



ENVIRONMENT COMMISSION

THURSDAY, JUNE 21, 2012
6:00 PM – CVRD Boardroom, 175 Ingram Street

AGENDA

Pages

6:00 pm **GUEST SPEAKER** – Mark Lakeman – A presentation on Sustainability

1. **CALL TO ORDER** – following guest speaker question and answers completes
2. **APPROVAL OF AGENDA** 1-2
3. **ADOPTION OF MINUTES**
M1 Adoption of Minutes of Environment Commission from May 17, 2011 3-4
4. **BUSINESS ARISING OUT OF MINUTES**
B1 CVRD Integrated Sustainability Plan - update 5-7
5. **REPORTS**
R1 Proposed Bylaw Changes for Electoral E Alison Garnett, Planner , CVRD (report previously distributed) 8-31
R2 Communications – Video Contest - Janna Jorgensen 33
R3 Solid Waste – Roger Wiles Verbal
R4 Agricultural Advisory Committee update – Judy Stafford Verbal
R5 Economic Development Commission – Roger Hart/Phil Kent Verbal
R6 EDC Economic Indicator Reports 33-40
R7 Regional Environmental Strategic Plan Terms of Reference 41-43
R8 Budget of Environment Commission 44
R9 Recycling Update – Bob McDonald, Manager, Recycling and Waste Management To be distributed
6. **CORRESPONDENCE**
C1
7. **INFORMATION**
IN1 Central Sector Liquid Waste Management Plan – Roger Hart 45

9. **NEXT MEETING:** July 19, 2012

10. **ADJOURNMENT**

Distribution:

CVRD Director Gerry Giles
CVRD Director Rob Hutchins
CVRD Director Phil Kent
CVRD Director Jon Lefebure
Rodger Hunter
Dave Polster
Tyler Innes
Larry George, Cowichan Tribes

Justin Straker
Judy Stafford
Roger Wiles
Peter Keber
Janna Jorgensen
Sophy Roberge
Roger Hart

As Well As:

Warren Jones, CAO
Brian Dennison, General Manager, Engineering and Environment Services
Kate Miller, Manager, Regional Environmental Policy
Director I. Morrison

Agenda Cover Only:

Director B. Fraser	Director T. McGonigle
Director M. Marcotte	Director L. Iannidinardo
Director M. Dorey	Director P. Weaver
Director M. Walker	Director L. Duncan
Tom Anderson, General Manager, Planning and Development Services	

Minutes of the regular meeting of the joint meeting of the ENVIRONMENT COMMISSION, held in the CVRD Boardroom, 175 Ingram Street, Duncan, on May 17, 2012 at 6:00 pm.

PRESENT: Director Kent, Chair Dave Polster
 Roger Wiles Sophy Roberge
 Judy Stafford Rodger Hunter
 Roger Hart Pete Keber

ALSO

PRESENT: Kate Miller, Manager, Regional Environmental Policy
 Dyan Freer, Recording Secretary

REGRETS: Director Giles, Director Lefebure, Justin Straker, Tyler
 Innes, Janna Jorgensen

CALL TO ORDER

Director Kent assumed the role of chair at 6:05 pm

**APPROVAL
OF AGENDA**

It was moved and seconded that the agenda be approved with the cancellation of the delegation, D1.

MOTION CARRIED

**ADOPTION
OF MINUTES**

It was moved and seconded that the minutes of the April 19, 2012, Environment Commission meeting be adopted as presented.

MOTION CARRIED

**DELEGATIONS
D1**

Cowichan Energy Alternatives Society – Brian Roberts, Executive Director was unable to attend and this presentation will be tabled to a later meeting.

**BUSINESS ARISING
OUT OF MINUTES
B1**

Regional Environmental Strategic Plan planning update. Terms of Reference (ToR) are being developed by the sub-committee. Goals and objectives of the strategy need to be very clearly defined with persons responsible pointed to. ToR should be ready by next commission meeting.

B2

CVRD Integrated Sustainability Plan – update. Workshop coming up to develop recommendations to send to Planning and Development department.

B3

Joint meeting with EC/EDC. Roger Hart to follow up with Jane Worton to send a planning document for review. Meeting planned for late May with members of the Economic Development Committee and Environment Commission.

REPORTS

R1

Communications Committee – Roger Hart reviewed his report.

It was moved and seconded that the Environment Commission approve the expenditure of \$4,050 plus applicable taxes for Phase 1 (brand and messaging strategy) of the Communications Plan.

MOTION CARRIED

Discussion: The Communications Plan should be developed first and

branding will then follow.

- R2 Solid Waste Committee** – Roger Wiles - Bob McDonald meeting with staff to develop what they want role the Commission to have.
- R3 Agricultural Advisory Commission** – Judy Stafford
Good representation on this newly formed commission. Report distributed. Sub-committees formed and will meet soon. Motion to have local procurement for food for the CVRD's meetings and events has been passed by the Board.
- R4 Economic Development Commission Update** – Director Kent - prospective new members being interviewed today. EDC trying to achieve representation from different sectors in the economic field.
- R7 Water Survey** – Rodger Hunter presented results of a door to door survey of 560 residents. Questions included - do you know about your source of water, most knowledgeable were residents of Areas F and I; who provides your water, feelings about conservation, how much does your water cost, how much do you use, barriers, watering restrictions, taste of your water, use of bottled water, feelings about conservation and toilet rebates.
Action: Rodger to send link to survey to Dyan for distribution.

CORRESPONDENCE

C1 none

INFORMATION

Mark Lakeman Sustainability presentation- workshop June 20 for Cowichan Green Community. As he is in town already he could be invited to speak here if there is interest. Cost would be \$500.

It was moved and seconded that Mark Lakeman be asked to present to the Environment Commission and invitees at the next meeting for a fee of \$500.

MOTION CARRIED

IN2 Sustainability or What? A discussion paper on what a sustainability strategy was distributed by Roger Hart.

IN3 Shark Water – a film on ramifications of harvesting of shark fins is recommended to us all to see.

ADJOURNMENT

The meeting adjourned at 7:00 p.m.

NEXT MEETING

June 21, 2012



JOINT WORKING GROUP REPORT

**ECONOMIC DEVELOPMENT AND ENVIRONMENT COMMISSIONS
JUNE 21, 2012**

DATE: June 14, 2012

FROM: Director Phil Kent and Roger Hart on behalf of
the Joint Working Group

SUBJECT: Integrated Regional Sustainability Plan and
Climate Action Plan Terms of Reference

Recommendations:

- That the process for proceeding with the two plans be as outlined verbally to the two Commissions by Tom Anderson be followed and the draft documents be referred to as "Calls for Expression of Interest", with the actual "Terms of Reference" developed as part of the formal contractual arrangements with the successfully proponents.
- That the points raised at the informal meeting of the two Commissions on April 30, 2012 and discussed in Appendix A be incorporated in the revised "Calls for Expression of Interest".
- That a facilitated workshop to discuss the questions listed in Appendix B be incorporated as part of the planning process.
- That maximum synergies be enjoined between the Regional Environmental Strategic Plan, the Integrated Regional Sustainability Plan, and the Climate Action Plan.
- That one or more members of both the Economic Development and Environment Commissions be appointed to serve on the Steering Committee(s) of the Integrated Regional Sustainability Plan and the Climate Action Plan.

Background:

- The Economic Development and Environment Commissions held a joint meeting on April 19, 2012 where they were asked to provide feedback on the draft Terms of Reference for Integrated Regional Sustainability Plan and a Climate Action Plan. A Joint Working Group was formed which has met several times and an informal meeting was called on April 30 that was attended by 13 members of the two Commissions and staff. A facilitated workshop was also planned, but was not held due to scheduling difficulties.

Financial Implications:

- None – budget for developing the plans has already been approved and the recommendations have no impact on that budget.

Submitted by,
Director Phil Kent and Roger Hart on behalf of the Joint Working Group



APPENDIX A

INFORMAL MEETING REPORT

ECONOMIC DEVELOPMENT AND ENVIRONMENT COMMISSIONS
APRIL 30, 2012

Members Attending:

Mayor Phil Kent – Environment Commission and Economic Development Commission
Director Bruce Fraser - Economic Development Commission
Larry George – Environment Commission
Roger Hart – Environment Commission and Economic Development Commission
Tyler Innes – Environment Commission
Janna Jorgensen – Environment Commission
Mike Kelly - Economic Development Commission
Sophie Roberge – Environment Commission
George Robbins - Economic Development Commission
Roger Wiles – Environment Commission
Jane Worton - Economic Development Commission
Kate Miller – Environmental Policy Division
Emily Doyle Yamaguchi – Environmental Policy Division

Potential Topics to Add to Draft Call for Expression of Interest

Communications Process

- Long-term Educational communication component
- How to inform, engage and educate in simple terms
- Cultural and social lens
- Accommodate gaps, priorities and tensions
- Message needs to be positive to reflect on *Visions 2020* objectives

Process of Identifying Consultants

- Balance between Priorities: Draconian Consultant approach and Community Reflection
- Consultant will need to have strong skill set to address Modelling Approaches and Resource Gaps
- Are there reasonable resources to accomplish objectives?

Behaviour Change

- Energy, Consumption, and Food Import Challenges to be sustainable
- Modelling Energy and sustainability components can be presented as scenarios
- Enhancement/restoration actions in broad sense.



APPENDIX B

QUESTIONS FOR FACILITATED WORKSHOP

ECONOMIC DEVELOPMENT AND ENVIRONMENT COMMISSIONS
June 21, 2012

The workshop will explore the questions below, and identify next steps for providing feedback for the Integrated Regional Sustainability Plan:

1. In selecting the consultant(s) for the IRSP, what are the important high-level components of, or approaches to, sustainability that we would like the respondents to articulate? What else is it important for respondents to keep in mind?
2. How would we like to see respondents approach community engagement on issues that could be considered "controversial" or "difficult" (e.g. 'restoration' versus 'enhancement'; 'need' versus 'want'; 'required' versus 'acceptable,' etc.)?
3. In selecting the consultant(s) for the IRSP, what are the important skill sets, competencies, and/or other criteria we would like to see considered?
4. What is still missing from the picture so far? What are we not seeing? Where do we need more clarity?"

