 - Ministry of Environment (Vancouver Island Urban Ecosystem Team)
 - Ministry of Forests
 - BC Transit
 - Vancouver Island Health Authority
 - Vancouver Island Corridor Foundation
 - BC Ferries
 - Fisheries and Oceans Canada
 - Transport Canada (Marine)
2. That hard copies of the “Bamberton Rezoning Application”, “Bamberton Design Brief”, and technical appendices be supplied by the applicants for distribution to agencies.
 3. That CVRD Staff meet with the following groups, in order to explore issues surrounding the Bamberton proposal, with the results of the consultations to be reported back to the EASC:
 - Tsartlip First Nation, Tseycum First Nation, Tsawout First Nation, and Pauquachin First Nation (as a group)
 - Malahat First Nation
 - Ministry of Environment
 - Ministry of Transportation.

MOTION CARRIED

7:46 pm

Director Cossey returned to the Board room at 7:46 pm.

08-405

It was moved and seconded:

6. That Development Variance Permit Application No. 4-I-07DVP be approved, and that the Planning Division be authorized to issue a Development Variance Permit to Gary and Carole Candy to vary Section 5.4.4 of Zoning Bylaw No. 2465 by decreasing the interior side yard setback on the east property boundary from 3.5 to 3.0 metres on Lot 4, Block 118, Cowichan Lake Land District, Plan VIP 78640.
7. That Development Variance Permit Application No. 4-I-08DVP be approved, and that the Planning Division be authorized to issue a Development Variance Permit to Lara and Mike Miller to vary Section 5.6.4 of Zoning Bylaw No. 2465 by reducing the minimum interior side yard setback from 3.0 metres to 1.5 metres along the northern boundary of Lot 4, Block H, Section 23, Renfrew District, Plan 1445. (see addenda item SR6 for additional information)
9. 1. That Application No. 4-B-07DP be approved, and that the Planning Division be authorized to issue the appropriate Development Permit to John and Jennifer Bodman to recognize the siting of the existing dwelling on Lot A, Shawnigan Lake Suburban Lots, Malahat District, Plan 31192;
2. That the RAR SPEA bending portion of Application No. 4-B-07DP be forwarded to DFO for consideration., and, if DFO approves the bending of the SPEA, that the Planning Division be authorized to issue a RAR Development Permit granting the SPEA portion of the application for the extension of the deck into the setback area.

MOTION CARRIED

08-406

It was moved and seconded:

8. That the CVRD Board waive the standing policy on Agricultural Land Reserve applications respecting Application No. 1-D-08ALR (Don Read), made pursuant to Section 21(2) of the *Agricultural Land Commission Act* to subdivide Lot B, Section 1 & 2, Range 4, Plan VIP64349, and that Application No. 1-D-067ALR be forwarded to the Agricultural Land Commission with a recommendation to approve.

Opposed: Directors Marcotte and Duncan

MOTION CARRIED

08-407

*(Amended from original Committee recommendation):***It was moved and seconded:**

11. 1. That the appropriate zoning amendment bylaw be prepared that would amend Cowichan Bay Zoning Bylaw No. 1015 by replacing the present Public Land Dedication regulation for the purposes of parklands in fully serviced areas with a new one that would grant up to 50% reductions in lot area requirements, provided appropriate servicing is in place, where lands over and above the 5% Section 941 park requirement are accepted by the CVRD as either community or regional parkland applicable to bare land strata only; and further, that the amendment bylaw be forwarded to the Regional Board for consideration of 1st and 2nd readings;
2. That the proposal be referred to the Area D Advisory Planning Commission, and to the Ministry of Transportation, Ministry of Community services, and the Vancouver Island Health Authority;
3. That a public hearing be arranged and that Director M. Tansley, Director G. Giles and Director M. Walker be delegated to the hearing.

MOTION CARRIED

08-408

It was moved and seconded that the Regional Board approve application to the Ministry of Forests Community Fuel Management Pilot Project Program for a grant of \$25,000 for pilot projects in four community parks in Shawnigan Lake (Electoral Area B).

MOTION CARRIED

CR3

Report and recommendations of the Community Safety Advisory Committee meeting of May 8, 2008 listing one item, was considered:

08-409

It was moved and seconded that the Board endorse the *Cowichan Valley Safety Lens* document.

