



NOTICE OF ELECTORAL AREA SERVICES COMMITTEE MEETING

Tuesday,
April 6, 2010
Regional District Board Room
175 Ingram Street, Duncan, BC

3:00 pm

A G E N D A

	<u>Pages</u>
1. <u>APPROVAL OF AGENDA</u>	1-2
2. <u>ADOPTION OF MINUTES</u>	
M1 Minutes of March 16, 2010 EASC Meeting	3-10
3. <u>BUSINESS ARISING FROM MINUTES</u>	
4. <u>DELEGATIONS</u>	
D1 Dan and Gail Morris regarding Application No. 5-B-08RS	11-35
D2 Daniel Hayward regarding Application No. 1-C-10DVP	36-44
D3 Kelly Abbott regarding Fence Height	45
5. <u>STAFF REPORTS</u>	
SR1 Staff Report from Tom Anderson, General Manager, regarding Fence Height Regulations.....	46-49
SR2 Staff Report from Alison Garnett, Planning Technician, regarding Bill 27 Requirement to amend OCP's to introduce greenhouse gas emission reductions	50-100
SR3 Staff Report from Dave Leitch, Manager, regarding Dogwood Ridge Capital Works Upgrades.....	101-102
SR4 Staff Report from Rob Conway, Manager, regarding Draft Bylaws for Application No. 1-H-09RS (Heart Lake Developments Ltd.).....	103-116
SR5 Staff Report from Brian Duncan, Chief Building Inspector, regarding House Numbering	117-119
SR6 Staff Report from Brian Farquhar, Parks and Trails Manager, regarding Earth Day Event Green Footprint Challenge April 9 th to 25 th	120-122
SR7 Staff Report from Tom Anderson, General Manager, regarding Shawnigan and Cowichan Lake Boat Signage	123-126
SR8 Staff Report from Warren Jones, Administrator, regarding Gas Tax Regionally Significant Projects Fund Extension 2010-2014.....	127-134
6. <u>APC</u>	
AP1 Minutes of Area A APC meeting of March 9, 2010	135-138
AP2 Minutes of Area B APC meeting of March 10, 2010	139-140
AP3 Minutes of Area D APC meeting of March 19, 2010	141-143

00001

7. **PARKS**
 - PK1** Minutes of Area C Parks Commission meeting of March 25, 2010 144-145
 - PK2** Minutes of Area C Parks Commission meeting of March 9, 2010 146-148
8. **CORRESPONDENCE**
 - C1** Letter dated March 22, 2010, from the Capital Regional District, regarding
Proposed Boundary Change 149-155
 - C2** Grant-in-Aid Request, Area C..... 156-157
 - C3** Grant-in-Aid Request, Area C..... 158-159
 - C4** Grant-in-Aid Request, Area A 160-161
 - C5** Grant-in-Aid Request, Area E..... 162-163
9. **INFORMATION**
10. **NEW BUSINESS**
11. **PUBLIC/PRESS QUESTIONS**
12. **CLOSED SESSION**

Motion that the meeting be closed to the public in accordance with the Community Charter Part 4, Division 3, Section 90(1), subsections as noted in accordance with each agenda item.

 - CSM1** Closed Session Minutes 164
 - CSSR1** Staff Report (Section 90(1)(l) 165-166
 - CSSR2** Staff Report (Section 90(1)(e) Land Acquisition – TO BE DISTRIBUTED
13. **NEXT MEETING**

Tuesday, April 20, 2010
14. **ADJOURNMENT**

NOTE: A copy of the full agenda package is available at the CVRD website www.cvrld.bc.ca

Director B. Harrison
Director K. Cossey
Director I. Morrison

Director M. Marcotte
Director G. Giles
Director K. Kuhn

Director L. Iannidinardo
Director L. Duncan
Director M. Dorey

Minutes of the Electoral Area Services Committee Meeting held on Tuesday, March 16, 2010 at 3:00 pm in the Regional District Board Room, 175 Ingram Street, Duncan, BC.

PRESENT

Director B. Harrison, Chair
Director M. Marcotte, Vice Chair
Director L. Iannidinardo
Director G. Giles
Director K. Kuhn
Director I. Morrison
Director M. Dorey
Director L. Duncan
Director K. Cossey

CVRD STAFF

Tom Anderson, General Manager
Rob Conway, Manager
Mike Tippet, Manager
Brian Farquhar, Parks and Trails Manager
Alison Garnett, Planning Technician
Jill Collinson, Planning Technician
Warren Jones, Administrator
Cathy Allen, Recording Secretary

**APPROVAL OF
AGENDA**

The Chair noted changes to the agenda which included moving D5 to D1, adding new Staff Report items SR4 and SR5, new Parks item PK3, add-on item to C3, new correspondence C5, new Closed Session item CSSR1, and three items of new business.

It was Moved and Seconded
That the agenda, as amended, be accepted.

MOTION CARRIED

M1 - MINUTES

It was Moved and Seconded
That the minutes of the March 2, 2010 EASC meeting be accepted.

MOTION CARRIED

BUSINESS ARISING

There was no business arising.

DELEGATIONS**D5 - Nicholson**

Madalyn McLeod spoke representing the Cowichan Station Area Association regarding the Cowichan Station School. Ms. McLeod introduced members of the Association who were present. A short power point presentation was shown outlining their project to transform the Cowichan Station School site into a Community *Hub*. The Association requested a partnership with the CVRD as well as financial support. Ms. McLeod advised that they hope to make a presentation to the full Board and School District Board and noted that the School District owns the property.

The Committee provided comments to the Association.

D1 - Koutougas

Alison Garnett, Planning Technician, presented Application No. 3-A-09RS (Koutougas) to create a new residential duplex zone on 0.4 acres located at 2691 Mill Bay Road.

The Committee directed questions to staff.

Gerry Koutougas, applicant, was present and provided further information to the application.

It was Moved and Seconded

1. That OCP and Zoning Amendment Bylaws for Application No. 3-A-09RS (Koutougas), that would permit a duplex residence, move forward subject to a covenant being established that dedicates a three metre wide trail along Mill Bay Road.
2. That the draft OCP amendment bylaw be amended by changing (m) Duplex Development guideline #2 to delete the words "It is recommended that..."; #3 change the word "discouraged" to "prohibited"; #7 change all "should" to "shall"; and add #8 to read: "Any home occupation shall not generate any traffic or require additional parking."; and that the draft OCP amendment bylaw, as amended, and the draft zoning amendment bylaw be forwarded to the Regional Board for consideration of first and second readings.
3. That a public hearing be scheduled and that Directors Harrison, Cossey and Giles be delegated to the hearing.
4. That prior to the public hearing, a draft Section 219 Covenant be required which requires the appropriate disposal of invasive plants, roots systems and soil of affected areas, under the direction of a qualified invasive plant species biologist, prior to the development of the land.
5. That application referrals to the Ministry of Transportation and Infrastructure, Malahat First Nation, Mill Bay Waterworks, Mill Bay VDP, School District No. 79, the Vancouver Island Health Authority, the Ministry of Community Services, the CVRD's Parks, Recreation and Culture Department, Engineering and Environmental Services Department be accepted.

MOTION CARRIED

D2 - Quek

Direct Marcotte left the room at this point due to a potential conflict of interest because of her long standing family connection with the applicant.

Alison Garnett, Planning Technician, presented Application No. 3-H-09DP (Angela YP Quek/Kolosoff) for a proposed 24 unit residential care facility at 5130 Brenton Page Road.

The Committee directed questions to staff.

Doug Kolosoff, applicant, provided further information to the application.

It was Moved and Seconded

That Application No. 3-H-09 DP be approved, and that a development permit be issued to Angela YP Quek Architecture on behalf of Peggy and Doug Kolosoff, for Parcel 1 (DD14733N) of Parcel B (DD3329N) of District Lot 22, Oyster District, except part in Plan 18087, to permit the construction of a 24 unit residential care facility, subject to,

- a. The facility is licensed pursuant to the *Community Care and Assisted Living Act*,
- b. The facility receives the appropriate water system approval from the Vancouver Island Health Authority pursuant to the *Drinking Water Protection Act*,
- c. The development complies with the recommendations noted in Lewkowich Engineering Aquifer Impact Assessment report dated November 13, 2009,
- d. The development complies with the recommendations noted in Lewkowich Engineering Geotechnical Hazard Assessment, dated September 11, 2009, including:
 - *The volume of storm discharge to the foreshore culvert is not increased substantially. This can be accomplished by providing a recharge facility (rock pit/trench) with an overflow to the storm system leading to the foreshore,*
 - *The building site soils are adequately drained to a depth of at least 0.5 m within the building footprint,*
 - *Foundations are extended to suitable undisturbed bearing soil*
- e. The development is in substantial compliance with the attached Kiwi Manor Care Facility plans, dated May 7, 2009 by AYPQ Architecture. And furthermore, that these plans include paving the staff parking area and installing an oil/water separator.

MOTION CARRIED

Director Marcotte returned to the meeting at this point.

00005

D3 - Gourley

Jill Collinson, Planning Technician, presented Application No. 1-C-09DVP (Gourley) to relax the setback from a watercourse to allow for four supporting deck posts and a deck on property located off Marine Drive in Arbutus Ridge.

It was Moved and Seconded

That Application No. 1-C-09DVP by Marilyn Gourley for a variance to Section 5.3(a) of Zoning Bylaw No. 1405, by decreasing the setback from watercourse from 15 metres down to 12.6 metres, on Strata Lot 429, Section 14, Range 10, Shawnigan District, Strata Plan 1601 (Phase 13) PID: 017-559-553, be **approved**, subject to the applicant providing a survey confirming compliance with the reduced setback.

MOTION CARRIED

D4 - Thackery

Jill Collinson, Planning Technician, presented Application No. 1-I-09DP/VAR to construct an accessory building in accordance with provisions of the Watercourse Protection DPA at 8334 Sa Seen Os Road.

The Committee directed questions to staff.

Robert Thackery, applicant, presented further information to the application.

It was Moved and Seconded

That Application No. 1-I-10DP/VAR be approved, and that a Development Permit, with a Variance, be issued to Robert and Susan Thackeray for the construction of an accessory building 4.5 metres from the front parcel line, subject to compliance with the measures and recommendations outlined in RAR Assessment Report No. 1342 by Kelly Schellenberg, B.Sc.F., R.P.F.

MOTION CARRIED

STAFF REPORTS

**SR1 – Caretaker
Contract**

Brian Farquhar, Parks and Trails Manager, presented staff report dated March 11, 2010 from Ryan Dias, Parks Operation Superintendent, regarding Bright Angel Park Caretaker Contract.

It was Moved and Seconded

That a *revised* Bright Angel Park Caretaker Services Request for Proposals be issued that would limit the scope of duties to a current value estimate in the order of the annual rent (\$9,000), with a focus on after hours site security, gatekeeper services, group bookings set-up and basic parks maintenance (i.e. garbage collection, formal landscaping) and complete the remainder of the parks maintenance through the existing parks maintenance contract in place for community parks in Electoral Areas A thru E.

MOTION CARRIED

00006

SR2 – Covenant Release

Rob Conway, Manager, presented staff report dated March 8, 2010, regarding Covenant Release, 1838 Cowichan Bay Road (The Cannery).

It was Moved and Seconded

That the request to release Restrictive Covenant J17198 (Silver Catch Processing Inc.) registered against Lot 1, Section 7, Range 4, Cowichan District, Plan 28681 (1838 Cowichan Bay Road, File #1-D-08DP), be approved, and that the CVRD proceed to have the covenant removed from title.

MOTION CARRIED

SR3 – Area D OCP

Ann Kjerulf, Planner III, presented staff report regarding Area D – Cowichan Bay Official Community Plan.

It was Moved and Seconded

1. That the proposed planning and consultation process for the Area D Official Community Plan be approved in principle; and
2. That the following individuals be confirmed as members of the Area D Official Community Plan Steering Committee:
 - Hilary Abbot
 - Don Bright
 - Dan Butler
 - Larry George
 - Peter Holmes
 - Danica Rice
 - Robert Stitt

MOTION CARRIED

SR4 – 2010 Minor Capital Projects Schedule

Brian Farquhar, Parks and Trails Manager, presented staff report dated March 16, 2010 regarding 2010 Minor Capital Projects Schedule for Community and Sub-Regional Parks.

It was Moved and Seconded

That the 2010 Major and Minor Capital Work Program Schedule for Community and Sub-Regional Parks as the order and priority list for undertaking completion of capital project work approved in the 2010 budget, be endorsed.

MOTION CARRIED

SR5 – 2010 Summer Students

Brian Farquhar, Parks and Trails Manager, provided a verbal update regarding the 2010 summer student positions and advised that there was a large number of student applications. He noted that he is proceeding forward with interviews and the hiring process.

Tom Anderson, General Manager, also advised that the Planning and Development Department will be looking at hiring a planning summer student for help on the sustainability project and the Area D OCP project.

APC

AP1 - Minutes

It was Moved and Seconded

That the minutes of the Area C APC meeting of February 11, 2010, be received and filed.

MOTION CARRIED

PARKS

PK1 & PK2 - Minutes

It was Moved and Seconded

That the minutes of the Area H Parks Commission meeting of February 25, 2010 and AGM meeting of February 25, 2010 be received and filed.

MOTION CARRIED

PK3 - Resignation

It was Moved and Seconded

That the resignation of June Laraman from the Area A Parks Commission be accepted, and that a letter of appreciation be forwarded to Ms. Laraman.

MOTION CARRIED

**CORRESPOND-
ENCE**

**C1,C2,C5 – Grants in
Aid**

It was Moved and Seconded

That the following grants-in-aid be approved:

- Grant-in-aid request, Area D – Cowichan Bay, in the amount of \$2,000 to Cittaslow Cowichan Bay Society, to augment their fundraising efforts.
- Grant-in-aid request, Area D – Cowichan Bay, in the amount of \$1,500 to Koksilah School Historical Society, to help with costs to paint their building.
- Grant-in-aid request, Area A – Mill Bay/Malahat, in the amount of \$350 to Bard@Brentwood to assist with their 2010 performing arts program.

MOTION CARRIED

**C3 – Hood Canal
Bridge**

Mr. Anderson, General Manager, provided an update respecting the removal of the Hood Canal Bridge in Cowichan Bay, noting letter dated March 8, 2010 from Western Stevedoring confirming removal of the bridge starting the week of March 15-19 with completion by April 30, 2010.

**C4 – UBCM Task
Force Meeting**

Notice dated March 1, 2010, from UBCM regarding UBCM member consultation meeting March 12th was received as information. Mr. Anderson noted that expenses occurred from Directors who attended need to be approved by the EASC.

Director Marcotte reported that she attended that meeting and encouraged Directors to go to website noted for information regarding upcoming AVICC.

It was Moved and Seconded

That Director's expenses occurred related to the one day UBCM elections task force session on March 12th be approved, and that submitted expenses for Director I. Morrison and Director M. Marcotte be taken from budget function 250.

MOTION CARRIED

Warren Jones, Administrator, stated that he will circulate current relevant information regarding Director's meeting expenses and reimbursement.

INFORMATION

IN1 – Building Report

It was Moved and Seconded

That the February 2010 Building Report be received and filed.

MOTION CARRIED

NEW BUSINESS

**1 – Public Hearing
Delegations**

Director Morrison expressed concern regarding the manner in which Directors are delegated to public hearings. It was suggested that staff prepare a report recommending a possible policy for a process to delegate Directors to hearings.

**2 – Geo-Thermal
units**

Director Harrison expressed concern regarding geo-thermal units placed in the Mill Bay Marina waters.

Mr. Anderson advised that the units are placed on the ocean floor and are approved by Crown land application. Issues include rising thermal tubes and buoys lining the shore area causing boat obstruction. It was felt that MOE needs to be made aware of our concerns.

It was Moved and Seconded

That staff be directed to research the implications of hydro-thermal energy recovery units and draft a policy respecting their use, and further that all hydro-thermal applications not be supported until such time as a policy is adopted by the Regional Board.

MOTION CARRIED

**3 – Subdivision
Servicing Bylaw**

Director Cossey requested an update on the status of the subdivision servicing bylaw. Mr. Anderson advised that the draft bylaw was forwarded to the Corporate Leadership team and will be coming forward to the EASC with a delegation from Landworks Consultants.

CLOSED SESSION

It was Moved and Seconded

That the meeting be closed to the public in accordance with the *Community Charter* Part 4, Division 3, Section 90(1), subsections as noted in accordance with each agenda item.

MOTION CARRIED

The Committee moved into Closed Session at 4:45 pm.

RISE

The Committee rose without report.

ADJOURNMENT

It Was Moved and Seconded

That the meeting be adjourned.

MOTION CARRIED

The meeting adjourned at 4:50 pm.

Chair

Recording Secretary

00010



D 1

STAFF REPORT

ELECTORAL AREA SERVICES COMMITTEE OF APRIL 6, 2010

DATE: March 25, 2010 **FILE NO:** 5-B-08RS
FROM: Rob Conway, MCIP **BYLAW NO:** 985
Manager, Development Services Division
Planning and Development Department
SUBJECT: Zoning Amendment Application 5-B-08RS(Morris)

Recommendation:

That application 5-B-08RS be denied, and that a partial refund be given to the applicant in accordance with CVRD Development Applications Procedures and Fees Bylaw No. 3275.

Purpose:

To consider an application to amend Electoral Area B Zoning Bylaw No. 985 to change the zoning of Lot 8, Block 167, Helmcken District, Plan 35973 (4266 Mountain Road) from Primary Forestry (F-1) to Secondary Agriculture (A-2), or a new zone, to allow the subject property to be subdivided into two lots.

Financial Implications: N/A

Interdepartmental / Agency Implications: N/A

Background:

Location of Subject Property: Mountain Road and Humes Road (see attached location plan)

Legal Description: Lot 8, Block 167, Helmcken District, Plan 35973
(PID: 000-368-873)

Date Application and Complete Documentation Received: September 5, 2008

Owner: Dan and Gail Morris

Applicant: Dan Morris

Size of Parcel: 4.124 hectares (10.19 acres)

Current Zoning: Forestry (F-1)

00011

Proposed Zoning: Secondary Agricultural (A-2) or new zone

Minimum Lot Size Under Existing Zoning: 80.0 hectares (197.67 ac.)

Minimum Lot Size Under Proposed Zoning: 2.0 hectares (4.94 ac.)

Existing Plan Designation: Forestry

Proposed Plan Designation: Agricultural or Forestry

Existing Use of Property: Residential

Existing Use of Surrounding Properties:

Parcels that immediately surround the subject property are rural residential lots with average parcel sizes that range between 4 and 4.5 hectares (9.9 to 11.1 ac.). Lands beyond tend to be larger forestry parcels with lot sizes of between 20 and 200 hectares (49 to 494 acres).

Zoning in the area is predominantly Primary Forestry (F-1), although there is a Secondary Forestry (F-2) zoned land immediately to the east of the subject property.

Services:

Road Access: Mountain Road and Hume Road

Water: Well

Sewage Disposal: On-site Septic

Agricultural Land Reserve Status: Out

Contaminated Sites Regulation: Declaration pursuant to the *Waste Management Act* signed by the property owner. No "Schedule 2" uses noted.

Environmentally Sensitive Areas: The CVRD Environmental Planning Atlas (2000) does not identify any sensitive ecosystems or streams on the subject property. When CVRD staff visited the site some natural drainage courses were observed. However, it was unclear if these features are subject to the Riparian Area Regulation. Further assessment work would be required prior to any subdivision of the subject property.

Archaeological Site: None identified

Property Context:

The subject property is located in a relatively remote corner of the Cowichan Valley, towards the end of Mountain Road. Although the subject property and adjacent land is in Area B, it is on the north side of the Koksilah River and is physically separated from the much of Area B and the Shawnigan Lake community.

Mountain Road begins at Howie Road, near Koksilah Road and Bright Angel Park. The road is approximately 9 kilometres long and most of it is unpaved. The road has a "dead end" that terminates north of the Koksilah River.

00012

Much of the south end of Mountain Road has been subdivided into rural residential lots with lot sizes of between 4 to 6 hectares (10 to 15 acres). Many of these lots were created between 1980 and the mid 1990s. Changes to the Area B Zoning Bylaw in recent years have essentially precluded further subdivision in the Mountain Road area without rezoning. The vast majority of land in the area is zoned F-1, which has a minimum lot size of 80 hectares (197.68 ac.). The only other zoning designations evident in the area is a block of Secondary Forestry land immediately to the east of the subject property, which has a minimum parcel area of 4.0 ha. (10 ac.), and a Primary Forestry – Kennel (F-1A) zoned property, which has a 20 ha (49 ac.) lot size minimum.

The Proposal:

The property presently has a mobile home located on it that the owners rent. They would like to subdivide the property in order to create a new lot for their son and retain the remainder. The zoning amendment they have requested would allow the subject property to be subdivided into two parcels of about 2 hectares each. A proposed subdivision plan was not provided with the application, but the subdivision would essentially split the parcel horizontally, creating a south half and a north half. The north lot would be retained by the applicants and the south lot would be transferred to the owners' son.

In order to accomplish the subdivision, the applicant has proposed amending the zoning of the subject property to Secondary Agriculture (A-2). The A-2 zone has a minimum lot size of 2 hectares.

Policy Context:

Area B Official Community Plan:

Official Community Plan Bylaw No. 1010 gives forestry related uses priority on Forestry designated lands. Subordinate uses such as residential use, agriculture, outdoor recreation and mineral and aggregate extraction and processing may also be permitted within this designation.

Policy 2.6 of the OCP discourages further residential development within the forestry designation.

Policy 2.10 of the Plan recognizes the F-2 zone as being suitable for Forestry designated lands located between large forestry parcels and residential land designations, to provide a buffer between primary forestry activities and residential uses. The minimum parcel size for the F-2 zone specified in the OCP is 4 hectares.

Area B Zoning Bylaw:

Area B Zoning Bylaw No. 985 presently has three zones that are applicable to the Forestry Designation – Primary Forestry (F-1), Primary Forestry – Kennel (F-1A) and Secondary Forestry (F-2). Permitted uses in the three forestry zones are similar in that they all permit silviculture, agriculture, and single family dwelling or mobile home as permitted principal uses. The main difference between the F-1 and F-1A zone is that Kennel is a permitted use in the F-1A zone. The F-2 zone includes most uses permitted in the F-1 zone, with the exception of aggregate extraction and processing, which is excluded from the F-2 Zone.

As noted in the OCP, the F-2 zone is intended as a transitional zone between residential and primary forestry land. At 4.0 hectares, the minimum lot size of the F-2 zone is considerably smaller than the 80 hectare minimum of the F-1 zone.

The Secondary Agricultural (A-2) zone requested by the applicant permits uses similar to the F-2 zone. The main difference between the two zones is the minimum parcel sizes. The A-2 zone has a minimum parcel size of 2.0 hectares whereas the F-2 minimum is 4.0 hectares. A copy of the F-2 and A-2 zones is attached to this report.

CVRD Subdivision for a Relative Bylaw No. 1741:

Section 946 of the *Local Government Act* permits the subdivision of land for a family member to a parcel size less than the minimum specified in the Zoning Bylaw, subject to conditions specified in the *Act*. Since the proposed subdivision is intended for the son of the property owners, a Section 946 subdivision appears to be an option for subdividing the subject property without rezoning it. It should be noted, however, that CVRD Bylaw No. 1741 establishes a minimum parent parcel size for 946 subdivision in Area B that is equal to or larger than the minimum specified by the Zoning Bylaw. In this case, since the minimum parcel size in the F-1 zone is 80 hectares and the subject property is just slightly over 4 hectares, Bylaw No. 1741 precludes subdivision of the parcel under the provisions of Section 946.

Advisory Planning and Parks Commission Comments:

The Area B Advisory Planning Commission reviewed this application at their March 10, 2010, meeting where the following motion was passed:

That APC does not recommend that Application 5-B-08RS be approved, and we express concern that this would set a precedent. The new OCP review will address this Mountain Road community and similar rural areas.

The minutes from the March 10, 2010 APC meeting are attached.

Government Agency Comments:

This application was referred to government agencies on January 10, 2010. The following is a list of agencies that were contacted and the comments received.

- Ministry of Transportation and Infrastructure – *Interests unaffected*
- Ministry of Forests – *Interests unaffected*
- Malahat First Nation – *No comments received*
- Cowichan Tribes – *No comments received*
- School District 79 – *No comments received*
- CVRD Parks, Recreation and Culture Department – *No parks or trails requested*
- CVRD Public Safety Department –
 - *Proposal is not within a fire protection response area*
 - *The Community Wildfire Protection Plan has identified this area as a high risk for wildfire*
 - *Proposal is within the Shawnigan Lake RCMP Detachment area*
 - *Proposal is within the boundaries of the CVRD Regional Emergency Program*

Neighbourhood Response:

Although there has not been a formal notification process undertaken for this application, staff have received nine letters from local residents objecting to the application. The main concerns expressed in the letters are with respect to impacts on ground water, degradation of the area's rural character and increased traffic on Mountain Road. Copies of the letters are attached to this report for the Committee's information.

Planning Division Comments:

The Mountain Road area is designated for forestry use in the Area B OCP. Although there has been large lot residential development in the area in the past, the area is not recognized in the Plan as a location where residential development is encouraged. Part of the reason the Mountain Road area is not planned for additional residential development is due to the lack of service. The only road access to the area, Mountain Road, is un-paved and is at times poorly maintained. The area is relatively isolated, and is a long distance from commercial and community services. It is also not within a fire protection area.

Insofar as the proposed rezoning would only permit one additional lot to be developed, it would itself have a minimal impact on the land use pattern in the area. A more significant concern, perhaps, is the precedent that the zoning amendment could have. As the F-1 zoning that is predominant in the Mountain Road area has an 80 hectare minimum for subdivision, it effectively precludes further subdivision in the area on all but the largest forestry parcels. Zoning amendments in the Mountain Road area to permit subdivision to a 2 hectare lot size could potentially result in many new lots and increase density in an area that is primarily intended for forestry.

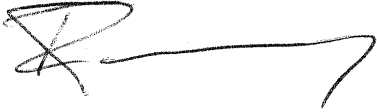
Staff do not support the subject zoning amendment application and recommend that it be denied as it is not supported by Official Community Plan or good planning principles. Should the Committee believe there is sufficient merit with the application for it to proceed to the bylaw drafting stage and a public hearing, staff recommend that a new zone be drafted, and that the draft zone and amendment bylaws be brought back to a future EASC meeting for review.

Options:

1. That application 5-B-08RS be denied, and that a partial refund be given to the applicant in accordance with CVRD Development Applications Procedures and Fees Bylaw No. 3275.
2. That staff be directed to prepare draft OCP and Zoning amendment bylaws for application 5-B-08RS, for consideration by the Committee at a future meeting.
3. That application 5-B-08RS be presented at a public meeting to obtain community input and that the application be reviewed at a future EASC meeting with a report documenting public input and draft bylaws.

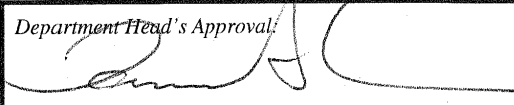
Option 1 is recommended.

Submitted by,



Rob Conway, MCIP
Manager, Development Services Division
Planning and Development Department

RC/ca

<i>Department Head's Approval:</i> 
<i>Signature</i> _____

00016

Subject Property

00017



**Cowichan
Valley
Regional
District**

This map is compiled from various sources for internal use and is designed for reference purposes only.

The Regional District does not warrant the accuracy.

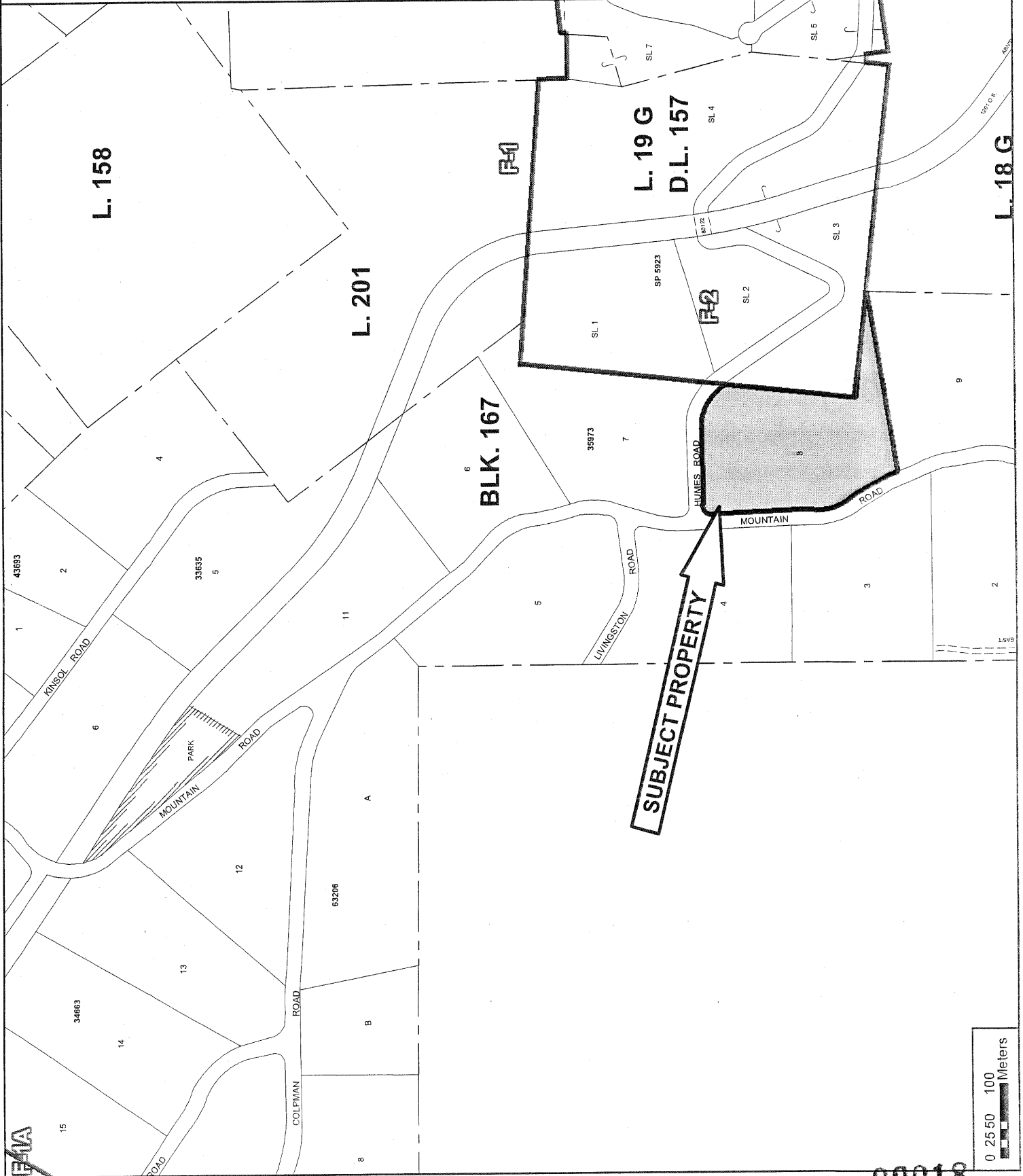
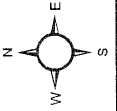
All persons making use of this compilation are advised that amendments have been consolidated for convenience purposes only and that boundaries are representational.

