

COWICHAN VALLEY REGIONAL DISTRICT

NOTICE OF REGULAR BOARD MEETING

DATE: Wednesday, August 9, 2017

TIME: CLOSED SESSION

5:15 PM

REGULAR SESSION

6:30 PM

PLACE: BOARD ROOM

175 INGRAM STREET

Joe Barry

Corporate Secretary



6:30 PM - CVRD BOARD ROOM

PAGE

1. <u>CLOSED SESSION</u>

Motion that the Closed Session Agenda be approved, and that the meeting be closed to the public in accordance with the *Community Charter* Part 4, Division 3, Section 90, subsections as noted in accordance with each agenda item.

- CS M1 Closed Session Minutes of July 26, 2017
- CS CR1 Report and Recommendation of the Closed Session Cowichan 2018 BC Sumer Games Nominating Subcommittee
 - 1. Subcommittee Replacement Appointment {Sub (1)(a)}
- CS NB1 Verbal Report from the Chief Administrative Officer Re: Litigation {Sub (1)(g)}

2. APPROVAL OF AGENDA

3. ADOPTION OF MINUTES

M1 Regular Board Meeting of July 26, 2017

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Recommendation That the minutes of the Regular Board meeting of July 26, 2017 be adopted.

- 4. <u>BUSINESS ARISING FROM THE MINUTES</u>
- 5. DELEGATIONS
- 6. REPORT OF THE CHAIRPERSON

7. CORRESPONDENCE

C1 Correspondence from the Capital Regional District Re: Malahat Speed 7
Enforcement Initiative

Recommendation For direction.

8. INFORMATION

9. <u>COMMITTEE/COMMISSION REPORTS</u>

CR1 Report and Recommendations of the Electoral Area Services Committee meeting of August 2, 2017 - Director Morrison

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Recommendation

- 1. That a response be sent to BC Timber Sales (BCTS) regarding the replacement of the Strait of Georgia Business Area's East and Southwest Coast Forest Stewardship Plan that emphasizes the need:
- 1. For "whole of watershed" planning and coordination of forest management, and; 2. For BCTS, as a government agency, to model exemplary ecosystem-based and climate change-wise forest management.
- 2. That a Grant-in-Aid, Electoral Area E Cowichan Station/Sahtlam/Glenora, in the amount of \$1380 be provided to Cowichan Station Area Association to support " Rec and Roll " after school youth program.
- 3. That Application No. 04-B-17DVP (2386 Shawnigan Lake Road) to vary Section 5.14 (a) of Zoning Bylaw No. 985 to permit the modification of a dwelling located within the 15 metre watercourse setback, be approved.
- 4. That Application No. 06-C-16DP (1355 Fisher Road) be approved; and that the General Manager of Land Use Services be authorized to permit minor revisions to the permit in accordance with the intent of development permit guidelines of Official Community Plan Bylaw No. 3510.
- 5. That a bylaw be prepared to amend "CVRD Bylaw No. 2144 Electoral Area I Youbou/Meade Creek Critical Location Streetlighting Service Bylaw, 2000", to increase the maximum annual requisition limit from \$1,245 to \$1,555.
- 6. That a bylaw be prepared to amend "CVRD Bylaw No. 3716 Smoke Control Regulation Bylaw, 2013", to include Electoral Area G Saltair (excluding Gulf Islands).

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Electoral Area Directors only vote on the following under Part 14 - Planning and Land Use Management of the Local Government Act:

7. 1. That the Licence of Occupation agreement with the Ministry of Transportation and Infrastructure beginning September 1, 2017, for Elliots Beach Park (Licence #100800) in Electoral Area H -North Oyster/Diamond, be approved for renewal for up to 10 years; and 2. That the Licence of Occupation agreement with the Ministry of Transportation and Infrastructure beginning September 1, 2017, for Michael Lake Trail (Licence #100801) in Electoral Area H – North Oyster/Diamond, be approved for renewal for up to 10 years.

8. That a proposed donation of materials and labour, from the owners of Laketown Ranch, to construct a 20ft x 20ft picnic shelter in Mile 77 Park in Electoral Area I -Youbou/Meade Creek, be accepted.

10. **DIRECTOR REPORTS**

11. STAFF REPORTS

SR1 Verbal Report from the Chief Administrative Officer Re: 2017 UBCM Minister Meetings

12. **PUBLIC HEARINGS**

PH1 Public Hearing Report, Minutes and Exhibits Re: "CVRD Bylaw No. 4109 -13 Electoral Area D - Cowichan Bay Zoning Amendment Bylaw (Whippletree), 2017"

> Recommendation That Public Hearing Report, Minutes and

Exhibits Re: "CVRD Bylaw No. 4109 -Electoral Area D - Cowichan Bay Zoning Amendment Bylaw (Whippletree), 2017", be received.