**MEMORANDUM**

DATE: May 9, 2012

TO:

- Electoral Area E Advisory Planning Commission
- CVRD Environment Commission
- Regional Agricultural Advisory Commission

FROM: Alison Garnett, Planner I, Development Services Division,
Planning and Development Department

SUBJECT: Electoral Area E- Cowichan Station/Sahtlam/Glenora
Proposed Zoning Bylaw and Official Community Plan Amendments

Purpose:

To present a package of bylaw amendments proposed for Electoral Area E Official Community Plan and Zoning Bylaw, on various subjects including climate change, species at risk protection, social sustainability, conservation of wetlands and environmentally sensitive areas.

Background:

The Planning and Development Department has been developing policy and regulation in response to Bill 27, the *Local Government Statutes Amendment Act*. Bill 27 requires local governments to implement policies, actions and targets for reducing greenhouse gas emissions in all Official Community Plans (OCPs).

In Electoral Area E, Bill 27 presented an opportunity to update OCP Bylaw No. 1490 and implementing Zoning Bylaw No. 1840 with stronger environmental protection policies, energy efficiency requirements, and various other updates.

The result in an omnibus package, which is being forwarded to the Electoral Area E Advisory Planning Commission, the CVRD Environment Commission and Agricultural Advisory Commission with a request for review and feedback. The package has been separated into three bylaw amendments for clarity and convenience: 2 amendments to the OCP and 1 for the Zoning Bylaw. The draft bylaws are enclosed with this report, and a summary of the proposed changes is presented below.

Official Community Plan Amendment Bylaw – Bill 27 & Social Sustainability

1. Background information on climate change and an inventory of locally produced greenhouse gas emissions are provided in a new section "Climate Change, Land, Resources and Energy Efficiency".
2. Policies, targets and actions for reducing greenhouse gas emissions are proposed in various parts of the OCP, in compliance with the *Local Government Statutes Amendment Act* (known as Bill 27).
3. Introduce a new section – "Social Sustainability" – with the purpose of clarifying the process whereby new development contributes to the existing community through amenity contributions.

Official Community Plan Amendment Bylaw – Conservation & Species at Risk

1. Amend the existing "Environmentally Sensitive Areas and Hazard Lands", "Forestry" and "Parks and Institutional" sections of the OCP, to include policies that are supportive of conservation of significant areas, watershed planning, flood protection, species at risk protection, etc.
2. Draw attention to the significance of Wake Lake, and introduce criteria for rezoning land within 1000 metres of Wake Lake from Forestry to Rural Residential/Forestry Conservation designation, to assist in the conservation of the surrounding wetland systems.
3. Propose a new land designation and zone near Chemainus River Park, to encourage a caretaker's residence.
4. Introduce a Wetland Protection Development Permit Area, which will require a qualified environmental professional to identify wetlands and incorporate the location of wetlands into a proposed subdivision layout.

Zoning Amendment Bylaw – Heat Pump/Parkland

1. Require heat pumps to be installed in all new single family construction.
2. Increase the minimum lot size in the R-2 zone for lots served by a community water system, from 0.4 hectares to 0.8 hectares.
3. Include a bylaw provision that would allow subdivision along the boundary created by a park or trail dedication, subject to certain criteria.
4. Remove wetlands and other watercourses from the land area eligible for use in calculating minimum parcel size requirements (applicable to subdivision applications).
5. Rezone public parks at Wake Lake and Busy Place Creek to P-2 (River Corridor Conservation), to reflect the public park use.

Please contact the Planning and Development Department with questions on the above, and to schedule a meeting with staff for a joint discussion on the attached draft bylaws.

Yours truly,



Alison Garnett, Planner I
Development Services Division
Planning and Development Department

AG/mca
Attachments
pc: Director L. Duncan, Electoral Area E – Cowichan Station/Sahtlam/Glenora



COWICHAN VALLEY REGIONAL DISTRICT

**BYLAW NO. 33XX BILL 27 & SOCIAL SUSTAINABILITY
REVISED APRIL 26, 2012**

**A Bylaw For The Purpose Of Amending Official Community Plan Bylaw No.
1490, Applicable To Electoral Area E – Cowichan Station/Sahtlam/Glenora**

WHEREAS the *Local Government Act*, hereafter referred to as the "*Act*", as amended, empowers the Regional Board to adopt and amend official community plan bylaws;

AND WHEREAS the Regional District has adopted an official community plan bylaw for Electoral Area E – Cowichan Station/Sahtlam/Glenora, that being Cowichan Koksilah Official Community Plan Bylaw No. 1490;

AND WHEREAS the Regional Board voted on and received the required majority vote of those present and eligible to vote at the meeting at which the vote is taken, as required by the *Act*;

AND WHEREAS after the close of the public hearing and with due regard to the reports received, the Regional Board considers it advisable to amend Community Plan Bylaw No. 1490;

NOW THEREFORE the Board of Directors of the Cowichan Valley Regional District, in open meeting assembled, enacts as follows:

1. CITATION

This bylaw shall be cited for all purposes as "**CVRD Bylaw No. 33XX - Area E – Cowichan Koksilah Official Community Plan Amendment Bylaw (Bill 27 & Social Sustainability), 2012**".

2. AMENDMENTS

Cowichan Valley Regional District Official Community Plan Bylaw No. 1490, as amended from time to time, is hereby amended as outlined on the attached Schedule A.

3. CAPITAL EXPENDITURE PROGRAM

This bylaw has been examined in light of the most recent Capital Expenditure Program and Solid Waste Management Plan of the Cowichan Valley Regional District and is consistent therewith.

READ A FIRST TIME this _____ day of _____, 2012.

READ A SECOND TIME this _____ day of _____, 2012.

READ A THIRD TIME this _____ day of _____, 2012.

ADOPTED this _____ day of _____, 2012.

Chairperson

Secretary



SCHEDULE "A"

To CVRD Bylaw No. 33XX BILL 27 and Social Sustainability

Schedule A to Official Community Plan Bylaw No. 1490, is hereby amended as follows:

1. The following is inserted into Section 2.2.1 **Natural Environmental Objectives**:
 - (e) Encourage the reduction and mitigation of carbon emissions in the Plan Area to protect the community from adverse effects and consequences of climate change.
 - (f) Encourage and support climate adaptation responses at a community level to be more resilient to changes to hydrology and ecosystems, and impacts to infrastructure.
2. The following is inserted into Section 2.2.10 **Transportation Objectives**:
 - (c) Work with other levels of government to ensure that transportation networks and design take into consideration the reduction of greenhouse gas emissions and quality of life objectives noted in this Plan.
3. The following is inserted as Section 3.2 **Climate Change, Land, Resources and Energy Efficiency**, and is added to the Table of Contents.

3.2 Climate Change, Land, Resources and Energy Efficiency

The Province of BC has developed a target of reducing greenhouse gas (GHG) emissions by 33% from 2007 levels by 2020 and a reduction by 80% from 2007 levels by 2050. The Province of BC, through Bill 27, the *Local Government Statutes Amendment Act* (2008), requires that all local governments develop targets and energy policies for reducing greenhouse gas emissions, as well as actions and frameworks designed to achieve the targets. The Regional District and the Plan area propose to assist in achieving those targets by developing strategic responses to the underlying cause of GHG emissions in the areas in which they have jurisdiction or influence, namely land use, the built form, economic development, infrastructure and relationships with other levels of government. While acknowledging the important role local governments play in land use decisions, which are integrally connected to greenhouse gas production, this Plan highlights the importance of collaborating with senior levels of government, businesses, and neighboring jurisdictions to meaningfully respond to climate change. A strong foundation of communication and partnership between all players is necessary to increase our resiliency, and to prepare adaptation and mitigation strategies for our communities which are appropriate for their unique situations. Clearly these strategies will change over the Plan life, therefore an adaptive response will be developed that takes into consideration new opportunities and lessons learned.

An inventory of greenhouse gas emissions conducted for the Regional District¹ estimated 77.9%

¹ Province of BC, Cowichan Valley Regional District Community Updated Community Energy and Emissions Inventory: 2007 (2010)

of GHG emissions produced in 2007 were produced from transportation, as a result of driving to work, schools and other daily activities. Building related emissions account for 20.9% of our emissions in 2007, while solid waste sources contribute 1.2%. Given the proportion of transportation related emissions, the CVRD will increasingly take this into consideration in land use decisions and working relationships with other provincial entities that have direct control over transportation planning by way of road networks and public transit provision. Land use planning, which determines the location of homes, workplaces, schools, and rural lands, directly relies on this important infrastructure, and in turn affects the community's production of associated GHGs.

This Plan emphasizes the numerous community benefits and potential reductions to GHG emissions that are possible by increasing the efficiency of both land and energy use. Communities that concentrate and combine land uses in well defined areas, and preserve rural lands, will reduce GHG emissions, but also improve health, decrease the costs of infrastructure and servicing, and promote the Plan area's high quality of life.

To reflect the complex nature of climate change, an integrated response is required. This response deals both with the reduction of activities that produce GHG emissions, and the need to address the complexities of climate adaptation. Therefore policies designed to increase land and energy efficiency are incorporated throughout multiple sections in this OCP, including the Residential, Agricultural, Environmentally Sensitive Areas and Transportation sections. The Regional District is currently in the process of developing a Regional Energy framework as well as a climate change action plan; both of these policy documents will inform the next comprehensive Plan revision. This integrated effort is intended to meet the Province's greenhouse gas reduction targets, which the CVRD has committed to.