The original Bylaw should be consulted for all purposes of interpretation and application of the Bylaws.

FILE: 5-B-08-RS

ZONING

Legend



00018

March 10th, 2010

7:00 p.m.

Minutes of the Electoral Area B Advisory Planning Commission held on the above noted date and time at Shawnigan Community Centre .

Present:

APC members: Chair Graham Ross-Smith, recording secretary Cynara de Goutiere, John Clark, Rod MacIntosh

Guest: Rob Conway

Absent: Roger Painter ,Vice-Chair Carol Lane, Sara Middleton,

Delegations: Tom Swift and Bill Patterson for Camilla Holdings Application No 6-B-009RS, Dan and Gail Morris for Applicaton 5-B-08RS

General neighbourhood residents of the Morris's.

ORDER OF BUSINESS

1) Introductions.

2) Tom Swift and Bill Patterson presented Application No 6-B-009RS, as was presented at the February meeting. This is application for Amendment to the OCP and Zoning Bylaw to change from R-3 to a new zone to allow 23 lots on the Shawnigan Village 2.78 ha property. They stood behind what they do professionally: Developments with "nice family feel to the housing".

Questions answered: Storm water could be handled on site. Sewage would be strata responsibility with maintenance contract. Secondary suites had not been contemplated, as they would impact the septic system too much. A curve could be put in the central road if lot averaging was allowed.

3) Dan Morris presented Application 5-B-08RS

They want the A2 zoning so that they can get two lots from the parcel to provide one lot for son. Property was purchased 3 years ago. Agriculture is not contemplated. The area is not in fire protection area.

Residents spoke up, either that they were curious about how to do this themselves, or against the proposal as it would start the inevitable chopping up of parcels in the remote rural area.

4) Minutes.

Motion to accept minutes of February meeting. **Motion seconded and carried.**

5) Discussion of Camilla Holding application.

Motion: APC has no issue with density of 23 houses on Application No 6-B-009RS. however APC recommends that a Comprehensive Development Zone for this parcel would:

- allow lot averaging with minimum of 5,500 square feet for a maximum of 23 lots, with minimum width of 60 feet at house front,
- limit secondary suites to larger lots,
- encourage shared playspaces, walkways and greenscape,
- tie into existing trail system,
- put a curve in the road,
- have off road parking.
- **Motion seconded and carried.**

6) Morris Application 5-B-08RS.

Discussion about the hazards of promoting rural sprawl in remote unserviced Forestry zoned area.

Motion that APC does not recommend that Application 5-B-08RS be approved, and we express concern that this would set a precedent. The new OCP review will address this Mountain Road community and similar rural areas.

Motion seconded and carried.

7) Discussion about difficulty meeting quorum numbers at meetings with Carol Lane out of the country for several months. Graham will call her when she returns in April, to address her level of commitment.

Meeting Adjourned

Next meeting April 1st.

7.4 F-1 ZONE – PRIMARY FORESTRY

(a) Permitted Uses

The following uses and no others are permitted in an F-1 zone:

- (1) management and harvesting of primary forest products excluding sawmilling and all manufacturing and dry land log sorting operations;
- (2) extraction crushing milling concentration for shipment of mineral resources or aggregate materials excluding all manufacturing;
- (3) single family residential dwelling or mobile home;
- (4) agriculture silviculture horticulture;
- (5) home occupation – domestic industry;
- (6) bed and breakfast accommodation;
- (7) secondary suite or small suite on parcels that are less than 10.0 hectares in area;
- (8) secondary suite or a second single family dwelling on parcels that are 10.0 hectares or more in area.

(b) Conditions of Use

For any parcel in an F-1 Zone:

- (1) the parcel coverage shall not exceed 30 percent for all buildings and structures;
- (2) the height of all buildings and structures shall not exceed 15 metres;
- (3) the setbacks for the types of parcel lines set out in Column I of this section are set out for residential and accessory uses in Column II and for agricultural stable and accessory uses in Column III:

COLUMN I Type of Parcel Line	COLUMN II Residential & Accessory Uses	COLUMN III Agricultural & Accessory Uses
Front	7.5 metres	30 metres
Side (Interior)	3.0 metres	15 metres
Side (Exterior)	4.5 metres	30 metres
Rear	7.5 metres	15 metres

7.6 F-2 ZONE - SECONDARY FORESTRY

(a) Permitted Uses

The following uses and no others are permitted in an F-2 Zone:

- (1) management and harvesting of primary forest products excluding sawmilling and all manufacturing and dry land log sorting operations;
- (2) single family residential dwelling or mobile home;
- (3) two single family residential dwellings on parcels 10.0 ha. or larger
- (4) agriculture silviculture horticulture;
- (5) home occupation – domestic industry;
- (6) bed and breakfast accommodation;
- (7) secondary suite or small suite.

(b) Conditions of Use

For any parcel in an F-2 zone:

- (1) the parcel coverage shall not exceed 30 percent for all buildings and structures;
- (2) the height of all buildings and structures shall not exceed 15 metres;
- (3) the setbacks for the types of parcel lines set out in Column I of this section are set out for residential and accessory uses in Column II and for agricultural stable and accessory uses in Column III:

COLUMN I Type of Parcel Line	COLUMN II Residential & Accessory Uses	COLUMN III Agricultural Accessory Uses
Front	7.5 metres	30 metres
Side (Interior)	3.0 metres	15 metres
Side (Exterior)	4.5 metres	30 metres
Rear	7.5 metres	15 metres

7.3 A-2 ZONE - SECONDARY AGRICULTURAL

(a) Permitted Uses

The following uses and no others are permitted in an A-2 zone:

- (1) agriculture horticulture silviculture turf farm and fish farm;
- (2) single family residential dwelling or mobile home;
- (3) sale of products grown and reared on the property;
- (4) home occupation – domestic industry;
- (5) bed and breakfast accommodation;
- (6) daycare nursery school accessory to a dwelling;
- (7) small suite or secondary suite.

(b) Conditions of Use

For any parcel in an A-2 Zone:

- (1) the parcel coverage shall not exceed 30 percent for all buildings and structures with the exception of greenhouses which shall not exceed a parcel coverage of 50 percent;
- (2) the height of all buildings and structures shall not exceed 10 metres except for accessory buildings which shall not exceed a height of 7.5 metres;
- (3) the minimum setbacks for the types of parcel lines set out in Column I of this section are set out for residential and accessory uses in Column II and for agricultural stable and accessory uses in Column III:

COLUMN I Type of Parcel Line	COLUMN II Residential & Accessory Uses	COLUMN III Agricultural & Accessory Uses
Front	7.5 metres	30 metres
Side (Interior)	3.0 metres	15 metres
Side (Exterior)	4.5 metres	30metres
Rear	7.5 metres	15 metres

Katharina Dittus
3725 Mountain Road
Duncan, B.C.
V9L 6N4

Cowichan Valley Regional District
Development Services
175 Ingram St.
Duncan, BC V9L 1N8

May 9, 2009

To Whom it May Concern—

I am writing with regard to the following rezoning application:

4266 Mountain Road
Lot 8, Plan 35973, Block 167
Helmecken District

My family and I moved to Mountain Road six years ago where we now operate a small farm. We came to this area because of its quiet, rural nature and in order that we could live sustainably, within the limits of the valley.

The rezoning application, referenced above, would set a precedent that could see the population along Mountain Road double within the foreseeable future. We are opposed to the change in zoning because of the following problems and uncertainties:

- **Water.** Many of our neighbours already report water shortages. Until the ground water resources and aquifers are thoroughly inventoried, it would not be prudent to allow a series of subdivisions and new developments, with ever greater demands on the water table.
- **Traffic.** Mountain Road is a narrow, winding, and often treacherous road. The proposed rezoning is at the end of the long gravel section and at the top of a steep road, often icy in the winter. Again, it would not be prudent to allow for the higher volumes of traffic without a survey of the road capacity and dangers. At the same time, any contemplated changes in road surface or engineering should be subject to local community consultation.

- **Setting.** Ongoing rezoning and subdivisions would certainly begin to erode the rural nature of this area which we and our neighbours enjoy, and which is recognized in the Official Community Plan. There are already enough exurban, semi-rural, sprawling areas in the Cowichan Valley. Let's keep Mountain Road as a truly rural zone.

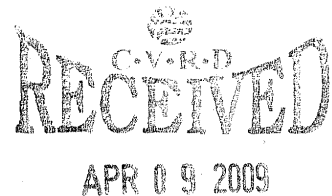
We hope you will consider our views in this matter and reject the proposed rezoning application. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Katharina Dittus', with a long horizontal flourish extending to the right.

Katharina Dittus

Heather and Conrad Hannig
4342 Mountain Rd.
P.O. Box 823 Station Main
Duncan, B.C.
V9L 3Y2



Rob Conway
CVRD
175 Ingram
Duncan, B.C.
V9L 1N8

April 9, 2009

Dear Mr. Conway

Re: #5-B-08RS

My husband and I are writing to express our non-support for this change to this property that would result in our area changing from F1 to F2. Smaller properties in this area, is not desired. We are the direct neighbour to the south of this property.

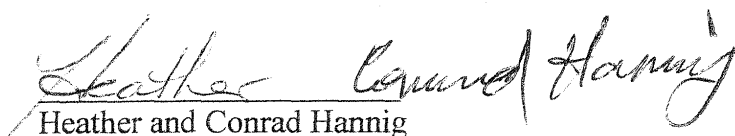
This is a beautiful rural wilderness area. The other concern is the tasking of the water resources in the area, many neighbours have low water flows as it is and another property added to this area could have significant ramifications to this resource.

We have lived here since 1994 and have gradually seen the filling in of this valley. These have all been large (10 acres or better) properties and have increased the traffic flow, resulting in the recent call for paving of Mountain Rd. Here again is another reason to not allow smaller lots. Some of the people who are moving out here are not rural minded. They speed and have accidents on this road because they do not respect the nature of the road and weather conditions we have out here. We have many areas that black ice develops on and three areas that if you go off the road it is a sheer cliff down for many feet.

The paving of Mountain Rd will make it much more dangerous, we know, my husband rolled and totaled his pickup on one of those hills, thank goodness the vehicle when to the high side of the road! And that was going dead slow down the long grade we know gets blackice. Plus the cost of repairing a paved surface is much more than sending the grader out to grade the road (which they do now which is much improved in service).

Mountain Rd. is a beautiful drive, it makes you feel like you are in the wilderness yet only a 25 minute drive to town. Please don't try to make it a subdivision and fill it up. We do not support the application for zoning change to subdivide.

Sincerely,


Heather and Conrad Hannig

00026

P.S. Another major concern to us is our well water being
affected.

250-746-8714

V9L 6V4

Duncan BC

4360 Mountain Rd

Thank You H.T.D. Jones

If you require any additional information,
please do not hesitate to contact us.

We bought this property approximately 17 years
ago on the premise it was not subdividable.

For the record we are opposed to the above
subdivision for several reasons with the
main one being it will put us all at an
extreme fire risk in an area that is already
classified as unimproved.

re: Proposed subdivision of 4266 Mountain
Rd, Lot 8, Plan 35973

Attention: Mr. Rob Conway

V9L 1W8

Duncan BC

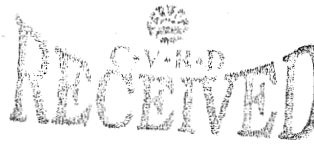
175 Argon St

CVRD

APR 14 2009

RECEIVED
C.V.R.D.

April 6, 2009



APR 08 2009

April 1, 2009

Tom Rutherford,
4315 Mountain Road
Duncan, B.C.
V9L 6N4

Cowichan Valley Regional District
Planning Department
175 Ingram St.,
Duncan, B.C.

Attention – Rod Conway

File # 5-B-08RS

Dear Mr. Conway,

This letter is to advise you and the CVRD Planning Department that I am opposed to the rezoning application concerning 4266 Mountain Road (Plan 35973, Block 167, Helmckin District.

Thank you for taking the time to consider this letter and please do not hesitate to contact me at 250-710-0302 should you have any questions.

Sincerely

A handwritten signature in black ink, appearing to be "Tom Rutherford".

Tom Rutherford

00028

RECEIVED

APR 08 2009

April 2, 2009

Celina Gold,
4315 Mountain Road
Duncan, B.C.
V9L 6N4

Cowichan Valley Regional District
175 Ingram St.,
Duncan, B.C.
Planning Department:
Attention – Rod Conway

Regarding: File # 5-B-08RS

Dear Mr. Conway,

Please be advised that I am not in favor of the proposed rezoning:

4266 Mountain Road
Plan 35973
Block 167
Helmckin District

Should you wish to discuss this further, feel free to contact me at (250)-746-9883. Thank you for your time,

Sincerely

C. Gold

Celina Gold

00029

RE: REZONING FILE # 5-B-08RS

4266 MOUNTAIN RD

PLAN 35973

BLOCK 167

HELMKEN DISTRICT



APR 02 2009

TO WHOM IT MAY CONCERN,

I OWN AND LIVE AT PROPERTY (LOT 5, PLAN 167 BLOCK 167, HELMKEN) WITHIN 150 METERS OF THE PROPERTY THAT HAS AN APPLICATION BEFORE YOU TO HAVE THE LAND REZONED WITH THE INTENTION TO BE ABLE TO SUB-DIVIDE INTO SMALLER LOT SIZES.

I WISH TO VOICE STRONGLY MY OPPOSITION TO THIS APPLICATION, AS THE RESULTING CHANGES THAT WOULD TAKE PLACE ARE CONTRARY TO THE REASONS I MOVED HERE MANY YEARS AGO.

MANY OF US IN THIS SECLUDED VALLEY RESIDE HERE BECAUSE OF THE LARGE, PRIVATE, VERY RURAL NATURE THAT THE PRESENT SIZE OF LOT AFFORDS BUT THERE ARE ALSO A FEW PROPERTY OWNERS (SOME WHOSE ONLY INTEREST IS INVESTMENT AND RENTAL PURPOSES) THAT ARE WATCHING CLOSELY AND WAITING FOR THE FLOOD GATES TO OPEN.

SMALLER LOT SIZES WILL ONLY SUBMIT US TO THE INEVITABLE ISSUES THAT COME WITH A HIGH POPULATION DENSITY: FROM THE MORE MINOR ANNOYANCE OF BARKING DOGS, TO THE MORE

00030

SERIOUS LACK OF SUMMERTIME WATER AS MORE GARDENS ARE WATERED AND CARS ARE WASHED, SMALLER LOT SIZES LEADS TO CONFLICTS WHICH-
EVER WAY YOU SLICE IT

AS LOT SIZE BECOMES SMALLER, YOU HAVE MORE "CITY" TYPE RESIDENTS BUYING PROPERTIES, WHICH THEN LEADS TO DEMANDS FOR MORE SERVICES (FIRE PROTECTION, SNOW CLEARING, ETC) WHICH "COUNTRY" DWELLERS WILL DO WITHOUT. THIS BECOMES AN UPWARD SPIRAL WHERE THE END RESULT IS NOT UNLIKE WHAT HAS HAPPENED AROUND MANY URBAN CENTRES THROUGHOUT THE PROVINCE.

I URGE YOU TO TURN THIS APPLICATION DOWN AT THE EARLIEST POSSIBLE CHANCE SO THAT THE MAJORITY CAN RETAIN THEIR PRESENT LIFESTYLE

SINCERELY

Michael
Heato

RECEIVED
C.V.R.D.

APR 02 2009

Attn: Rob Conway

Re: File # 5-B-08RS

2 object to development,
zoning changes.

Gary Davis
4355 Mantain rd.
Buncan

00032

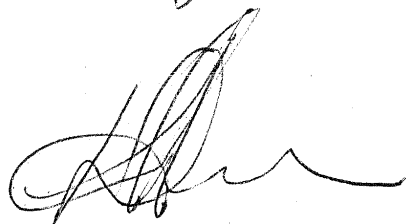
RECEIVED
C.V.R.D.

APR 02 2009

Attn: Rabi Conway

Re: Site # 5-B-08R8

Subject to development,
pending changes.



Deb Anderson
4355 Mountain rd.
Durham

00033

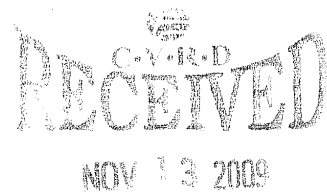
From:
Sent: Wednesday, April 01, 2009 3:54 PM
To: Rob Conway
Subject: 5-B-08RS

Hi

It has come to my attention that file 5-B-08RS is wanting to change from a F1 to F2. That is to subdivide the 10 acre lot into two 5 acrea lots. If this is allowed to be done then everyone that is up here will want to do this. W e have enough traffic already here, the wild life is being endangered by bringing in more people. The traffic on this road goes fast enough for the amount of people living here, we do not need more people living up here. The reason i moved up here was to get away from the population. The peace and quiet that is here will not be amore if this is allowed.

Also there is a push to pave this road, with the permafrost that this road gets that is just a stupid idea. The people drive way to fast now if the road was paved there will be more accidents and stupid people will get hert. Whoever is complaining about the road should of taken it in to consideration when SHE moved up here .DO NOT PAVE MOUNTAIN RD.

Mary Ann Van Ham
32512 Colpman Rd.
Duncan B.C.
V9L6N5
250-748-3257



To whom it may concern,

As a resident land owner on Mountain rd., I am very much opposed to the subdevelopment proposed by Lot#8. If this application is approved, I believe it will set a precedent which will be unwelcome to a community of people who have chosen the Mountain rd. Area specifically because of the large land allotments and relative lack of urbanization.

The majority of residents in our community are land owners. I fear that an approval of this subdivision will signal to the few non-resident land owners, that this is an area ripe for development, thus disturbing the agricultural progression on many of the individual properties, interfere with the resource sharing between them(e.i. Water) and bring the very unwelcome prospect of temporary residents. As an additional point, the last eight kilometers of Mountain rd are unpaved as you know. The difficulties surrounding this last point have been raised by many residents in many forums and it seems prudent not to create a situation which leads to drastically increased traffic on a road that can now only meet the bare minimum of maintainance.

I hope that you consider this letter thoughtfully and I thank you for taking the time to do so.

Signed,
A concerned community member

00035



D2

STAFF REPORT

ELECTORAL AREA SERVICES COMMITTEE MEETING OF APRIL 6, 2010

DATE: March 31, 2010 **FILE NO:** 1-C-10DVP
FROM: Jill Collinson, Planning Technician **BYLAW NO:** 2524
SUBJECT: Development Variance Permit Application No. 1-C-10DVP
(Hayward)

Recommendation:

That the application by Daniel Hayward for a variance to Section 8.2(b) Zoning Bylaw No. 1405, decreasing the setback to the side interior parcel line from 3.0 metres to 2.4 metres **be approved**, subject to the applicant providing a survey confirming compliance with approved setbacks

Purpose:

To consider an application to relax the side interior parcel line setback to allow for an addition to an existing home.

Background

Location of Subject Property: 3616 Vanland Road,

Legal Description: Lot 7, Section 123, Range 7, Shawnigan District, Plan 23618

Date Application and Complete Documentation Received: February 10th, 2010

Owner: Daniel Hayward

Applicant: As above

Size of Parcel: 0.486 acres (0.196 hectares)

Zoning: R-2

Setback Permitted by Zoning: 3.0 metres from side interior parcel line

Proposed Setback: 2.4 metres from side interior parcel line

00036

Existing Plan Designation: Residential

Existing Use of Property: Residential

Existing Use of Surrounding Properties:

North:	Suburban Residential (R-2)
South:	Suburban Residential (R-2)
East:	Suburban Residential (R-2)
West:	Suburban Residential (R-2)

Services:

<u>Road Access:</u>	Vanland Road
<u>Water:</u>	Vanland Developments
<u>Sewage Disposal:</u>	Septic Field

Agricultural Land Reserve Status: Out

Environmentally Sensitive Areas: None identified

Archaeological Site: None identified

The Proposal:

The subject property is located at 3616 Vanland Road in Electoral Area C – Cobble Hill. This 0.486 acre property is fenced on three sides, with a sloped backyard and flat front yard area. Currently there is a single-family dwelling with attached garage located on the subject property. The applicants are proposing to construct an addition, with attached garage, in the northern corner of the lot. The proposed addition will allow for a billiards room and three car garage.

A Development Variance Permit is required as the applicants are requesting to decrease the setback to the side interior parcel line from 3.0 metres to 2.4 metres.

As the backyard is fairly sloped and is the site for the existing septic field, it is not an acceptable location for the proposed addition to the home. Consequently, the location of the proposed addition is in the front yard.

Planning Division Comments:

A side interior parcel line variance of 0.6 metres has been requested as the existing home is setback 2.4 metres from the property line and the applicant would like the proposed addition to extend the existing building façade. As the proposed addition is to be attached to the existing home, the zoning requires a side interior setback of 3.0 metres. However, if the proposed addition was detached from the existing home, siting is permitted to be 1.0 metres from the side interior parcel line as the structure would then be defined as an accessory building to residential use. The immediate neighbour to the northwest, at 3618 Vanland Road, would be the most directly affected by the granting of this variance and has submitted a letter in support of the proposed 2.4 metre side interior parcel line setback.

Staff is recommending approval of the side interior parcel line variance request as proposed siting is away from the existing septic field and it allows for consistency with existing building lines.

Surrounding Property Owner Notification and Response:

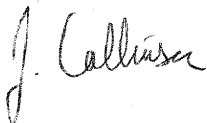
A total of eighteen (18) letters were mailed-out or hand delivered, as required pursuant to CVRD Development Application and Procedures and Fees Bylaw No. 3275. The notification letter described the purpose of this application and requested comments regarding this variance within a recommended time frame. During the two week period provided for a written reply, we have received one letter, from the immediate neighbour at 3618 Vanland Road, in support of the requested variance.

Options:

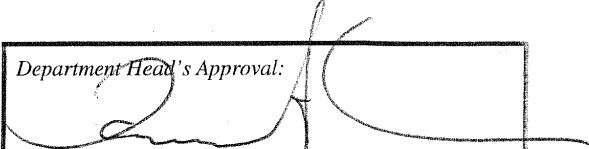
1. That the application by Daniel Hayward for a variance to Section 8.2(b) Zoning Bylaw No. 1405, decreasing the setback to the side interior parcel line from 3.0 metres to 2.4 metres **be approved**, subject to the applicant providing a survey confirming compliance with approved setbacks.
2. That the application by Daniel Hayward for a variance to Section 8.2(b) Zoning Bylaw No. 1405, decreasing the setback to the side interior parcel line from 3.0 metres to 2.4 metres **be denied**.

Option 1 is recommended.

Submitted by,



Jill Collinson, Planning Technician
Development Services Division
Planning and Development Department

<p>Department Head's Approval:</p> 
<p>Signature</p>

JC/ca
Attachments

00038



Cowichan
Valley
Regional
District

00039

This map is compiled from various sources for internal use and is designed for reference purposes only.

The Regional District does not warrant the accuracy.

All persons making use of this compilation are advised that amendments have been consolidated for convenience purposes only and that boundaries are representational.

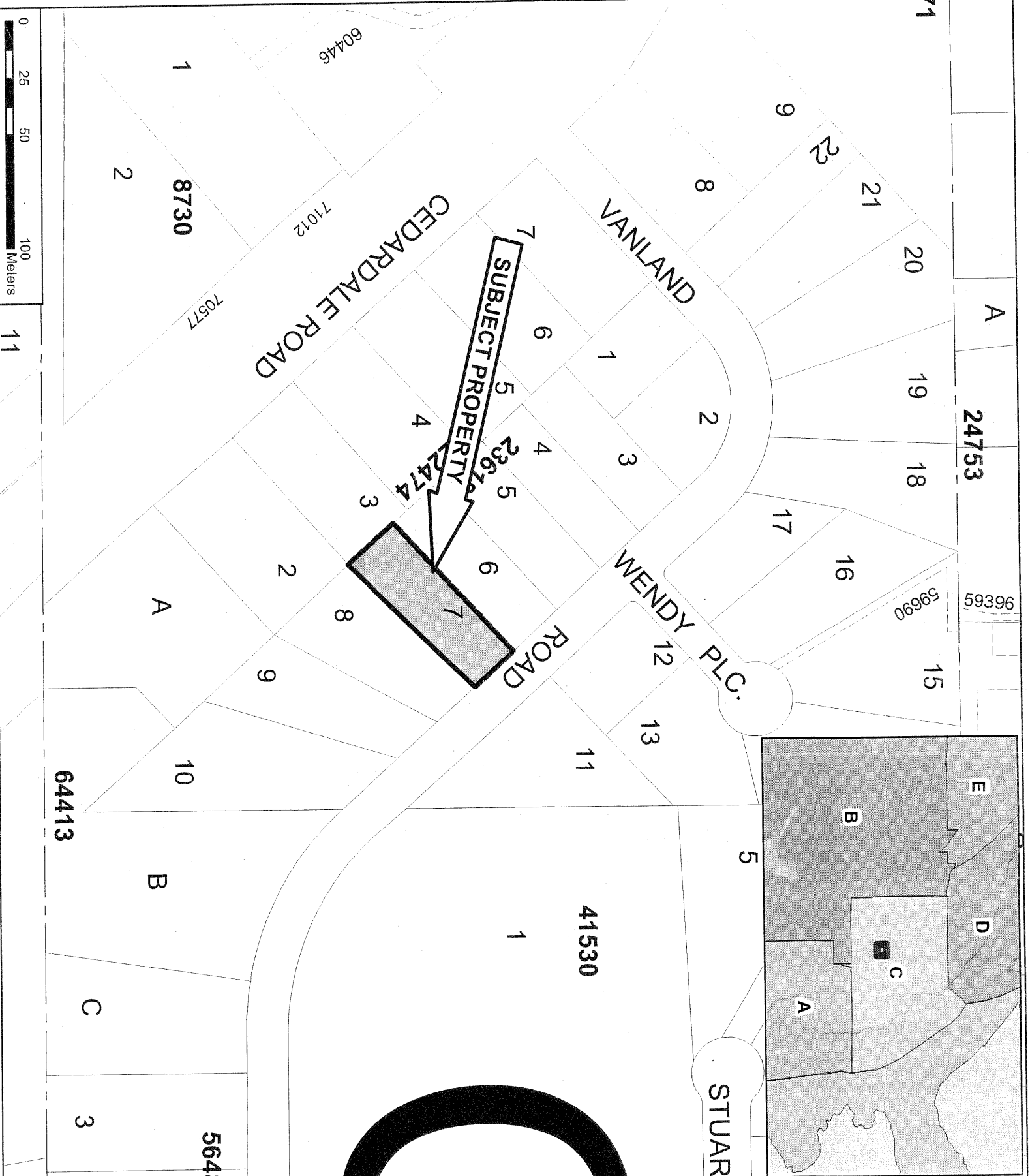
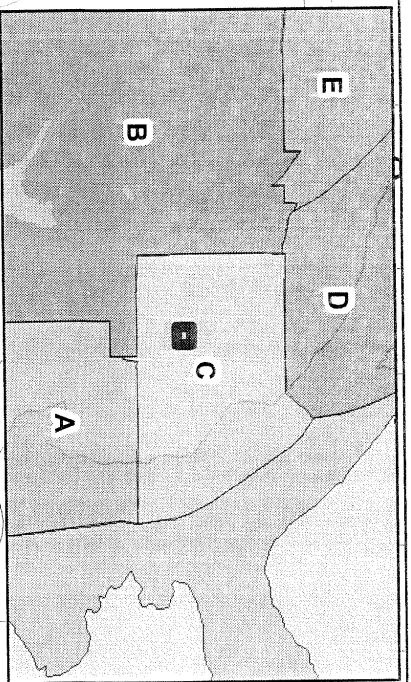
The original Bylaws should be consulted for all purposes of interpretation and application of the Bylaws.