13. **BYLAWS**

B1 "CVRD Bylaw No. 4110 - Solid Waste Management Charges and Regulations 23 Amendment Bylaw, 2017", be granted 1st, 2nd and 3rd reading.

"CVRD Bylaw No. 4110 - Solid Waste Management Charges and Regulations Amendment Bylaw, 2017", be adopted.

14. <u>BYLAWS - ELECTORAL AREA DIRECTORS</u>

BEA1 "CVRD Bylaw No. 4109 - Electoral Area D - Cowichan Bay Zoning 25 Amendment Bylaw (Whippletree), 2017", be granted 3rd reading.

- 15. RESOLUTIONS
- 16. <u>UNFINISHED BUSINESS</u>
- 17. NOTICE OF MOTION
- 18. <u>NEW BUSINESS</u>

NB1 Director Acton Grant-in-Aid Request Re: Victoria Aqua Ski Club of Shawnigan 29 Lake

Recommendation That a Grant-in-Aid Electoral Area B -

Shawnigan Lake, in the amount of \$350, be provided to the Victoria Aqua Ski Club of Shawnigan Lake to sponsor Tyler Lindsay at the BC Provincials, US Nationals, and Canadian Nationals and Worlds, wakeboarding events.

19. QUESTION PERIOD

20. ADJOURNMENT

The next Regular Board meeting will be held Wednesday, August 23, 2017 at 1:30 PM, in the Board Room, 175 Ingram Street, Duncan, BC.

Minutes of the Regular meeting of the Board of the Cowichan Valley Regional District held in the Board Room, 175 Ingram Street, Duncan BC, on Wednesday, July 26, 2017 at 1:30 PM.

PRESENT Chair J. Lefebure

Director S. Acton Director B. Day Director K. Davis

Director L. Iannidinardo Director S. Jackson Director K. Kuhn Director M. Marcotte Director K. Marsh Director I. Morrison Director A. Nicholson Director A. Stone Director T. Walker

Alternate Director S. Jonas Alternate Director C. Morris

ALSO B. Carruthers, Chief Administrative Officer

PRESENT J. Barry, Corporate Secretary

R. Blackwell, General Manager, Land Use Services R. Blackmore, Manager, Inspection & Enforcement

C. Lockrey, Manager, Strategic Services

S. Carlow, Legislative Assistant

ABSENT Director M. Clement

Director M. Dorey

APPROVAL OF AGENDA

17-314 It was moved and seconded that the agenda be amended with the addition of three Closed Session New Business items:

CSNB1 Resolution Report from Director Nicholson Re: Electoral Area E – Cowichan Station/Sahtlam/Glenora Advisory Planning Commission;

CSNB2 Verbal Report from the Chief Administrative Officer Re: Information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act {Sub (1)(i)};

CSNB3 Verbal Report from the Chief Administrative Officer Re: Information that is prohibited, or information that if it were

presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act {Sub (1)(j)}; and

that the agenda, as amended, be approved.

MOTION CARRIED

ADOPTION OF MINUTES

М1 Regular Board Meeting of July 12, 2017

17-315 It was moved and seconded that the minutes of the Regular Board

Meeting of July 12, 2017 be adopted.

MOTION CARRIED

REPORT OF THE CHAIRPERSON

RC1

The Chair provided an update on the ongoing consultations with First Nations regarding relationship building, a project led by Michelle Staples. In preparation for the dedicated week long relationship building in June 2018 entitled "One Heart One Mind", many ideas have come forward but he advised that no definitive plans are in place at this time. A report and proposed budget will be forthcoming from Ms. Staples to the Board at a future date.

COMMITTEE/COMMISSION REPORTS

CR1

Report and Recommendations of the Electoral Area Services Committee meeting of July 19, 2017

It was moved and seconded: 17-316

- 1. That a Grant-in-Aid, Electoral Area B - Shawnigan Lake, in the amount of \$1,500 be provided to Shawnigan Residents Association to support printing and distribution of the lake map, and a volunteer appreciation lunch.
- 2. That Grant-in-Aid. Electoral Area Ε Cowichan Station/Sahtlam/Glenora, in the amount of \$600 be provided to the Glenora Community Association to support Waldon Park maintenance.
- 3. That **Grant-in-Aid Electoral** Area Ε Cowichan Station/Sahtlam/Glenora, in the amount of \$500 be provided to Vancouver Island Windsport Society to support and sponsor the 2017 Windfest Event at Nitinat Lake.
- 4. That a Grant-in-Aid, Electoral Area I - Youbou/Meade Creek, in the amount of \$500 be provided to Youbou Community Association to support new signage and flower bed maintenance.