Policy 3.2.1

The CVRD Board recognizes the importance of reporting and measuring greenhouse gas emissions, and will set new refined targets as our knowledge on emissions and inventories improves.

4. The following is inserted as Section 4.2 **Agriculture and Sustainability**, and is added to the Table of Contents:

4.2 Agriculture and Sustainability

Much of the Plan area is characterized by a rural residential landscape and productive agricultural lands. Communities such as Cowichan Station, Sahtlam and Glenora contribute to the rural ambiance, and provide a high quality of life in the Plan area. According to the CVRD's Community Energy and Emissions Inventory, the region as a whole has 18,998 hectares of land in the ALR as of 2007, which comprises 5.4% of the land base. Retaining agricultural land, increasing farming, local food production and processing capabilities will be necessary to increase regional food security and enhance community sustainability.

The CVRD's State of the Environment Report found that the Cowichan Region currently produces approximately 18% of its total food needs. In addition to promoting health and the local economy, increased production and consumption of locally grown farm products can be a significant source of GHG reductions. Therefore the Board establishes the following targets:

- A. To increase food production within Electoral Area E to 40% of our total food needs by 2020.

- B. To allow no net loss of land in the Agricultural Land Reserve from 2007 levels, and no net reduction in the quality of soil classes for land in the Agricultural Land Reserve.

Policy 4.2.1

The ongoing and increased support to agriculture is of prime importance to climate mitigation and community adaptation responses. Therefore the CVRD will preserve the agricultural land base of the Plan area by protecting agriculture from inappropriate adjacent residential development, by viewing all lands as having agricultural potential at a range of scales, and by supporting agricultural uses throughout the Plan area as long as nuisance issues are abated.

Policy 4.2.2

Lands that are zoned A-2 Secondary Agriculture at the time of the Bill 27 amendments will continue to be zoned A-2 until an OCP review is completed, at which time the Board and community will consider whether small agricultural lots are supportive of the stated targets to increase local food production.

Policy 4.2.3

To increase food self sufficiency, the CVRD will consider permitting limited agriculture in all residential zones, and community gardens will be encouraged in appropriate locations in the Plan area.

Policy 4.2.4

To support the objectives of agricultural resilience and sustainable economic development, small scale production and redistribution systems shall be supported where properties can lease or sell produce to a third party, regardless of individual home based business regulations.

- 5. Within Section 5.1 Forestry, the following is added after Policy 5.1.10 and 5.1.11:**

Policy 5.1.12

Forestry lands will be increasingly important for the continued sequestration of carbon emissions in the Plan area, and the CVRD will strive to protect and enhance forestry lands in partnership with the provincial government and private landowners.

Policy 5.1.13

Regardless of the land tenure and the important role of forestry to our community and economy, the Regional District will develop appropriate watershed drinking water plans where necessary and as resources permit, and will work with the appropriate agencies to implement. This will be increasingly important as a climate adaptation mechanism to protect long term water needs for developed communities.

Policy 5.1.14

Given the uncertainties related to climate change impacts, consideration of urban wildfire interfaces should be considered, which take into account forestry objectives, biodiversity and public safety in a holistic and strategic way.

- 6. Section 6.0 is renamed Mineral, Aggregate, Hydrocarbon Resources, and Alternative Energy Generation, and the following is added after Policy 6.1.7:**

Policy 6.1.8

Where alternative energy resource zones are identified, the Regional District may specify development criteria in order to achieve the climate and GHG mitigation targets.

7. The following is inserted as Section 7.10 Residential Development, Climate Change, Land and Energy Efficiency

7.10 Policies: Residential Development, Climate Change, Land and Energy Efficiency

The rural character of the Plan area is undeniably one of its defining features, worthy of protection for its visual beauty, contribution to the economy, and enjoyment of the residents. Protection of the rural land base supports other meaningful objectives as well, including helping to reduce locally produced greenhouse gas emissions, and conserving natural areas that provide ecological functions and assist in climate change adaptation. The ecological functions of natural systems will provide buffering capabilities for the area residents, from anticipated effects of climate change such as heating and cooling impacts, to changing drought and flooding patterns. Natural systems also allow for natural migration shifts in both ecological and wildlife needs.

To realize the goal of protecting the rural land base, future residential growth areas must be identified. Suitable locations for residential and mixed use development are where water and sewer infrastructure exists, community services and facilities are accessible, and people can travel recreationally and for commuting purposes by bicycle, walking, transit or carpooling. By purposefully accommodating new residents in such areas, the rural, agricultural, ecological and forestry land base of the Plan area can be protected from sprawling development impacts, and the land base will be used more efficiently.

Improving the energy efficiency in existing and new construction is another meaningful way to reduce greenhouse gas emissions, and help residents pay less to heat and operate their homes. Based on 2006 census data, 90% of the Area's residents live in single family homes. These homes are increasing in size relative to the number of occupants, and increasing technological tools are changing our associated energy dependency. If we are to achieve the greenhouse gas reduction targets, we must reduce our relative energy footprint and emissions by either making reductions or increasing efficiency.

Policy 7.10.1

The Board will consider greenhouse gas reduction targets when making decisions on land use change applications, as they in turn affect the production of transportation related greenhouse gas emissions. All development proposals should take into consideration opportunities for enhanced use of public transportation or non vehicular alternatives.

Policy 7.10.2

In order to achieve the greenhouse gas reduction targets, residential development should be built to take into consideration increasing performance standards related to energy consumption, efficiency and energy resilience. The implementing zoning bylaw may require the highest standard of energy efficient heating/cooling systems, water efficient plumbing fixtures and appliances, and passive solar design principles, as mandatory components of single family dwellings.

Policy 7.10.3

Applications for residential rezoning will be evaluated based on the objective of achieving the highest energy efficiency and green building standards in new developments. Minimum standards may be legally secured by bylaw, development agreements and/or restrictive

covenants. Nothing in this policy precludes expectations for amenities as part of a rezoning application package, as outlined in Section 7.11.

Policy 7.10.4

In a future OCP review, the community and Board will consider the following initiatives:

- i. Establish village containment boundaries in the Plan area, where a combination of residential, commercial and institutional uses will be focused.
- ii. Permit semi detached residences in the Urban Residential designation, if connection to community water and sewer is available.
- iii. Revise the home occupation regulations, to permit an increase in cottage industry/home based business operations, without negatively impacting the existing character of the Plan area.

Policy 7.10.5

In order to transform the built form to achieve the greenhouse gas reduction targets, while recognizing the pace at which new development or replacement development is occurring, the Board will take two approaches:

- i. All new development will achieve increased energy performance requirements or integration of alternative energy resiliency as set out by the Board to achieve greenhouse gas reduction and energy policy targets. The BC Building Code will continue to set out minimum safety requirements.
- ii. Existing development will be expected to increase energy performance as a condition of permitting based on assessment in order to reduce greenhouse gas emissions.

8. Within Section 11.1 **Parks and Institutional Uses**, Policy 11.1.15 is deleted and replaced with the following:

Policy 11.1.15

A walkway/bikeway/bridle path network should be considered to connect parkland to residential neighbourhoods and commercial areas. To support the regions greenhouse gas reductions targets, linear park connections should also take into consideration the increasing need for alternative transportation modes for commuting purposes. Appropriate park and ride facilities should be considered as components of this infrastructure.

9. The following is added after Policy 11.1.17

Policy 11.1.18

Within CVRD operated buildings, infrastructure, local parks and ongoing programming, the Board will undertake educational initiatives, to generate broader community knowledge of climate change issues, clean and sustainable water resources, clean air initiatives, watershed functions, local ecosystems and local biodiversity, as well as the threats posed by habitat degradation and invasive plant and animal species.

10. The following is inserted as Section 13.2 **Transportation, Climate Change, Land and Energy Efficiency**, and is added to the Table of Contents:

13.2 Transportation, Climate Change, Land and Energy Efficiency

Vehicle related transportation is by far the largest contributor to overall emissions in this region. It represented an estimated 77.9% of GHG emissions produced in 2007², as a result of driving to work, schools and other daily activities. In addition to the distribution of homes, workplaces and schools throughout our communities, the method of transportation and efficiency of vehicles has a large effect on GHG production.

Based on 2006 census data, 83% of commuters travel to work by car, truck or van as a driver, while 10% carpool and 5% commute by transit, walking or cycling. To meet the Province's greenhouse gas reduction targets, and build a more sustainable community, the CVRD establishes the following target: To increase the percentage of commuters using transit, cycling or walking from 15% of Area E residents in the workforce in 2006, to 30% by the 2021 census. The following policies will support achievement of this target.

Policy 13.2.1

The CVRD Board will pursue funding opportunities and amenity contributions through rezoning applications, to expand and improve transit infrastructure, cycling and walking paths.

Policy 13.2.2

The Board will consider transportation and GHG targets in land use change decisions, understanding that land use plays a central role in determining the transportation options available to individuals.

Policy 13.2.3

The CVRD Board will consider existing and future transit infrastructure in all land use planning decisions, because public transit is a critical component in reducing the area's GHG contribution. Furthermore, the CVRD will continue to pursue opportunities to make the Cowichan Valley Regional Transit System a viable transportation option in the region.

Policy 13.2.4

Connectivity is highly encouraged within the Plan area, to encourage non-motorized transportation between neighbourhoods, community services and facilities, urban centers and other community nodes. Opportunities to build and improve dedicated cycling lanes will be pursued, in collaboration with the Ministry of Transportation and Infrastructure and adjacent jurisdictions.

11. The following is inserted after Section 2.2.11:

2.2.12 Social Sustainability Objectives

It is the objective of the Regional Board to:

Increase community amenities within the Plan Area through rezoning and development processes. New development should help contribute toward necessary community amenities, to ensure that chronic amenity deficits are not perpetuated, and that new development does not

² Province of BC, Cowichan Valley Regional District Community Updated Community Energy and Emissions Inventory: 2007 (2010)

negatively impact amenities which existing residents use.