FILE: 1-C-10-DVP

Legend

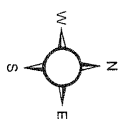


Subject Property



0 25 50 100
Meters

11



8.2 R-2 ZONE - SUBURBAN RESIDENTIAL

Subject to compliance with the General Requirements in Part Five of this Bylaw, the following provisions apply in this Zone:

(a) Permitted Uses

The following uses and no others are permitted in an R-2 Zone:

- (1) a single family residential dwelling or mobile home;
- (2) a second residential dwelling or mobile home on parcels two hectares or larger;
- (3) agriculture, horticulture;
- (4) home craft;
- (5) home occupation;
- (6) bed and breakfast accommodation; and
- (7) daycare, nursery school accessory to a residential use.
- (8) small suite and secondary suite on parcels 0.4 ha. or larger

(b) Conditions of Use

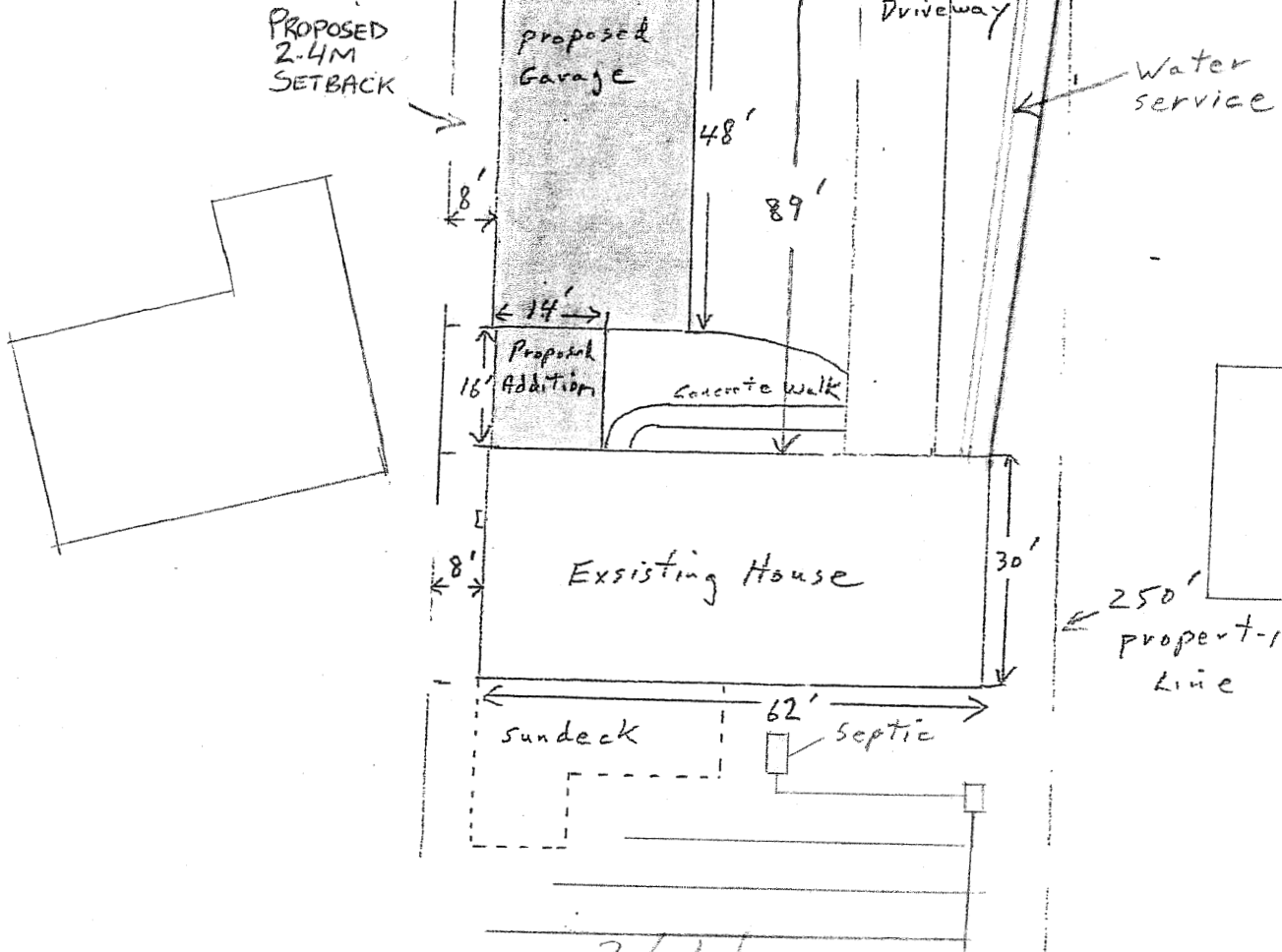
- (1) the parcel coverage shall not exceed 30 percent for all buildings and structures;
- (2) the height of all buildings and structures shall not exceed 10 metres except for accessory buildings which shall not exceed a height of 7.5 metres; and
- (3) the minimum setbacks for the types of parcel lines set out in Column I of this section are set out for all structures in Column III and IV:

COLUMN I Type of Parcel Line	COLUMN II Residential Use	COLUMN III Agricultural Use	COLUMN IV Accessory to Residential Use
Front	7.5 metres	30 metres	7.5 metres
Side (Interior)	3.0 metres	15 metres	1.0 metres
Side (Exterior)	4.5 metres	15 metres	4.5 metres
Rear	4.5 metres	15 metres	1.0 metres

VANLAND ROAD

3618
Vanland

3614
Vanland



3616
Vanland
Road

00041

89' property line

Letter of approval for the building of an addition and 3 car garage on the property of 3616 Vanland Road, Cobble Hill , B.C.

I, CINDY L. JONES, owner of the land described as Lot 6, Section 13, Range 7, Shawnigan District (3618 Vanland Road) northwest neighbor of Lot 7 (3616 Vanland Road) approve of the variance requested (3 meters to 2.4 meters) to build an addition and garage on this property that will follow the existing house line that is 2.4 meters from the property line.

Cindy Jones
Signature

00042



COWICHAN VALLEY REGIONAL DISTRICT

DEVELOPMENT VARIANCE PERMIT

NO: 1-C-10 DVP DRAFT

DATE: APRIL XX, 2010

TO: DANIEL HAYWARD

ADDRESS: 3616 VANLAND ROAD

COBBLE HILL, BC V0R 1L0

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies to and only to those lands within the Regional District described below (legal description):
Lot 7, Section 13, Range 7, Shawnigan District, Plan 23618 (PID 003-126-188)
3. Zoning Bylaw No. 1405, applicable to Section 8.2(b), is varied by 0.6 metres for the construction of an addition 2.4 metres from the side interior parcel line.
4. A survey certificate from a BC Land Surveyor is required confirming compliance with the setback variance described in Section 3 of the Permit.
5. The following plans and specifications are attached to and form a part of this permit.
 - Schedule A – Site Plan
6. The land described herein shall be developed in substantial compliance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit shall form a part thereof.
7. This Permit is not a Building Permit. No certificate of final completion shall be issued until all items of this Development Variance Permit have been complied with to the satisfaction of the Planning and Development Department.

AUTHORIZING RESOLUTION NO. XX-XXX(X) PASSED BY THE BOARD OF THE COWICHAN VALLEY REGIONAL DISTRICT THE 14TH DAY OF APRIL 2010.

Tom Anderson, MCIP
General Manager, Planning and Development Department

NOTE: Subject to the terms of this Permit, if the holder of this Permit does not substantially start any construction within 2 years of its issuance, this Permit will lapse.

I HEREBY CERTIFY that I have read the terms and conditions of the Development Permit contained herein. I understand and agree that the Cowichan Valley Regional District has made no representations, covenants, warranties, guarantees, promises or agreements (verbal or otherwise) with DANIEL HAYWARD other than those contained in this Permit.

Signature

Witness

Owner/Agent

Occupation

Date

Date

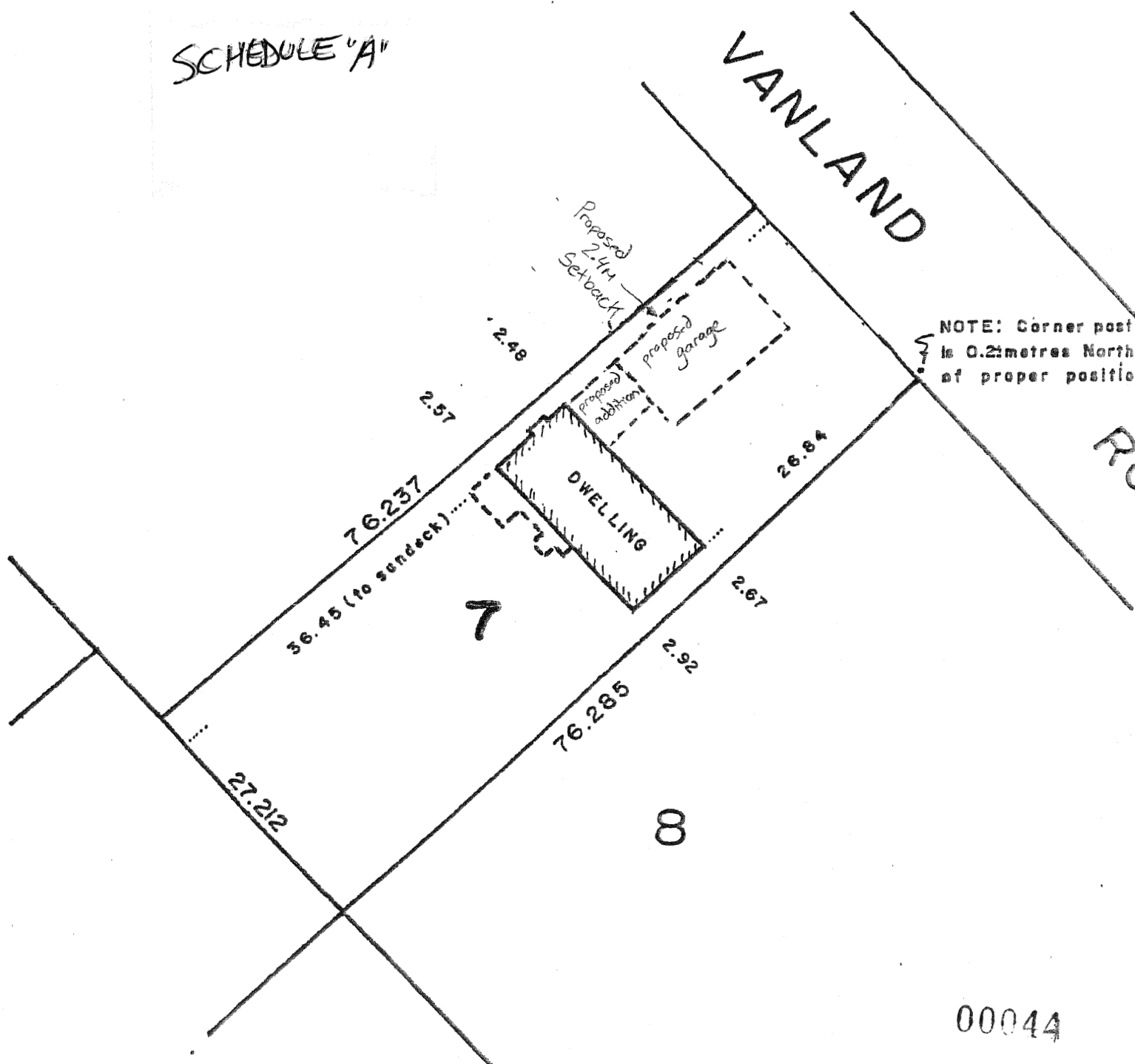
00043

ITE-SURVEY SHOWING IMPROVEMENTS OT 7, SECTION 13, RANGE 7, SHAWNIG DISTRICT, PLAN 23618

SCALE: 1:750

(All dimensions are in metres)

SCHEDULE "A"



00044

D3

Request to Appear as a Delegation

Meeting Information

Request to Address:*

☐ CVRD Board

☒ Committee

If Committee, specify the Committee here:*

Electoral Area Services

Meeting Date:*

04/06/2010

Meeting Time:*

15:00

Applicant Information

Applicant Name:

Kelly Abbott

Representing:

As:

Number Attending:

(Name of organization if applicable)

(Capacity / Office)

Applicant Contact Information

Applicant Mailing Address:

3236 Kilipi Road

Applicant City:

Mill Bay

Applicant Telephone:

250 743-4865

Applicant Fax:

Applicant Email:

whatshap69@hotmail.com

Presentation Topic and Nature of Request:

Fencing:

By law change to increase front yard fencing maximum height.

* indicates required fields.

00045



SRI

STAFF REPORT

ELECTORAL AREA SERVICES COMMITTEE MEETING OF APRIL 6, 2010

DATE: March 31, 2010

FILE NO:

FROM: Tom Anderson, General Manager

BYLAW NO:

SUBJECT: Fence Height Regulations

Action:

Committee direction is requested.

Purpose:

To obtain direction from the Committee on whether there is a desire to amend fence height regulations within our Zoning Bylaws.

Financial Implications:

N/A

Interdepartmental/Agency Implications:

N/A

Background:

Concern has been raised by a number of residents through our Directors that our general fence height regulations that are contained within our General Requirements Section of all our Zoning Bylaws are too restrictive. This all arose when a complaint was received about a fence that was constructed along the front yard line on a property in Electoral Area A. (Photo attached) Our Bylaw Enforcement Officer's investigation into this matter has revealed that the fence was constructed to that height in an attempt to keep the deer out of the property in order to protect an extensive garden that the deer are attracted to! This complaint and investigation has prompted other garden owners to contact their Directors to express concern that our regulations do not allow the adequate protection of gardens and the investments that are made in such. (see attached correspondence)

The General Requirements Section of our Zoning Bylaws state:

"5.12 Fences

Except as otherwise specifically stated in this bylaw,

00046

- (a) the height of a fence or wall shall be measured to the highest point from and perpendicular to a line representing the average grade level at the base; and
- (b) a fence where permitted within a required front yard shall not exceed a height of 1.2 metres and fences in all other parts of a parcel shall not exceed a height of 2.0 metres except within zones in which commercial, agricultural or industrial use is permitted, in which case the maximum height permitted is 2.5 metres.
- (c) fences may be constructed within any required setback area except in the sight triangle identified in Section 5.12.”

These fencing regulations have been in place and unchanged since zoning was implemented in the Regional District. The intent of the lower fencing requirements within the front yard setback was to ensure that properties and/or neighbourhoods don't take on the look of unfriendly, walled compound. Mind you, that look seems to work quite nicely in Mexico!

The issue at hand is that deer are easily able to leap the 1.2 m. (4 ft) fences that are allowed within the front yard. We are now in receipt of a complaint about a fence that has been constructed to the 2.0 m. (6 ft) height around the entire property. Picture attached. The owners of the property in question have indicated that the regulations should be amended in order to accommodate residents desire to protect their gardens from the insatiable deer!

While the regulations are not as clear as they probably could be, planning staff generally indicate to residents that if they wish higher fencing than that allowed under the bylaw, they may have such fencing as long as it is outside the setback areas and that it is not taller than that allowed for accessory structures. As such, higher fencing generally located in the middle of the yard to protect vegetable gardens is not a problem. It is only when residents want to fence the perimeter of their properties that bylaw enforcement action may apply.

Options:

1. Maintain the fence regulations and enforce the bylaws.
2. Maintain the fence regulations and choose to “not take further enforcement action” on a case by case basis.
3. Amend the fence regulations to allow 2 m. fencing within the front yard setbacks.

Submitted by,



Tom Anderson,
General Manager
Planning and Development Department

TA/ca
attachment

00047

00048

23/03/2010 14:04



Hi there

You have heard from one of our neighbours — [REDACTED] — about the fact that a complaint has been made regarding a new 6 foot fence that is outside the current bylaw regulations. As [REDACTED] indicated, many of us have fences or bushes at least that high to protect our properties from deer. My husband and I have signed a petition indicating that this particular fence is a well-designed addition to the neighbourhood and I know others who have done the same.

I am concerned that should this complaint go forward, the rest of us would have to make expensive changes to our properties that would put our gardens at risk. My house and two others in this immediate area are on the Cowichan Garden Tour this year and this would not be happening if we had to manage deer in our yards.

So my question is: can you advise on how to help our common neighbour resist this complaint? Also, is there a risk that if the complaint is upheld, the rest of us will be affected? I understand that the question of low height limits is being tabled at the next Electoral Area Services Committee meeting by Gerry Giles. Is there anything that we should do to ensure this bylaw is not enforced or to change it?

Your assistance is much appreciated.

[REDACTED]
[REDACTED]
Mill Bay
[REDACTED]

*Hello Gerry,
Thank you for taking my call today regarding the issue my neighbour (in Mill Bay) is having with the fence heights in our area.
As discussed this affects everyone in the CVRD. Please add this topic for discussion at the next E A S C. meeting*

*Thanks again,
Sincerely,*

[REDACTED]
[REDACTED]
Cobble Hill,
B.C. V0R1L4

Hi Gerry.

I have just been informed about the "fence bylaw" in our area, Mill Bay and Cobble Hill, and am very concerned about the ramifications if this is not changed.

I need and want a garden and that means I need to have a high enough fence to keep the deer out of it. It would mean a fence that is higher than the 4 feet prescribed at present.

I hope there is enough consideration, knowledge and understanding within the CVRD to argue this fact so it will be possible to change it to a law that will be of benefit to anyone with a garden in our area.

Thank you for being there for "us".

Yours truly
[REDACTED]
[REDACTED]
[REDACTED]
Mill Bay
[REDACTED]

00049



SR 2

STAFF REPORT

ELECTORAL AREA SERVICES COMMITTEE MEETING OF APRIL 6, 2010

DATE: March 31, 2010

FILE NO:

FROM: Alison Garnett, Planning Technician

BYLAW NO: Area D, E, F, G
H and I OCPs

SUBJECT: Bill 27 requirement to introduce greenhouse gas emission reduction targets into all CVRD Official Community Plans.

Recommendation:

1. That the Bill 27 bylaws for Electoral Areas D, E, F, G, H and I proceed to the Board for 1st and 2nd reading,
2. That a public hearing be scheduled for the amending bylaws in Electoral Areas D and E, with Directors Iannidinardo, Duncan and Giles appointed as delegates,
3. That a public hearing be scheduled for the amending bylaws in Electoral Areas F and I, with Directors Morrison, Kuhn and Duncan appointed as delegates,
4. That a public hearing be scheduled for the amending bylaws in Electoral Areas G and H, with Directors Marcotte, Dorey and Morrison appointed as delegates.

The Proposal:

Bylaw amendments for Official Community Plans in Electoral Areas D, E, F, G, H and I, in compliance with Bill 27, respecting reduced greenhouse gas emissions.

Financial Implications:

Individual hearing costs, which could be offset by combining hearings for the amendment bylaws.

Interdepartmental/Agency Implications:

The Province has given local governments until May 31, 2010 to introduce into their existing and new OCPS a policy framework for green house gas emissions reduction targets.

Background:

The Provincial government has mandated that local governments reduce greenhouse gas (GHG) emissions. All Official Community/Settlement Plans must be amended to include emission targets, as well as policies and actions to attain those targets. The implementation date set by the Province is May 31st, 2010. These legislated requirements were brought to the attention of the EASC in February 2009, at which point staff were directed to initiate an internal review of the OCP's.

00050

The task is to amend Official Community/Settlement Plans (OCP/OSP) in Electoral Areas D, E, F, G, H and I. The southern Electoral Areas of A, B and C will be amended through the OCP review project that is currently underway. The focus of the amendments is on strengthening good land use planning principles. Estimates on greenhouse gas emissions show that transportation is the largest contributor of emissions in the region, therefore the CVRD has an extremely important role in reducing emissions. Land use decisions that preserve resource land and concentrate residential growth within well defined residential areas are directly linked to efficient use of the land base and reduced transportation based emissions.

The majority of the proposed amendments are policies relating to preserving agricultural and forestry lands, and concentrating increased residential development within existing residential areas. The time constraints of Bill 27 do not allow for fundamental changes in each plan, therefore, staff recommend that the CVRD initiate a climate change action plan in the near future, to allow for comprehensive community consultation and education, and more aggressive policies for attaining emission reductions and environmental sustainability.

The attached draft bylaws for the Committee's consideration are twofold. An entirely new section, titled Land, Resources and Energy Efficiency (Bill 27), is proposed for each OCP/OSP, with slight modifications in each one to reflect differences in the plan areas. GHG reduction targets are included in this section, and are identical to those set by the Province: to reduce total green house gas (GHG) emissions by 33% from current levels by 2020, and by 80% from current levels by 2050. The second component of these amendment bylaws is based on staff review of the existing sections of each Plan, with the most significant proposed changes occurring in the agricultural, forestry, and residential sections.

Advisory Planning Commission:

The proposed amendments are currently being referred to the respective APCs. Planning and Development staff will attend these meetings to discuss the required amendments. Staff find it necessary for the APC's referral process to occur parallel to Committee's review of the bylaws, as the consequences of not meeting the May 31, 2010 deadline are uncertain. The Province has indicated that local governments who do not comply with the Bill 27 requirements may lose eligibility for infrastructure grant funding.

Options

1.

- 1) That the Bill 27 bylaws for Electoral Areas D, E, F, G, H and I proceed to the Board for 1st and 2nd reading,
- 2) That a public hearing be scheduled for the amending bylaws in Electoral Areas D and E, with Directors Iannidinardo, Duncan and Giles appointed as delegates,
- 3) That a public hearing be scheduled for the amending bylaws in Electoral Areas F and I, with Directors Morrison, Kuhn and Duncan appointed as delegates,
- 4) That a public hearing be scheduled for the amending bylaws in Electoral Areas G and H, with Directors Marcotte, Dorey and Morrison appointed as delegates.

2. That the bylaw amendments be referred to the respective APCs, acknowledging the fact that the Province's deadlines would not be met.

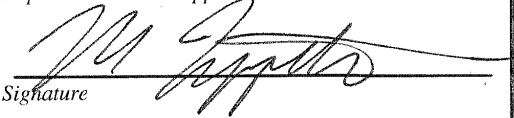
Submitted by,



Alison Garnett,
Planning Technician
Development Services Division
Planning and Development Department

AG/ca

Department Head's Approval:



Signature



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO.

A Bylaw For The Purpose Of Amending Official Settlement Plan Bylaw No. 925, Applicable To Electoral Area D – Cowichan Bay

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 settlement plan bylaw for Electoral Area D – Cowichan Bay, that being Official Settlement Plan Bylaw No. 925;

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 Settlement Plan Bylaw No. 925;

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 "**Cowichan Valley Regional District Bylaw No. xxxxx - Area D – Cowichan Bay Official Settlement Plan Amendment Bylaw (Bill 27), 2010.**".

2. AMENDMENTS

Cowichan Valley Regional District Official Settlement Plan Bylaw No. 925, 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 _____, 2010.

READ A SECOND TIME this _____ day of _____, 2010.

READ A THIRD TIME this _____ day of _____, 2010.

ADOPTED this _____ day of _____, 2010.

Chairperson

Secretary



C·V·R·D

SCHEDULE "A"

To CVRD Bylaw No.

Schedule A to Official Settlement Plan Bylaw No. 925, is hereby amended as follows:

1. The following is inserted in Part 4, Section 14 Land, Resources, and Energy Efficiency (Bill 27), and added to the Table of Contents. The remaining section is renumbered accordingly.

14. Land, Resources, and Energy Efficiency (Bill 27)

Bill 27, the Local Government Statutes Amendments Act (2008), requires that all local governments establish targets for reducing greenhouse gas emissions by May 31, 2010. In addition, all Official Community Plans (OCP) must include actions and policies which outline how those reduction targets will be achieved. The CVRD recognizes that complying with Bill 27 has multiple benefits. Firstly, it will hasten the regional response to reduce emissions which are responsible for climate change. But the legislated amendments also provide a unique opportunity for the CVRD to review, strengthen and improve good community planning principles in the current Plans. Policies that reduce greenhouse gas (GHG) emissions are based on reduced consumption and efficient use of energy, land and resources. The entire region will benefit from Bill 27 requirements, as increased efficiency has a positive impact on improved health and quality of life for the regions' residents, and overall environmental sustainability.

In a rural area such as the CVRD, local governments are well situated to respond to climate change. Vehicle related transportation is by far the largest contributor to overall emissions in this region. It represents an estimated 82.9% of the GHG emissions, as a result of driving to work, school and other daily activities. The distribution of land uses, which means the location of homes, workplaces and schools, and the preservation of resource lands, is controlled to a large extent by local governments. Understanding the connection between land use and transportation related emission is one step; the imperative to incorporate climate change into our decisions on land use is another.

The CVRD understands the immediacy of responding to climate change, and has set emission reduction targets intended to be inspirational in nature. To meet the established targets, the first proposed action is to undertake a climate change action plan, a process that would allow for comprehensive community engagement, and the creation of aggressive policies. A climate change action plan could take the region a step beyond emissions reductions, to prepare mitigation measures for the anticipated natural disasters associated with climate change.

This OSP acknowledges that the Provincial government regulates many high emissions producing sectors, which are outside of the powers of this OSP. Through the review process involved in the Bill 27, the CVRD has identified many long term projects that would contribute greatly to an overall reduction in emissions and energy use. Many of these projects are dependent

on complementary action from the Provincial government if we are to reach the reduction targets. As such, the CVRD Board strongly recommends senior governments consider and support the following initiatives in four key areas:

- a) Considering transportation is the largest contributor to climate change related emissions, the CVRD requests the Province to invest in commuter rail service between the CVRD and Greater Victoria; improve traffic flows along roads in the CVRD, with emphasis on the Island Highway, to reduce the idling of vehicles at intersections; and adapt the existing method of taxation on both vehicles and fuel to accurately reflect the environmental, health and social costs of transportation related emissions, and provide financial incentives for more energy efficient modes of travel.
- b) The Cowichan Valley faces large scale deforestation, which has the deleterious effects of large scale carbon production *and* the removal of natural carbon sequestration. As a mitigation measure, the CVRD is exploring the idea of a regional carbon trust, where forested land could be purchased and preserved. To implement a regional carbon trust, local governments require the authority to generate funds for land purchase, either by fees, taxes or other options. The CVRD's ability to achieve the emissions reductions targets is largely dependent on innovation and support from senior levels of government.
- c) The opportunities for alternative energy technology are well known in this region, and the potential benefits are numerous: the reduction of energy use by the implementation of alternative energy technology in buildings, the economic opportunity presented by a growing industry, and the desire for energy self-sufficiency on Vancouver Island. Senior governments should provide incentives to encourage private and public investment into alternative energy technology.
- d) As a further financial incentive program, the CVRD requests that local governments be given the authority to charge differential building fees depending on factors such as building location and size. Existing legislation restricts building fees to that which covers administrative costs. However the CVRD is exploring programs where fees for large homes located in rural areas could be increased, and be used to offset fees for infill construction within existing urban areas that are inherently more energy efficient.

OBJECTIVES

- a. To reduce total Greenhouse Gas (GHG) emissions in the plan area by 33% from current levels by 2020, and by 80% from current levels by 2050; and
- b. To reduce overall energy consumption in the region, encourage an efficient use of the land base, and promote a healthy and high quality of life for residents.

POLICIES**Policy 14.1:**

This OSP will strive to meet the CVRD GHG reduction targets of 33% by 2020, and 80% by 2050, by ensuring that the CVRD will consider adopting a climate change action plan, to provide a more comprehensive set of targets, indicators, policies and actions.

Policy 14.2:

In the context of reducing GHG emissions, policies related to land use and density are as follows:

- a) In a future OCP review, the CVRD Board and community will give consideration to identifying village containment areas, to encourage the following goals:
 - i. To preserve the agricultural and forestry land base of the plan area, and allow no net loss of these resource lands;
 - ii. To encourage a solid economic base within walking distance to existing residential areas;
 - iii. To delineate areas where mixed residential, commercial and institutional land uses will be focused, to create complete, healthy and liveable communities;
- b) Until such time as village containment boundaries are established, future residential growth needs will generally be accommodated by focusing most population growth in designated residential areas. Concentrated residential settlement patterns allow us to retain the rural character of the region;
- c) The CVRD Board may initiate projects to identify potential infill sites within existing areas of higher commercial and residential densities;
- d) Sufficient land will be designated as commercial, light industrial and institutional, to ensure that local employment opportunity, shopping areas, and social and recreational areas are provided, and residents can shop work and enjoy recreation in their own community;
- e) Sensitive ecosystems and other sensitive lands will be protected from sprawling development.

Policy 14.3:

In the context of reducing GHG emissions, policies related to transportation are as follows:

- a) The CVRD Board will consider existing and future transit infrastructure in all land use planning decisions. Future transit infrastructure will be designated within appropriate residential areas, and in other highway corridor locations where appropriate;
- b) The planning and development of cycling and walking trails is encouraged, to promote healthy living and alternative transportation methods throughout the community;
- c) The establishment and improvement of commuter programs, car-share and car-coop programs is strongly supported;

- d) This OSP recognizes the value and benefit of rail services in the reduction of GHGs, and supports the Island Corridor Foundation initiative to re-establish and implement rail commuter service on Southern Vancouver Island.
- e) This OSP very strongly encourages the Ministry of Transportation and Infrastructure to accommodate pedestrian and cycling requirements into road design, as road improvements, and upgrades take place;
- f) The CVRD will consider amending Bylaw No. 1001, a bylaw to regulate off- street parking requirements, to better reflect the objectives of this Plan. Provision will be made in the bylaw for a “cash in lieu of parking” fund to support safe alternative modes of transportation. Examples of these measures are bus shelters, marked trails, dry and secure bike lock areas.

Policy 14.4

In the context of reducing GHG emission, policies related to building design, siting and landscaping are as follows:

- a) In a future OCP review, the CVRD Board and community will give consideration to the following:
 - i. Establishing development permit areas that will include design guidelines for energy efficient buildings, siting and landscaping;
 - ii. Reducing lot coverage and establishing floor area limits of residential and commercial buildings within certain zones to reduce the impact of development;
- b) A sustainability checklist may be established, for consideration of development applications in developable areas;
- c) The CVRD may provide educational resources to homeowners, to promote do-it-yourself projects that decrease residential and commercial building energy consumption and reduce the impact of residential and commercial development on the natural environment;

Policy 14.5

In the context GHG emissions, policies related to food and agriculture are as follows:

- a) In a future OCP review, the CVRD Board and community will give consideration to the following:
 - i. To encourage local agricultural production and consumption, lands are designated for community gardens, farmers markets and food processing facilities;
 - ii. Appropriate areas are designated for urban agriculture to promote food production on a family level;
 - iii. Incentives are provided to include additional farmland in the Agricultural Land Reserve (ALR) for long term preservation;
- b) The CVRD recognizes the importance of the agricultural land base to the economic viability and ecology of the region, as well as to food security. Development applications

that threaten the region's agricultural land will be considered in light of the CVRD's objectives noted within this Plan.

- 1) Policy 1.4 is deleted, and replaced with the following:

Policy 1.4 All lands within the Agricultural Land Reserve shall be zoned Primary Agriculture wherein the minimum parcel size shall be 12 hectares.

- 2) Policies 1.11, 1.12 and 1.13 are added to the Agricultural Policies:

Policy 1.11 The CVRD Board supports the preservation of agricultural lands to ensure our capacity to provide locally produced food, support a viable farming economy, and respect the community's agricultural heritage.

Policy 1.12 The CVRD Board prioritizes the retention of large tracts of agricultural land, as such land functions to limit residential sprawl. Rural and urban residential sprawl leads to inefficient servicing and higher costs for such services as fire protection, policing, school bus services, power, transit, ambulatory care, garbage collection, and transportation, which in turn may lead to higher overall taxes and a larger ecological impact.

Policy 1.13 Lands that are zoned Secondary Agriculture at the time of the Bill 27 amendments will continue to be zoned A-2 until the OSP review is completed.

- 3) Policy 7.1 is deleted and replaced with the following:

Policy 7.1 Infilling shall be encouraged within those areas designated Urban and Suburban Residential on the Plan Map. Further designation of land for residential use shall be conditional upon a review of residential land availability in the area.

In cases where this review indicates that there is sufficient land available to satisfy the anticipated population growth over a five year period, re-designation should be denied or deferred until infilling has occurred.

- 4) Policies 7.23, 7.24, 7.25 are added to the General Residential Policies, section (g):

(g) Land Use Efficiency

Policy 7.23: As of 2010, a review of the OSP is underway. During this process, the community will be encouraged to identify village containment areas where future residential, commercial and institutional development should be focused.

Policy 7.24: The CVRD Board supports compact communities, where walking, transit, cycling and other non vehicle modes of transportation are encouraged. Compact communities are more affordable to service, are an efficient use of the land, support healthier lifestyles, and protect our agricultural resource base.