MOTION CARRIED

CR4

Report and recommendations of the Engineering Services Committee meeting of June 11, 2008, listing eight items, were considered:

08-410**It was moved and seconded:**

- 1. That "CVRD Bylaw No. 3127 - Solid Waste Management Charges and Regulations Amendment Bylaw, 2008" be forwarded to the Board for consideration of three readings and adoption.**
- 2. That "CVRD Bylaw No. 3116 - Sentinel Ridge Sewer System Service Amendment Bylaw, 2008" be forwarded to the Board for consideration of three readings and adoption.**
- 3. That the following bylaws be forwarded to the Board for three readings and adoption:**
 - 1. "CVRD Bylaw No. 3123 - Cobble Hill Village Drainage #2 System Management Bylaw, 2008".**
 - 2. "CVRD Bylaw No. 3132 - Cobble Hill Village Drainage #2 Capital Reserve Fund Establishment Bylaw, 2008".**
- 4. That the following bylaws be forwarded to the Board for three readings and adoption:**
 - 1. "CVRD Bylaw No. 3122 - Cobble Hill Sewer System Management Bylaw, 2008"**
 - 2. "CVRD Bylaw No. 3130 - Cobble Hill Sewer System Capital Reserve Fund Establishment Bylaw, 2008"**
 - 3. "CVRD Bylaw No. 3131 - Cobble Hill Sewer System Parcel Tax Roll Bylaw, 2008".**
- 5. That "CVRD Bylaw No. 3085 - Cobble Hill Village Drainage System Establishment Bylaw, 2008" be forwarded to the Board for consideration of three reading, and following provincial and voter approval, be adopted.**
- 6. That "CVRD Bylaw No. 3100 - Lanes Road Drainage System Management Bylaw, 2008" be forwarded to the Board for consideration of three readings and adoption.**
- 7. That hours of operation for the Meade Creek Recycling Drop-off Depot be extended from 3-days a week to 4-days a week (Tuesday, Wednesday, Saturday and Sunday) on a trial basis from June 15 to November 1, 2008, and that the hours of operation be advertised.**
- 8. That "CVRD Bylaw No. 3138 - South Cowichan Water Plan Study Service Establishment Bylaw, 2008" be forwarded to the Board for consideration of three readings and following provincial and voter approval through completion of a successful alternative approval process, be adopted.**

MOTION CARRIED

STAFF REPORTS

SR1 Staff Report from the Deputy Corporate Secretary dated June 4, 2008 re: Kinsol Trestle Service Establishment - Notice of Alternative Approval Process and Elector Response Form

08-411 It was moved and seconded:

1. That voter approval for Bylaw No. 3076 be obtained through an alternative approval process over the entire service area.
2. That the *Notice of Alternative Approval Process* and the *Elector Response Form* for Bylaw No. 3076, be approved.

Opposed: Director Marcotte

MOTION CARRIED

SR2 Staff Report from the Deputy Manager Development Services dated May 30, 2008 re: Appointment of public hearing delegates to some internally-generated OCP and zoning amendment bylaws

08-412 (*Amended from original staff recommendation*):

It was moved and seconded that the following Directors be named as delegates to the hearings listed below, and that the proposed amendment bylaws be referred to the agencies listed below:

1. Bylaw 3133: Mill Bay/Malahat Official Community Plan Amendment Bylaw (School Sites): Directors Walker, Cossey and Giles are named as delegates to the hearing, and that the proposed amendment be referred to the Ministries of Transportation and Community Services, School District No. 79, and to the appropriate First Nations.
2. Bylaw 3134: Cowichan Bay Official Settlement Plan Amendment Bylaw (School Sites): Directors Tansley, Giles and Allan are named as delegates to the hearing, and that the proposed amendment be referred to the Ministries of Transportation and Community Services, School District No. 79, Cowichan Tribes, and to the appropriate First Nations.
3. Bylaw 3135: North Oyster/Diamond Official Community Plan Amendment Bylaw (School Sites): Directors Marcotte, Dorey and Hodson are named as delegates to the hearing, and that the

proposed amendment be referred to the Ministry of Transportation and Community Services, School District No. 68, and to the appropriate First Nations.

4. **Bylaw 3136: Youbou/Meade Creek Official Community Plan Amendment Bylaw (School Sites):** Directors Hodson, Allan and Dorey are named as delegates to the hearing, and that the proposed amendment be referred to the Ministries of Transportation and Community Services, School District No. 79, and to the appropriate First Nations.
5. **Bylaw 3137: Youbou/Meade Creek Official Community Plan Amendment Bylaw (Park Protection Amendment):** Directors Hodson, Allan and Dorey are named as delegates to the hearing in lieu of those earlier delegated, and that the proposed amendment be referred to the Ministries of Environment (Parks Branch), Community Services, and Transportation, School District No. 79 and to the appropriate First Nations.