MOTION CARRIED

17-317 It was moved and seconded:

5. That Development Permit Application No. 10-D-15DP (1725 Cowichan Bay Road) be denied, based on inconsistency with Marine Village Development Permit Area Guideline No. 59.

Opposed: Directors Morrison and Nicholson

MOTION CARRIED

17-318 It was moved and seconded:

- 6. 1. That Development Permit Application No. 04-C-17DP be approved; and
 - 2. That the General Manager of Land Use Services be authorized to permit minor revisions to the permit in accordance with the intent of development permit guidelines of Official Community Plan Bylaw No. 3510.

MOTION CARRIED

CR2 Report and Recommendations of the Regional Services Committee meeting of July 26, 2017

17-319 It was moved and seconded:

1. That the proposed donation of materials and labour to construct a pathway/trail, as set out in the July 18, 2017, staff report from the Parks & Trails Division, be accepted.

2. That:

- 1. The Cowichan Valley Regional District (CVRD) collaborate with the South Cowichan Community Policing (SCCP) to implement a Safe Roads project; and
- 2. Staff prepare a memorandum of understanding (MOU) between SCCP and the CVRD.
- 3. That a workshop be organized in partnership with the Cowichan Housing Association to explore options for addressing the need for affordable housing.

MOTION CARRIED

STAFF REPORTS

SR1 Staff Report from the Manager, Inspection and Enforcement Division Re: Seasonal Cabins Policy

It was moved and seconded:

- 1. That the Seasonal Cabins Policy attached to the Inspection & Enforcement Division's July 18, 2017 staff report be approved; and
- 2. That the July 8, 2009 Seasonal Cabins Policy be rescinded.

17-320	It was moved and seconded that Item SR1, Staff Report from the Manager, Inspection and Enforcement, Seasonal Cabins Policy, be referred back to staff for consideration of an amendment. MOTION CARRIED
BYLAWS	
B1 17-321	It was moved and seconded that "CVRD Bylaw No. 4133 - Woodley Range Water Upgrade Temporary Borrowing Bylaw, 2017", be granted 1st, 2nd and 3^{rd} reading.
	MOTION CARRIED
B1 17-322	It was moved and seconded that "CVRD Bylaw No. 4133 - Woodley Range Water Upgrade Temporary Borrowing Bylaw, 2017", be adopted.
	MOTION CARRIED
B2 17-323	It was moved and seconded that "CVRD Bylaw No. 4134 - Honeymoon Well No. 2 Temporary Borrowing Bylaw, 2017", be granted 1 st , 2 nd and 3 rd reading.
	MOTION CARRIED
B2 17-324	It was moved and seconded that "CVRD Bylaw No. 4134 - Honeymoon Well No. 2 Temporary Borrowing Bylaw, 2017", be adopted.
	MOTION CARRIED
B3 17-325	It was moved and seconded that "CVRD Bylaw No. 4135 - Meade Creek Recycling Centre Temporary Borrowing Bylaw, 2017", be granted 1 st , 2 nd and 3 rd reading.
	MOTION CARRIED
B3 17-326	It was moved and seconded that "CVRD Bylaw No. 4135 - Meade Creek Recycling Centre Temporary Borrowing Bylaw, 2017", be adopted.
	MOTION CARRIED
B4 17-327	It was moved and seconded that "CVRD Bylaw No. 4139 - Ticket Information Authorization Amendment (Building Code Amendments) Bylaw, 2017", be granted 1 st , 2 nd and 3 rd reading.
	MOTION CARRIED
B4 17-328	It was moved and seconded that "CVRD Bylaw No. 4139 - Ticket Information Authorization Amendment (Building Code Amendments) Bylaw, 2017", be adopted.
	MOTION CARRIED

CLOSED SESSION

17-329 1:48 PM 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 (i)(a) Resolution Report from Director Nicholson Re: Electoral Area E -Cowichan Station/Sahtlam/Glenora Advisory Planning Commission; (1)(g) Report from the Chief Administrative Officer Re: Litigation; (1)(j) Verbal Report from the Chief Administrative Officer Re: Information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under Section 21 of the Freedom of Information and Protection of Privacy Act (2 Items); and adoption of the Closed Session Regular Board minutes of July 12, 2017.