Policy 7.25: The CVRD Board strongly discourages increased residential development on the agricultural resource base.

- 5) Policies 8.14 and 8.15 are added to the Commercial- General Policies:

Policy 8.14: The CVRD Board supports local commercial uses located within the Urban Residential designation, to provide local residents with services and reduce vehicle travel outside the Plan area.

Policy 8.15: The OSP supports the growth of Farmers Markets in suitable locations, to connect farmers, locally grown agricultural products and area residents.

6) Policies 11.9 and 11.10 are added to the Transportation and Servicing Policies:

Policy 11.9: The trail network noted in Policy 11.8 should be designed to encourage alternative modes of transportation within the plan area, thereby decreasing vehicle-related emissions.

Policy 11.10: The CVRD Board encourages investment in transit programs, to connect this Plan area with Duncan and Victoria, and help reduce transportation based carbon emissions and energy use.

COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. XXXX

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 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. XXXX - Area E – Cowichan Station/Sahtlam/Glenora Official Community Plan Amendment Bylaw (Bill 27), 2010**".

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 _____, 2010.

READ A SECOND TIME this _____ day of _____, 2010.

READ A THIRD TIME this _____ day of _____, 2010.

00061

ADOPTED this _____ day of _____, 2010.

Chairperson

Corporate Secretary

SCHEDULE "A"

To CVRD Bylaw No.

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

- 1) The following is inserted as Part 15 Land, Resources, and Energy Efficiency (Bill 27), and added to the Table of Contents. The remaining sections are renumbered accordingly.

15.0 Land, Resources, and Energy Efficiency (Bill 27)

Background

Bill 27, the Local Government Statutes Amendments Act (2008), requires that all local governments establish targets for reducing greenhouse gas emissions by May 31, 2010. In addition, all Official Community Plans (OCP) must include actions and policies which outline how those reduction targets will be achieved. The CVRD recognizes that complying with Bill 27 has multiple benefits. Firstly, it will hasten the regional response to reduce emissions which are responsible for climate change. But the legislated amendments also provide a unique opportunity for the CVRD to review, strengthen and improve good community planning principles in the current Plans. Policies that reduce greenhouse gas (GHG) emissions are based on reduced consumption and efficient use of energy, land and resources. The entire region will benefit from Bill 27 requirements, as increased efficiency has a positive impact on improved health and quality of life for the regions' residents, and overall environmental sustainability.

In a rural area such as the CVRD, local governments are well situated to respond to climate change. Vehicle related transportation is by far the largest contributor to overall emissions in this region. It represents an estimated 82.9% of the GHG emissions, as a result of driving to work, school and other daily activities. The distribution of land uses, which means the location of homes, workplaces and schools, and the preservation of resource lands, is controlled to a large extent by local governments. Understanding the connection between land use and transportation related emission is one step; the imperative to incorporate climate change into our decisions on land use is another.

The CVRD understands the immediacy of responding to climate change, and has set emission reduction targets intended to be inspirational in nature. To meet the established targets, the first proposed action is to undertake a climate change action plan, a process that would allow for comprehensive community engagement, and the creation of aggressive policies. A climate change action plan could take the region a step beyond emissions reductions, to prepare mitigation measures for the anticipated natural disasters associated with climate change.

This OSP acknowledges that the Provincial government regulates many high emissions producing sectors, which are outside of the powers of this OSP. Through the review process involved in the Bill 27, the CVRD has identified many long term projects that would contribute greatly to an overall reduction in emissions and energy use. Many of these projects are dependent on complementary action from the Provincial government if we are to reach the reduction

targets. As such, the CVRD Board strongly recommends senior governments consider and support the following initiatives in four key areas:

- a) Considering transportation is the largest contributor to climate change related emissions, the CVRD requests the Province to invest in commuter rail service between the CVRD and Greater Victoria; improve traffic flows along roads in the CVRD, with emphasis on the Island Highway, to reduce the idling of vehicles at intersections; and adapt the existing method of taxation on both vehicles and fuel to accurately reflect the environmental, health and social costs of transportation related emissions, and provide financial incentives for more energy efficient modes of travel.
- b) The Cowichan Valley faces large scale deforestation, which has the deleterious effects of large scale carbon production *and* the removal of natural carbon sequestration. As a mitigation measure, the CVRD is exploring the idea of a regional carbon trust, where forested land could be purchased and preserved. To implement a regional carbon trust, local governments require the authority to generate funds for land purchase, either by fees, taxes or other options. The CVRD's ability to achieve the emissions reductions targets is largely dependent on innovation and support from senior levels of government.
- c) The opportunities for alternative energy technology are well known in this region, and the potential benefits are numerous: the reduction of energy use by the implementation of alternative energy technology in buildings, the economic opportunity presented by a growing industry, and the desire for energy self-sufficiency on Vancouver Island. Senior governments should provide incentives to encourage private and public investment into alternative energy technology.
- d) As a further financial incentive program, the CVRD requests that local governments be given the authority to charge differential building fees depending on factors such as building location and size. Existing legislation restricts building fees to that which covers administrative costs. However the CVRD is exploring programs where fees for large homes located in rural areas could be increased, and be used to offset fees for infill construction within existing urban areas that are inherently more energy efficient.

OBJECTIVES

- a. To reduce total green house gas (GHG) emissions in the plan area by 33% from current levels by 2020, and by 80% from current levels by 2050;
- b. To reduce overall energy consumption in the region, encourage an efficient use of the land base, and promote a healthy and high quality of life for residents.

POLICIES

Policy 15.1:

This OCP will strive to meet the CVRD GHG reduction targets of 33% by 2020, and 80% by 2050, by ensuring that the CVRD will consider adopting a climate change action plan, to provide a more comprehensive set of targets, indicators, policies and actions.

Policy 15.2:

In the context of reducing GHG emissions, policies related to land use and density are as follows:

- a. In a future OCP review, the CVRD Board and community will give consideration to identifying village containment areas, to encourage the following goals:
 - i. To preserve the agricultural and forestry land base of the plan area, and allow no net loss of these resource lands;
 - ii. To encourage a solid economic base within walking distance to existing residential areas;
 - iii. To delineate areas where mixed residential, commercial and institutional land uses will be focused, to create complete, healthy and liveable communities;
- b. Until such time as village containment boundaries are established, future residential growth needs will generally be accommodated by focusing most population growth in designated residential areas. Concentrated residential settlement patterns allow us to retain the rural character of the region;
- c. The CVRD Board may initiate projects to identify potential infill sites within existing areas of higher commercial and residential densities;
- d. Sufficient lands will be designated commercial, light industrial and institutional in the plan area, to ensure that local employment opportunities, shopping areas, and social and recreational areas are provided, and residents can shop, work and enjoy recreation in their own community.
- e. The provincial government has jurisdiction over logging practices and should ensure that forestry occurs in a sustainable manner that offsets GHG emissions. The CVRD will ensure that forest lands are maintained as such, to ensure sustainable forestry practices can occur to offset local emissions.

Policy 15.3:

In the context of reducing GHG emissions, policies related to transportation are as follows:

- a. The CVRD Board will consider existing and future transit infrastructure in all land use planning decisions. Future transit infrastructure will be designated within appropriate residential areas, and in other highway corridor locations where appropriate;
- b. The planning and development of cycling and walking trails is encouraged, to promote healthy living and alternative transportation methods throughout the community;

- c. The establishments and improvement of commuter, car-share and car-coop programs is strongly supported;
- d. This OCP recognizes the value and benefit of rail services in the reduction of GHGs, and supports the Island Corridor Foundation initiative to re-establish and implement rail commuter service on Southern Vancouver Island;
- e. This OCP very strongly encourages the Ministry of Transportation and Infrastructure to accommodate pedestrian and cycling requirements into road design, as road improvements, and upgrades take place.

Policy 15.4

In the context of reducing GHG emissions, policies related to building design, siting and landscaping are as follows:

- a. In a future OCP review, the CVRD Board and community will give consideration to the following:
 - i. Establishing development permit areas that will include design guidelines for energy efficient buildings, siting and landscaping;
 - ii. Reducing lot coverage and establishing floor area limits of residential and commercial buildings within certain zones to reduce the impact of development;
- b. A sustainability checklist may be established, for consideration of development applications in developable areas;
- c. The CVRD may provide educational resources to homeowners, to promote do-it-yourself projects that decrease residential and commercial building energy consumption and reduce the impact of residential and commercial development on the natural environment;

Policy 15.5

In the context of GHG emissions, policies related to food and agriculture are as follows:

- a. In a future OCP review, the CVRD Board and community will give consideration to the following:
 - i. To encourage local agricultural production and consumption, lands may be designated for community gardens, farmers markets and food processing facilities;
 - ii. Appropriate areas are designated for urban agriculture to promote food production on a family level;
 - iii. Incentives are provided to include additional farmland in the Agricultural Land Reserve (ALR) for long term preservation;

- b. The CVRD recognizes the importance of the agricultural land base to the economic viability and ecology of the region, as well as to food security. Development applications that threaten the region's agricultural land will be considered in light of the CVRD's objectives noted within this Plan.

- 2) Policy 4.1.10 is deleted and replaced with the following:

Policy 4.1.10 All lands within the Agricultural Land Reserve shall be zoned Primary Agricultural wherein the minimum parcel size shall be 12 hectares.

- 3) Policy 4.1.11 is deleted and replaced with the following:

Policy 4.1.11 Lands that are zoned Secondary Agriculture at the time of the Bill 27 amendments will continue to be zoned A-2 until an OCP review is completed.

- 4) Policies 4.1.21, 4.1. 22, 4.1.23 are added to the Agricultural Policies:

4.1.21 Sustainable farming activities are strongly supported, and the CVRD Board recognizes the contribution of our agricultural sector to the local economy, the production of healthy food, and the Island's food security.

4.1.22 Lands in the Agricultural designation are of critical importance to the region and will be protected for agriculture in perpetuity. Any activity or development that could damage the agricultural potential of these lands will not be permitted.

4.1.23 The CVRD Board supports the preservation of large tracts of agricultural lands to ensure our capacity to provide healthy and locally produced food, promote a viable farming economy, and respect the community's agricultural heritage.

- 5) Policy 5.1.3 is deleted and replaced with the following:

Policy 5.1.3 Lands that are zoned Secondary Forestry or Forestry/Residential at the time of the Bill 27 amendments will continue to be zoned as such until a future OCP review is completed.

- 6) Policies 5.1.11 and 5.1.12 are added to the Forestry Policies:

Policy 5.1.11 The CVRD Board supports the retention of Forestry designated lands, as intact forestry lands create physical limits to residential growth, thereby promoting compact and energy efficient settlement patterns.

Policy 5.1.12 The CVRD Board encourages sustainable forestry practices, and recognizes the value of large tracts of Forestry lands for its ability to naturally sequester carbon dioxide and improve air quality for our communities.

- 7) Policies 7.2.1, 7.3.1 and 7.4.1 are deleted and replaced with the following Residential Policies:

Policy 7.2.1 The CVRD Board may consider increasing residential densities within the Residential designation, if an application is received that can meet the following:

1. Connection to existing community water systems and community sewer systems is possible.
2. Existing and potential transit infrastructure is considered.
3. Residential development is located as far away from significant environmental features as possible.
4. Mixed commercial and residential uses are incorporated into the development proposal.

Policy 7.3.1 Future residential development pressure will be accommodated by infilling within the existing Residential designations.

Policy 7.4.1 The CVRD Board wishes to retain the rural areas and the working resource land base of this plan, therefore the Board discourages the conversion of resource land to residential uses.

- 8) Policy 7.1.10 is added to the General Residential Policies:

Policy 7.1.10 In a future plan review, the community will be encouraged to identify village containment boundaries for Eagle Heights/Miller Road and Sahtlam/Cowichan Lake Road areas. The goal is to create compact village centres with mixed land uses and transit-friendly development patterns. Compact communities are a more efficient use of land, are more affordable and healthier places to live, relieve development pressure on resource lands, and reduce the need for vehicle travel outside the plan area.

- 9) Policies 8.1.6 and 8.1.7 are added to the Commercial Areas General Policies:

Policy 8.1.6 The CVRD Board recognizes that commercial activities located adjacent to existing residential areas provide local places of work and serve the needs of local residents, thereby reducing vehicle travel outside the plan area.

Policy 8.1.7 The CVRD Board encourages farmers markets to become established in the existing hamlets of Paldi, West Sahtlam, and Cowichan Station to connect local agricultural products with areas residents.

- 10) Policy 12.1.6 is added to the Utilities, Water, Sewer and Solid Waste Services Policies:

Policy 12.16 The CVRD Board will strongly encourage investment in community sewer and water systems to service land and accommodate increased density within those areas identified as urban residential areas.

- 11) Policy 13.1.5 is deleted and replaced with the following:

Policy 13.1.5 The Cowichan Valley Trail is recognized as a valuable transportation, recreation and utility corridor.

12) Policy 13.1.4 is deleted and replaced with the following:

Policy 13.1.4 The CVRD Board will, in consultation with residents of Cowichan-Koksilah, continue to work towards expanding the Cowichan Valley Regional Transit Service to include the Plan Area in the Transit Service Area.

COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. XXXX

A Bylaw For The Purpose Of Amending Official Community Plan Bylaw No. 1945 Applicable To Electoral Area F – Cowichan Lake South / Skutz Falls

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 F – Cowichan Lake South / Skutz Falls, that being Official Community Plan Bylaw No. 1945;

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. 1945;

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 "**Cowichan Valley Regional District Bylaw No. XXXX - Area F – Cowichan Lake South/Skutz Falls Official Community Plan Amendment Bylaw (Bill 27), 2010**".

2. AMENDMENTS

Cowichan Valley Regional District Official Community Plan Bylaw No. 1945, 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 _____, 2009.

READ A SECOND TIME this _____ day of _____, 2009.

00070

READ A THIRD TIME this _____ day of _____ , 2009.

ADOPTED this _____ day of _____ , 2009.

Chairperson

Secretary



C·V·R·D

SCHEDULE "A"

To CVRD Bylaw No. 1945

Schedule A to Official Community Plan Bylaw No. 1945, is hereby amended as follows:

- 1) The following is inserted as Section 20 Land, Resources, and Energy Efficiency (Bill 27), and added to the Table of Contents.

20. Land, Resources, and Energy Efficiency (Bill 27)

Background

Bill 27, the Local Government Statutes Amendments Act (2008), requires that all local governments establish targets for reducing greenhouse gas emissions by May 31, 2010. In addition, all Official Community Plans (OCP) must include actions and policies which outline how those reduction targets will be achieved. The CVRD recognizes that complying with Bill 27 has multiple benefits. Firstly, it will hasten the regional response to reduce emissions which are responsible for climate change. But the legislated amendments also provide a unique opportunity for the CVRD to review, strengthen and improve good community planning principles in the current Plans. Policies that reduce greenhouse gas (GHG) emissions are based on reduced consumption and efficient use of energy, land and resources. The entire region will benefit from Bill 27 requirements, as increased efficiency has a positive impact on improved health and quality of life for the regions' residents, and overall environmental sustainability.

In a rural area such as the CVRD, local governments are well situated to respond to climate change. Vehicle related transportation is by far the largest contributor to overall emissions in this region. It represents an estimated 82.9% of the GHG emissions, as a result of driving to work, school and other daily activities. The distribution of land uses, which means the location of homes, workplaces and schools, and the preservation of resource lands, is controlled to a large extent by local governments. Understanding the connection between land use and transportation related emission is one step; the imperative to incorporate climate change into our decisions on land use is another.

The CVRD understands the immediacy of responding to climate change, and has set emission reduction targets intended to be inspirational in nature. To meet the established targets, the first proposed action is to undertake a climate change action plan, a process that would allow for comprehensive community engagement, and the creation of aggressive policies. A climate change action plan could take the region a step beyond emissions reductions, to prepare mitigation measures for the anticipated natural disasters associated with climate change.

This OCP acknowledges that the Provincial government regulates many high emissions producing sectors, which are outside of the powers of this OCP. Through the review process involved in the Bill 27, the CVRD has identified many long term projects that would contribute greatly to an overall reduction in emissions and energy use. Many of these projects are dependent on complementary action from the Provincial government if we are to reach the reduction targets. As such, the CVRD Board strongly recommends senior governments consider and support the following initiatives in four key areas:

- a) Considering transportation is the largest contributor to climate change related emissions, the CVRD requests the Province to invest in commuter rail service between the CVRD and Greater Victoria; improve traffic flows along roads in the CVRD, with emphasis on the Island Highway, to reduce the idling of vehicles at intersections; and adapt the existing method of taxation on both vehicles and fuel to accurately reflect the environmental, health and social costs of transportation related emissions, and provide financial incentives for more energy efficient modes of travel.
- b) The Cowichan Valley faces large scale deforestation, which has the deleterious effects of large scale carbon production *and* the removal of natural carbon sequestration. As a mitigation measure, the CVRD is exploring the idea of a regional carbon trust, where forested land could be purchased and preserved. To implement a regional carbon trust, local governments require the authority to generate funds for land purchase, either by fees, taxes or other options. The CVRD's ability to achieve the emissions reductions targets is largely dependent on innovation and support from senior levels of government.
- c) The opportunities for alternative energy technology are well known in this region, and the potential benefits are numerous: the reduction of energy use by the implementation of alternative energy technology in buildings, the economic opportunity presented by a growing industry, and the desire for energy self-sufficiency on Vancouver Island. Senior governments should provide incentives to encourage private and public investment into alternative energy technology.
- d) As a further financial incentive program, the CVRD requests that local governments be given the authority to charge differential building fees depending on factors such as building location and size. Existing legislation restricts building fees to that which covers administrative costs. However the CVRD is exploring programs where fees for large homes located in rural areas could be increased, and be used to offset fees for infill construction within existing urban areas that are inherently more energy efficient.

OBJECTIVES

- a. To reduce total green house gas (GHG) emissions in the plan area by 33% from current levels by 2020, and by 80% from current levels by 2050;

- b. To reduce overall energy consumption in the region, encourage an efficient use of the land base, and promote a healthy and high quality of life for residents.

POLICIES

Policy 20.1: This OCP will strive to meet the CVRD GHG reduction targets of 33% by 2020, and 80% by 2050, by ensuring that the CVRD will consider adopting a climate change action plan, to provide a more comprehensive set of targets, indicators, policies and actions.

Policy 20.2: In the context of reducing GHG emissions, policies related to land use and density are as follows:

- a. In a future OCP review, the CVRD Board and community will give consideration to identifying village containment areas, to encourage the following goals:
 - i. To preserve the agricultural and forestry land base of the plan area, and allow no net loss of these resource lands;
 - ii. To encourage a solid economic base within walking distance to existing residential areas;
 - iii. To delineate areas where mixed residential, commercial and institutional land uses will be focused, to create complete, healthy and liveable communities;
- b. Until such time as village containment boundaries are established, future residential growth needs will generally be accommodated by focusing most population growth in designated residential areas. Concentrated residential settlement patterns allow us to retain the rural character of the region;
- c. The CVRD Board may initiate projects to identify potential infill sites within existing areas of higher commercial and residential densities;
- d. Sufficient land will be designated commercial, light industrial and institutional in the plan area, to ensure that local employment opportunities, shopping areas, and social and recreational areas are provided, and residents can shop, work and enjoy recreation in their own community.
- e. The provincial government has jurisdiction over logging practices and should ensure that forestry occurs in a sustainable manner that offsets GHG emissions. The CVRD will ensure that forest lands are maintained as such, to ensure sustainable forestry practices can occur to offset local emissions.

Policy 20.3: In the context of reducing GHG emissions, policies related to transportation are as follows:

- a. The CVRD Board will consider existing and future transit infrastructure in all land use planning decisions. Future transit infrastructure will be designated within appropriate residential areas and in other highway corridor locations where appropriate;
- b. The planning and development of cycling and walking trails is encouraged, to promote healthy living and alternative transportation methods throughout the community;
- c. The establishments and improvement of commuter, car-share and car-coop programs is strongly supported;
- d. This OCP recognizes the value and benefit of rail services in the reduction of GHGs, and supports the Island Corridor Foundation initiative to re-establish and implement rail commuter service on Southern Vancouver Island;
- e. This OCP very strongly encourages the Ministry of Transportation and Infrastructure to accommodate pedestrian and cycling requirements into road design, as road improvements and upgrades take place.
- f. The CVRD will pursue opportunities to make the Cowichan Valley Regional Transit System a viable transportation option in the region.

Policy 20.4 In the context of reducing GHG emission, policies related to building design, siting and landscaping are as follows:

- a. In a future OCP review, the CVRD Board and community will give consideration to the following:
 - i. Establishing development permit areas that will include design guidelines for energy efficient buildings, siting and landscaping;
 - ii. Reducing lot coverage and establishing floor area limits of residential and commercial buildings within certain zones to reduce the impact of development;
- b. A sustainability checklist will be established, for consideration of development applications in developable areas;
- c. The CVRD may provide educational resources to homeowners, to promote do-it-yourself projects that decrease residential and commercial building energy consumption and reduce the impact of residential and commercial development on the natural environment;

Policy 20.5 In the context of reducing GHG emissions, policies related to food and agriculture are as follows:

- a. In a future OCP review, the CVRD Board and community will give consideration to the following:

- i. To encourage local agricultural production and consumption, lands may be designated for community gardens, farmers markets and food processing facilities to support agriculture in the region;
 - ii. Appropriate areas are designated for urban agriculture to promote food production on a family level;
 - iii. Incentives are provided to include additional farmland in the Agricultural Land Reserve (ALR) for long term preservation;
- b. The CVRD recognizes the importance of the agricultural land base to the economic viability and ecology of the region, as well as to food security. Development applications that threaten the region's agricultural land will be considered in light of the CVRD's objectives noted within this Plan.

2) Policy 4.4 is deleted and replaced with the following:

Policy 4.4:

Lands within the Forestry designation shall be zoned as F-1 (Forest Resource), wherein the minimum parcel size is 80 hectares.

3) Policies 4.10, 4.11 and 4.12 are added to the Forestry Policies:

Policy 4.10:

The Regional Board supports the retention of land in the Forestry/Natural Resource designation for the long term, and recognizes that resource land provides limits to residential sprawl which in turn supports efficient and compact settlement patterns.

Policy 4.11:

The CVRD Board supports sustainable forestry practices, and recognizes the capacity of healthy forests to naturally sequester carbon dioxide.

Policy 4.12

Lands that are zoned Secondary Forestry Resource at the time of the Bill 27 amendments will continue to be zoned as such until a future OCP review is completed.

4) Policy 5.10 is added to the Agricultural Policies:

Policy 5.10:

The CVRD Board strongly supports the retention of large tracts of agricultural land as it functions to limit residential sprawl and preserves valuable resource land. Preservation of agricultural land ensures our capacity to provide locally produced food at the present and into the future.

5) Policy 6.1 is deleted, and replaced with the following:

Policy 6.1

The CVRD wishes to retain the rural areas and the working resource land base of this plan, therefore the Board discourages the conversion of resource land to residential uses.

- 6) The following policies 6.16 and 6.17 are added to the Residential Policies:

Policy 6.16:

The RD may consider increasing residential densities within the Residential designation, if an application is received that can meet the following:

- i. Connection to existing community water systems and community sewer systems is possible.
- ii. Existing and potential transit infrastructure is considered.
- iii. Residential development is located as far away from Cowichan Lake shoreline and other significant environmental features as possible.
- iv. Mixed commercial and residential uses are incorporated into the development proposal.

Policy 6.17:

If, in the future, the plan area faces an increase in residential development pressure, the community will be encouraged to identify village areas where increases in residential density would be focused. The goal is to support compact village centres with mixed land uses and transit-friendly development patterns.

- 7) The following policy 8.4 is added to the Commercial Areas Policies:

Policy 8.4:

The CVRD Board will consider designating land located within existing residential areas as Commercial, to support small scale commercial activity that serves the needs of local residents and reduces vehicle travel.

COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. XXXX

A Bylaw For The Purpose Of Amending Official Community Plan Bylaw No. 2500, Applicable To Electoral Area G- Saltair/Gulf Islands

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 G- Saltair/Gulf Islands, that being Official Community Plan Bylaw No. 2500;

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. 2500;

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. XXXX - Official Community Plan G- Saltair/Gulf Islands Amendment Bylaw (Bill 27), 2010**".

2. AMENDMENTS

Cowichan Valley Regional District Official Community Plan Bylaw No. 2500, 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 _____, 2010.

READ A SECOND TIME this _____ day of _____, 2010.

READ A THIRD TIME this _____ day of _____, 2010.

I hereby certify this to be a true and correct copy of Bylaw No. _____ as given Third Reading on the _____ day of _____, 2010.

.../2

00078

Secretary

Date

APPROVED BY THE MINISTER OF COMMUNITY AND RURAL DEVELOPMENT
UNDER SECTION 913(1) OF THE *LOCAL GOVERNMENT ACT*
this _____ day of _____, 2010.

ADOPTED this _____ day of _____, 2010.

Chairperson

Secretary

00079

**C·V·R·D****SCHEDULE "A"****To CVRD Bylaw No.**

Schedule A to Official Community Plan Bylaw No. 2500, is hereby amended as follows:

- 1) The following is inserted as Section 22- Land, Resources, and Energy Efficiency (Bill 27), and added to the Table of Contents. The remaining section is renumbered accordingly.

Section 22- Land, Resources, and Energy Efficiency (Bill 27)

Bill 27, the Local Government Statutes Amendments Act (2008), requires that all local governments establish targets for reducing greenhouse gas emissions by May 31, 2010. In addition, all Official Community Plans (OCP) must include actions and policies which outline how those reduction targets will be achieved. The CVRD recognizes that complying with Bill 27 has multiple benefits. Firstly, it will hasten the regional response to reduce emissions which are responsible for climate change. But the legislated amendments also provide a unique opportunity for the CVRD to review, strengthen and improve good community planning principles in the current Plans. Policies that reduce greenhouse gas (GHG) emissions are based on reduced consumption and efficient use of energy, land and resources. The entire region will benefit from Bill 27 requirements, as increased efficiency has a positive impact on improved health and quality of life for the regions' residents, and overall environmental sustainability.

In a rural area such as the CVRD, local governments are well situated to respond to climate change. Vehicle related transportation is by far the largest contributor to overall emissions in this region. It represents an estimated 82.9% of the GHG emissions, as a result of driving to work, school and other daily activities. The distribution of land uses, which means the location of homes, workplaces and schools, and the preservation of resource lands, is controlled to a large extent by local governments. Understanding the connection between land use and transportation related emission is one step; the imperative to incorporate climate change into our decisions on land use is another.

The CVRD understands the immediacy of responding to climate change, and has set emission reduction targets intended to be inspirational in nature. To meet the established targets, the first proposed action is to undertake a climate change action plan, a process that would allow for comprehensive community engagement, and the creation of aggressive policies. A climate change action plan could take the region a step beyond emissions reductions, to prepare mitigation measures for the anticipated natural disasters associated with climate change.

This OCP acknowledges that the Provincial government regulates many high emissions producing sectors, which are outside of the powers of this OCP. Through the review process involved in the Bill 27, the CVRD has identified many long term projects that would contribute greatly to an overall reduction in emissions and energy use. Many of these projects are dependent on complementary action from the Provincial government if we are to reach the reduction targets. As such, the CVRD Board strongly recommends senior governments consider and support the following initiatives in four key areas:

- a) Considering transportation is the largest contributor to climate change related emissions, the CVRD requests the Province to invest in commuter rail service between the CVRD and Greater Victoria; improve traffic flows along roads in the CVRD, with emphasis on the Island Highway, to reduce the idling of vehicles at intersections; and adapt the existing method of taxation on both vehicles and fuel to accurately reflect the environmental, health and social costs of transportation related emissions, and provide financial incentives for more energy efficient modes of travel.
- b) The Cowichan Valley faces large scale deforestation, which has the deleterious effects of large scale carbon production *and* the removal of natural carbon sequestration. As a mitigation measure, the CVRD is exploring the idea of a regional carbon trust, where forested land could be purchased and preserved. To implement a regional carbon trust, local governments require the authority to generate funds for land purchase, either by fees, taxes or other options. The CVRD's ability to achieve the emissions reductions targets is largely dependent on innovation and support from senior levels of government.
- c) The opportunities for alternative energy technology are well known in this region, and the potential benefits are numerous: the reduction of energy use by the implementation of alternative energy technology in buildings, the economic opportunity presented by a growing industry, and the desire for energy self-sufficiency on Vancouver Island. Senior governments should provide incentives to encourage private and public investment into alternative energy technology.
- d) As a further financial incentive program, the CVRD requests that local governments be given the authority to charge differential building fees depending on factors such as building location and size. Existing legislation restricts building fees to that which covers administrative costs. However the CVRD is exploring programs where fees for large homes located in rural areas could be increased, and be used to offset fees for infill construction within existing urban areas that are inherently more energy efficient.

OBJECTIVES

- a. To reduce total green house gas (GHG) emissions in the plan area by 33% from current levels by 2020, and by 80% from current levels by 2050;

- b. To reduce overall energy consumption in the region, encourage an efficient use of the land base, and promote a healthy and high quality of life for residents.

POLICIES

Policy 22.1: This OCP will strive to meet the CVRD GHG reduction targets of 33% by 2020, and 80% by 2050, by ensuring that the CVRD will consider adopting a climate change action plan, to provide a more comprehensive set of targets, indicators, policies and actions.

Policy 22.2: In the context of reducing GHG emission, policies related to land use and density are as follows:

- a. In a future OCP review, the CVRD Board and community will give consideration to identifying village containment areas, to encourage the following goals:
 - i. To preserve the agricultural and forestry land base of the plan area, and allow no net loss of these resource lands;
 - ii. To encourage a solid economic base within walking distance to existing residential areas;
 - iii. To delineate areas where mixed residential, commercial and institutional land uses will be focused, to create complete, healthy and liveable communities;
- b. Until such time as village containment boundaries are established, future residential growth needs will generally be accommodated by focusing most population growth in designated residential areas. Concentrated residential settlement patterns allow us to retain the rural character of the region;
- c. The CVRD Board may initiate projects to identify potential infill sites within existing areas of higher commercial and residential densities;
- d. Sufficient lands will be designated commercial, light industrial and institutional in the plan area, to ensure that local employment opportunities, shopping areas, and social and recreational areas are provided, and residents can shop, work and enjoy recreation in their own community.
- e. The provincial government has jurisdiction over logging practices and should ensure that forestry occurs in a sustainable manner that offsets GHG emissions. The CVRD will ensure that forest lands are maintained as such, to ensure sustainable forestry practices can occur to offset local emissions.