MOTION CARRIED

SR3 Staff Report from the Planner III, dated June 2, 2008 re: Proposed Adjustments to Zoning Amendment Bylaw No. 3081 was considered for information purposes.

SR4 Staff Report from the Deputy Corporate Secretary dated June 5, 2008 re: North Oyster Fire Hall Debt Repayment Service Establishment and Loan Authorization - Notice of Alternative Approval Process and Elector Response form was considered.

08-413 *(Amended from original staff recommendation):*

It was moved and seconded:

That the Notice of Alternative Approval Process and the Elector Response Form for Bylaw Nos. 2971 and 2972, be approved.

MOTION CARRIED

SR5 Staff Report from the Assistant Manager Development Services dated June 5, 2008 re: Bamberton Regional Impact Assessment - Consultant Selection was considered previously under item CR2 - June 3, 2008.

SR6 Staff Report from the Deputy Manager Development Services dated June 10, 2008 re: Application No. 4-I-08DVP (Lara and Mike Miller) was considered previously under item CR2 - June 3, 2008.

**PUBLIC
HEARINGS**

PH1 Public Hearing Report and Minutes re: Zoning Amendment Bylaw No. 3081 (Suites/Agricultural Lands - Area E), applicable to Electoral Area E - Cowichan Station/Sahtlam/Glenora were considered.

08-414 **It was moved and seconded that the Public Hearing Report and Minutes re: Zoning Amendment Bylaw No. 3081 (Suites/Agricultural Lands - Area E), applicable to Electoral Area E - Cowichan Station/Sahtlam/Glenora be received.**

MOTION CARRIED

PH2 Public Hearing Report and Minutes re: Zoning Amendment Bylaw No. 3082 (Crosby/D. Carrier), applicable to Electoral Area B - Shawnigan Lake were considered.

08-415 **It was moved and seconded that the Public Hearing Report and Minutes re: Zoning Amendment Bylaw No. 3082 (Crosby/D. Carrier), applicable to Electoral Area B - Shawnigan Lake be received.**

MOTION CARRIED

PH3 Public Hearing Report and Minutes and Re-convened Public Hearing Minutes re: Official Settlement Plan Amendment Bylaw No. 3083 (Habitat Protection Development Permit Area), applicable to Electoral Area D - Cowichan Bay were considered.

08-416 **It was moved and seconded that the Public Hearing Report and Minutes dated April 22, 2008, and the Re-convened Public Hearing Minutes dated May 20, 2008, re: Official Settlement Plan Amendment Bylaw No. 3083 (Habitat Protection Development Permit Area) be received.**

MOTION CARRIED

PH4 Public Hearing Report and Minutes re: Zoning Amendment Bylaw No. 3084 (Lehna), applicable to Electoral Area E - Cowichan Station/Sahtlam/Glenora were considered.

08-417 **It was moved and seconded that the Public Hearing Report and Minutes re: Zoning Amendment Bylaw No. 3084 (Lehna), applicable to Electoral Area E - Cowichan Station/Sahtlam/ Glenora be received.**

MOTION CARRIED

PH5 Public Hearing Report and Minutes re: Official Settlement Plan Amendment Bylaw No. 3086 and Zoning Amendment Bylaw No. 3087 (Johannsen-Waldy Road), applicable to Electoral Area D were considered.

08-418 It was moved and seconded that the Public Hearing Report and Minutes re: Official Settlement Plan Amendment Bylaw No. 3086 and Zoning Amendment Bylaw No. 3087 (Johannsen-Waldy Road), applicable to Electoral Area D be received.

MOTION CARRIED

BYLAWS

8:09 pm Director Hodson left the Board room at 8:09 pm.

B1
08-419 It was moved and seconded that "CVRD Bylaw No. 3085 – Cobble Hill Drainage System Service Establishment Bylaw, 2008" be granted 1st, 2nd, and 3rd reading.

MOTION CARRIED

B2
08-420 It was moved and seconded that "CVRD Bylaw No. 3100 – Lanes Road Drainage System Management Bylaw, 2008" be granted 1st, 2nd, and 3rd reading

MOTION CARRIED

B2
08-421 It was moved and seconded that "CVRD Bylaw No. 3100 – Lanes Road Drainage System Management Bylaw, 2008" be adopted.

MOTION CARRIED

B3
08-422 It was moved and seconded that "CVRD Bylaw No. 3116 – Sentinel Ridge Sewer System Service Amendment Bylaw, 2008" be granted 1st, 2nd, and 3rd reading.