12. The following is inserted after Section 7.10, and is added to the Table of Contents

7.11 Policies: Social Sustainability

Policy 7.11.1

When an application is received to rezone land within the Plan Area, the CVRD may negotiate for a Community Amenity Contribution in the form of a monetary contribution, contribution of land, or other contribution appropriate to the scope and scale of the development proposed.

Policy 7.11.2

Recognizing that all developments, large and small, have cumulative impacts on the community, all rezoning applications should be encouraged to contribute community amenities, irrespective of their size, scope or location.

Policy 7.11.3

Community amenities to be considered during a rezoning process should include, but not be limited to:

- i. Dedication of parkland, trails, environmentally sensitive areas, and significant natural areas, in excess of *Local Government Act* requirements for parkland dedication;
- ii. New recreation facilities or improvements to existing recreation facilities;
- iii. Dedication of land or improvements to support the development of public or non-profit facilities, including daycare, senior or youth centres, community gardens, transition homes, fire halls, arts, culture and heritage programs, library;
- iv. Contribution of land or funds to support affordable, supportive or special needs housing;
- v. Contribution of lands or funds to support offsite transportation infrastructure improvements, including but not limited to roadside paths or trails, intercept parking lots, transit shelters, or cycling lanes;
- vi. Other contribution deemed to be a significant community amenity;
- vii. Equivalent cash in lieu of an appropriate community amenity.

Policy 7.11.4

Site specific conditions, as well as the scope and scale of the project, will determine the specific community amenity contributions that will be required for each rezoning application. Criteria for determining priority among possible amenities will include:

- i. Site characteristics, including natural features that are environmentally sensitive, or have heritage or recreational value;
- ii. Needs of the surrounding community for schools, transit facilities, community gathering spaces or other amenities;
- iii. Affordable housing potential and need and relative compatibility with the character of the proposed development; and
- iv. The size, location and character of the proposed development, projected population increases, and the potential impacts of the development on existing community infrastructure.

Policy 7.11.5

The CVRD Board shall have the ability to apply amenity zoning, whereby the land density may be increased relative to the community amenity provided.

Policy 7.11.6

Through amenity zoning, the CVRD may accept:

- i. The provision of an amenity or contribution toward an amenity on the subject property or within the Plan Area; or
- ii. Cash-in-lieu of amenities, to be held in a reserve fund for the eventual provision of community amenities with the Plan Area.

Policy 7.11.7

The CVRD shall establish an Electoral Area E- Cowichan Station/Sahtlam/Glenora Amenity Contribution Reserve Fund for the specific purpose of providing community social amenities within the Plan Area.

Policy 7.11.8

When a community amenity is provided in exchange for extra density, the amenity must be provided or legally guaranteed at the time of adoption of the rezoning. The CVRD may require the amenity or amenities to be contributed by the developer prior to granting subdivision or occupancy permit, require the registration of a covenant on title to ensure the amenity is provided, include the amenity as a requirement in a housing agreement or require an irrevocable letter of credit equal to the value of the amenity contribution, to be held as a security to cover the costs of providing the amenity in the event of default.

Policy 7.11.9

The appraised dollar value of the community amenity should not be less than 75% of the increase in the value of the land attributable to the rezoning. The increase in the land value should be calculated as the gross difference between the appraised value of the land before and after the rezoning. Costs associated with the rezoning application, site preparation costs, and profit should not be deducted from the calculation of the increase in the value of the land.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 33XX ~~CONSERVATION & SPECIES AT RISK~~

A Bylaw For The Purpose Of Amending Official Community Plan Bylaw No. 1490, Applicable To Electoral Area E – Cowichan Station/Sahtlam/Glenora

WHEREAS the *Local Government Act*, hereafter referred to as the "*Act*", as amended, empowers the Regional Board to adopt and amend official community plan bylaws;

AND WHEREAS the Regional District has adopted an official community plan bylaw for Electoral Area E – Cowichan Station/Sahtlam/Glenora, that being Cowichan Koksilah Official Community Plan Bylaw No. 1490;

AND WHEREAS the Regional Board voted on and received the required majority vote of those present and eligible to vote at the meeting at which the vote is taken, as required by the *Act*;

AND WHEREAS after the close of the public hearing and with due regard to the reports received, the Regional Board considers it advisable to amend Community Plan Bylaw No. 1490;

NOW THEREFORE the Board of Directors of the Cowichan Valley Regional District, in open meeting assembled, enacts as follows:

1. CITATION

This bylaw shall be cited for all purposes as "**CVRD Bylaw No. 33XX - Area E – Cowichan Koksilah Official Community Plan Amendment Bylaw (Conservation & Species at Risk), 2011**".

2. AMENDMENTS

Cowichan Valley Regional District Official Community Plan Bylaw No. 1490, as amended from time to time, is hereby amended as outlined on the attached Schedule A.

3. CAPITAL EXPENDITURE PROGRAM

This bylaw has been examined in light of the most recent Capital Expenditure Program and Solid Waste Management Plan of the Cowichan Valley Regional District and is consistent therewith.

READ A FIRST TIME this _____ day of _____, 2012.

READ A SECOND TIME this _____ day of _____, 2012.

READ A THIRD TIME this _____ day of _____, 2012.

ADOPTED this _____ day of _____, 2012. . . . /2

Chairperson

Secretary



C·V·R·D

SCHEDULE "A"

To CVRD Bylaw No. 33XX ~~Conservation & Species at Risk~~

Schedule A to Official Community Plan Bylaw No. 1490, is hereby amended as follows:

1. **Section 3.0 Environmentally Sensitive Areas and Hazard Lands**, introductory paragraphs are deleted and replaced with the following:

Watercourses and wetlands in the Cowichan/Koksilah Plan Area are a vital natural resource worthy of careful land use planning. The Plan area includes the following three major rivers; Cowichan River, Koksilah River and Chemainus River. Numerous streams, lakes and marshlands are also included, as are Keating Lake, Wake Lake, and other marsh and bog areas that act as staging areas for waterfowl and provide valuable habitat for various species.

The coastal lowlands of the Plan area are ecologically unique within Canada. A diversity of plants, plant communities and animals - many of them rare - thrive in the area's Mediterranean type climate and long growing season. Sensitive ecosystems are in need of additional protective measures, not only for their own intrinsic values, but for the significant role they play in creating healthy and attractive communities for people and their important natural capital values.

Wetlands purify drinking water and help provide protection from flooding. Forests clean the air, refresh the spirit and provide visual relief from urban settings. Riparian forests are cool, moist havens during hot, dry summers. Open hilltop meadows - especially when carpeted with spring flowers - present spectacular views and resting places.

Environmentally sensitive areas in the Plan Area include riparian areas (including watercourses, springs and surrounding areas), rocky bluffs and inland cliffs, natural terrestrial herbaceous areas (natural grasslands and grass and moss covered outcrops), wetlands (bogs, fens, marshes, swamps and wet meadows, or shallow water wetlands), woodlands (including Gary oak stands, mixed Douglas-fir/ Gary oak, Arbutus/Gary oak, and Arbutus/Douglas-fir), older forests (with an average tree age of 100 years), older second growth forests (60-100 years in age and acting as important biological buffers) and seasonally flooded agricultural fields (providing critical flood attenuation and important winter bird habitat). These areas may be vulnerable to destruction due to various uses of land. As well, environmentally sensitive areas often include hazardous lands which may be subject to flooding, erosion, wildfire or landslides.

Identification of special natural features is an ongoing process and it is recognized that there may be many areas of significance which are not yet recognized. The Plan recognizes that additional resources and information is currently being updated by way of mapping and conservation planning.

2. Policy 3.1.1 is deleted and replaced with the following:

All environmentally sensitive areas identified on current sensitive ecosystem mapping have been identified for inclusion in the Plan Area as Environmentally Sensitive Areas as contained in Figure 2. Other sensitive ecological areas exist that will require identification and protection in

the future.

3. Policy 3.1.4 is amended by adding the following after "high fish bearing capabilities":
...and ecologically significant areas, habitats and features.

4. Policy 3.1.6 is deleted and replaced with the following:
Development shall be prohibited in areas prone to flooding or river-based erosion. Floodplain mapping by Ministry of Environment, as well as the CVRD Cowichan Koksilah integrated flood management updates, will be utilized where possible. If mapping is unavailable, a site inspection will be required to determine the probability of flooding, excessive erosion or adverse impacts elsewhere in the Plan area as a consequence of development.

5. Policy 3.1.7 is deleted and replaced with the following:
In evaluating subdivision proposals within the Plan Area where it is believed there may be some potential deleterious impact on neighbouring watercourse, and other sensitive habitats, that it be recommended to the approving officer that the prospective developer shall be required to:

- i. Provide details of the anticipated increase in runoff as a result of land clearing and site development, by way of a water balance model or other appropriate mechanism as determined by the CVRD;
- ii. Outline a program of rainwater retention by which this potential increase in site runoff may be prevented or minimized and water quantity and quality improved; and
- iii. Undertake any other environmental impact assessments as may be required by the Board. This may include providing a report by an appropriately qualified professional which outlines the environmentally sensitive features of the site and provides appropriate protective management strategies for its ecological values and functions.

6. Policy 3.1.9 is deleted and replaced with the following:
Sites offering good potential for fish spawning and rearing, or other valuable ecological function, should be identified and protected from further degradation. In other cases, habitat areas should be rehabilitated.

7. Policy 3.1.10 is deleted and replaced with the following:
Stream channelization, dredging and stream bank dyking are unacceptable means of flood protection in the Plan area. Instead, setback dyking should be used when required. In addition, flood attenuation shall not be impacted by infilling of flood ways and watercourses.