Policy 22.3: In the context of reducing GHG emissions, policies related to transportation are as follows:

- a. The CVRD Board will consider existing and future transit infrastructure in all land use planning decisions. Future transit infrastructure will be designated within appropriate residential areas, and in other highway corridor locations where appropriate;
- b. The planning and development of cycling and walking trails is encouraged, to promote healthy living and alternative transportation methods throughout the community;
- c. The establishments and improvement of commuter, car-share and car-coop programs is strongly supported;
- d. This OCP recognizes the value and benefit of rail services in the reduction of GHGs, and supports the Island Corridor Foundation initiative to re-establish and implement rail commuter service on Southern Vancouver Island;
- e. This OCP very strongly encourages the Ministry of Transportation and Infrastructure to accommodate pedestrian and cycling requirements into road design, as road improvements and upgrades take place.

Policy 22.4 In the context of reducing GHG emissions, policies related to building design, siting and landscaping are as follows:

- a. In a future OCP review, the CVRD Board and community will give consideration to the following:
 - i. Establishing development permit areas that will include design guidelines for energy efficient buildings, siting and landscaping;
 - ii. Reducing lot coverage and establishing floor area limits of residential and commercial buildings within certain zones to reduce the impact of development;
- b. A sustainability checklist will be established, for development applications in developable areas;
- c. The CVRD may provide educational resources to homeowners, to promote do-it-yourself projects that decrease residential and commercial building energy consumption and reduce the impact of residential and commercial development on the natural environment;

Policy 22.5 In the context of GHG emissions, policies related to food and agriculture are as follows:

- a. In a future OCP review, the CVRD Board and community will give consideration to the following:
 - i. To encourage local agricultural production and consumption, lands may be designated for community gardens, farmers markets and food processing facilities to support agriculture in the region;

- ii. Appropriate areas are designated for urban agriculture to promote food production on a family level;
- iii. Incentives are provided to include additional farmland in the Agricultural Land Reserve (ALR) for long term preservation;
- b. The CVRD recognizes the importance of the agricultural land base to the economic viability and ecology of the region, as well as to food security. Development applications that threaten the region's agricultural land will be considered in light of the CVRD's objectives noted within this Plan.

2) The following policy 5.12 is added to the Agricultural Resource Designation Policies:

Policy 5.12 The CVRD Board strongly supports the retention of large tracts of agricultural land as it functions to limit residential sprawl and preserves valuable resource land. Preservation of agricultural land ensures our capacity to provide locally produced food at the present and into the future.

3) The following policies 6.9 and 6.10 are added to the Forestry/Natural Resource Designation Policies:

Policy 6.9

The Regional Board supports the retention of Forestry/Natural Resource lands for the long term, and recognizes that forestry land provides limits to residential growth which in turn supports compact settlement patterns.

Policy 6.10

The Regional Board supports sustainable forestry practices, and recognizes the capacity of healthy forests to naturally sequester carbon dioxide.

4) The following policy 7.11 is added to the Suburban Residential Designation Policies:

Policy 7.11

The RD Board wishes to retain the rural areas and the working resource land base of this plan, therefore the Board discourages the conversion of forestry or agricultural resource land to any residential uses.

5) The following policy 8.10 is added to the General Residential Designation Policies:

Policy 8.10

If the plan area faces an increased demand for residential development in the future, the CVRD Board will prioritize infill projects within existing residential areas rather than extending residential development into the rural areas.

6) The following policy 10.6 is added to the Local Commercial Designation Policies:

Policy 10.6:

The CVRD Board encourages local commercial uses to be located in close proximity to existing residential areas, as mixed land uses reduces vehicle traffic outside of the community.

- 7) The following policy 16.4 is added to the Railway Transportation Designation Policies:

Policy 16.4

The Regional Board recognizes the potential of the existing railway as a transportation corridor that can encourage alternative transportation methods, minimizing our reliance on road vehicles as the primary means of traveling throughout the community.

- 8) The following policy 18.3 is added to the Liquid and Solid Waste Services Policies, and the remainder is renumbered accordingly:

Policy 18.3:

If, in the future, Saltair faces an increase in residential development pressure, Policy 18.2 may be reconsidered, and the community will be encouraged to identify village areas where increases in residential density would be focused.

COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. XXXX

A Bylaw For The Purpose Of Amending Official Community Plan Bylaw No. 1497, Applicable To Electoral Area H- North Oyster/Diamond

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 H- North Oyster/Diamond, that being Official Community Plan Bylaw No. 1497;

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. 1497;

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. XXXX - Area H- North Oyster/Diamond Official Community Plan Amendment Bylaw (Bill 27), 2010**".

2. AMENDMENTS

Cowichan Valley Regional District Official Community Plan Bylaw No. 1497, 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 _____, 2010.

READ A SECOND TIME this _____ day of _____, 2010.

READ A THIRD TIME this _____ day of _____, 2010.

I hereby certify this to be a true and correct copy of Bylaw No. _____ as given Third Reading on the _____ day of _____, 2010.

.../2

00086

Secretary

Date

APPROVED BY THE MINISTER OF COMMUNITY AND RURAL DEVELOPMENT
UNDER SECTION 913(1) OF THE *LOCAL GOVERNMENT ACT*
this _____ day of _____, 2010.

ADOPTED this _____ day of _____, 2010.

Chairperson

Secretary

**C·V·R·D****SCHEDULE "A"****To CVRD Bylaw No.**

Schedule A to Official Community Plan Bylaw No. 1497, is hereby amended as follows:

- 1) The following is inserted as Section Sixteen Land, Resources, and Energy Efficiency (Bill 27), and added to the Table of Contents. The remaining sections are renumbered accordingly.

Part Sixteen- Land, Resources, and Energy Efficiency (Bill 27)

Bill 27, the Local Government Statutes Amendments Act (2008), requires that all local governments establish targets for reducing greenhouse gas emissions by May 31, 2010. In addition, all Official Community Plans (OCP) must include actions and policies which outline how those reduction targets will be achieved. The CVRD recognizes that complying with Bill 27 has multiple benefits. Firstly, it will hasten the regional response to reduce emissions which are responsible for climate change. But the legislated amendments also provide a unique opportunity for the CVRD to review, strengthen and improve good community planning principles in the current Plans. Policies that reduce greenhouse gas (GHG) emissions are based on reduced consumption and efficient use of energy, land and resources. The entire region will benefit from Bill 27 requirements, as increased efficiency has a positive impact on improved health and quality of life for the regions' residents, and overall environmental sustainability.

In a rural area such as the CVRD, local governments are well situated to respond to climate change. Vehicle related transportation is by far the largest contributor to overall emissions in this region. It represents an estimated 82.9% of the GHG emissions, as a result of driving to work, school and other daily activities. The distribution of land uses, which means the location of homes, workplaces and schools, and the preservation of resource lands, is controlled to a large extent by local governments. Understanding the connection between land use and transportation related emission is one step; the imperative to incorporate climate change into our decisions on land use is another.

The CVRD understands the immediacy of responding to climate change, and has set emission reduction targets intended to be inspirational in nature. To meet the established targets, the first proposed action is to undertake a climate change action plan, a process that would allow for comprehensive community engagement, and the creation of aggressive policies. A climate change action plan could take the region a step beyond emissions reductions, to prepare mitigation measures for the anticipated natural disasters associated with climate change.

This OSP acknowledges that the Provincial government regulates many high emissions

producing sectors, which are outside of the powers of this OSP. Through the review process involved in the Bill 27, the CVRD has identified many long term projects that would contribute greatly to an overall reduction in emissions and energy use. Many of these projects are dependent on complementary action from the Provincial government if we are to reach the reduction targets. As such, the CVRD Board strongly recommends senior governments consider and support the following initiatives in four key areas:

- a) Considering transportation is the largest contributor to climate change related emissions, the CVRD requests the Province to invest in commuter rail service between the CVRD and Greater Victoria; improve traffic flows along roads in the CVRD, with emphasis on the Island Highway, to reduce the idling of vehicles at intersections; and adapt the existing method of taxation on both vehicles and fuel to accurately reflect the environmental, health and social costs of transportation related emissions, and provide financial incentives for more energy efficient modes of travel.
- b) The Cowichan Valley faces large scale deforestation, which has the deleterious effects of large scale carbon production *and* the removal of natural carbon sequestration. As a mitigation measure, the CVRD is exploring the idea of a regional carbon trust, where forested land could be purchased and preserved. To implement a regional carbon trust, local governments require the authority to generate funds for land purchase, either by fees, taxes or other options. The CVRD's ability to achieve the emissions reductions targets is largely dependent on innovation and support from senior levels of government.
- c) The opportunities for alternative energy technology are well known in this region, and the potential benefits are numerous: the reduction of energy use by the implementation of alternative energy technology in buildings, the economic opportunity presented by a growing industry, and the desire for energy self-sufficiency on Vancouver Island. Senior governments should provide incentives to encourage private and public investment into alternative energy technology.
- d) As a further financial incentive program, the CVRD requests that local governments be given the authority to charge differential building fees depending on factors such as building location and size. Existing legislation restricts building fees to that which covers administrative costs. However the CVRD is exploring programs where fees for large homes located in rural areas could be increased, and be used to offset fees for infill construction within existing urban areas that are inherently more energy efficient.

OBJECTIVES

- a. To reduce total green house gas (GHG) emissions in the plan area by 33% from current levels by 2020, and by 80% from current levels by 2050;

- b. To reduce overall energy consumption in the region, encourage an efficient use of the land base, and promote a healthy and high quality of life for residents.

POLICIES

Policy 16.1: This OCP will strive to meet the CVRD GHG reduction targets of 33% by 2020, and 80% by 2050, by ensuring that the CVRD will consider adopting a climate change action plan, to provide a more comprehensive set of targets, indicators, policies and actions.

Policy 16.2: In the context of reducing GHG emissions, policies related to land use and density are as follows:

- a. In a future OCP review, the CVRD Board and community will give consideration to identifying village containment areas, to encourage the following goals:
 - i. To preserve the agricultural and forestry land base of the plan area, and allow no net loss of these resource lands;
 - ii. To encourage a solid economic base within walking distance to existing residential areas;
 - iii. To delineate areas where mixed residential, commercial and institutional land uses will be focused, to create complete, healthy and liveable communities;
- b. Until such time as village containment boundaries are established, future residential growth needs will generally be accommodated by focusing most population growth in designated residential areas. Concentrated residential settlement patterns allow us to retain the rural character of the region;
- c. The CVRD Board may initiate projects to identify potential infill sites within existing areas of higher commercial and residential densities;
- d. Sufficient lands will be designated commercial, light industrial and institutional in the plan area, to ensure that local employment opportunities, shopping areas, and social and recreational areas are provided, and residents can shop, work and enjoy recreation in their own community.
- e. The provincial government has jurisdiction over logging practices and should ensure that forestry occurs in a sustainable manner that offsets GHG emissions. The CVRD will ensure that forest lands are maintained as such, to ensure sustainable forestry practices can occur to offset local emissions.

Policy 16.3: In the context of reducing GHG emissions, policies related to transportation are as follows:

- a. The CVRD Board will consider existing and future transit infrastructure in all land use planning decisions. Future transit infrastructure will be designated within appropriate residential areas, and in other highway corridor locations where appropriate;
- b. The planning and development of cycling and walking trails is encouraged, to promote healthy living and alternative transportation methods throughout the community;
- c. The establishments and improvement of commuter, car-share and car-coop programs is strongly supported;
- d. This OCP recognizes the value and benefit of rail services in the reduction of GHGs, and supports the Island Corridor Foundation initiative to re-establish and implement rail commuter service on Southern Vancouver Island;
- e. This OCP very strongly encourages the Ministry of Transportation and Infrastructure to accommodate pedestrian and cycling requirements into road design, as road improvements and upgrades take place.

Policy 16.4 In the context of reducing GHG emissions, policies related to building design, siting and landscaping are as follows:

- a. In a future OCP review, the CVRD Board and community will give consideration to the following:
 - i. Establishing development permit areas that will include design guidelines for energy efficient buildings, siting and landscaping;
 - ii. Reducing lot coverage and establishing floor area limits of residential and commercial buildings within certain zones to reduce the impact of development;
- b. A sustainability checklist may be established, for development applications in developable areas;
- c. The CVRD may provide educational resources to homeowners, to promote do-it-yourself projects that decrease residential and commercial building energy consumption and reduce the impact of residential and commercial development on the natural environment;

Policy 16.5 In the context of GHG emissions, policies related to food and agriculture are as follows:

- a. In a future OCP review, the CVRD Board and community will give consideration to the following:
 - i. To encourage local agricultural production and consumption, lands may be designated for community gardens, farmers markets and food processing facilities;

- ii. Appropriate areas are designated for urban agriculture to promote food production on a family level;
- iii. Incentives are provided to include additional farmland in the Agricultural Land Reserve (ALR) for long term preservation;
- b. The CVRD recognizes the importance of the agricultural land base to the economic viability and ecology of the region, as well as to food security. Development applications that threaten the region's agricultural land will be considered in light of the CVRD's objectives noted within this Plan.

2) Policy 5.1.5 is deleted and replaced with the following:

Policy 5.1.5

All lands within the Agricultural Land Reserve shall be zoned Primary Agricultural wherein the minimum parcel size shall be 12 hectares.

3) The following policies 5.1.19, 5.1.20 and 5.1.21 are added to the Agricultural Policies:

Policy 5.1.19

Lands that are zoned Secondary Agriculture at the time of the Bill 27 amendments will continue to be zoned A-2 until a future OCP review is completed.

Policy 5.1.20

Lands designated as Agriculture are of critical importance to the region and will be protected for agriculture in perpetuity. Any activity or development that could damage the agricultural potential of these lands will not be permitted.

Policy 5.1.21

The Regional Board recognizes the importance of preserving large tracts of agricultural land, as such land functions to limit residential sprawl, promotes development of a viable farming sector, provides the region with locally produced food, and protects the rural character of the plan area.

4) Policy 6.1.3 is deleted and replaced with the following:

Policy 6.1.3

All land in the forestry designation will be zoned Primary Forestry, wherein the minimum parcel size is 80 hectares.

5) The following policies 6.1.13, 6.1.14 and 6.1.14 are added to the Forestry Policies:

Policy 6.1.13

The Regional Board supports the retention of Forestry designated lands, as forestry lands create physical limits to residential sprawl, thereby promoting compact and efficient residential settlement patterns.

Policy 6.1.14

Large tracts of intact forests are valued for their capacity to naturally sequester carbon dioxide, and for this reason the CVRD Board strongly encourages sustainable forestry practices on public and private lands.

Policy 6.1.15

Lands that are zoned Secondary Forestry at the time of the Bill 27 amendments will continue to be zoned F-2 until a future OCP review is completed.

6) The following policies 8.1.8 and 8.1.9 are added to the General Residential Policies:

Policy 8.1.8

If the plan area faces an increased demand for residential development in the future, the CVRD Board will prioritize infill projects within existing residential areas rather than extending residential development into resource land areas of this Plan.

Policy 8.1.9

The CVRD wishes to retain the rural areas and working resource land base of this plan, therefore the Board discourages the conversion of forestry or agricultural resource land to any residential use.

7) Policy 8.2.1 and Policy 8.3.1 are deleted, and the sections are renumbered accordingly.

8) The following policy 9.1.6 is added to the Commercial Areas General Policies:

Policy 9.1.6

The CVRD Board may develop criteria whereby land could be considered for re-designation for commercial uses in existing residential areas. Small scale commercial development is encouraged in close proximity to areas of existing residential densities, where such commercial development will serve the needs of local residents, provide local employment, and reduce vehicle travel outside of the plan area.

9) The following policy 12.1.12 is added to the Transportation Policies:

Policy 12.1.12

The creation of a network of walking and cycling paths should be identified in a future OCP review with emphasis given to linking together commercial, institutional, parks, recreational and residential areas.

COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. XXXX

A Bylaw For The Purpose Of Amending Official Community Plan Bylaw No. 2465, Applicable To Electoral Area I- Youbou/Meade Creek

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 I- Youbou/Meade Creek, that being Official Community Plan Bylaw No. 2650;

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. 2650;

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. XXXX- Area I – Youbou/Meade Creek Official Community Plan Amendment Bylaw (Bill 27), 2010**".

2. AMENDMENTS

Cowichan Valley Regional District Official Community Plan Bylaw No. 2650, 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 _____, 2010.

READ A SECOND TIME this _____ day of _____, 2010.

READ A THIRD TIME this _____ day of _____, 2010.

I hereby certify this to be a true and correct copy of Bylaw No. _____ as given Third Reading on the _____ day of _____, 2010.

.../2

00094

Secretary

Date

APPROVED BY THE MINISTER OF COMMUNITY AND RURAL DEVELOPMENT
UNDER SECTION 913(1) OF THE *LOCAL GOVERNMENT ACT*
this _____ day of _____, 2010.

ADOPTED this _____ day of _____, 2010.

Chairperson

Secretary



SCHEDULE "A"

To CVRD Bylaw No.

Schedule A to Official Community Plan Bylaw No. 2650, is hereby amended as follows:

- 1) The following is inserted as Section 17 Land, Resources, and Energy Efficiency (Bill 27), and added to the Table of Contents. The remaining section is renumbered accordingly.

17. Land, Resources, and Energy Efficiency (Bill 27)

Background

Bill 27, the Local Government Statutes Amendments Act (2008), requires that all local governments establish targets for reducing greenhouse gas emissions by May 31, 2010. In addition, all Official Community Plans (OCP) must include actions and policies which outline how those reduction targets will be achieved. The CVRD recognizes that complying with Bill 27 has multiple benefits. Firstly, it will hasten the regional response to reduce emissions which are responsible for climate change. But the legislated amendments also provide a unique opportunity for the CVRD to review, strengthen and improve good community planning principles in the current Plans. Policies that reduce greenhouse gas (GHG) emissions are based on reduced consumption and efficient use of energy, land and resources. The entire region will benefit from Bill 27 requirements, as increased efficiency has a positive impact on improved health and quality of life for the regions' residents, and overall environmental sustainability.

In a rural area such as the CVRD, local governments are well situated to respond to climate change. Vehicle related transportation is by far the largest contributor to overall emissions in this region. It represents an estimated 82.9% of the GHG emissions, as a result of driving to work, school and other daily activities. The distribution of land uses, which means the location of homes, workplaces and schools, and the preservation of resource lands, is controlled to a large extent by local governments. Understanding the connection between land use and transportation related emission is one step; the imperative to incorporate climate change into our decisions on land use is another.

The CVRD understands the immediacy of responding to climate change, and has set emission reduction targets intended to be inspirational in nature. To meet the established targets, the first proposed action is to undertake a climate change action plan, a process that would allow for comprehensive community engagement, and the creation of aggressive policies. A climate change action plan could take the region a step beyond emissions reductions, to prepare mitigation measures for the anticipated natural disasters associated with climate change.

This OSP acknowledges that the Provincial government regulates many high emissions producing sectors, which are outside of the powers of this OSP. Through the review process involved in the Bill 27, the CVRD has identified many long term projects that would contribute

greatly to an overall reduction in emissions and energy use. Many of these projects are dependent on complementary action from the Provincial government if we are to reach the reduction targets. As such, the CVRD Board strongly recommends senior governments consider and support the following initiatives in four key areas:

- a) Considering transportation is the largest contributor to climate change related emissions, the CVRD requests the Province to invest in commuter rail service between the CVRD and Greater Victoria; improve traffic flows along roads in the CVRD, with emphasis on the Island Highway, to reduce the idling of vehicles at intersections; and adapt the existing method of taxation on both vehicles and fuel to accurately reflect the environmental, health and social costs of transportation related emissions, and provide financial incentives for more energy efficient modes of travel.
- b) The Cowichan Valley faces large scale deforestation, which has the deleterious effects of large scale carbon production *and* the removal of natural carbon sequestration. As a mitigation measure, the CVRD is exploring the idea of a regional carbon trust, where forested land could be purchased and preserved. To implement a regional carbon trust, local governments require the authority to generate funds for land purchase, either by fees, taxes or other options. The CVRD's ability to achieve the emissions reductions targets is largely dependent on innovation and support from senior levels of government.
- c) The opportunities for alternative energy technology are well known in this region, and the potential benefits are numerous: the reduction of energy use by the implementation of alternative energy technology in buildings, the economic opportunity presented by a growing industry, and the desire for energy self-sufficiency on Vancouver Island. Senior governments should provide incentives to encourage private and public investment into alternative energy technology.
- d) As a further financial incentive program, the CVRD requests that local governments be given the authority to charge differential building fees depending on factors such as building location and size. Existing legislation restricts building fees to that which covers administrative costs. However the CVRD is exploring programs where fees for large homes located in rural areas could be increased, and be used to offset fees for infill construction within existing urban areas that are inherently more energy efficient.

OBJECTIVES

- a. To reduce total green house gas (GHG) emissions in the plan area by 33% from current levels by 2020, and by 80% from current levels by 2050;
- b. To reduce overall energy consumption in the region, encourage an efficient use of the land base, and promote a healthy and high quality of life for residents.

POLICIES

Policy 17.1: This OCP will strive to meet the CVRD GHG reduction targets of 33% by 2020, and 80% by 2050, by ensuring that the CVRD will consider adopting a climate change action plan, to provide a more comprehensive set of targets, indicators, policies and actions.

Policy 17.2: In the context of reducing GHG emissions, policies related to land use and density are as follows:

- a. The CVRD Board and community will support the existing urban containment boundary policies, to encourage the following goals:
 - i. To preserve the forestry land base of the plan area, and allow no net loss of these resource lands;
 - ii. To encourage a solid economic base within walking distance to existing residential areas;
 - iii. To delineate areas where mixed residential, commercial and institutional land uses will be focused, to create complete, healthy and liveable communities;
- b. The CVRD Board may initiate projects to identify potential infill sites within existing areas of higher commercial and residential densities;
- c. Sufficient lands will be designated commercial, light industrial and institutional in the plan area, to ensure that local employment opportunities, shopping areas, and social and recreational areas are provided, and residents can shop, work and enjoy recreation in their own community;
- d. The provincial government has jurisdiction over logging practices and should ensure that forestry occurs in a sustainable manner that offsets GHG emissions. The CVRD will ensure that forest lands are maintained as such, to ensure sustainable forestry practices can occur to offset local emissions.

Policy 17.3: In the context of reducing GHG emissions, policies related to transportation are as follows:

- a. The CVRD Board will consider existing and future transit infrastructure in all land use planning decisions. Future transit infrastructure will be designated within appropriate residential areas, and in other highway corridor locations where appropriate;
- b. The planning and development of cycling and walking trails is encouraged, to promote healthy living and alternative transportation methods throughout the community;
- c. The establishments and improvement of commuter, car-share and car-coop programs is strongly supported;

- d. This OCP recognizes the value and benefit of rail services in the reduction of GHGs, and supports the Island Corridor Foundation initiative to re-establish and implement rail commuter service on Southern Vancouver Island;
- e. This OCP very strongly encourages the Ministry of Transportation and Infrastructure to accommodate pedestrian and cycling requirements into road design, as road improvements and upgrades take place;
- f. The CVRD will pursue opportunities to make the Cowichan Valley Regional Transit system a viable transportation option in the region.

Policy 17.4 In the context of reducing GHG emissions, policies related to building design, siting and landscaping are as follows:

- a. In a future OCP review, the CVRD Board and community will give consideration to the following:
 - i. Establishing development permit areas that will include design guidelines for energy efficient buildings, siting and landscaping;
 - ii. Reducing lot coverage and establishing floor area limits of residential and commercial buildings within certain zones to reduce the impact of development;
- b. A sustainability checklist may be established, for consideration of development applications in developable areas;
- c. The CVRD may provide educational resources to homeowners, to promote do-it-yourself projects that decrease residential and commercial building energy consumption and reduce the impact of residential and commercial development on the natural environment.

Policy 17.5 In the context of GHG emissions, policies related to food and agriculture are as follows:

- a. In a future OCP review, the CVRD Board and community will give consideration to the following:
 - i. To encourage local agricultural production and consumption , lands may be designated for community gardens, farmers markets and food processing facilities to support agriculture in the region;
 - ii. Appropriate areas are designated for urban agriculture to promote food production on a family level.

- 2) The following policies 4.15 and 4.16 are added to the Section 4 Residential Policies:

Policy 4.15: The Regional Board is committed to reducing community wide energy consumption, and recognizes that compact settlement patterns are more efficient and affordable than sprawl. Therefore proposals to amend the Urban Containment Boundary will be strongly discouraged.

Policy 4.16: If the plan area faces residential development pressure in the future, the CVRD will strongly encourage investment in a community sewer system in the UBC, to accommodate increased density within the existing Urban Residential designation.

- 3) The following policies 9.11 and 9.12 are added to the Section 9 Greenways Policies:

Policy 9.11: In light of the CVRD Board's goal of creating energy efficient communities, the Greenways Vision Plan is identified as a priority for supporting alternative transportation options within the community.

Policy 9.12: The Greenways program should give special consideration to linking schools, community places, residential, commercial, and recreational areas, to support the CVRD's efforts to reduce reliance on single occupancy vehicles.

- 4) The following policy 10.11 is added to the Section 10 Transportation Policies:

Policy 10.11: This Plan encourages investment in transit programs, to connect this plan area with Duncan and Lake Cowichan and help reduce transportation based carbon emissions and energy use.

- 5) The following policy 11.10 is added to the Section 11 Servicing Policies- Liquid Waste:

Policy 11.10: The CVRD acknowledges that increasing residential densities in urban areas creates more energy efficient, financially affordable, and healthy and liveable communities. Community sewer systems will be necessary within the UCB to accommodate future residential and commercial growth pressure. To help realize our shared goals, the CVRD encourages investment from the provincial government to construct and operate community sewer systems.



SR3

STAFF REPORT

ELECTORAL AREA SERVICES COMMITTEE MEETING OF WEDNESDAY, APRIL 6, 2010

DATE: March 30, 2010

FILE NO: 5330-30-DRW

FROM: Dave Leitch, ASCT, Manager, Water Management Division

SUBJECT: Dogwood Ridge Capital Works Upgrades

Recommendation: For information purposes only.

Purpose: At the February 2, 2010 Electoral Area Services Committee meeting, a motion was passed asking staff to review required funding for the Dogwood Ridge Water System (Electoral Area E) upgrade project, and report back to the Committee, and further that the funding priorities be reviewed as to how those figures can be adjusted, if necessary.

Financial Implications: The total capital costs to independently upgrade the water system without any contribution from Cowichan Tribes are \$522,000.00. This total, (as extracted from the UMA report), is the amount of work necessary to upgrade and operate the system independently. Based on this amount, with contributions from the Provincial grant of \$267,000.00 and the Community Works Fund of \$100,000.00, the remaining debt to the system users would be \$155,000.00. Due to the limited amount of users on the system and the significant debt burden, the annual operating cost of the system to its users will be \$1,300.00/year of which 46% is directly attributed to the debt repayment. Although petitions from residents have been received that authorize the CVRD to borrow the necessary money, the operating cost for Dogwood Ridge would be approximately \$500.00/year more than the next highest utility operated by the CVRD.

A drawback to our application for the Provincial grant was the application deadline. At the time we were required to submit the application, the feasibility study that would provide an accurate estimate of the capital works had not been initiated. Therefore the application was based on a project estimate of \$400,000.00 instead of the \$522,000.00 identified in the UMA report. This potentially could have meant an additional \$83,000.00 in provincial funding and reduced the user's debt to a much lower level.

Interdepartmental/Agency Implications: not applicable at this time.

Background:

The Dogwood Ridge Improvement District services a 33-lot subdivision, three kilometres south of Duncan, in Area E.

In February, 2008, the Dogwood Ridge Improvement District received approval-in-principle for the CVRD to takeover ownership of the water system and to conduct a feasibility assessment of the water system.

.../2

00101

At the July 2007 Board meeting, a list of Community Works Funds capital projects was accepted by the CVRD Board that included \$140,000.00 in capital works upgrades to the Dogwood Ridge Water System. This estimate was made prior to a feasibility study being done and was based on preliminary staff estimates of possible upgrades.

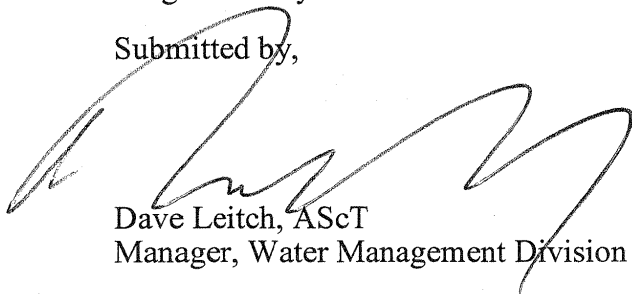
In January 2007, the Provincial Government announced a grant program to provide funding assistance to regionally significant projects that provided for cleaner drinking water. As a result of the timing of the application process, the CVRD had yet to complete the feasibility study and therefore an application was submitted to the Province based on preliminary estimates. The application was subsequently successful and secured \$267,000.00 in provincial funding toward the project upgrades. As a result of obtaining these Provincial funds, the Community Works Funds, previously committed to Dogwood Ridge, were reallocated to other water and sewer utility projects in the CVRD.

In 2008, the Joint Feasibility Study was completed by UMA Engineering to identify the costs of upgrading the Dogwood Ridge Water System in partnership with Cowichan Tribes to a municipal standard where the CVRD could take over operation and ownership of the system. The study was jointly funded 50/50 between Cowichan Tribes and the CVRD. The notion of the partnership was that each party would pay their appropriate portion of the capital upgrades outlined in the study and the CVRD would establish a service area/function to operate the system as a single utility upon completion of the upgrades. The advantage to this would be that both the Dogwood Ridge community and Cowichan Tribes would benefit in the savings of building the works together and having the CVRD operate the system, once complete

At the completion of the study, CVRD staff met with representatives from Cowichan Tribes who informed us that they were not successful in obtaining funds from INAC and at this time they could not move forward with any of the capital works. As a result of this, the only remaining options to the Dogwood Ridge Improvement District was to abandon the upgrades and try to continue to manage and operate the system on their own, or request that the CVRD borrow the necessary funds on their behalf, while pursuing possible grant options to try and reduce the debt that would be incurred by the system

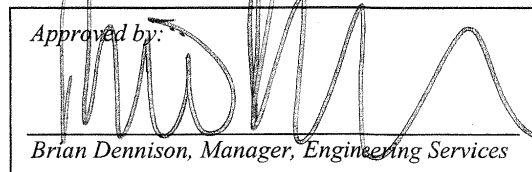
At this time, the CVRD has secured a Provincial grant in the amount of \$267,000.00 and committed \$100,000.00 from the Community Works Fund towards the upgrades of the Dogwood Ridge water system.