MOTION CARRIED

RISE FROM CLOSED SESSION

17-334 It was moved and seconded that the Board rise with report on Item CSNB1, and return to the Open portion of the meeting. 2:07 PM

MOTION CARRIED

CSNB1 Resolution Report from Director Nicholson Re: Electoral Area E - Cowichan Station/Sahtlam/Glenora Advisory Planning Commission

17-332 It was moved and seconded that Ken Smith be appointed to the Electoral Area E - Cowichan Station/Sahtlam/Glenora Advisory Planning Commission for a term expiring November 30, 2017.

MOTION CARRIED

ADJOURNMENT

17-335 2:07 PM It was moved and seconded that the meeting be adjourned.

MOTION CARRIED

The meeting adjourned at 2:07 PM.	
	Certified Correct:
Chairperson	Corporate Secretary
	Dated:



Capital Regional District

625 Fisgard Street, PO Box 1000 Victoria, BC, Canada V8W 2S6 T: 250.360.3000 F: 250.360.3234 www.crd.bc.ca

July 28, 2017

File 0400-50

Mr. Joe Barry Corporate Secretary Cowichan Valley Regional District 175 Ingram Street Duncan, BC V9L 1N8

Dear Mr. Barry:

RE: Malahat Speed Enforcement Initiative

At its meeting of July 12, 2017, the Board of the Capital Regional District approved the following resolution recommended by its Traffic Safety Commission:

That the Capital Regional District Board send a letter to the Cowichan Valley Regional District requesting that it cosponsor a joint submission to the province requesting that the use of interval speed cameras be explored as an additional tool in the Malahat speed enforcement initiative.

Please bring this matter forward to the CVRD Board for its consideration.

On behalf of the CRD Board Chair and the Board, thank you for your attention to this matter.

Yours sincerely,

Brent Reems Senior Manager

Legislative & Corporate Services

T 250.360.3128 F 250.360.3130

E breems@crd.bc.ca

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Board: AUG	- 9
Committee(s):	and the second second second second
Directed by:	Date: JULY 28
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Encl.

cc. CRD Board Chair and Directors
Chair, CRD Traffic Safety Commission
Robert Lapham, CRD Chief Administrative Officer
Kevin Lorette, CRD General Manager of Planning & Protective Services





ELECTORAL AREA SERVICES COMMITTEE REPORT

OF MEETING HELD AUGUST 02, 2017

DATE: August 04, 2017

To: Board of Directors

- 1. That a response be sent to BC Timber Sales (BCTS) regarding the replacement of the Strait of Georgia Business Area's East and Southwest Coast Forest Stewardship Plan that emphasizes the need:
 - 1. For "whole of watershed" planning and coordination of forest management, and;
 - 2. For BCTS, as a government agency, to model exemplary ecosystem-based and climate change-wise forest management.
- 2. That a Grant-in-Aid, Electoral Area E Cowichan Station/Sahtlam/Glenora, in the amount of \$1380 be provided to Cowichan Station Area Association to support " Rec and Roll " after school youth program.
- 3. That Application No. 04-B-17DVP (2386 Shawnigan Lake Road) to vary Section 5.14 (a) of Zoning Bylaw No. 985 to permit the modification of a dwelling located within the 15 metre watercourse setback, be approved.
- 4. That Application No. 06-C-16DP (1355 Fisher Road) be approved; and that the General Manager of Land Use Services be authorized to permit minor revisions to the permit in accordance with the intent of development permit guidelines of Official Community Plan Bylaw No. 3510.
- 5. That a bylaw be prepared to amend "CVRD Bylaw No. 2144 Electoral Area I Youbou/Meade Creek Critical Location Streetlighting Service Bylaw, 2000", to increase the maximum annual requisition limit from \$1,245 to \$1,555.
- 6. That a bylaw be prepared to amend "CVRD Bylaw No. 3716 Smoke Control Regulation Bylaw, 2013", to include Electoral Area G Saltair (excluding Gulf Islands).

Electoral Area Directors only vote on the following under Part 14 - Planning and Land Use Management of the Local Government Act:

- That the Licence of Occupation agreement with the Ministry of Transportation and Infrastructure beginning September 1, 2017, for Elliots Beach Park (Licence #100800) in Electoral Area H – North Oyster/Diamond, be approved for renewal for up to 10 years; and
 - That the Licence of Occupation agreement with the Ministry of Transportation and Infrastructure beginning September 1, 2017, for Michael Lake Trail (Licence #100801) in Electoral Area H – North Oyster/Diamond, be approved for renewal for up to 10 years.