8. Policy 3.1.11 is deleted and replaced with the following:
The Regional District will not support any major water consuming use should the user's rate of water consumption jeopardize the fish bearing capability of watercourses in the Plan Area. Water users are encouraged to develop appropriate water storage and catchment features as part of their developments to reduce the impact on natural systems during low flow periods. Large proposals that have groundwater extraction should take into consideration the avoidance of groundwater surface water interactions.

9. Policy 3.1.12 is deleted and replaced with the following:
The Regional District supports the Ministry of Environment's effort to develop and adopt a Watershed Development Plan for the major watercourses which pass through the Plan Area. The Plan Area will as much as possible take into consideration watershed based approaches where possible to support such plans.

10. Policy 3.1.17 is deleted and replaced with the following:

In order to encourage the protection of wetlands, creeks, lakes, old growth trees and other special natural features, parks or amenities, as noted in Section 3.1.1, the Regional Board may provide for density bonusing in a zoning bylaw. Such bonuses must be predicated on the permanent and irrevocable dedication or protection of such amenities by the owner of the land for which the bonus is provided.

11. The following is added after Section 3.1.19:**Policy 3.1.20**

The CVRD Board will rely on the internationally recognized "Precautionary Principle" when making decisions affecting the Plan Area. The Precautionary Principle is an integral principle of sustainable development, and essentially states that where there are serious threats to the natural environment, a lack of full scientific certainty shall not be used as a reason for delaying action to prevent environmental degradation.

Policy 3.1.21

The CVRD Board recognizes that wetlands and adjacent riparian areas within the Plan area are places of high biological diversity, supporting a wide variety of animal and plant species that are valued by the local, national and international community. Wetlands are also highly vulnerable to disturbance and therefore the Board will support land use decisions that prioritize the conservation of these important areas.

Policy 3.1.22

The Board will endeavor to protect species at risk as identified by the federal and provincial species at risk legislation as it emerges, and the ecosystems upon which they depend. The CVRD Board will undertake to expand the Sensitive Ecosystems Inventory as well as red- and blue-listed species at risk occurrences within the Plan area and region, and provide updated information to the BC Conservation Data Centre.

Policy 3.1.23

The Board may establish a development permit area, for the protection of wetlands and other sensitive wildlife habitats. Identification and protection of known species at risk occurrences, sensitive ecosystems and all wetlands will be an essential component of development permit guidelines.

Policy 3.1.24

In order to avoid negative effects upon environmentally sensitive areas, the implementing zoning bylaw may provide regulations to ensure environmentally sensitive areas are identified on a proposed development, and minimum parcel size requirements will be met without the benefit of calculating environmentally sensitive areas as part of the parcel area.

12. Section 5.1 Forestry, Policy 5.1.5 is deleted and replaced with the following:

Ministry of Forests and private forest land holders are encouraged to manage their forest lands so that they do not:

- i. Pose a threat to the quality of fresh water within the drainage system of the Cowichan, Koksilah or Chemainus Rivers;
- ii. Alter the aesthetic appeal and visual integrity;
- iii. Disturb areas of unique vegetation or wildlife;
- iv. Make soil subject to erosion;
- v. Alter natural hydrologic regimes;

- vi. Increase the risk of slope destabilization.

13. The following is added following Policy 5.1.10

Policy 5.1.11

Where lands identified as environmentally sensitive in Section 3.1.1 fall in Forestry zoned lands, the Regional District will work with the Province and landowners to protect ecological values to the highest extent possible.

Policy 5.1.12

Wake Lake is a prime example of an immature Cranberry bog, and is the largest breeding ground within the CVRD for the Western Toad, a species in need of conservation, and the Red Legged Frog, a blue listed species. The migratory routes of both amphibian species extend beyond Wake Lake, to adjacent forests, wetlands and the Cowichan river corridor. Therefore, notwithstanding policies 5.1.2 and 5.1.8, the Board may consider Primary Forestry lands within a 1000 metre radius of Wake Lake to be eligible for the Rural Residential/Forestry Conservation designation, noted in Policy 7.5 of this plan.

14. Section 7.3 **Suburban Residential**, Policy 7.3.2 is amended by replacing the Suburban Residential Development Standards table with the following:

Suburban Residential Development Standards	
Services Provided	Maximum Density
No Services	2.0 ha per parcel
Community Water	0.8 ha per parcel
Community Water, Sewer	0.4 ha per parcel

15. Within Section 11.1 **Parks and Institutional Uses**, the following is added after Policy 11.1.17 and 11.1.18:

Policy 11.1.19

The Board will pursue partnerships with the Ministry of Transportation and Infrastructure, Ministry of Environment, non-governmental organizations, and community groups, to fund and implement habitat conservation and communication projects. Projects include but are not limited to fisheries restoration, amphibian and ungulate protection corridors and connected riparian waterways and wetlands (green infrastructure). A particular focus will be on:

- i. Busy Place Creek fisheries enhancement, integrated riparian waterways, educational development and green flood buffering infrastructure.
- ii. The construction of safe passage routes for amphibians in the vicinity of Wake Lake. Projects may include use of signage and temporary road closures during spring breeding season (March to April), when amphibian road mortality is highest.
- iii. Enhanced communication and outreach in parks adjacent to Cowichan and Koksilah Rivers.
- iv. Enhanced protection of the Chemainus River Park.
- v. Development of ecological management plans for key parks in the Plan area to guide future management and protect ecosystems and species at risk.

Policy 11.1.20

Wake Lake is a prime example of an immature Cranberry bog, and is the largest breeding ground within the CVRD for the Western Toad, a species in need of conservation, and the Red Legged Frog, a blue listed species. The migratory routes of both amphibian species extend beyond Wake Lake, to adjacent forests, wetlands and the Cowichan river corridor. The CVRD will continue to actively pursue public land acquisition around Wake Lake, for the purpose of habitat conservation.

Policy 11.1.21

In support of the above habitat conservation objectives and policy 3.1.17, the Board may consider land within a 1000 metre radius of Wake Lake to be eligible for the Rural Residential/Forestry Conservation designation, noted in Policy 7.5 of this plan.

Policy 11.1.22

CVRD owned parcels near Wake Lake and public land located on Busy Place Creek shall be zoned P-2 River Corridor Conservation.

Policy 11.1.23

In the interest of protecting Chemainus River Park and managing access and wildfire risks, the Regional Board may consider designating land at strategic locations along Hillcrest Road a combination of Parks and Institutional and Rural Residential/Forestry Conservation. The purpose is to allow two lots of equal size, one of which is for a parks caretakers' residence and the other lot for regular residential use.

16. The following is inserted as Section 14.12, and added to the Table of Contents:

14.12 Wetland Protection Development Permit Area

14.12.1 CATEGORY

The Wetland Protection Development Permit Area is designated pursuant to Section 919.1(1)(a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity; and for the establishment of objectives to promote the reduction of greenhouse gas emissions.

14.12.2 DEFINITIONS

For the purposes of this Development Permit Area, the terms "wetland", "qualified environmental professional" and "riparian area" have the same meaning that they do under the Riparian Areas Regulation (BC Reg.376/2004), as of the date of adoption of this bylaw.

14.12.3 JUSTIFICATION

Wetlands and riparian areas function as natural water storage and purifying systems, and provide safe corridors for wildlife movement. Wetlands need to remain in a largely undisturbed state in order to protect habitat, mitigate flooding, control erosion, reduce sedimentation, store greenhouse gases and recharge groundwater. The simplest method of protecting wetlands is identification and complete avoidance from the impacts of development.

Wetlands are areas of land that characteristically have wet or saturated soils and are dominated by water-loving plants. They provide a specialized habitat for diverse and unique sets of species assemblages and are a vital link between upland and open-water aquatic environments. Wetlands perform a number of essential and varied natural functions that are significant in maintaining local biodiversity. Classes of wetlands that exist in the Plan area include marshes,

bogs, fens, swamps, and wet meadows. Wetlands are sensitive and important because they exhibit high biodiversity, specialized habitat and functions, and connectivity. The ecological functions and rarity of wetlands justifies the preservation of all remaining wetlands in Electoral Area E, and restoration of previously damaged wetlands.

This development permit area is utilized at the subdivision stage, to ensure that impacts on wetlands will be avoided in all future stages of development. Subdivision layouts will demonstrate that proposed lots have a viable and useable area of land, exclusive of a wetland and associated riparian protection area. The importance of wetland mapping by qualified environmental professionals is essential to the preservation of these sensitive natural areas and the ability to make sound development decisions. Finally, this development permit area is intended to provide protection to wetlands, as they are not typically protected under the *Riparian Areas Regulation*.

14.12.4 APPLICABILITY

The Wetland Protection Development Permit Area applies to all land in Electoral Area E. A development permit must be applied for, and issued by the Cowichan Valley Regional District, prior to the subdivision of land as defined in section 872 of the *Local Government Act*, regardless of the Zone or Plan designation, if a wetland is located on the subject property, or is located within 30 metres of the subject property. All determinations as to whether an area is a wetland or former wetland and as to the boundaries of riparian protection areas shall be made by a qualified environmental professional at the time of application for a development permit authorizing the subdivision.

14.12.5 GUIDELINES

No person shall subdivide land in the Wetland Protection Development Permit Area, prior to the owners receiving a development permit from the CVRD, which adapts the proposed development to ecosystem conditions and establishes protective buffers around sensitive ecosystems. An application for development permit will sufficiently address the following guidelines:

- a) A qualified environmental professional (QEP) shall be retained at the expense of the applicant, for the purpose of preparing an assessment of land that is the subject of a subdivision application, in order to identify wetland(s) on the subject property.
- b) The QEP assessment will include wetlands that have been previously disturbed or filled in, and in such cases, will provide recommendations for restoration.
- c) If a wetland, whether previously disturbed or not, is located on the property, the biologist report will include a map that accurately identifies the wetland. The assessment will describe and identify appropriate riparian protection areas (setbacks) in relation to a wetland or in relation to any wetland on any other parcel.
- d) The proposed plan of subdivision will incorporate wetland(s) and riparian protection areas. Minimum lot sizes will be met exclusive of the wetland and riparian protection area, as required under the implementing Zoning Bylaw. Applicants are encouraged to consider various proposed subdivision layouts that demonstrate how development of property could proceed with complete avoidance of wetlands and riparian protection areas.
- e) Proposed lots that are part of or adjacent to a wetland should be large enough and located in such a way as to minimize road, trail, and utility crossings of a wetland or riparian protection area.