Submitted by,



Dave Leitch, ASCT
Manager, Water Management Division

Approved by:



Brian Dennison, Manager, Engineering Services

DL:jljb

File: Bath: Z:\ESMemos2010\DRWInfoOnly-EASC-April6-10.doc

00102



SR4

STAFF REPORT

ELECTORAL AREA SERVICES COMMITTEE MEETING OF APRIL 6, 2010

DATE: March 29, 2010 **FILE NO:** 1-H-09RS
FROM: Rob Conway, Manager
Development Services Division
Planning and Development Department **BYLAW NO:** 3371 and 3372
SUBJECT: Draft Bylaws for Application 1-H-09RS (Heart Lake Developments Ltd.)

Recommendation:

Direction from the Committee is requested.

Purpose:

To review and consider draft Official Community Plan and Zoning Amendment bylaws for application 1-H-09RS.

Financial Implications: N/A

Interdepartmental / Agency Implications: N/A

Background:

At the March 2, 2010 Electoral Area Services Committee meeting, the Committee reviewed a development application for a 147 lot manufactured home subdivision and 8 secondary agricultural lots. The Committee passed the following resolution regarding the application, which was subsequently endorsed by the CVRD Board on March 10th.

1. *That draft OCP and Zoning amendment bylaws be prepared respecting Application No. 1-H-09RS (Heart Lake Developments Ltd.) for consideration by the EASC at a future meeting;*
2. *That the applicants provide an archaeological overview assessment, first stage approval for the proposed water and sewer systems, and a wildfire protection plan prior to public hearing;*
3. *Prior to consideration of adoption of the OCP and Zoning amendment bylaws, that provisions to secure inclusion of secondary agricultural lots in the ALR, dedication of park land and the fire hall site and agricultural buffers and setbacks be in place.*

4. *That application referrals to the Ministry of Transportation and Infrastructure, Ministry of Community and Regional development, BC Hydro, Diamond Improvement District, Agricultural land Commission, School District 68, North Oyster Volunteer Fire Department and Chemainus First Nation, be accepted.*

The purpose of this report is to bring draft bylaws forward for the Committee's review and to update the Committee with respect to other outstanding issues.

Draft Bylaws:

Two amendment bylaws are proposed for the Heart Lake Developments application.

OCP Amendment Bylaw No. 3371

Official Community Plan Amendment Bylaw No. 3371 re-designates the area of the site proposed for manufactured homes from Agricultural to Mobile Home Park Residential. Although the application proposes manufactured housing rather than mobile homes, the Mobile Home Park Residential designation is the only designation in Official Community Plan Bylaw 1497 that accommodates manufactured home zoning.

The proposed OCP amendment bylaw leaves the remainder of the property under the current Agricultural designation. This designation is appropriate for the secondary agricultural lots. Since parks and institutional uses may be permitted in all plan map designations, the agricultural designation is also suitable for the proposed park land and community amenity site.

Zoning Amendment Bylaw No. 3372

The draft Zoning Amendment bylaw creates a new MH-2 zone (Bush Creek Manufactured Home Residential) and rezones the part of the site where the manufactured home development is planned from A-1 to MH-2. The bylaw also changes the area proposed for secondary agricultural lots from A-1 to A-2 (Secondary Agricultural), the proposed park area from A-1 to P-1 (Parks and Recreation) and the community amenity site from A-1 to P-2 (Institutional).

The MH-2 zone is a density bonus or amenity zone, whereby density on the site is linked to the amenities provided. This type zoning is enabled by Section 904 of the *Local Government Act*. The zone establishes a base density of three residential parcels that can be created without an amenity contribution. To develop more than three parcels, 24.51 hectares of land must be transferred to the Regional District. If this land is provided, up to 147 residential lots may be developed. The bylaw does not specify what the transferred land can be used for, but it does permit the transferor to place a right of first refusal on the land that may preclude it being sold by the Regional District to another party.

Other notable features of the MH-2 zone include:

- The zone permits either manufactured homes or site-built dwellings
- Administration and recreation buildings are permitted
- The minimum residential parcel size is 540 square metres
- A minimum parcel size of 25 hectares is established for subdivision under Section 946 of the local Government Act (subdivision for a relative)

Sustainable Development Features:

Since the March 2, 2010 EASC meeting, staff have reviewed potential low impact development features that could be incorporated into the proposal with the applicants. Staff have also asked the applicants to identify environmental features they are willing to commit to as conditions of development approval. The applicants' intentions with respect to sustainable development features are described on Schedule 2.

The applicants have proposed a covenant that would secure commitments with respect to proposed water conservation measures. Other sustainable development features, such as storm water management measures, and homes constructed to the Green Built™ Bronze standard are not proposed to be secured with covenants or other development approval mechanisms.

Parks and Trails Issues:

The Area H Parks Commission reviewed the subject application in March, where the following resolution was passed:

That the Area H Parks Commission recommend that the land offered by the developers of D.L. #51, be accepted as part of Area H Parkland inventory, and that it remain as an undeveloped, unmanaged wilderness park, and wildlife corridor with stream protection.

Should the subject land be accepted as part of the park land inventory, staff from the Parks and Trails Division have recommended clean up of debris dumped over the years and that informal access roads to the park area be decommissioned prior to transfer. These works would be secured by way of a covenant register against the lands prior to bylaw adoption.

The applicant has also proposed that as part of the land dedication commitment for community park and the community amenity site, that a right-of-first refusal condition be included in the bylaw that would permit the owner to preclude sale of the lands to a third party for up to ten years after transfer of the land. After 10 years, the right of first refusal would expire (sunset clause) and the CVRD would own the land without restriction.

Other Outstanding Issues:

The EASC identified additional information that would be required before the proposal and proposed amendment bylaws could proceed to public hearing. The applicants have advised that they are in the process of initiating an archaeological overview assessment and wildfire protection plan and are pursuing "first stage approval" for sewer and water.

If this application proceeds to a public hearing, the Board will need to consider how commitments regarding agricultural buffers and inclusion of land in the Agricultural Land Reserve will be secured. Such commitments will likely need to be secured through covenants, registered against the subject lands prior to consideration of bylaw adoption.

Options:

1. That the amendment bylaws for application 1-H-09RS (Heart Lake Development) be given first and second reading and that Directors Marcotte, Dorey and Morrison named as delegates to the public hearing.

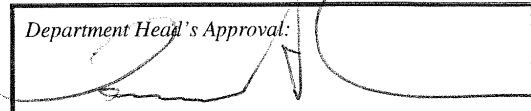
2. That draft bylaws for application 1-H-09RS (Heart Lake Development) be amended as directed by the Electoral Area Services Committee and be forwarded to the Regional Board for first and second reading and that Directors Marcotte, Dorey and Morrison named as delegates to the public hearing.
3. That draft bylaws for application 3-D-08RS be amended as directed by the Electoral Area Services Committee for review at a future meeting.

Submitted by,



Rob Conway, MCIP
Manager, Development Services Division
Planning and Development Department

RB/ca

<i>Department Head's Approval:</i>

<i>Signature</i>



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3371

A Bylaw For The Purpose Of Amending Official Community Plan Bylaw No. 1497, Applicable To Electoral Area H – North Oyster/Diamond

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 H – North Oyster/Diamond, that being Official Community Plan Bylaw No. 1497;

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. 1497;

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. 3371 - Area H – North Oyster/Diamond Official Community Plan Amendment Bylaw (Heart Lake Developments), 2010**".

2. AMENDMENTS

Cowichan Valley Regional District Official Community Plan Bylaw No. 1497, as amended from time to time, hereby re-designates Part of District Lot 51, Oyster District, Except the Right of Way of the Esquimalt and Nanaimo Railway Company, Except Part Coloured Red on Plan Deposited Under DD 27279I, and Except Part Shown Outlined in Red on Plan Deposited Under DD 28555I AND That Part of District Lot 51, Oyster District, Shown Coloured Red on Plan Deposited Under DD27279I, as shown outlined in a solid black line on Plan number Z-3371 attached hereto and forming Schedule B of this bylaw, from **Agricultural** to **Mobile Home Park Residential**, and that Schedule B to Official Community Plan Bylaw 1497 be amended accordingly.

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 _____, 2010.

READ A SECOND TIME this _____ day of _____, 2010.

READ A THIRD TIME this _____ day of _____, 2010.

ADOPTED this _____ day of _____, 2010.

Chairperson

Secretary

00108

2823 O.S.

23G

L. 30G

L. 24G

32890
B

L. 83

L. 51

MHP

1

2

3

8725

4

5

69

BL

691

00109

Sketched from 2002 ortho

Sketched from 2002 ortho



C.V.R.D

COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3372

A Bylaw For The Purpose Of Amending Zoning Bylaw No. 1020
Applicable To Electoral Area H – North Oyster/Diamond

WHEREAS the *Local Government Act*, hereafter referred to as the "*Act*", as amended, empowers the Regional Board to adopt and amend zoning bylaws, and Section 904 permits the creation of zones for amenities and affordable housing;

AND WHEREAS the Regional District has adopted a zoning bylaw for Electoral Area H – North Oyster/Diamond, that being Zoning Bylaw No. 1020;

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. 1020;

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. 3372 – Area H – North Oyster/Diamond Zoning Amendment Bylaw (Heart Lake Developments), 2010**".

2. **AMENDMENTS**

Cowichan Valley Regional District Zoning Bylaw No. 1020, as amended from time to time, is hereby amended in the following manner:

- a) Bush Creek Manufactured Home Residential (MH-2) is added to Section 6.1 "Creation of Zones" following the MH-1 - Manufactured Home Residential Zone;
- b) That the following definition is added to Part Three, between the definition of "lane" and "mollusc":

standard and is assembled on a permanent foundation.

- c) The following is inserted after Section 8.5:

8.5 MH-2 – BUSH CREEK MANUFACTURED HOME RESIDENTIAL

Subject to compliance with the General Requirements in Part Five of this Bylaw, the following provisions apply in this Zone:

(a) Permitted Uses

The following principal uses and no others are permitted in the MH-2 Zone:

1. Single Family Dwelling;
2. Manufactured Home;

The following accessory uses and no others are permitted in the MH-2 Zone:

1. Buildings and structures accessory to a principal permitted use;
2. Administration and recreation buildings;
3. Home occupation;
4. Horticulture.

(b) Conditions of Use

For any parcel in the MH-2 Zone:

1. The parcel coverage shall not exceed 35% for all buildings and structures;
2. The height of principal structures shall not exceed 7.5 metres;
3. The height of accessory structures shall not exceed 5.0 metres;
4. The minimum setbacks for the types of parcel lines set out in Column I of this section are set out for all structures in Column II:

Column I Type of Parcel Line	Column II Residential and Accessory Uses
Front	5.5 metres
Side (Interior)	3.0 metres from one side parcel line and 1.5 metres from the opposite side parcel line
Side (Exterior)	4.5 metres
Rear	3.0 metre

(c) Density, Density Bonus and Amenity Provisions

1. The number of residential parcels that may be created by subdivision in the MH-2 zone shall not exceed three, including any remainder parcel.
2. Despite Section 8.5(c)(1), the number of residential parcels that may be created by subdivision in the MH-2 zone may be increased up to 147 if the condition in Section 8.5(c)(3) is met.

3. In order to develop more than three residential lots, 24.51 hectares of land, in a location acceptable to the Regional District and generally identified as P-1 and P-2 on Schedule A of Bylaw 3372, shall be transferred to the Regional District in fee simple for nominal consideration, free and clear of all encumbrances of a financial nature, including mortgages, assignments of rents, options to purchase and rights of first refusal, and all other encumbrances including any statutory building scheme not specifically approved in writing by the Regional District, and the costs of transfer including the Regional District's actual, reasonable legal costs paid by the subdivider.
 4. Despite Section 8.5 (c)(3), the owner of the subject lands may register rights of first refusal by way of a restrictive covenant on the lands to be transferred to the CVRD under this Section, with the terms of such rights of first refusal to be valid for no more than 10 years from the date of transfer of the lands to the CVRD, with the terms and conditions of the covenant to be approved in writing by the CVRD prior to registration.
 5. Not more than one dwelling per parcel shall be permitted;
 6. The minimum residential parcel area in the MH-2 zone is 540 square metres;
 7. The minimum parcel area for the purposes of s. 946(4) of the *Local Government Act* is 25 hectares.
- d) That Schedule B (Zoning Map) to Electoral Area H – North Oyster/Diamond Zoning Bylaw No. 1020 is amended by adding MH-2 Zone – Bush Creek Manufactured Home Residential to the legend.
- e) That Schedule B (Zoning Map) to Electoral Area H – North Oyster/Diamond Zoning Bylaw No. 1020 is further amended by rezoning District Lot 51, Oyster District, Except the Right of Way of the Esquimalt and Nanaimo Railway Company, Except Part Coloured Red on Plan Deposited Under DD 27279I, and Except Part Shown Outlined in Red on Plan Deposited Under DD 28555I AND That Part of District Lot 51, Oyster District, Shown Coloured Red on Plan Deposited Under DD27279I, as shown outlined in a solid black line on Schedule A attached hereto and forming part of this bylaw, numbered Z-3372, from Primary Agricultural A-1 to:
- a. Bush Creek Manufactured Home Residential - MH-2
 - b. Secondary Agricultural - A-2
 - c. Park and Recreation – P-1
 - d. Institutional – P-2

3. **FORCE AND EFFECT**

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

READ A FIRST TIME this _____ day of _____, 2010.

READ A SECOND TIME this _____ day of _____ , 2010.

READ A THIRD TIME this _____ day of _____ , 2010.

ADOPTED this _____ day of _____ , 2010.

Chairperson

Secretary

2823 O.S.

23G

L. 30G

24G

32890
B

P-2

L.
83

A-2

L. 51

P-1

MH-2

BL

DD34630N

Sketched from 2002 ortho

Sketched from 2002 ortho

00114

**DL 51, Area H –North Oyster/Diamond
Summary of Sustainable Development Features, March 2010**

Introduction

At the 02 March 2010 Electoral Area Services Committee meeting, some Committee members requested further information regarding the sustainable or "green" features of the proposal. The purpose of this addendum is to provide a summary of the sustainable development features of the DL51 plan to inform the staff report and draft bylaw to be presented to the upcoming EASC meeting in April 2010.

Sustainability and Green Features

A number of sustainable development features have been integrated into the site plan, which is based on the principles of open-space planning and clustered development. Site features include the preservation of the Bush Creek corridor and the creation of public walking trails. The incorporation of agricultural lots and community gardens contribute to the rural character and provide opportunities for local food production and agribusiness. In addition to the sustainable site plan features, APC members emphasized the importance of incorporating stormwater management strategies and native or low water-use plantings as opportunities for preserving and managing the water resources.

The following key features are to be incorporated into the plan:

Stormwater Management

Best Management Practices (BMP) such as referred to in the Ministry of Environment's publication "Land Development Guidelines for the Protection of Aquatic Habitat" and "British Columbia Approved Water Quality Guidelines" are to be applied to the design and construction of the stormwater system.

The use of Best Management Practices (BMP's) provides protection of water resources through the reduction of pollutant loads and concentrations, and through reduction of discharges, which can cause stream channel erosion. A number of BMP's will be considered for this project, including:

- Runoff reduction BMP's, with use of vegetative filter strips infiltration galleries, rain gardens, and retention ponds;
- Rainwater harvesting for use of recycled stormwater for irrigation on an individual lot basis; and,
- Treatment BMP's with the use of vegetative strips and bioswales, proprietary pollutant / water separators and retention / detention ponds.

Green Buildings

The proposal seeks approval for agricultural and manufactured home zoning to permit the development of 8 agricultural lots and 147 strata lots for manufactured home use. The use of manufactured homes offers greater residential affordability and sustainability. Manufactured homes are inherently more sustainable than site-built homes due to enhanced efficiency in the use of materials and environmental controls during manufacturing, both contributing to limited waste.

The applicants have been in contact with leading producers of manufactured home products to investigate the availability of "green" features in existing product lines; unfortunately, the current local market does not offer a product built to any recognized sustainable or green rating systems (i.e. Built Green). It is the intent of the applicants, however, to pursue the incorporation of a number of features from the Built Green checklist to work towards achieving a Bronze level

equivalent for the proposed manufactured homes at DL 51. Some features such as low-emitting materials (adhesives, sealants, paints and coating, carpet, composite wood and laminate adhesives), energy-efficient appliances, energy-efficient windows and energy-efficient lighting will be incorporated. In addition, a number of water conservation strategies, as noted in the subsequent section, will be pursued.

Water Conservation

Water conservation and water resource management were raised as key issues of concern to the APC members during the planning process. Suggestions toward enhancing water conservation included the use of native and drought-tolerant plantings and rainwater catchment systems for beneficial reuse in irrigation. The following is a summary of water conservation strategies to be incorporated into the DL51 plans, and could be guaranteed through a covenant:

The Covenantor shall implement the following water conservation measures in respect of the improvements constructed on the lands:

- a) install low-flow washing machines;
- b) install low-flow toilets and shower heads as per the *British Columbia Building Code*;
- c) install individual water meters in each unit;
- d) install permeable paving materials for driveways and walkways; and,
- e) install facilities for the manufactured homes to collect rainwater and re-use it for site irrigation of landscaping.



SR 5

STAFF REPORT

ELECTORAL AREA SERVICES COMMITTEE MEETING OF APRIL 6, 2010

DATE: March 31, 2010

FILE NO:

FROM: Brian Duncan, Chief Building Inspector

BYLAW NO:

SUBJECT: House Numbering

Action:

Further direction from the Committee is requested.

Purpose:

To enable emergency crews or municipal personnel to find a specific address. Currently not every building is clearly identified and not only through the process of elimination can the proper building be found.

Financial Implications:

N/A

Interdepartmental/Agency Implications:

N/A

Background

The following motion was passed at the December 1, 2009 Electoral Area Services Committee:

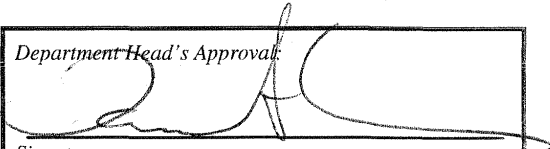
“That staff be directed to prepare a report regarding the feasibility of the Building Department requiring that legible and highly reflective street addresses be properly displayed at the front of properties prior to occupancy permits being issued.”

CVRD Bylaw No. 1107 clearly states that every building in all Electoral Areas of the CVRD be identified with numbers no less than 4” (10 cm) in height and these numbers are to be within 30 feet (10 m) of the fronting street. When building permits are issued, it is clearly marked on the approved drawings that house numbers must be posted or inspections will not be carried out. Permanent house numbers in compliance with Bylaw No. 1107 are mandatory for final inspection and occupancy on all new buildings. As such, we can state with relative certainty that when final inspections are complete, new homes have street addresses that are properly displayed.

00117

The problem in many cases is that over time, street address signage deteriorates or disappears for various reasons. The issue now is how can property owners be informed that the lack of visible street addresses can lead to fatal consequences if emergency personnel are unable to locate the property. Experience has shown that one of the most effective ways of notifying property owners is to have the Fire Departments in all areas, post reminders on their notice boards outside the fire halls or have them distribute notices to those in their fire service areas when they become aware of the deficiency. Attached is a notification which is handed out by our Public Safety Department at the neighbourhood meetings that they hold from time to time.

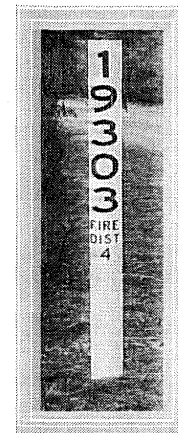
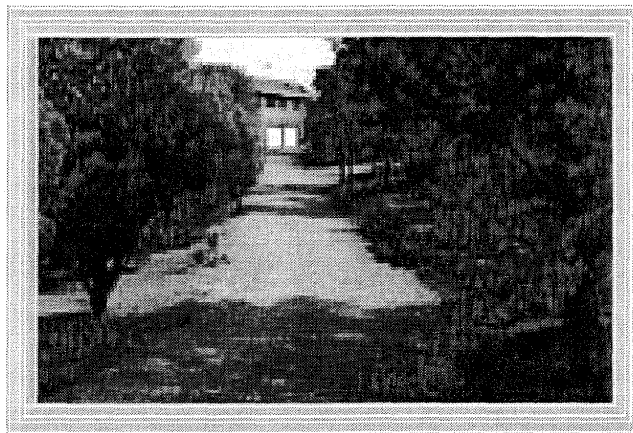
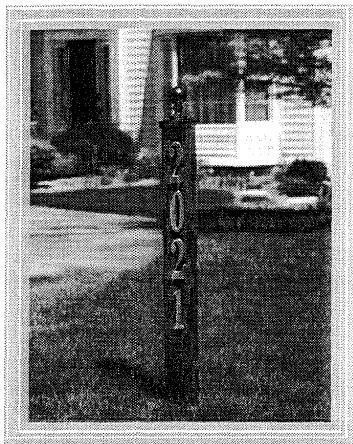
Submitted by,

Department Head's Approval:

Signature

Brian Duncan,
Chief Building Inspector
Building Division
Planning and Development Department

BD//ca
attachment

Posted Residential Address Signs



Why are residents required to post their address numbers at their driveway?

- Emergency responders can only help you when they find your location.
- Posting your address number provides easy identification of your location for responders who are not always exactly familiar with your area.
- Every second counts during an emergency! Posting your address number allows emergency responders to save critical time especially in reaching rural parts of the Cowichan Valley.
- Homes are often hidden from view at the entrance to the driveway. Only posting numbers on your home does not help responders recognize where you live since they must first turn down your driveway to find your home.
- Cowichan Valley residential population continues to increase rapidly and an increasing population means responders are required to find new subdivisions and home sites every day – this new home site may be yours!

How should I install my address sign?

- Must be in an obvious place next to the driveway at the property line.
- Should be clearly visible from public road (from either direction) and not obstructed by trees, buildings, etc.
- Should be firmly attached to a post, fence or other permanent fixture. .
- Should be on the right hand side of the driveway, entering the property and far enough from the shoulder to allow snow removal.

CAUTION should be exercised with any underground installation to avoid contact with utilities.

Where can I get more information?

Mark's Instant Sign Shop	250-746-0120
Clarke Signs	250-748-3754
Leon Signs	250-748-8851
Signology	250-743-1255
Aggressive Fire Safety	250-246-2199



SR6

STAFF REPORT

ELECTORAL AREA SERVICES COMMITTEE MEETING OF APRIL 6, 2010

DATE: March 31, 2010

FILE No:

FROM: Brian Farquhar, Parks and Trails Manager

BYLAW No:

SUBJECT: Earth Day Event Green Footprint Challenge April 9th to 25th

Recommendation:

That the request from the Earth Week Committee to use select CVRD Community Park locations for "Green Footprint Challenge" over three weekends between April 9th and 25th be approved.

Purpose:

To inform the Committee of the request from the Earth Week Committee to use CVRD park locations for the 2nd Annual "Green Footprint Challenge" during the weeks of April 9th through 25th.

Financial Implications:

N/A

Interdepartmental/Agency Implications:

N/A

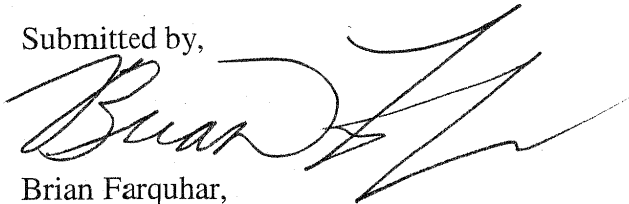
Background:

Following the success of the "Discover Your Parks Take the Green Footprint Challenge" organized in 2009 by the Cowichan Green Community, which included hiding "green" shoes to be discovered in several local parks, including Bright Angel Park, the Cowichan Green Community is again requesting the use of a select number of CVRD Parks for this year's challenge (see attachment). The group is also approaching North Cowichan and the City of Duncan to include park sites within the municipalities, so that a total of six parks would feature the hidden "green shoes" over the course of 3 weekends.

Last year's event with one of the "green shoes" hidden in Bright Angel Park was seen as a success by Parks and Trails staff as well as the Bright Angel caretaker. The shoe had been placed in the hollow of a log on the far side of the suspension bridge within the park, with clues to the location of the "green shoe" handed out at various locations sponsoring the event. Three other similar shoes were hidden in non-CVRD park locations. For this year's event specific CVRD Parks locations have not been yet identified by the organizers. Parks and Trails Division staff support the event, given the success last year, and as a means of promoting greater awareness of local parks and encouraging active outdoor participation.

If the Committee is supportive of the event again this year within CVRD Community Park locations, staff propose that actual locations proposed by the organizers be subject to review and approval by CVRD. Suitability criteria intended to be used by staff in assessing proposed locations include; off-street parking capacity, proximity to neighbors, accessibility within park to proposed hidden location and environmental issues, if any.

Submitted by,

A handwritten signature in black ink, appearing to read "Brian Farquhar", with a stylized flourish extending from the end.

Brian Farquhar,
Parks and Trails Manager
Parks, Recreation and Culture Department

BF/ca
Attachment



March 26, 2010

Brian Farquhar
Manager of Parks
CVRD, 175 Ingram St.
Duncan, BC V9L 1N8

Attention: Brian Farquhar

Dear Brian:

**Re: Earth Day Events
Green Footprint Challenge April 9th to 25th 2010**

The Earth Week committee recently met at the Cowichan Green Community to finalize the plans for the Earth Week Celebrations on April 24th, 2010. The majority of events are to be held at the Charles Hoey Park in Duncan on Saturday April 24th, 2010. There will be displays and entertainment and refreshments.

Last year to celebrate Earth Week the Duncan Mall Merchants Association held the "Discover Your Parks Take the Green Footprint Challenge". With the help of various nonprofit organizations we hid "4" green shoes the parks and the public were invited to pick up the clue sheets and search for the shoes. The number of the shoe was recorded on their clue sheet and returned to the mall to enter to win prizes. This was a very successful event and many of the participants told us how much fun it was to take their families out to the parks to find the shoes. We have some great parks in the Cowichan Valley.

We think that this type of event is a great addition to the Earth Week activities and we want to host this event again this year and expand it to include six parks over three weekends. We are again planning to include parks; in the CVRD, District of North Cowichan and the City of Duncan.

This year we are again asking for your support and permission to use the parks. Last year you provided us with a supply of the Cowichan Valley Parks & Trails Guides to pass out with the clue sheets and we were wondering if you would kindly do the same this year.

If you have any further questions or please do not hesitate to contact us at any time.

Yours truly,
GULF PACIFIC PROPERTY MANAGEMENT LTD.


Linda Gray
Manager, Property Services



SR7

STAFF REPORT

ELECTORAL AREA SERVICES COMMITTEE MEETING OF APRIL 6, 2010

DATE: March 31, 2010

FILE NO:

FROM: Tom Anderson, General Manager

BYLAW NO:

SUBJECT: Shawnigan and Cowichan Lake Boat Signage

Action:

Direction from the Committee is requested.

Purpose:

To obtain direction from the Committee on ordering signage to replace what has gone missing.

Financial Implications:

The cost of 6, 4 x 4 signs (\$1,600) and installation (\$1,500) last year was a little over \$3,000.

Interdepartmental/Agency Implications:

Mainroad Contracting Ltd. was hired to install the signs last year due to the fact that they know MoTI regulations with regard to placement of the signs and the fact that by having them install the signs, they assume all liability if an accident happens and fault is found with the signage.

Background:

Directors will recall that we worked closely with the Shawnigan and Cowichan Lake RCMP Detachments to try and improve Boater Safety on the two lakes. The Regional District funded the RCMP to the tune of \$13,000 to pay for RCMP staffing as well as approximately \$3,000 to pay for signage which was erected at strategic locations as you enter the two lakes areas!

Unfortunately, over the fall and winter, four of the six signs have gone missing (aka stolen)! At last check, the sign located near the Shawnigan Lake Fire Hall on Shawnigan-Mill Bay Road was still in place. The sign that was located at the corner of Cobble Hill Road and Renfrew Road at Mason's Beach had been removed but was found by the Shawnigan RCMP a short distance away along the railroad right of way, so that one can be re-installed later this spring. The sign which was located at the south end of Shawnigan Lake is missing! The three signs which were placed in the Cowichan Lake area at the entrances to the Town of Lake Cowichan along Highway 18, Youbou and Honeymoon Bay are all missing!

00123

Given the fact that the Regional District has committed to once again, fund the RCMP boat patrols this summer, the question of whether we need to replace the signs needs to be addressed. One could say that the increased level of boat patrols will do more to spread the word than any signage along the roads! One could also take the approach that people need signage in order to understand what speed limits are on the Lakes. But, then, again, most speedometers in boats don't work, so what does it matter if they know or not!

Given the situation noted above, to replace the missing signs and have them erected will cost in the neighbourhood of \$2,000.

Options:

1. That the Boater Safety signage at the entrances of Shawnigan and Cowichan Lakes be replaced.
2. That the Boater Safety sign that was found at Shawnigan Lake be re-installed but that no additional signage be ordered at this time.

Submitted by,

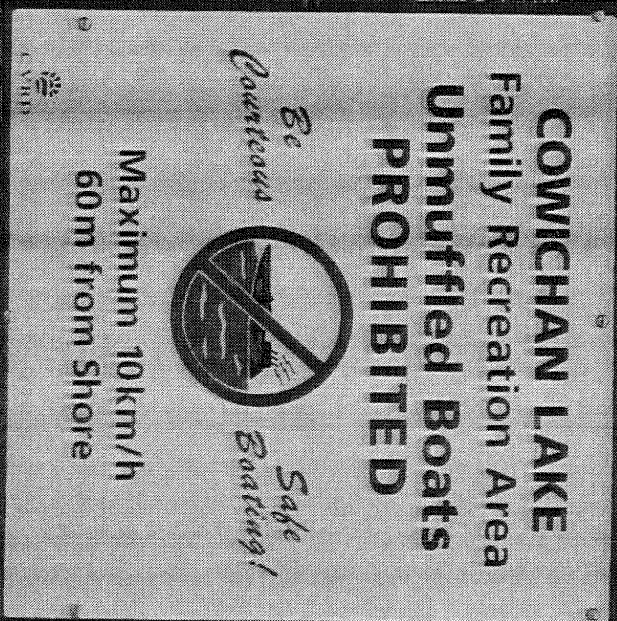
A handwritten signature in black ink, appearing to be 'Tom Anderson', with a long horizontal flourish extending to the right.