MOTION CARRIED

B4
08-423 It was moved and seconded that "CVRD Bylaw No. 3122 – Cobble Hill Sewer System Management Bylaw, 2008" be granted 1st, 2nd, and 3rd reading.

MOTION CARRIED

**B4
08-424** It was moved and seconded that "CVRD Bylaw No. 3122 – Cobble Hill Sewer System Management Bylaw, 2008" be adopted.

MOTION CARRIED

**B5
08-425** It was moved and seconded that "CVRD Bylaw No. 3123 – Cobble Hill Drainage #2 System Management Bylaw, 2008" be granted 1st, 2nd, and 3rd reading.

MOTION CARRIED

**B5
08-426** It was moved and seconded that "CVRD Bylaw No. 3123 – Cobble Hill Village Drainage #2 System Management Bylaw, 2008" be adopted.

MOTION CARRIED

**B6
08-427** It was moved and seconded that "CVRD Bylaw No. 3127 – Solid Waste Management Charges and Regulations Amendment Bylaw, 2008" be granted 1st, 2nd, and 3rd reading.

MOTION CARRIED

**B7
08-428** It was moved and seconded that "CVRD Bylaw No. 3130 – Cobble Hill Sewer System Capital Reserve Fund Establishment Bylaw, 2008" be granted 1st, 2nd, and 3rd reading.

MOTION CARRIED

**B7
08-429** It was moved and seconded that "CVRD Bylaw No. 3130 – Cobble Hill Sewer System Capital Reserve Fund Establishment Bylaw, 2008" be adopted.

MOTION CARRIED

8:11 pm Director Hodson returned to the Board room at 8:11 pm.

**B8
08-430** It was moved and seconded that "CVRD Bylaw No. 3131 – Cobble Hill Sewer System Service Parcel Tax Roll Bylaw, 2008" be granted 1st, 2nd, and 3rd reading.

MOTION CARRIED

**B8
08-431** It was moved and seconded that "CVRD Bylaw No. 3131 – Cobble Hill Sewer System Service Parcel Tax Roll Bylaw, 2008" be adopted.

MOTION CARRIED

**B9
08-432** It was moved and seconded that "CVRD Bylaw No. 3132 – Cobble Hill Village Drainage #2 Service Capital Reserve Fund Establishment Bylaw, 2008" be granted 1st, 2nd, and 3rd reading.

MOTION CARRIED

**B9
08-433** It was moved and seconded that "CVRD Bylaw No. 3132 – Cobble Hill Village Drainage #2 Service Capital Reserve Fund Establishment Bylaw, 2008" be adopted.

MOTION CARRIED

**B10
08-434** It was moved and seconded that "CVRD Bylaw No. 3081 – Area E – Cowichan Station/Sahtlam/ Glenora Amendment Bylaw (Suites/Agricultural Lands), 2008" be amended as per Item No. SR3.

MOTION CARRIED

**B10
08-435** It was moved and seconded that "CVRD Bylaw No. 3081 – Area E – Cowichan Station/Sahtlam/ Glenora Amendment Bylaw (Suites/Agricultural Lands), 2008" be granted 3rd reading as amended.

MOTION CARRIED

**B11
08-436** It was moved and seconded that "CVRD Bylaw No. 3082 – Area B – Shawnigan Lake Zoning Amendment Bylaw (Cosby/D. Carrier), 2008" be granted 3rd reading.

MOTION CARRIED

**B11
08-437** It was moved and seconded that "CVRD Bylaw No. 3082 – Area B – Shawnigan Lake Zoning Amendment Bylaw (Cosby/D. Carrier), 2008" not be considered for adoption until a covenant is registered that does not permit a driveway going through that covenanted area.

MOTION CARRIED

**B12
08-438** It was moved and seconded that "CVRD Bylaw No. 3083 – Area D – Cowichan Bay Official Settlement Plan Amendment Bylaw (Habitat Protection Development Permit Area), 2008" be granted 3rd reading.

MOTION CARRIED

**B13
08-439** It was moved and seconded that "CVRD Bylaw No. 3084 – Area E – Cowichan Station/Sahtlam/ Glenora Zoning Amendment Bylaw (Lehna), 2008" be granted 3rd reading.

Opposed: Directors Dorey and Duncan

MOTION CARRIED

**B13
08-440** It was moved and seconded that "CVRD Bylaw No. 3084 – Area E – Cowichan Station/Sahtlam/ Glenora Zoning Amendment Bylaw (Lehna), 2008" be adopted.

Opposed: Director Duncan

MOTION CARRIED

**B14
08-441** It was moved and seconded that "CVRD Bylaw No. 3086 – Area D – Cowichan Bay Official Settlement Plan Amendment Bylaw (Johannsen-Waldy Road), 2008" be granted 3rd reading.