- f) Proposed lots that are part of or adjacent to a wetland should be large enough to accommodate a reasonable usable yard between the proposed building envelope and the edge of a riparian protection area, a minimum width of 7.5 metres.
- g) No development activities (such as grading, clearing, trenching, installation of pipes, sewer or water infrastructure, etc.) relating to the creation of lots or provision of services for those lots shall occur in the wetland or riparian protection area.
- h) Prior to preliminary subdivision approval, the boundaries of the riparian protection area will be clearly marked with high visibility temporary fencing, which will remain in place throughout site preparation, construction or any other form of disturbance. A follow up report by a qualified environmental professional may be required.
- i) In all situations where a wetland or other significant environmental feature is located on a property, the owners will be encouraged to provide long term protection of the wetland and riparian protection area, either through gifting to a nature protection organization or the CVRD, or by registering a conservation covenant confirming the long term preservation of the wetland.
- j) The biologist report will identify, describe and make recommendations for protecting any species at risk occurrences, based on species identified by federal and provincial legislation, as it emerges. Species at risk occurrence information will be provided to the BC Conservation Data Centre.
- k) Where invasive plant and animal species are located on land that is subject to subdivision, the qualified environmental professional should provide recommendations for appropriate removal and disposal of invasive species.

14.12.6 Application Requirements

Before issuing a development permit for subdivision, the Cowichan Valley Regional District requires that the following information be submitted along with the application form and fee:

1. A site plan drawn to scale, indicating existing and proposed parcel lines, the location of sensitive environmental features, wetlands and riparian protection areas. A written description may accompany the plan.
2. The location of existing and proposed buildings and structures, septic tanks or sewage systems, existing and proposed driveways, pedestrian and bike trails, parking areas and yards.
3. Proposed lot sizes and lot dimensions, and setbacks to wetlands and riparian protection areas.
4. A report by a qualified environmental professional, which identifies wetlands and other sensitive environmental features, assesses potential impacts of the project and provides recommendations for protection and mitigation.
5. A landscaping plan, identifying existing and proposed plant species, areas of sensitive native plant communities and areas to be cleared or planted.

14.12.7 Exemptions

A Wetland Protection Development Permit is not required where a qualified environmental professional provides written confirmation that a wetland is not located on or within 30 metres of the subject lands, or other proof of the absence of wetlands on a subject property is provided, to the satisfaction of the General Manager of Planning and Development.

14.12.8 Concurrent Development Permit Areas

Where more than one development permit area applies to land in the Wetland Protection Development Permit Area, a single development permit may be issued.



**COWICHAN VALLEY REGIONAL DISTRICT
BYLAW NO. 33XX (HEAT PUMP, PARKLAND)
REVISED APRIL 27, 2012**

**A Bylaw For The Purpose Of Amending Zoning Bylaw No. 1840
Applicable To Electoral Area E – Cowichan Station/Sahtlam/Glenora**

WHEREAS the *Local Government Act*, hereafter referred to as the "Act", as amended, empowers the Regional Board to adopt and amend zoning bylaws;

AND WHEREAS the Regional District has adopted a zoning bylaw for Electoral Area E – Cowichan Station/Sahtlam/Glenora, that being Zoning Bylaw No. 1840;

AND WHEREAS the Regional Board voted on and received the required majority vote of those present and eligible to vote at the meeting at which the vote is taken, as required by the Act;

AND WHEREAS after the close of the public hearing and with due regard to the reports received, the Regional Board considers it advisable to amend Zoning Bylaw No. 1840;

NOW THEREFORE the Board of Directors of the Cowichan Valley Regional District, in open meeting assembled, enacts as follows:

1. CITATION

This bylaw shall be cited for all purposes as "CVRD Bylaw No. 33XX – Area E – Cowichan Station/Sahtlam/Glenora Zoning Amendment Bylaw (Heat Pump, Parkland), 2012".

2. AMENDMENTS

Cowichan Valley Regional District Zoning Bylaw No. 1840, as amended from time to time, is hereby amended in the following manner:

- a) The definition of a "dwelling unit" in Section 3.1 is deleted and replaced with the following:

"dwelling unit" means one or more habitable rooms with self-contained sleeping, living, cooking, eating, sanitary facilities and direct access to the open air without passing through any other similar unit, intended for year round occupancy as the residence of one family, and is equipped with a *heat pump* as the primary heating source.

- b) The following definition is added to Section 3.1:
"heat pump" is a heating and cooling system which uses the natural heat scavenged from air, water or the earth as an energy source to heat and cool the inside of a building, and which

provides an energy efficient form of heating, particularly in conjunction with efficient insulation and passive solar design principles.

c) The following is added after Section 5.30:

Section 5.31 Heat Pumps

- i. A residential dwelling unit shall be equipped with a heat pump.
- ii. Adjacent dwelling units may share a common heat pump system and/or natural energy source for a heat pump.
- iii. A heat pump shall be the primary heat source for a residential dwelling, but may be used in conjunction with electric, wood, gas or other heating source.
- iv. A residential dwelling unit is exempt from requiring a heat pump, if a development permit has been issued for energy conservation and greenhouse gas emissions reductions, and specifies that a district energy system will provide the primary heat source for the residence.

d) The following replaces Section 8.2(c) Minimum Parcel Size, relevant to the R-2 Zone:

Subject to Part 12, the minimum *parcel* size shall be as follows:

- 1) 0.4 Ha. for *parcels* served by a *community water and sewer system*;
- 2) 0.8 Ha. for *parcels* served by a *community water system* only;
- 3) 2.0 Ha. for *parcels* served neither by a *community water* or *sewer system*.

e) The following is inserted as Section 12.7, and the remaining sections are renumbered accordingly:

12.7 The minimum parcel size provisions of this Section do not apply in the case of a subdivision of a parent parcel into two parcels, when that parcel is separated by a road, park or trail corridor that has been dedicated to the Regional District, provided that:

- i. The parent parcel is identified in Section 13.2 Appendices;
- ii. The minimum width of a dedicated road is 25 metres, or the minimum width of a dedicated trail corridor is 10 metres;
- iii. The parcels created by the plan comply with Section 944 of the *Local Government Act*;
- iv. The requirements of this bylaw respecting siting of buildings and structures is complied with;
- v. The parcels created by the plan are an absolute minimum of one hectare where the parcel is not serviced with community water, and 2000 m² where the parcel is serviced by community water.

f) The following is inserted as Section 12.12:

12.12 Where a parcel contains all or part of a natural water body, watercourse or wetland, the area of the natural water body, watercourse or wetland shall not be included in the area of the parcel for the purposes of calculating the permitted number of parcels. All determinations as to whether an area is a wetland shall be made by a qualified environmental professional at the time of application for a development permit authorizing the subdivision.

g) Part Thirteen Appendices is amended by adding the following:

13.2 Planned Road, Trail or Parkland Acquisitions

- 1) The CVRD considers it within the public interest to acquire road dedication through Section 7, Range 8, Sahtlam District, except parts in Plan VIP80873, for the purpose of connecting the public road network west of the subject property with Riverbottom Road and Barnjum Road to the east.

(Refer to Figure 1 for illustration- area shown in grey)

- h) Schedule B (Zoning Map) to Zoning Bylaw No. 1840 is amended by rezoning Lot A, Section 7, Range 9, Sahtlam District, Plan VIP 88170, and Lot 1, Section 7, Range 9, Sahtlam District, Plan 83485, as shown outlined with a thick black line on Plan Z-XXXX attached hereto and forming Schedule A of this Bylaw, from R-2 (Suburban Residential) to P-2 (River Corridor Conservation).

(Refer to Figure 1- subject property outlined in black near Wake Lake)

- i) Schedule B (Zoning Map) to Zoning Bylaw No. 1840 is amended by rezoning Legal Lot Poly 15927 VIP 64839 as shown outlined with a thick black line on Plan Z-XXXX attached hereto and forming Schedule A of this Bylaw, from I-1 (Light Industrial) to P-2 (River Corridor Conservation).

(Refer to Figure 2 - Subject property outlined in black near Busy Place Creek)

3. FORCE AND EFFECT

This bylaw shall take effect upon its adoption by the Regional Board.

READ A FIRST TIME this _____ day of _____, 2012

READ A SECOND TIME this _____ day of _____, 2012

READ A THIRD TIME this _____ day of _____, 2012

ADOPTED this _____ day of _____, 2012

Chairperson

Secretary



SUBCOMMITTEE REPORT

ENVIRONMENT COMMISSION

JUNE 21, 2012

DATE: June 13, 2012

FROM: Janna Jorgensen

SUBJECT: EC Communications Sub-committee Video Contest
Budget

Recommendation:

That the Environment Commission approve a budgetary allocation of \$5350 toward funding the 2012 State of the Environment Video Contest.