Tom Anderson,
General Manager
Planning and Development Department

TA/ca

00125

26/06/2009 13:50

[illegible]

VEHICLES OVER 3.4 m
USE DETOUR ROUTE

OVERHEIGHT
DETOUR
100M AHEAD

1. Handwritten: 10/10/10
 2. Printed: 10/10/10
 3. Handwritten: 10/10/10
 4. Printed: 10/10/10
 5. Handwritten: 10/10/10
 6. Printed: 10/10/10
 7. Handwritten: 10/10/10
 8. Printed: 10/10/10
 9. Handwritten: 10/10/10
 10. Printed: 10/10/10
 11. Handwritten: 10/10/10
 12. Printed: 10/10/10
 13. Handwritten: 10/10/10
 14. Printed: 10/10/10
 15. Handwritten: 10/10/10
 16. Printed: 10/10/10
 17. Handwritten: 10/10/10
 18. Printed: 10/10/10
 19. Handwritten: 10/10/10
 20. Printed: 10/10/10
 21. Handwritten: 10/10/10
 22. Printed: 10/10/10
 23. Handwritten: 10/10/10
 24. Printed: 10/10/10
 25. Handwritten: 10/10/10
 26. Printed: 10/10/10
 27. Handwritten: 10/10/10
 28. Printed: 10/10/10
 29. Handwritten: 10/10/10
 30. Printed: 10/10/10
 31. Handwritten: 10/10/10
 32. Printed: 10/10/10
 33. Handwritten: 10/10/10
 34. Printed: 10/10/10
 35. Handwritten: 10/10/10
 36. Printed: 10/10/10
 37. Handwritten: 10/10/10
 38. Printed: 10/10/10
 39. Handwritten: 10/10/10
 40. Printed: 10/10/10
 41. Handwritten: 10/10/10
 42. Printed: 10/10/10
 43. Handwritten: 10/10/10
 44. Printed: 10/10/10
 45. Handwritten: 10/10/10
 46. Printed: 10/10/10
 47. Handwritten: 10/10/10
 48. Printed: 10/10/10
 49. Handwritten: 10/10/10
 50. Printed: 10/10/10
 51. Handwritten: 10/10/10
 52. Printed: 10/10/10
 53. Handwritten: 10/10/10
 54. Printed: 10/10/10
 55. Handwritten: 10/10/10
 56. Printed: 10/10/10
 57. Handwritten: 10/10/10
 58. Printed: 10/10/10
 59. Handwritten: 10/10/10
 60. Printed: 10/10/10
 61. Handwritten: 10/10/10
 62. Printed: 10/10/10
 63. Handwritten: 10/10/10
 64. Printed: 10/10/10
 65. Handwritten: 10/10/10
 66. Printed: 10/10/10
 67. Handwritten: 10/10/10
 68. Printed: 10/10/10
 69. Handwritten: 10/10/10
 70. Printed: 10/10/10
 71. Handwritten: 10/10/10
 72. Printed: 10/10/10
 73. Handwritten: 10/10/10
 74. Printed: 10/10/10
 75. Handwritten: 10/10/10
 76. Printed: 10/10/10
 77. Handwritten: 10/10/10
 78. Printed: 10/10/10
 79. Handwritten: 10/10/10
 80. Printed: 10/10/10
 81. Handwritten: 10/10/10
 82. Printed: 10/10/10
 83. Handwritten: 10/10/10
 84. Printed: 10/10/10
 85. Handwritten: 10/10/10
 86. Printed: 10/10/10
 87. Handwritten: 10/10/10
 88. Printed: 10/10/10
 89. Handwritten: 10/10/10
 90. Printed: 10/10/10
 91. Handwritten: 10/10/10
 92. Printed: 10/10/10
 93. Handwritten: 10/10/10
 94. Printed: 10/10/10
 95. Handwritten: 10/10/10
 96. Printed: 10/10/10
 97. Handwritten: 10/10/10
 98. Printed: 10/10/10
 99. Handwritten: 10/10/10
 100. Printed: 10/10/10

00126

10/07/2009 15:17



SR 8

STAFF REPORT

REGULAR BOARD MEETING OF MARCH 10, 2010

DATE: Revised March 15, 2010
FROM: Warren Jones, Administrator
SUBJECT: "Gas Tax" Regionally Significant Projects Fund Extension 2010-2014

Recommendation:

That the Board provide input on potential "Regionally Significant Project" projects and that staff be directed to bring forward a Financial Plan amendment once project priorities for 2010 and 2011 have been determined by the Board.

Purpose:

To update the Board regarding the extension of the "Gas Tax" funding program and to invite members of the Board to submit project ideas to be considered for funding from 2010/2011-2013/2014.

Background:

The Agreement on the Transfer of Federal Gas Tax Revenues under the New Deal for Cities and Communities ("Gas Tax") program started in 2005. Over the past five years, the fund has provided the CVRD approximately \$5.2 million to fund numerous projects ranging from utility upgrades to trail building. The Regionally Significant Projects portion of that program has funded approximately \$2,251,132 in capital projects. During the 2010/2011 - 2013/2014 round of funding, the CVRD will receive approximately \$2,250,000 through the Regionally Significant Projects Fund. Application-based grants are also available through the Innovations Fund and General Strategic Priorities Fund. In addition, a separate application for Integrated Community Sustainability Planning may also be made.

Regionally Significant Projects Fund

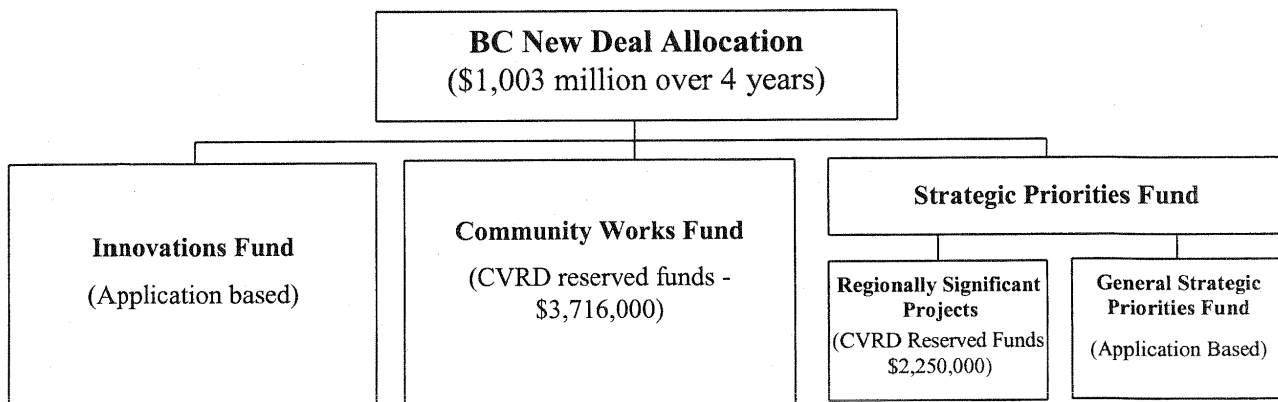
The purpose of the Regionally Significant Projects Fund (RSP) is to provide financial support for capital projects that are larger in scale *or* regional in impact. *Larger in scale* projects are those which are difficult for a local government to fund through its own funding sources, by use of its Gas Tax Community Works Fund, or through a combination of these. In other words, the scale of the project is disproportionate to the size of the community.

Projects that are *regional in impact* simply *must have impacts beyond a single local government jurisdiction*. Generally, these are projects undertaken by two or more local governments, or are projects that directly serve more than one municipality or regional district, but are not explicitly required to do so.

.../2

00127

2010/2011-2013/2014



Innovations Fund (IF)/General Strategic Priorities Fund (GSPF) (Application based)

The IF and GSPF programs, like all other Gas Tax programs, provide funding for projects that improve public transit, community energy, water, wastewater or solid waste infrastructure that results in cleaner air, water, or reduced greenhouse gas (GHG) emissions. Funding under the GSPF program is specifically targeted at projects that are larger in scale or regional in impact. The CVRD may submit one capital project application and one Capacity Building/Integrated Community Sustainability Planning (ICSP) project application to the GSPF. Funding under the IF program is targeted at projects that reflect an innovative approach to achieving the intended outcomes of reduced GHG emissions, cleaner air and cleaner water. The CVRD may submit one capital project application and one Capacity Building/Integrated Community Sustainability Planning (ICSP) project application to the IF.

Financial Implications:

There is no 2010 Requisition impact as a result of the projects currently proposed. Matching funding for projects is generated from current Reserves or in most cases other funding partners. While project funding through the RSP program may cover up to 100% of eligible costs, the CVRD has historically adopted a 1/4 funding policy for RSP projects which requires that the costs of projects supported through the RSP program be at least 1/4 funded through internal or other resources, with the remaining 3/4 funding coming through the Gas Tax program. The Board may wish to consider funding some or all RSP projects using these guidelines. However, due to economic conditions, the Board may also wish to provide some or all projects with 100% Gas Tax funding to lessen tax burdens.

Discussion:

A number of unfunded projects from the first round of the Gas Tax program remain as priorities today. The Corporate Leadership Team recently undertook a review of potential projects in preparation for the next funding intake in 2010. As part of the process to determine which projects to fund, Board input is being sought to ensure that all potential projects are considered in light of overall organizational needs and priorities. The following list of projects with estimated costs is intended to provide the Board with information to help inform the final decision on which projects should ultimately receive funds through the RSP funding program.

.../3

00128

REGIONALLY SIGNIFICANT PROJECTS		<u>Est. RSP Funded</u>	<u>Est. Project Cost</u>
2010 – 2011 PROJECTS	Regional Flood Mitigation Plan	225,000	300,000
	CVRD Facilities “Green” Review	75,000	100,000
	Regional Sustainability Plan	225,000	300,000
	Bio-Diesel Building Upgrades	50,000	304,000
	CVRD GHG Plan	56,250	75,000
	Regional LIDAR	375,000	1,750,000
	Cowichan Basin Implementation Plan	50,000	50,000
	Regional Water Quality Monitoring	66,200	178,200
	Cowichan Valley Trail Completion Initiative	300,000	2,880,000
	Solid Waste Roll-Off Truck plus 30 bins	255,000	340,000
Estimated Sub Total		\$1,677,450	\$6,277,200
FUTURE PRIORITIES	Regional Environmental Monitoring System	375,000	500,000
	Cowichan Lake Recreation Centre – Permeable Paving	367,000	490,000
	Island Savings Centre West Side – Permeable Paving	375,000	500,000
Estimated Sub Total		\$1,117,000	\$1,490,000
(2,250,000 RSP Funds available)			
ESTIMATED TOTAL		\$2,794,450	\$7,767,200
IF/GSPF PROJECTS (APPLICATION BASED)		<u>IF/GSPF</u>	<u>Project Cost</u>
Application #1: to be determined			
Application #2: to be determined			
Application #3: to be determined			
Application #4: to be determined			
INTEGRATED COMMUNITY SUSTAINABILITY PLAN (APPLICATION BASED)		<u>ICSP</u>	<u>Project Cost</u>
(Application) Regional Sustainability Plan		\$300,000	\$300,000

In an effort to remain flexible to future needs, it is recommended that a portion of the RSP allotment remain uncommitted at this time. In future years, these remaining funds can then be allocated according to need, as determined at that time. It is expected that after Board input has been received, a final report with recommendations will be forthcoming.

Submitted by,

Warren Jones
Administrator

Attachments

00129

Appendix A
Project Description Summaries

REGIONALLY SIGNIFICANT PROJECTS

1. Regional Flood Mitigation Plan

In light of the recent flooding in the Cowichan Valley, this funding would support the development of a regional flood mitigation plan, in cooperation with local municipal and electoral area partners.

Estimated Project Cost:	\$300,000
Partner Contribution:	\$75,000
Gas Tax Contribution:	\$225,000

2. CVRD Facilities "Green" Review

Investigation and analysis is required of all CVRD facilities in order to determine or identify opportunities for energy savings, power, water, etc GHG reduction.

Estimated Project Cost:	\$100,000
CVRD Contribution:	\$25,000
Gas Tax Contribution:	\$75,000

3. Regional Sustainability Plan

The regional district has no integrated sustainability plan which is required of all gas tax recipients. A regional sustainability plan will incorporate required elements as contained in the gas tax agreement.

Estimated Project Cost:	\$300,000
CVRD Contribution:	\$75,000
Gas Tax Contribution:	\$225,000

4. Bio-Diesel Building Upgrades

Funding through the first round of the Gas Tax program in the amount of \$100,000 secured a building at Bings Creek Transfer Station for the Bio-Diesel Co-op. The current funding request will be used to upgrade the building with water, sewer, insulation, and other basic amenities.

Estimated Project Cost:	\$304,000
Partner Contribution:	\$254,000
Gas Tax Contribution:	\$50,000

5. CVRD Greenhouse Gas Emissions Plan

The rough 2007 GHG analysis identifies a number of areas where the CVRD can potentially reduce GHG emissions through heating upgrades. The funding will be used to identify appropriate infrastructure and leverage BC hydro upgrade funding.

Estimated Project Cost:	\$75,000
CVRD Contribution:	\$18,750
Gas Tax Contribution:	\$56,250

.../5

00130

6. Regional LIDAR

LIDAR technology captures both high resolution digital photography as well as detailed ground topography. This project is a proposed partnership with the University of Victoria, Terra Remote Sensing and others. The partnership will result in a major reduction to the initial data capture cost from market value as it is collected by the University. The partnership will also result in the opportunity for major reductions in the cost of related work such: as high resolution topography, planning studies and Official Community Plan updates as well as drainage mapping and assessment for member municipalities and CVRD, sewer and water service area base maps and analysis, vegetation and ecological mapping, identification of coastal and estuarine impacts, environmental and climate impacts analysis, etc. This enhanced mapping is of great interest to research organizations who can provide much needed analytical work to local governments at little or no cost as components of graduate and research studies. Time sensitive funding currently exists to enhance the proposed base mapping for the South Cowichan water study and the Regional Energy Analysis.

Estimated Project Cost:	\$1,750,000
Partner Contribution:	\$1,250,000
CVRD Contribution:	\$125,000
Gas Tax Contribution:	\$375,000

7. Cowichan Basin Implementation Plan

Funding will be used to support the implementation of the Cowichan Basin Water Management Plan and the evolving needs of the new advisory council. It is anticipated that the new Council will request/require that supporting research and meeting expenses are provided.

Estimated Project Cost:	\$50,000
CVRD Contribution:	\$0
Gas Tax Contribution:	\$50,000

8. Regional Water Quality Monitoring

In partnership with the Province of BC this program would result in baseline data acquisition for all the region's major watersheds over the course of 3-4 years. This data is critical in establishing watershed based drinking water parameters and ecosystem health.

Estimated Project Cost:	\$178,200
Partner Contribution:	\$112,000
Gas Tax Contribution:	\$66,200

9. Cowichan Valley Trail Completion Initiative

The application of funds for the Cowichan Valley Trail Completion initiative for \$100,000 in each of 2010, 2011 and 2012, in conjunction with other secured grant funding, will be used to complete significant Northern Sections of the Cowichan Valley Trail.

Estimated Project Cost:	\$2,880,000
CVRD Contribution:	\$788,000
Partner Contribution/Grants	\$1,792,000
Gas Tax Contribution:	\$300,000

.../6

00131

10. Curbside Roll-off Trucks

Current contract costs for related to recycling collection and transportation are approaching \$500,000 annually. Unfortunately, a built-in inefficiency in the current service results in hauling half full bins, paying to pull trucks away from other jobs, and overall high costs. Funding to purchase our own roll-off truck and a complement of 30 roll-off containers, would allow for full time seven days a week service, with the remainder contracted out. The net result would be a significant annual cost savings. It would mean 1.5 full time personnel added to the 15-plus solid waste management outside operations staff.

Estimated Project Cost:	\$340,000
CVRD Contribution:	\$85,000
Gas Tax Contribution:	\$255,000

11. Regional Environmental Monitoring System

This project would develop a region-wide environmental monitoring system which would consist of a series of monitoring stations to provide key information related to: groundwater levels and major aquifers; in-river and major lake gauges; rainfall volume and duration; and low level ozone. The stations would provide real time data and analysis tools that would interface with our existing SCADA systems to provide long-term and critical information for emergency response, management of water resources, land use development, and climate change adaptation.

Estimated Project Cost:	\$500,000
CVRD Contribution:	\$125,000
Gas Tax Contribution:	\$375,000

12. Cowichan Lake Recreation Centre - Permanent Paving

The existing Cowichan Lake Recreation Centre parking lot is in poor condition, and cannot deal with oil and chemical waste emitted from vehicles. The proposed permeable paving would allow for infiltration of runoff into the ground and its bio remediation.

Estimated Project Cost:	\$490,000
CVRD Contribution:	\$123,000
Gas Tax Contribution:	\$367,000

13. Island Savings Centre West Side – Permeable Paving

The existing west side parking lot of the Island Savings Centre is in poor condition, and cannot deal with oil and chemical waste emitted from vehicles. The proposed permeable paving would allow for infiltration of runoff into the ground and its bio remediation.

Estimated Project Cost:	\$500,000
CVRD Contribution:	\$125,000
Gas Tax Contribution:	\$375,000

TOTAL (\$2,250,000 Available)

Estimated Total "Gas Tax" RSP Contribution:	\$2,794,450
Estimated Total CVRD Contribution:	\$1,489,750
Estimated Total Partner/Grant Contribution:	\$3,483,000
Estimated Total Project Cost:	\$7,767,200

APPENDIX C

2005-2009 Regionally Significant Projects Funded Projects

REGIONALLY SIGNIFICANT PROJECTS	<u>RSP Cost</u>	<u>Project Cost</u>
Cowichan Lake Recreation Retrofit	161,000	237,000
Shawnigan Lake Community Centre Heat Pumps	40,000	53,900
Island Savings Centre Utilities Upgrade	413,000	550,000
Frank Jameson Centre Energy Upgrades	274,000	365,000
Cowichan Valley Trail: Northern Completion	400,000	2,650,000
Phase One South Cowichan Eco Depot	730,000	1,014,000
Bings Creek Transfer Station Upgrades	104,000	145,000
Peerless Road and Meade Creek Upgrades	402,000	558,000
(Total of \$2,524,882 in RSP funding was delivered from 2005-2009) TOTAL	2,524,000	5,572,900
IF/GSPF APPLICATION BASED FUNDING	<u>IF/GSPF</u>	<u>Project Cost</u>
Cowichan River Floodplain Mapping and Integrated Flood Plan	255,000	350,000
Regional Community Energy Plan	300,000	300,000
TOTAL	555,000	650,000

APPENDIX D
Eligible Project Categories and Sub-Categories

Project Categories	Sub-Categories
Public Transit	Develop or improve public transit system (rapid transit, buses, bus ways, sea-buses, commuter rail, ferries, street cars, cycling and pedestrian infrastructure, etc.)
	Road system improvements that encourage a reduction in car dependency (express bus lanes, HOV lanes, park and ride, bike paths, queue, etc.)
	Implement innovative technologies that support environmental sustainability
	Rehabilitation of roads and bridges that enhance sustainability outcomes
	Paths and trails
Community Energy Systems	Improving energy systems through the use of water systems to generate hydro
	Community energy systems - wind, solar, thermal, geothermal, etc.
	Alternative energy systems
	Alternative energy systems that serve local government infrastructure
	Retrofit local government buildings and infrastructure (e.g. water pumps, street lights, etc.)
	Reduce the GHG impact of solid waste (e.g. biogas recovery and conversion of biomass to bio-oil)
	Fleet vehicle conversion
Water and Wastewater	Implement innovative technologies that support environmental sustainability
	Developing or upgrading drinking water systems to improve water quality and reduce water use, increase energy efficiency, and secure water supply in the face of drought
	Developing or upgrading wastewater and storm water systems to improve water quality and improve aquatic habitat
	Implement innovative technologies that support environmental sustainability
	Investments in the enhancement and/or protection of community green space such as streams and natural corridors including habitat protection systems to improve water quality and improve aquatic habitat
Solid Waste Management	Develop or improve solid waste collection, treatment and disposal strategies in ways that reduce resource use, or encourage recycling and re-use
	Support full cost recovery from users through improved application of user charges
	Reduce the environmental impact of solid waste (e.g. composting, bio gas recovery)
	Implement innovative technologies that support environmental sustainability
Capacity Building	Increase local government capacity to undertake integrated sustainability planning including:
	Regional growth strategies
	Community development plans
	Community plans
	Community Energy Planning
	Transportation plans
	Infrastructure development plans
	Liquid waste management plans
	Solid waste management plans
	Long-term cross-modal transportation plans
	Water conservation/demand management plans
	Drought management contingency plans
	Air quality plans
	Greenhouse gas reduction plans
	Energy conservation plans
	Implementing/planning innovative environmental technologies that support sustainability

AP 1

**Area A Advisory Planning Commission
Meeting Minutes
9 March 2010 at 6:30 PM**

Mill Bay Fire Hall

Present: June Laraman, Deryk Norton, David Gall, Margo Johnston, Cliff Braaten, Dola Boas, Geoff Johnson, Brian Harrison (Director, Area A), and Roger Burgess (alternate Director, Area A)

Regrets: Ted Stevens

CVRD: Mike Tippet (Planning and Development) and David Leitch (Engineering and Environment)

Presenters: Mark Johnston, Mike Baier of the Limona Group; Dana Adams, & Marilyn (Micky) Fleming of Hayworth Communities and Eric Barker of Architect Inc.

Audience: one public representative

Meeting called to order at 6:30 PM

Previous minutes:

It was moved and seconded the minutes of 9 February 2010 meeting be amended and adopted to reflect the concerns of one APC member relative to bare strata lands.

MOTION CARRIED

The amended minutes are attached with the requested clause incorporated into the document and noted.

New Business

Rezoning Application No. 4-A-09RS (Limona)

The purpose of this meeting is to review the modifications to the application that was made in June 2009 and recommend potential next steps to the CVRD.

Limona/Hayworth Presentation

Proposal Overview

Senior Housing

Commercial Overview

Limona - Mark Johnston

Hayworth – Micky Fleming

Hayworth – Eric Barker

CVRD Overview

Mike Tippet

APC Questions and Concerns:

Roundtable

Residential Density

- At present in Mill Bay for residential property 50 acres could be divided into 100 residential lots. This proposal would add approximately 600 residential lots per 50 acres.
- Can this density be limited just to this site? Mike Tippet stated it would set a precedent, no technical reason to limit to only this site if community sewer and water were available.

00135

- How much smaller can lots get? 300 metres the smallest Limona would like some in Langford are smaller. Size of homes will vary, starting at 1450 sq. ft. to an average size of 1700 sq ft.
- Will there be RV storage? No space will be created for storage. Off site storage would be needed. No boats, trailers or RV would be permitted to be stored in the residential development.
- The residential height will reach 14 metres with 4 floors for condos and apartments. Mill Bay does not currently have building higher than 10 metres.
- Condos near the TCH are not a good idea. Mike Baier stated good insulation could block highway noise with the benefit being the availability of ocean views.
- This is not a strata development.
- Limona will build 15 home designs.

Roads/Highway

- What would intersection at Tim Horton's look like? Mark Johnston stated that major changes would be done for improved traffic flow.
- Highways would be responsible for roads. Limona is not receiving any money from the MoT for the highway improvements. Estimated costs are approximately. \$5 million with no cost sharing or provincial grants.
- MoT prefers open ditches, wide roads and no sidewalks. Mark Johnston stated that MoT seems responsive to Limona's proposal and may be prepared to change their views.
- MoT has recommended a roundabout at the Barry Road intersection with Shawnigan Mill Bay Road. 600 single homes would generate around 900 cars. Additionally there are the cars delivering children to Frances Kelsey and residents in the area using the new mall – this will lead to congestion not only on Barry Road but also in the roundabout. Mark Johnston stated that MoT thinks that the roundabout is the appropriate solution as it cheaper to maintain.
- Access to Bourbon Road will be gated (closed) except for emergency vehicles. This road currently goes to Kerry Park Village.
- Lodgepole connection will most likely not get built by Limona. MoT agrees Lodgepole access not needed.

Parks & Recreation

- Maximum housing with minimal parks. Mike Baier stated the park in the Phase 1 would be in place before the housing was completed.
- Mike Tippet stated Brian Farquhar and the Area A Parks and Recreation Commission would be looking at this proposal shortly.
- Limona's current recommendation to support the recreational needs of the community is \$1K per lot, not including senior housing. This will equate to less than \$1M over the life of the project. It was pointed out that the recent \$25M referendum was to update the Kerry Park Recreation facility would only meet the needs of the existing community. Given that the housing proposal would add between two to three thousand people into the community, the proposed contribution of less than a \$1M is insufficient to meet the increased community needs.
- Limona is donating 2 acres to the CVRD as part of the civic core.

Sewage

- An off site facility is being considered. Limona is working with the CVRD, Engineering and Environment representative, David Leigh on an agreement.
- Must be treated to Class A requirements and acceptable to the CVRD. If there is no treatment plant there will be no registration.
- Mike Baier stated that if they were required to on site treatment, the financials didn't work.
- Lions' Cove will be added to Limona's sewage treatment plant.

Site Remediation

- There is some contamination at corner of Highway and Deloume Road where a service station was previously and some site remediation would be required.

Commercial Area

- Anchor for commercial area? No, a grocery store has yet to commit although there have been a number of inquiries. Have 6 tenants signed up. There will be no box stores.
- Area would be approximately 12 acres.
- What would happen to the businesses in Pioneer Square now? Build the West Side first and move the existing businesses in before demolishing Pioneer Square.
- What would be the height of the commercial buildings? Mix of heights, higher along creek, about 11 metres.
- Is the access for foot traffic/bikes from one side of the highway to the other side included in the plan? Yes and improved.
- Concern expressed that there would be 1100 teenagers at Frances Kelsey school who would see the shopping centre as their gathering place. Hayworth sees this as a positive situation as it creates interaction between the generations.

Senior Community

- Mickey Fleming of Hayworth stated that the Seniors Housing would not add to population growth as the majority of residents will be from the South end and stated that only 16% of the 240 senior housing units would have double occupancy.
- Walkways to commercial area from Senior community suitable for all weather conditions

General

- Will development be geo thermal? Limona is doing geothermal homes in Victoria, however, not at the price point currently proposed for Stonebridge. Hayworth is looking at geo thermal for both the senior housing and commercial areas.

Community Benefits

- What is Mill Bay community getting from this high-density project?
 - Limona can't answer as it is an APC decision.
 - Impact demands on community as project grows.
- Is there a school planned, as there will be the addition of 600 affordable homes? No, none has been planned.
- Concern about the amenities planned given the size of the proposed community. An increase in population of 2 to 3 thousand people warrants amenities such as schools, medical facilities, community centre, culture centre etc.

- Not sure the benefits the community will recognize are equal to the incremental growth planned.

Next Steps/ Recommendations

A special meeting of the APC will be scheduled before the next regular meeting on 13 April to begin discussing the questions below and compile recommendations.

Some key considerations for the APC:

1. Does the application measure up to the expectations of the OCP and the community?
2. Is the proposed density appropriate for the site?
3. Is the green space/parks adequate for the size of development proposed?
4. Are the offered amenities appropriate, given the scale and type of development?
5. Does a neighbourhood plan need to be done? Or is the information submitted in the application sufficient to constitute a neighbourhood plan?

Area A Director Update

Deferred to next meeting

Adjournment

It was moved and seconded the meeting be adjourned.

MOTION CARRIED

Meeting adjourned at 9:30 PM.

The next regular meeting will be at 6:30 PM., 13 April 2010 at Mill Bay Fire Hall.

March 10th, 2010
7:00 p.m.

Minutes of the Electoral Area B Advisory Planning Commission held on the above noted date and time at Shawnigan Community Centre .

Present:

APC members: Chair Graham Ross-Smith, recording secretary Cynara de Goutiere, John Clark, Rod MacIntosh

Guest: Rob Conway

Absent: Roger Painter , Vice-Chair Carol Lane, Sara Middleton,

Delegations: Tom Swift and Bill Patterson for Camilla Holdings Application No 6-B-009RS, Dan and Gail Morris for Application 5-B-08RS
General neighbourhood residents of the Morris's.

ORDER OF BUSINESS

1) Introductions.

2) Tom Swift and Bill Patterson presented Application No 6-B-009RS, as was presented at the February meeting. This is application for Amendment to the OCP and Zoning Bylaw to change from R-3 to a new zone to allow 23 lots on the Shawnigan Village 2.78 ha property. They stood behind what they do professionally: Developments with "nice family feel to the housing".

Questions answered: Storm water could be handled on site. Sewage would be strata responsibility with maintenance contract. Secondary suites had not been contemplated, as they would impact the septic system too much. A curve could be put in the central road if lot averaging was allowed.

3) Dan Morris presented Application 5-B-08RS

They want the A2 zoning so that they can get two lots from the parcel to provide one lot for son. Property was purchased 3 years ago. Agriculture is not contemplated.
The area is not in fire protection area.

Residents spoke up, either that they were curious about how to do this themselves, or against the proposal as it would start the inevitable chopping up of parcels in the remote rural area.

4) Minutes.

Motion to accept minutes of February meeting. **Motion seconded and carried.**

5) Discussion of Camilla Holding application.

Motion: APC has no issue with density of 23 houses on Application No 6-B-009RS. however APC recommends that a Comprehensive Development Zone for this parcel would:

- allow lot averaging with minimum of 5,500 square feet for a maximum of 23 lots, with minimum width of 60 feet at house front,
- limit secondary suites to larger lots,
- encourage shared playspaces, walkways and greenscape,
- tie into existing trail system,
- put a curve in the road,
- have off road parking.
- **Motion seconded and carried.**

6) Morris Application 5-B-08RS.

Discussion about the hazards of promoting rural sprawl in remote unserviced Forestry zoned area.

Motion that APC does not recommend that Application 5-B-08RS be approved, and we express concern that this would set a precedent. The new OCP review will address this Mountain Road community and similar rural areas.

Motion seconded and carried.

7) Discussion about difficulty meeting quorum numbers at meetings with Carol Lane out of the country for several months. Graham will call her when she returns in April, to address her level of commitment.

Meeting Adjourned

Next meeting April 1st.

Draft

AP3

Advisory Planning Commission Minutes Area D – Cowichan Bay

Date: March 19, 2010

Time: 7:00 PM

Minutes of the Electoral Area D Advisory Planning Commission held on the above noted date and time at the Old Koksilah School, Cowichan Bay.