MOTION CARRIED

**B14
08-442** It was moved and seconded that "CVRD Bylaw No. 3086 – Area D – Cowichan Bay Official Settlement Plan Amendment Bylaw (Johannsen-Waldy Road), 2008" be referred back to Development Services staff.

MOTION CARRIED

**B15
08-443** It was moved and seconded that "CVRD Bylaw No. 3087 – Area D – Cowichan Bay Zoning Amendment Bylaw (Johannsen-Waldy Road), 2008" be granted 3rd reading.

MOTION CARRIED

**B15
08-444** It was moved and seconded that "CVRD Bylaw No. 3087 – Area D – Cowichan Bay Zoning Amendment Bylaw (Johannsen-Waldy Road), 2008" be referred back to Development Services staff.

MOTION CARRIED

**B16
08-445** It was moved and seconded that "CVRD Bylaw No. 3126 – Area I – Youbou/Meade Creek Zoning Amendment Bylaw (Hamilton), 2008" be granted 1st and 2nd reading.

MOTION CARRIED

**B17
08-446** It was moved and seconded that "CVRD Bylaw No. 3128 – Area D – Cowichan Bay Official Settlement Plan Amendment Bylaw (Partridge), 2008" be granted 1st and 2nd reading.

MOTION CARRIED

**B18
08-447** It was moved and seconded that "CVRD Bylaw No. 3129 – Area D – Cowichan Bay Zoning Amendment Bylaw (Partridge), 2008" be granted 1st and 2nd reading.

MOTION CARRIED

**B19
08-448** It was moved and seconded that "CVRD Bylaw No. 3133 – Area A – Mill Bay/Malahat Official Community Plan Amendment Bylaw (School Sites), 2008" be granted 1st and 2nd reading.

MOTION CARRIED

**B20
08-449** It was moved and seconded that "CVRD Bylaw No. 3134 – Area D – Cowichan Bay Official Settlement Plan Amendment Bylaw (School Sites), 2008" be granted 1st and 2nd reading.

MOTION CARRIED

**B21
08-450** It was moved and seconded that "CVRD Bylaw No. 3135 – Area H – North Oyster/Diamond Official Community Plan Amendment Bylaw (School Sites), 2008" be granted 1st and 2nd reading.

MOTION CARRIED

**B22
08-451** It was moved and seconded that "CVRD Bylaw No. 3136 – Area I – Youbou/Meade Creek Official Community Plan Amendment Bylaw (School Sites), 2008" be granted 1st and 2nd reading.

MOTION CARRIED

**B23
08-452** It was moved and seconded that "CVRD Bylaw No. 3137 – Area I – Youbou/Meade Creek Official Community Plan Amendment Bylaw (Parks Protection), 2008" be granted 1st and 2nd reading.

MOTION CARRIED

**B24
08-453** It was moved and seconded that "CVRD Bylaw No. 3138 – South Cowichan Water Plan Study Service Establishment Bylaw, 2008" be granted 1st, 2nd and 3rd reading.

MOTION CARRIED

8:24 pm Director Giles left the meeting at 8:24 pm.

RESOLUTIONS

RES1 It was moved and seconded that the following appointment to the
08-454 Electoral Area G - Saltair/Gulf Islands Parks Commission be approved:

Term to expire December 31, 2008:

Elected:

Glen Hammond

MOTION CARRIED

RES2 It was moved and seconded that the following appointment to the
08-455 Electoral Area I - Youbou/Meade Creek Parks Commission be approved:

Term to expire December 31, 2008:

Elected:

Glen Thom

MOTION CARRIED

RES3 It was moved and seconded that the following appointment to the
04-456 Thetis Island Port Commission be approved:

For the remainder of a term to expire December 31, 2008:

Elected:

Doug Darling

MOTION CARRIED

NEW BUSINESS

NB1 Outdoor Recreation Park

Director Allan advised that he will begin a reinvigorated search for an outdoor recreation park location.

RESOLVING It was moved and seconded that the meeting be closed to the public in
INTO accordance with the Community Charter Part 4, Division 3, Section 90,
CLOSED Subsections (1) (b) and (c) and (2) (b).
SESSION

08-457
8:27pm

MOTION CARRIED

8:27 pm Director Lefebure left the meeting at 8:27 pm.

ADJOURNMENT Due to a lack of quorum, the meeting adjourned at 9:20 pm.
9:20 pm

Certified Correct:

Chairperson

Corporate Secretary

Dated: _____