Purpose:

- Engage children, youth, and young adults in voicing their priorities for environmental sustainability
- To include children, youth and young adults in our efforts to promote the sustainable living principles contained within our 12 Big Ideas framework and State of the Environment Report
- To build upon the successes of the 2011 Video Contest
- To build community awareness of the work and role of the EC
- To foster and inspire attitudes and behaviours that promote sustainability

Rationale:

The budget for the Video Contest in 2011 was \$5000. The requested \$5350 amount \$350 as follows:

- o \$150: increase of overall advertising and promotional costs
- o \$200: additional follow-up promotion of winning videos

Additional Resource Implications:

The Communications Sub-Committee requests that additional EC members volunteer to sit on an Ad-hoc Video Contest Review Group which will meet once before the July EC meeting. The purpose of this group is to review the collected feedback from the 2011 Video contest and make recommended changes to the 2012 contest at the July EC meeting. Additional resources may be requested at that time.

Respectfully Submitted by,
Janna Jorgensen, Chair

Economic Reporting in the CVRD
Prepared for the Economic Development Commission
May 17, 2012

Three new products are proposed to provide greater information on economic issues in the CVRD. The following document provides an overview of the proposed purpose and content of each report, for review and feedback by the Commission and staff. A draft of each document will be prepared for subsequent review by the April 2012 meeting.

1. State of the Economy

Purpose: Inform Economic Development Commission, CVRD Board and Cowichan community on current economic health and trends in the CVRD, including a selection of social and environmental indicators which are integrated with economic development. Demonstrate value add of EDC.

Provides data on comparator communities as part of context:

- North Okanagan Regional District: *With a population of 81,888, the main economic drivers are agriculture, forestry and tourism*
- Comox Strathcona Regional District: *With a population of 107,312, the main economic drivers are forestry, mining, fishing and agriculture*
- Okanagan Similkameen Regional District: *With a population of 84,914, the main economic drivers are agriculture, tourism, forestry and mining*
- Central Kootenay Regional District: *With a population of 60,651, the main economic driver is forestry*

2. Site Selector Report

Purpose: Designed to provide quick summary of information requested by site selectors. Will likely need to be reformatted for their forms. Can include summary of data EDC feels are attractive about CVRD e.g. recreation opportunities, which may not be capture on forms. This more comprehensive report in our format can be made available on our website.

3. EDC Performance Measures

Purpose: Provide Economic Development Commission and CVRD Board with a good understanding of EDC staff achievements and work towards EDC priorities. Demonstrate value add of EDC.

STATE OF THE ECONOMY (1 of 4)

Can we attract and retain the jobs we need?

Indicator	Geography(ies)	Frequency	Release Date	Reporting Source	CVRD gets?	Comparator available?
Overly dependent on any industries?						
Number of businesses by sector and size	CVRD	Annual	February	Statistics Canada, Business Register		
Economic Diversity Indices	Duncan Lake Cowichan Ladysmith	5 years	March 2014	BC Stats		Yes & BC
Employment by Sector	Vancouver Island	Quarterly	-	BC Stats	X	BC
Employment by Sector	CVRD	5 years	2013	Statistics Canada		Yes & BC
Location quotient (concentration of industry sectors relative to province)	Duncan Ladysmith Lake Cowichan	5 years	March 2014	BC Stats		
Can businesses afford to operate here?						
Business incorporations	Duncan Ladysmith Lake Cowichan North Cowichan	Annual	January	BC Stats		Yes & BC
Business bankruptcies	Duncan Ladysmith	Annual	April	BC Stats		Yes & BC
Municipal taxes (industry, farm, recreation, business)	Duncan Ladysmith Lake Cowichan North Cowichan	Annual	July	Ministry of Community & Rural Development		Yes & BC
Can people who want to work find work?						
Unemployment / Employment rate	Vancouver Island	Quarterly	-	BC Stats	X	BC
Unemployment / Employment rate (separate youth data)	CVRD & Municipalities	5 years	2013	Statistics Canada		Yes & BC

STATE OF THE ECONOMY (2 of 4)

Sector specific: Tourism							
Nanaimo airport passenger volume	N/A	Quarterly	-	Island Coastal Economic Trust	X	No	
BC Ferries passenger volume	Victoria, Nanaimo, Vancouver or All	Quarterly	-	Island Coastal Economic Trust	X	No	
Visitor centre use	Vancouver Island	Quarterly	-	Island Coastal Economic Trust	X	No	
Sector specific: Agriculture							
Gross farm receipts, gross expenses and net receipts	CVRD	5 years	May 2012	Statistics Canada		Yes	
Agriculture and food manufacturing employment	CVRD	5 years	2013	Statistics Canada		Yes	
Amount of land being farmed	CVRD	Annual		Ministry of Agriculture			
Sector specific: Other							
Retail sales per capita (Estimates)	Duncan CA	Annual		FP Markets Canadian Demographics		Yes	
Vehicle sales (estimates)	Duncan CA	Annual		FP Markets Canadian Demographics		Yes	
Building permits (Value, #, type)	CVRD	Monthly	-	CVRD	X	No	
Housing starts	CVRD	Monthly	-	CVRD		BC	
# of Clean Tech businesses	CVRD	Annual	-	EDC		No	

Can we attract and retain workers?

Indicator	Geography(ies)	Frequency	Release Date	Reporting Source	CVRD?	Comparator available?
Population growth and demographics						
Population projections by age	CVRD	Annual		BC Stats (\$16)		No
Population in / out migration	CVRD	5 years	2012	Census		Yes

STATE OF THE ECONOMY (3 of 4)

Immigrant arrivals (past two years)	CVRD	Annual	April	BC Stats		Yes & BC
Taxfiler income distribution (by gender)	CVRD & Municipalities	Annual, 2 yr lag	August	BC Stats, CRA		Yes & BC
Housing, transportation and child care						
Average / median house sale price	CVRD	Monthly	-	VIREB		No
Residential property taxes	Duncan Ladysmith Lake Cowichan North Cowichan	Annual	July	Ministry of Community & Rural Development		Yes & BC
Average rent	CVRD	5 years	2012	Statistics Canada		Yes & BC
Child care spaces / estimated need	CVRD	Annual		Social Planning Cowichan		No
Population within 400m of a transit route	CVRD	Annual		BC Transit		
Employment by Place of Work and Place of Residence	CVRD & municipalities	5 years		Island Coast Economic Trust		
Education						
% population 25-64 with post-secondary	CVRD	5 years	2012	Statistics Canada		Yes & BC
% population by field of study	CVRD	5 years	2012	Statistics Canada		Yes & BC
% of 18 year olds who did not graduate	CVRD	Annual	April	BC Stats		Yes & BC
Community under stress						
Food bank usage	CVRD	Annual	-	Cowichan Basket Society		No
Consumer bankruptcies	Duncan Ladysmith	Annual	April	BC Stats		Yes & BC
Serious crime rates (past two years)	CVRD	Annual	April	BC Stats		Yes & BC
Elderly dependency ratio	CVRD	5 years	2013	Statistics Canada		Yes & BC
Economic Dependency Ratio (\$ transfer payments / \$ employment income)	CVRD & Municipalities	Annual, 2 yr lag	August	BC Stats, CRA		Yes & BC
Incidence of low income	CVRD & municipalities	5 years	2012	Statistics Canada		Yes & BC

STATE OF THE ECONOMY (4 of 4)

% of population receiving IA benefits & length of time on IA	CVRD	Annual	April	BC Stats		Yes & BC
% of population receiving max OAS	CVRD	Annual	April	BC Stats		Yes & BC
EI beneficiaries (separate youth report)	CVRD	Annual	April	BC Stats		Yes & BC

Impact on our environment

Indicator	Geography(ies)	Frequency	Release Date	Reporting Source	CVRD?	Comparator available?
Energy Consumption Rates	CVRD	Annual		CEEI		
Per capital water consumption	CVRD	Annual		CEEI		
Greenhouse Gas Emissions Generated	CVRD	Annual		CEEI		
Air Quality Index	CVRD			Ministry of Environment		
Solid Waste (Per capita & total & recycling proportion)	CVRD	Annual		CVRD		
Change in forest land area	CVRD			CVRD		
Agricultural land in / out of ALR	CVRD			Agricultural Land Commission		

SITE SELECTOR REPORT – PROPOSED CONTENT

Population information <ul style="list-style-type: none"> Population 20-34 Population 35-50 Population 50+ Total Households 	Other employers <ul style="list-style-type: none"> List of office employers (with 50 or more employees-please include business function and headcount)
Unemployment statistics <ul style="list-style-type: none"> Unemployment rate (most recent) Unemployment rate (1 year ago for same month as above) 	Wages <ul style="list-style-type: none"> Prevailing Wage Rates within community:
Workforce <ul style="list-style-type: none"> Total Workforce Workforce employed Workforce unemployed Workforce not seeking employment (not in workforce) People employed in retail People employed in wholesale People employed Unionization rate 	Office Availability & Costs <ul style="list-style-type: none"> Average leasing costs /sq.ft., taxes, operating costs for: Class A building; Class B building; Class C building
Community Education Levels <ul style="list-style-type: none"> Grades 9-13 Trade Certificates University or College Degrees List of colleges and universities with enrollment 	Communications Infrastructure <ul style="list-style-type: none"> Availability of Fiber, digital lines, High Speed internet, etc.:
Multi-Lingual Resource Capabilities <ul style="list-style-type: none"> % of Bilingual (English / French) Other Multilingual Resource Details 	Transportation Access <ul style="list-style-type: none"> Access to commercial airports with scheduled service Access to scheduled rail service Access to major road systems List of Public Transportation Providers, Cost & Hours of Operation
	Market and statutory benefits <ul style="list-style-type: none"> Market benefits and their corresponding contribution levels? (Employer & Employee Contribution) All statutory benefits and their contribution levels
	Other <ul style="list-style-type: none"> Crime rate (normalized to 100,000 people) Households with Personal Computers Other communities within a 30 minute drive

Where relevant, indicators reported by CVRD and commuter area.