PRESENT

Chair Calvin Slade
Vice-Chair Kevin Maher
Secretary Dan Butler
Members Hillary Abbott
Al Jones
Robert Stitt
David Slang

Absent Brian Hosking
Gord Rutherford
Cal Bellerive

Director
Alt. Director

ALSO PRESENT

CVRD Rep None

Guests

ORDER OF BUSINESS

1. Rezoning Application No. 2-D-09-RS (Walker)

Presentation By the Applicant's Agent (Jack Anderson, supported by David Walker and Chris Walker)

- Proposing to develop 17 strata condominium units and 6 float homes on the subject property.
- Development will be green with the goal of being fiscally, socially and environmentally sustainable.
- It will not be a gated community and will be accessible to the public and inclusive to the neighbours.
- The site is presently a gravel parking lot and only 4% is in its natural state.
- Proposing to green 80% of the site including green water permeable streets and living roofs.
- Hope to improve the marine environment by planting eel grass and providing artificial reefs.
- Hope to have a shared green vehicle for use by all residents to cut down on need for cars.
- There will be diversity in the types of units with the smallest at 750 sf. The price range is \$400,000 to \$900,000.

00141

Draft

- Green features include:
 - Growing beds for food production
 - Rainwater collection for garden watering.
 - Water source heating
 - Living roofs
 - Ensuite greenhouses
 - Solar hot water
 - Photo voltaic
- Units will have lift systems to make them more accessible
- Some of the buildings will be right on the ocean edge – Fisheries and Oceans and ILMB are OK with this as the project is improving an ugly site.
- The project is only viable if it can be connected to community water and sewer systems. At this time they do not have sewer units.
- There will be sewer pump outs for boats which will permit more live aboards (there is currently only one)
- Current boat launch will be removed, however, it is currently not used much as the slope of the ramp is too shallow to permit use by larger boats and even then only at certain tides.
- Site is not very accessible by larger trucks due to the configuration and condition of the access road.
- They have an easement through the Wilcuma property that could permit alternate access.
- The proponent is will to accept restrictions on the approvals requiring them to provide the type of development and amenities they have proposed in this presentation.

Discussion

- Generally positive comments about the proposal.
- Proponents were complemented on designing a project that meets the future needs of the community.
- Concern about loss of commercial zoned property that will set a precedent for Wilcuma.
- It would be a shame if the proposed public access to the property and marina were lost due to future decisions of the strata owners.
- Covenants on the property could be used to ensure proposed benefits to the public are maintained.

Recommendation

By a vote of 6 to 1, the members recommend:

- That the application be approved subject to the applicant's commitment to the environmental, social and fiscally responsible elements of this development (refer to staff report dated March 2, 2010) being documented and enforced by a combination of:
 - Incorporating the elements into the zoning amendment bylaw;
 - Managing through the registration of a covenant on title
 - Managed through the registration of a building scheme against the land title, and;
 - Incorporating into new development permit guidelines created for the site.

Draft

NEXT MEETING

Wednesday, April 21, 2010 at 7:00 – Bench Elementary School

ADJOURNMENT

The meeting was adjourned at 9:00 PM

Dan Butler
Secretary

PK1

COBBLE HILL PARKS AND RECREATION COMMISSION MEETING

THURSDAY, 25 MARCH 2010
YOUTH HALL, COBBLE HILL



MAR 30 2010

MINUTES

PRESENT: John Krug - Chair, Richard Shaw, Bill Turner, Gord Dickenson

ALSO PRESENT: Gerry Giles – Director Area 'C'

REGRETS: Lynn Wilson

Chair Krug called the meeting to order at 7:00 p.m.

Moved/seconded that the agenda be adopted as circulated. Carried

Moved/seconded that the minutes of the March 9th, 2010 meeting be accepted as distributed. Carried

BUSINESS ARISING FROM THE MINUTES:

- Hatch Point Trail Repair – John Krug reported that the trail was inspected just prior to the meeting and it is standing up well. The expanded metal non-skid on the boardwalk requires replacement and that job will be placed on the Summer Students' To Do list.
- Circulation of Minutes – John Krug is to approach the South Cowichan Area Chairs to determine if they are interested in sharing Parks Commission Meeting minutes among the four areas.
- Horse Trailer Parking – Gord Dickenson reported that he has cleared an area on the south side of Empress Avenue between the train tracks and Cobble Hill Road to improve the sight lines from the stop sign toward the south. He was assisted at times by John Krug and volunteers John Giles and Neil Bonner. There was a discussion about parking horse trailers in this area, but further investigation is required to determine if this is feasible
- Train Station Park Name - Director Giles has received three suggestions to date and will be holding a public meeting in the near future to solicit more community input.
- Priority of Projects – A general discussion revealed that a full service public washroom in Quarry Nature Park is our main medium term goal while increased car parking, horse trailer parking and a small dog enclosure also in the same area and are shorter term priorities.

00144

NEW BUSINESS:

- Bike Park Expansion and Repairs –Gerry Giles/Richard Shaw explained that a number of repairs have been carried out by volunteers and that the expansion/changes have been drawn up.

Moved/seconded that the Commission endorses the proposed expansion/changes with the addition of a water diversion to the north.
Carried

- Path in front of Split Rail Fence at Train Station – There was a general discussion on the concept of creating a 2 metre wide path in front of the landscaped split rail fence extending from the north end to the parking lot exit. There will be further investigation by Commission members.
- Summer Student Projects - These include general painting of wooden structures, replacement of expanded metal non-skid on boardwalk on Hatch Point Trail and repair the bottom step on beach access at Satellite Park Drive (usually incorrectly referred to as Aros Road beach access).
- Parks Chairs' Meeting – This meeting has been called by Brian Farquhar for Tuesday March 30th, 2010 at the CVRD office.

OLD BUSINESS:

- Disc Golf Update – Tabled
- South Cowichan Parks Commission Meeting – Tabled
- Historical Church and Hall – The members have read the preliminary Architect's report and public comments and are awaiting the final report.

OTHER BUSINESS:

- Director's Report – Director Giles reported that the Train Station Project is over budget and there may be some problems with the materials and plant selection use. It was noted by a few commission members that several of the Oregon grape plants appear to be dying.

NEXT MEETING: The next meeting of the Commission will be **Thursday April 22nd, 2010**

ADJOURNMENT: 8:45 p.m.

Minutes of the Cobble Hill Parks and Recreation Commission meeting held on Tuesday, March 9th 2010 at 7:00 p.m. in the Board Room at the Arbutus Ridge Golf Club.

Those present: John Krug, Lynn Wilson, Bill Turner, Gord Dickenson, Alan Seal and Director Gerry Giles.

Regrets: Richard Shaw, Ian Sparshu, Linden Collette

The meeting was convened by Director Giles who called for nominations for the position of Parks Commission Chair. John Krug was nominated: he accepted the nomination. John was elected by acclamation and he assumed the Chair.

The issue of the Hatch Point Trail was moved to the top of the agenda and it was

*Moved/seconded
that the agenda be adopted as amended.*

Motion Carried

*Moved/seconded
that the minutes of the November 10th, 2009 meeting be accepted as distributed.*

Motion Carried

An update was provided on the Hatch Point Trail. It was agreed that John Krug, John Giles and Gordon Dickenson would attend to the repairs needed at the Telegraph Road end of the trail.

BUSINESS ARISING:

The Cobble Hill Parks and Trails Master Plan is not ready. Hopefully this document will be ready for the Parks Commission's review soon.

NEW BUSINESS:

1. An update was provided on the possibilities of a washroom being located at Quarry Nature Park. John and Gerry visited the facilities at the Glenora Trail Head and at Marble Bay in Youbou. The Marble Bay washroom would work well in our setting.
2. The Commission agreed to approach the Parks Commissions from Areas A, B, and D to see if there is interest in exchanging minutes so that all Commission members are aware of what is transpiring in each area.
3. The 2010 Annual General Meeting was discussed and there was general agreement was that the meeting went well. The power point presentation was seen as beneficial in that people got to view all of our parks.

4. The Dog Park repairs are done. Gord, John, John and Gerry spread gravel in the muddy areas with help from Darren Forrest and his slinger truck. The water fountain has also been repaired.
5. An update on the horse trailer parking was provided by Gord and John. It was agreed this work should be undertaken soon as given the increase in use we are rapidly running out of parking space for those visiting the park.
6. The Farmers Institute request for cooperative use of a portion of the Wetlands Park to accommodate the Cobble Hill Fall Fair horse show was discussed. It was agreed that we would ask the Parks Department to GPS these fields so we have an idea of where the boundary is that separates these two properties. The Commission can then explore this option further. If a general agreement can be reached for cooperative use then a written undertaking should be drafted similar to what the CVRD/Institute pathway agreement is.
7. John indicated that Jamie Clark has request permission on behalf of the Farmers Institute to use the old Highways Works Yard property for parking on Fair Day.

Moved/seconded

that parking for the Cobble Hill Fair be provided at the Old Highways Works Yard site subject to the appropriate agreement with insurance being undertaken.

Motion Carried

8. The Eel grass sign at Cherry Point Beach was discussed at some length.

Moved/seconded

that the Eel Grass sign be approved.

Motion Defeated

9. An appropriate name for Train Station area was discussed. The suggestion of "Porter Place" was made at the Parks Annual General Meeting. Since then the name "Wilton Place" has also been suggested as named after the Wilton Place Hotel. The Island Corridor Foundation needs to approve the name and the installation of a historical sign at the site. It was agreed that this would also be discussed at the upcoming Town Hall meeting.
10. John reported he thought the request to the Historical Society for an historical sign for the Train Station from would be favourably met.
11. A general discussion of our projects priorities took place. It was agreed the following are the 2010 priorities:
 - Washroom, parking, small dog park and horse trailer parking at Quarry Nature Park
 - Cleaning Highways Works Yard
 - Parks and Trail Master Plan

Old Business:

- a) Disc golf update was tabled until Ian could attend and provide more information.
- b) A discussion of South Cowichan Parks meeting was held over for Ian.
- c) The inspection of the property at the corner of Fisher/Telegraph for acquisition was discussed. It was agreed this item would not be pursued.
- d) Bicycle Park repairs and expansion was held over until Richard could attend.
- e) The Historical Church and Hall Feasibility Study was distributed to Commission members and it was agreed this item would be placed on the next agenda.
- f) The Train Station budget was briefly discussed. The Commission will need to examine its parks budget to determine where the remainder of the funds will come from.

*Moved/seconded
that the meeting resolve into Closed Session.*

Motion Carried

*Moved/seconded
that the meeting rise with no report.*

Motion Carried

Moved the meeting adjourn at 8:50 p.m.

John Krug, Chair

March 22, 2010

Gerry Giles
Cowichan Valley Regional District
175 Ingram Street
Duncan, BC
V9L 1N8

Dear Ms. Giles:

Re: Proposed Boundary Change

Please accept this letter as a request to put to the Cowichan Valley Regional District (CVRD) Board the enclosed resolution regarding a proposed boundary change. It relates to Capital Regional District (CRD) watershed lands, which were purchased as a part of the acquisition of the Leech River watershed in December 2007. This boundary change would simplify matters for both the CVRD and the CRD, as the CVRD has been passing yearly Permissive Tax Exemption Bylaws in order to provide the CRD with tax relief.

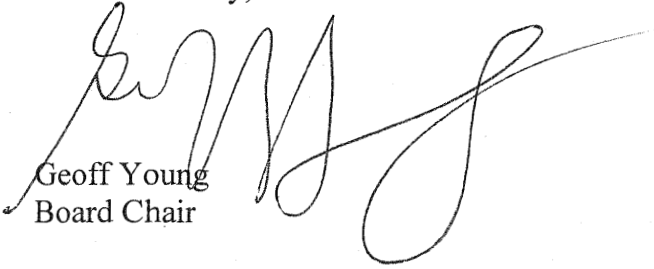
These lands are currently within the CVRD's Electoral Area B (Malahat), are undeveloped and unoccupied, and receive no services such as sewer or water. The CRD does not plan any change in use for the lands.

We appreciate your assistance in putting this resolution to the CVRD Board as soon as possible. I enclose a copy of a template for the CVRD Board resolution supporting the boundary change and a certified copy of the CRD Board's resolution.

Kindly forward to us a certified copy of the CVRD Board resolution, when available, so that we may submit them both to the Ministry of Community and Rural Development.

If you require further information, please contact the undersigned.

Yours sincerely,


Geoff Young
Board Chair

Enclosure

Original: <i>File</i>	Copies to: <i>M.B.</i> <i>T.A.</i> <i>K.C.</i>
Board: <i>Apr: 14/10</i>	
Committee(s): <i>EASC - Apr: 6/10</i>	
Directed by: <i>RAA</i>	Date: <i>03/24/10</i>
File #	

00149

WHEREAS:

- A. The following watershed lands (the "Lands"), which are shown on Schedule "A", are owned by the Capital Regional District (the "CRD") but are within the Cowichan Valley Regional District (the "CVRD"):
1. PID 024-724-670
ROLL #04-765-11914.200
Lot A, District Lot 87, Malahat District, Plan VIP70361
 2. PID 009-381-902
The north ½ of District Lot 42, Malahat District
 3. PID 009-350-233
The south ½ of District Lot 42, Malahat District
 4. PID 027-343-260
ROLL #04-765-12370.010
Subdivided portion of Block 1352, now Lot A, Plan VIP84273.
- B. The Lands were purchased in December of 2007, and the CVRD has been enacting Permissive Tax Exemption bylaws since 2008 to protect the CRD from being taxed on these Lands.
- C. The Lands are currently in the CVRD's Electoral Area B (Malahat).
- D. The Lands are zoned for forestry, are undeveloped and unoccupied, and receive no services such as sewer or water.
- E. The CRD plans no change in use for the Lands.

BE IT RESOLVED that the Board of the CVRD supports a proposed CRD boundary extension that would bring the aforementioned Lands within the Juan de Fuca Electoral Area of the CRD.

- 2) MOVED by Director Ranns, SECONDED by Director Evans,
that Bylaw No. 3687, "Sooke and Electoral Area Swimming Pool Service Capital
Reserve Fund Bylaw No. 1, 2010" be introduced and read a first time. **CARRIED**

MOVED by Director Evans, SECONDED by Director Ranns,
that Bylaw No. 3687 be read a second time. **CARRIED**

MOVED by Director Evans, SECONDED by Director Ranns,
that Bylaw No. 3687 be read a third time. **CARRIED**

MOVED by Director Evans, SECONDED by Director Ranns,
that Bylaw No. 3687 be adopted. **CARRIED**

2. Amending the Water Distribution Local Service Conditions, Fees and Charges Bylaw

MOVED by Director Ranns, SECONDED by Director Evans,
that Bylaw No. 3691, cited as the "Water Distribution Local Service Conditions,
Fees and Charges Bylaw No. 1, 2009, Amendment Bylaw No. 1, 2010" be
introduced and read a first time. **CARRIED**

MOVED by Director Ranns, SECONDED by Director Evans,
that Bylaw No. 3691 be read a second time. **CARRIED**

MOVED by Director Ranns, SECONDED by Director Evans,
that Bylaw No. 3691 be read a third time. **CARRIED**

MOVED by Director Ranns, SECONDED by Director Evans,
that Bylaw No. 3691 be adopted. **CARRIED**

3. Board Resolution to Extend CRD Boundary

MOVED by Director Ranns, SECONDED by Director Evans,
that, Whereas,

A. The following watershed lands (the "Lands"), which are shown on Schedule
"A", are owned by the Capital Regional District (the "CRD") but are within
the Cowichan Valley Regional District (the "CVRD"):

1. PID 024-724-670
ROLL #04-765-11914.200
Lot A, District Lot 87, Malahat District, Plan VIP70361

2. PID 009-381-902
The north ½ of District Lot 42, Malahat District

3. PID 009-350-233
The south ½ of District Lot 42, Malahat District
4. PID 027-343-260
ROLL #04-765-12370.010
Subdivided portion of Block 1352, now Lot A, Plan VIP84273.
- B. The Lands were purchased in December of 2007, and the CVRD has been enacting Permissive Tax Exemption bylaws since 2008 to protect the CRD from being taxed on these Lands.
- C. The Lands are currently in the CVRD's Electoral Area B (Malahat).
- D. The Lands are zoned for forestry, are undeveloped and unoccupied, and receive no services such as sewer or water.
- E. The CRD plans no change in use for the Lands.

Be it resolved that the Board of the CRD supports a proposed CRD boundary extension that would bring the aforementioned Lands within the Juan de Fuca Electoral Area of the CRD.

CARRIED

5.5 REGIONAL PARKS COMMITTEE –February 17, 2010

1. Land Acquisition Fund Status

MOVED by Director Brice, SECONDED by Director Derman,

- 1) That the staff report be received for information;
- 2) That the information in the report be sent to municipal councils and electoral area directors; and
- 3) That municipal councils be notified that Regional Parks staff would attend a future council meeting to present the information if invited.

CARRIED

6. ADMINISTRATION REPORTS

6.1 Public Hearing Report on Bylaw No. 3605, "Sooke Land Use Bylaw, 1992, Amendment Bylaw No. 97, 2009"

- 1) MOVED by Director Hicks, SECONDED by Director Evans, that the attached minutes and submissions which are certified as a fair and accurate summary of the representations that were made at the Public Hearing held on February 9, 2010 respecting Bylaw No. 3605, "Sooke Land Use Bylaw, 1992, Amendment Bylaw No. 97, 2009" be received.

CARRIED

- 2) MOVED by Director Hicks, SECONDED by Director Evans, that second reading of Bylaw No. 3605, "Sooke Land Use Bylaw, 1992, Amendment Bylaw No. 97, 2009" be rescinded.

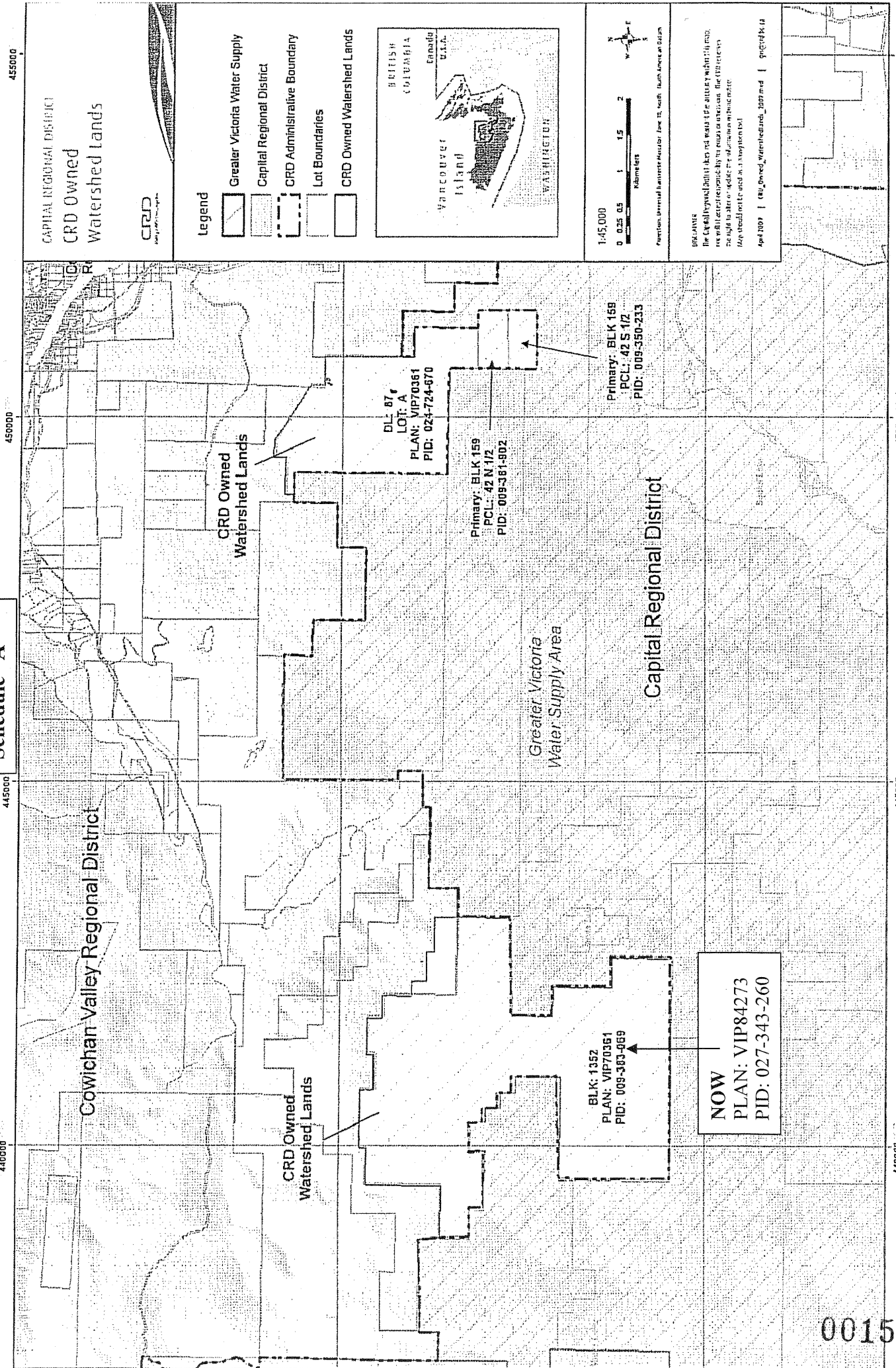
CARRIED

I hereby certify the foregoing to be a true and correct copy of the minutes of the
Board on the 10th day of MARCH, 20 10. Dated
this 16th day of MARCH, 20 10.


Secretary

00152

Schedule "A"



BLK: 1352
PLAN: ~~MP70584~~ VIP84273
PID: -009-303-069-
027-343-200

Cowichan Valley Regional District
Capital Regional District

Capital Regional District

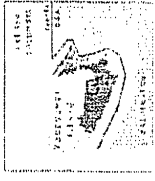
BLK 1352
MALAHAT DISTRICT

BLK 1352
MALAHAT DISTRICT

BLK 1352
MALAHAT DISTRICT

BLK 1352
MALAHAT DISTRICT

- Legend
- ☐ Center/Vicinity Water Supply
 - ☐ Capital Regional District
 - ☐ CID Administrative Boundary
 - ☐ Lot Boundary
 - ☐ CID Owned Watered Land



00155



RECEIVED

MAR 7

C2

COWICHAN VALLEY REGIONAL DISTRICT

SUBMISSION FOR A GRANT-IN-AID (ELECTORAL AREAS) Financial Services Department

Submitted by Director Spivey Area C Cobbie Hill

Grantee:

Grant Amount \$ 1000.00

NAME:

Cowichan Secondary School

ADDRESS:

2652 James Street

Heenan V9L 2X2

Contact Phone No:

746-4435

PURPOSE OF GRANT:

provide 2 Berzaries @ 500.00 each

REQUESTED BY:

George Jones
Director Requesting Grant

ACCOUNT NO.	AMOUNT	GST CODE
01-2-1950-0205-113	1000.00	10.0

FOR FINANCE USE ONLY

BUDGET APPROVAL ✓

VENDOR NO. _____

Disposition of Cheque:

Mail to above address: _____

Return to _____

Attach to letter from _____

Other _____

Approval at Regional Board Meeting of _____

Finance Authorization _____



Cowichan Secondary School

RECEIVED

November 12, 2009

Mrs. Gerry Giles

Dear Sir/Madam:

RE: Cowichan Valley Regional District Area C Bursary

We are beginning to collect the information for our Scholarships and Bursaries Booklet. Your generosity to our students has always been greatly appreciated. By recognizing their achievements and investing in their future, you are giving them not only the financial assistance they need to pursue their goals, but also the encouragement that our community believes in their potential.

Please confirm your continued support by completing the attached questionnaire(s) and return to us at your earliest convenience, if possible before January 4, 2010.

Thank you for your support.

Yours truly,

COWICHAN SECONDARY SCHOOL

Judy Hershman
Scholarship/Bursary Chairperson

JH/gj

Enc.

Chair	Donated to
File #	Dec 16/09

*Important Date: Scholarship and Bursary Award Night - 7 p.m., Wednesday,
June 9th, 2010*

00157



REC

C3

M

COWICHAN VALLEY REGIONAL DISTRICT

Financial Services Department

SUBMISSION FOR A GRANT-IN-AID (ELECTORAL AREAS)

Submitted by Director Giles Area Cobble Hill 'C'

Grantee:

Grant Amount \$ 500.00NAME: Garden House FoundationADDRESS: 40 1076 Brudenriete DriveCobble Hill, BC V0R1C4Contact Phone No: 250 743-4627PURPOSE OF GRANT: To assist with foundation
activities

REQUESTED BY:

Garry Giles
Director Requesting Grant

ACCOUNT NO.	AMOUNT	GST CODE
<u>0-2-1950-0360-113</u>		<u>10.0</u>

FOR FINANCE USE ONLY

BUDGET APPROVAL [Signature]

VENDOR NO. _____

Disposition of Cheque:

Mail to above address: _____

Return to _____

Attach to letter from _____

Other _____

Approval at Regional Board Meeting of _____

Finance Authorization _____

GARDEN HOUSE FOUNDATION

RECEIVED
C.V.R.D.

MAR 15 2010

Director Gerry Giles
Area C Cobble Hill
Cowichan Valley Regional District
March 13, 2010

Dear Gerry:

We wish to apply for grant-in-aid funding for the Garden House Foundation.

The foundation was formed in the fall of 2008 under the umbrella of the Victoria Foundation. The main goals of the foundation are to support families in crisis and animals in need. The foundation also supports literacy projects and recycling.

Funds in the Garden House Foundation will be held in perpetuity by the Victoria Foundation and annual grants derived from the interest on those funds will be made to local Cowichan Valley organizations including Cowichan Valley Family Life, Cowichan Women Against Violence and the SPCA. Each of those organizations provide services to residents of Cobble Hill.

Financial support from Area C will greatly assist us in growing our granting base and will mean that more funds can go each year to support those in need in our community, both now and in the future.

Thank you for your consideration.

Sincerely,

Jackie *Jim*

Jim and Jackie Barker
1070 Braithwaite Drive
Cobble Hill BC V0R 1L4
jbarker@shaw.ca

Original: <i>finance</i>	Copies to: <i>GA.</i>
Board:	
Committee(s)	
Directed: <i>J</i>	Date: <i>15 Mar 2010</i>

00159



COWICHAN VALLEY REGIONAL DISTRICT Financial Services Department

SUBMISSION FOR A GRANT-IN-AID (ELECTORAL AREAS)

Submitted by Director HARRISON Area Mill Bay / MALAHAT

Grantee:

Grant Amount \$ 10,000.00

NAME: Mill Bay / Malahat Historical Society

ADDRESS: % Maureen Alexander

296 Mill Bay Road,

Mill Bay, B.C., V0R 2P4

Contact Phone No: _____

PURPOSE OF GRANT: TO ASSIST THE SOCIETY IN THEIR EFFORTS

TO COLLECT, PRESERVE AND PRESENT THE HISTORY AND

HERITAGE OF THE MILL BAY / MALAHAT ELECTORAL AREA.

REQUESTED BY: B.D. Harrison

Director Requesting Grant

ACCOUNT NO.	AMOUNT	GST CODE
<u>01-2-1950-0359-111</u>	<u>10,000.00</u>	<u>10.0</u>

FOR FINANCE USE ONLY

BUDGET APPROVAL OK

VENDOR NO. _____

Disposition of Cheque:

Mail to above address: _____

Return to _____

Attach to letter from _____

Other _____

Approval at Regional Board Meeting of _____

Finance Authorization

Mill Bay/Malahat Historical Society

**P.O. Box 263
Mill Bay, B.C. V0R 2P0**

March 16, 2010

Director Brian Harrison
Area A
Mill Bay, B.C.

Dear Brian,

The Mill Bay/Malahat Historical Society is committed to stimulating a greater appreciation of local history by collecting, preserving and presenting the history and heritage of Mill Bay and the Malahat. It is vitally important, not only for newcomers and tourists, but also for long time residents, that important archives, artifacts and historic sites are cherished and maintained.

Thanks to last year's generous grant-in-aid of \$10,000 the MBMHS was able to open a museum in Pioneer Center, develop presentations and displays for various community groups and host two historical theatre performances. All of these projects augment visitor experiences and develop pride within our community.

We are appealing to you for a similar grant- in-aid for 2010, which will allow us to continue our work. Through our efforts we hope to raise public awareness and appreciation of this area's past.

Thank you for your consideration of this request and we look forward to hearing from you in the near future.

Yours very truly,



**Maureen Alexander
MBMHS President
Registered Society #54825**

00161



CVRD

COWICHAN VALLEY REGIONAL DISTRICT

SUBMISSION FOR A GRANT-IN-AID (ELECTORAL AREAS)

Submitted by Director L. Deman Area LC

Grantee:

Grant Amount \$ 750

NAME:

Cowichan Carbon Busters

ADDRESS:

1520 Herd Rd Duncan B.C.

Contact Phone No:

Peter Nix 250-748-7954

PURPOSE OF GRANT:

help with "Energy Solutions Bco"

REQUESTED BY:

L. Deman
Director Requesting Grant

ACCOUNT NO.

AMOUNT

GST CODE

01-2-1950- - 115

750.00

10.0

FOR FINANCE USE ONLY

BUDGET APPROVAL JB

VENDOR NO. _____

Disposition of Cheque:

Mail to above address: _____

Return to _____

Attach to letter from _____

Other _____

Approval at Regional Board Meeting of _____

Finance Authorization _____

Cowichan Carbon Busters and Cowichan Energy Alternatives
c/o Peter Nix (peternix@shaw.ca); 250-748-7954
1520 Herd Rd, Duncan BC V9L 5W6

December 23, 2009-12-20

Cowichan Valley Electoral Directors
175 Ingram St., Duncan, B.C. V9L 1NG

Attention: Administrative Services – Board Support – Grants-In-Aid

RE: Grant in Aid for an “Energy Solutions Bus”

This initiative is one aspect of a logical extension of the “12 Big Ideas” that CVRD developed with the community. Since the Cowichan Energy Alternatives is in its first year of operation, we cannot submit past budget statements – and any projected financial statements for this year will be provided on request.

This proposed project will consist of a mobile display bus containing alternative energy equipment (e.g., solar panels, e-bikes) or products that reduce carbon emissions (e.g., sustainable foods, building design products). In addition to physical displays, this mobile resource will provide free information on sustainability and climate change issues from many different groups, including the CVRD. Importantly, we will emphasize local solutions and promote local events.

The display will focus on positive actions that show people how to reduce energy consumption and their carbon footprint. We will educate people about the need to minimize climate change impacts and their concurrent opportunity to save money as conventional energy becomes more expensive. The display will be “hands-on” and will allow people to see and touch the equipment, ask questions and learn about more sustainable life styles. Our goal is to reach out to the entire community, not preach to the converted.

The mobile display will be an expansion of the Carbon Buster Booth of 2009 (at the Duncan Farmer’s Market) but with a more professional design and a greater commitment to engage a wider community in climate change issues.

Sincerely,

Peter Nix, Cowichan Carbon Busters

Brian Roberts, Cowichan Energy Alternatives

00163