EDC PERFORMANCE MEASURES – DRAFT

EDC Outputs	EDC Outcomes
<ul style="list-style-type: none"> • Inquiries received • Website traffic • Contacts at trade shows, conferences and events • Caseload of active project files (BR&E) • Marketing / advertising • Funds leveraged from partners 	<ul style="list-style-type: none"> • Impact surveys with EDC clients / contacts (e.g. BR & E, Ag Show vendors) - increased sales, jobs, etc. • Investment attracted where EDC involved

Common Economic Development success measures:

- Growth in # of businesses
- Growth in # of jobs
- Building permits
- Tourism visitation growth

Economic Development Commission Workplan 2012: Status May 2012 (Example)

 Waiting 0%
  In Planning 30%
  In Progress 60%
  Completed 100%

Priority	Status	Notes
High Priorities		
1. Enhance communication and education between economic development, local government, the business community, media and general public	○ ○ ● ○	
2. Develop a flow chart of the development process in each community within the CVRD	● ○ ○ ○	
3. Develop a Regional Community Profile with sub-profiles for each community within CVRD.	○ ○ ○ ○	
4. Expand Business Retention and Expansion Program.	○ ○ ○ ○	
5. Adopt and support the implementation of the Cowichan Region Tourism Plan.	○ ○ ○ ○	
6. Adopt and support the implementation of the Green Business Development Plan.	● ○ ○ ○	
7. Support the implementation of the Area Agricultural Plan.	○ ○ ● ○	
Medium Priorities		
8. Create an environment that attracts and retains a diverse, talented pool of young professionals and meets the needs of recent graduates.	● ○ ○ ○	
9. Create sustainability benchmarks.	○ ○ ● ○	
10. Develop education programs for greening local businesses and Green Solutions.	● ○ ○ ○	
11. Coordinate in-house environmental sustainability efforts with the CVRD Green team.	● ○ ○ ○	
12. Focus marketing around the targeted industries.	○ ○ ● ○	
Low Priorities		
13. Define economic development governance structure.	○ ○ ● ○	
14. Identify existing agriculture businesses' utilizing renewable energy methods to understand what is currently being done and how it can be increased throughout the region.	● ○ ○ ○	
15. Improve industry-academic links and expand entrepreneurship focused on the target sectors of Clean Technology, Agriculture and Tourism, along with other economic market segments.	● ○ ○ ○	

SUBCOMMITTEE REPORT

ENVIRONMENT COMMISSION
JUNE 21, 2012

DATE: June 12, 2012
FROM: Justin Straker
SUBJECT: Environment Commission's Regional
Environmental Strategic Plan Sub-Committee
Terms of Reference

Recommendation:

- That the Environment Commission adopt the Regional Environmental Strategic Plan Sub-Committee's Terms of Reference as attached.

Purpose:

- The Terms of Reference articulates roles, responsibilities, and relationships of the Sub-Committee working collaboratively with the CVRD Environmental Policy Division to direct and oversee the preparation of a Regional Environmental Strategic Plan for the Cowichan Valley Regional District on behalf of the CVRD Environment Commission..

Financial Implications:

- Re: Regional Environmental Strategic Plan Sub-Committee Terms of Reference:
 - o Initial \$25,000 allocation for the first phase of work to be completed in 2012
 - o A similar amount is expected to be allocated towards the development of the first phase of the Regional Environmental Strategic Plan by the CVRD Environmental Policy Division in 2012.

Submitted by,
Justin Straker, Co-Chair

CVRD Environment Commission – Environmental Plan Sub-Committee

Terms of Reference

To assist in the preparation of a Regional Environmental Strategic Plan (“Environmental Plan”) for the Cowichan Valley Regional District on behalf of the CVRD Environment Commission.

Background

The CVRD Environment Commission was created on April 11, 2007 by Bylaw 2943 and consolidated for convenience only with amending Bylaws 3243 and 3450 on August 16, 2011.

The responsibilities of the Commission are to:

- a) Develop an Environmental Strategic Plan that will provide strategic guidance on environmental issues and responses for the Cowichan Valley Regional District.
- b) Act as the Plan Monitoring Committee for the CVRD’s Solid Waste Management Plan, Central Sector Liquid Waste Management Plan, and to the Local Advisory Water Protection Committee.
- c) Undertake specific inquiries aimed at evaluating a major issue or issues affecting the community and the environment and recommending solutions to the Board.
- d) Monitor and advance implementation of the CVRD Environmental Strategic Plan and report annually, or as required, to the Board.

At the CVRD Board meeting of March 14, 2012, Justin Straker, Co-Chair of the CVRD Environment Commission, provided an overview of the Environment Commission’s rationale for assisting in the development of a Regional Environmental Strategic Plan. It was moved, seconded and carried “That staff work with the Environment Commission to develop a Regional Environmental Strategic Plan”.

At a meeting of the Environment Commission on March 15, 2012 Co-Chair Straker elaborated on the Environment Commission’s presentation on the developing of an Environmental Plan to the Board, requested participants for the Sub-Committee, and asked that Terms of Reference for the Sub-Committee be developed.

Purpose

The Environment Commission works collaboratively with the CVRD Environmental Policy Division to direct and oversee the preparation of a Regional Environmental Strategic Plan for the Cowichan Valley Regional District on behalf of the CVRD Environment Commission.

The Environmental Plan Sub-Committee is responsible for working collaboratively with the Environmental Policy Division of CVRD and others to plan and develop a Regional Environmental Strategic Plan, including:

- Developing Terms of Reference for the consultants to be approved by the Commission,
- In partnership with the Environmental Policy Division short listing and recommending a suitable consultant
- Acting as a Steering Committee to the project and to the consultants and inviting partners from other organizations (including other Commissions) to participate in the Steering Committee,
- Receiving and providing feedback on all deliverables,
- Providing regular updates to the Commission and recommending when reports are required for the Board,
- Recommending acceptance of the final deliverable(s) and completion of the work of the consultants,
- Identifying next steps and subsequent work required to implement the Environmental Plan, and

- Undertaking other activities as directed by the Environment Commission that are consistent with these Terms of Reference.

Operations

The Environmental Plan Sub-Committee shall meet regularly. It is not required to keep minutes of its meetings, but shall report its activities to the Commission.

Membership

Membership in the Environmental Plan Sub-Committee shall be established by the Environment Commission at its first meeting in the New Year, but may be added to at the discretion of the Sub-Committee chair throughout the year.

Members of the Environmental Plan Sub-Committee for 2012 are:

Justin Straker, and Jon Lefebure, Co-Chairs

Roger Hart

Rodger Hunter

Tyler Innes

Janna Jorgensen

Sophy Roberge

Roger Wiles

Ex Officio Brian Dennison (General Manager, Engineering and Environmental Services)

Ex Officio Kate Miller (Manager, Regional Environmental Policy Division)

Ex Officio Emily Doyle Yamaguchi (Environmental Analyst, Regional Environmental Policy Division)

Community members or others can be added as necessary by the subcommittee at their discretion as per the commission bylaws.

Status

The Environmental Plan Sub-Committee reports to the CVRD Environment Commission.

The subcommittee will cease to exist at the completion of the project.

Approval and Review

These Terms of Reference shall be approved by the CVRD Environment Commission.

Environmental Commission Expense Comparison 2009 to 2012

Expenses	2009	2010	2011	2012
Travel	\$ 935	\$ 983	\$ 683	\$ 3,250
Advertising	\$ 887	\$ 12,210	\$ 3,551	\$ 356
Contracted services	\$ 23,191	\$ 17,560	\$ 4,645	
Meeting expenses	\$ 2,987	\$ 3,905	\$ 5,000	\$ 1,487
Programs	\$ 3,113		\$ 30,000	\$ 5,678
Conferences				\$ 1,800
Miscellaneous	\$ 172			
Totals	\$ 31,285	\$ 34,658	\$ 43,879	\$ 12,571

2012 Budget **\$ 61,060**

Projected Expenses

Communications Plan	4,050	
Meetings	2,500	
Travel	1,000	
Advertising	500	
<u>RESP development</u>	<u>25,000</u>	
Total to Date	33,050	Budget Left \$ 15,439

Water conservation and reduced water consumption will be encouraged. Water consumption shall be reduced within The Cliffs through the installation of water meters on all individual services and the use of native vegetation and drought resistant plant species for landscaping for multi-family and commercial sites. Water reuse will be supported by the use of reclaimed water for irrigation of the golf course.

6.5 Utilities

Full underground utilities in accordance with North Cowichan standards shall be installed. To accommodate the alternate road standards, separate utility corridors may be required for Shaw CATV, Telus, Hydro, or Terasen services.

6.6 Golf course irrigation

The golf course will require irrigation to promote turf grass growth and to allow the course to be used in the summer months. Water from the domestic Municipal water system is not available for irrigation. To irrigate the course, reclaimed water from the Joint Utilities Board sewage treatment plant will be used. The use of reclaimed water for irrigation is supported by the CVRD Central Sector Liquid Waste Management Plan, primarily due to the environmental benefit of reducing the quantity of effluent being discharged to the Cowichan River.

The reclaimed water shall be pumped from the treatment plant in a transport pipe to a storage pond. The reclaimed water shall meet the Municipal Sewage Regulations for unrestricted public access. Additional treatment consisting of filtration and disinfection will be required. The Cliffs will obtain an Operating Certificate for the design, operation, and maintenance of the reclaimed water system.

7.0 Neighbourhood design

The Cliffs will promote pedestrian activity through a network of trail connections and pedestrian routes that will allow residents and visitors to walk through the site. To promote pedestrian activity, the following design principles shall be followed.

- Wherever feasible, pedestrian pathways will follow a different route than the public road.
- Where pedestrian routes are within the road allowance, the sidewalk may be separated from the travelled roadway by a landscaped buffer.
- Architecture will be controlled by the developer's design review process to ensure that structures have a human scale and are visually interesting.
- Gateways, trail crossings, entrances, or arrival points will be defined by built forms, natural features, and significant landscape treatments.