8. That a proposed donation of materials and labour, from the owners of Laketown Ranch, to construct a 20ft x 20ft picnic shelter in Mile 77 Park in Electoral Area I – Youbou/Meade Creek, be accepted.

2017 UBCM Minister Meetings

Minister of Environment and Climate Change Strategy:

Fisher Road Aquifer Monitoring Soils Management and Bylaw/Removal of contaminated soils at South Island Aggregates Regional District of Nanaimo tree/vegetation removal (Electoral Area H)

Minister of Forests, Lands and Natural Resources Operations, and Rural Development: Riparian Area Protection

Minister of Municipal Affairs and Housing:

Approving Officer Authority
Affordable Housing efforts in Cowichan Valley
Levels of fines for Municipalities vs Regional Districts

Minister of Energy, Mines and Petroleum Resources:

Soils Bylaw and contaminated soil landfills

Minister of Health:

Cowichan District Hospital

Minister of Transportation and Infrastructure:

Roadside pathways/increased funding for active transportation Approving Officer Authority

Minister of Public Safety and Solicitor General:

Mill Bay RCMP Building

Deputy Ministers/Assistant Deputy Ministers:

Mark Zacharias, Assistant Deputy Minister, Ministry of Environment and Climate Change Strategy; Craig Sutherland, Assistant Deputy Minister, Forests, Lands, Natural Resource Operations, and Rural Development Re: Cobble Hill Aquifer Monitoring



PUBLIC HEARING REPORT

Bylaw No. 4109

The following is a summary of the proceedings of the Public Hearing to consider Zoning Amendment Bylaw No. 4109 (4705 and 4715 Trans Canada Highway) – applicable to Electoral Area D – Cowichan Bay, held on Tuesday, July 25, 2017, at Island Savings Centre, Duncan, BC

INTRODUCTIONS

7:02 p.m.

Director L. Iannidinardo, Electoral Area D – Cowichan Bay, opened the meeting at 7:07 p.m. Introduced the Regional Board delegates and CVRD

staff present.

HEARING DELEGATES Director L. Iannidinardo, Electoral Area D – Cowichan Bay

Director A. Nicholson, Electoral Area E - Cowichan Station/Sahtlam/Glenora

CVRD STAFF PRESENT

R. Rondeau, Planner II, Land Use Services Department

M.A. McAdam, Recording Secretary, Land Use Services Department

K. Madge, Development Officer, Land Use Services Department

Members of the Public:

Two members of the public were present.

EXPLANATION OF PROPOSED REZONING APPLICATION & BYLAWS Ms. Rondeau explained that this Public Hearing has been organized to give the public an opportunity to provide input on proposed Zoning Amendment Bylaw No. 4109 (applicable to Electoral Area D – Cowichan Bay).

PowerPoint presentation by Rachelle Rondeau **(EXHIBIT 1).** Outline of the subject properties and proposed Zoning Amendment Bylaw No. 4109 (applicable to Electoral Area D – Cowichan Bay).

Ortho

This is a rezoning application for the two properties known as Whippletree Junction. The Pioneer House property is not part of Whippletree Junction. The properties are zoned C-2 (Rural Commercial) and the application proposes to rezone the properties to expand the permitted uses.

The intent is that this would increase the economic viability of Whippletree by providing more opportunities that are commercial in nature.

Zoning

If the rezoning application is approved, the new proposed zone C-2A, that has been drafted, would amend the Area D zoning bylaw, and would apply to only the subject properties.

Proposed zoning

The proposed zoning would allow "commercial recreation and entertainment", which is defined in the Area D zoning bylaw as follows:

"Means the use of land, buildings or structures for the purpose of operating a commercial recreation and entertainment business including bowling alleys, arcades, indoor and outdoor rock climbing facilities, dance halls, pools, skating rinks, and uses of a similar nature."

This means that it would allow outdoor activities such as a paintball field and indoor recreation related uses. The applicant has also proposed "food processing, distillery brewery and to increase the number of residential units. Currently, one residential unit is allowed per parcel and it is proposed to expand this to two per parcel if there is no community water, and one per 0.4 ha (1 acre) if community water is available.

PH1

APPLICANT Alice Hung

The applicant has a tenant who would like to set up a paintball field. The applicant would like to expand the scope of use on the subject properties. Citing water limitations, food processing would be limited to artisan products, not large-scale commercial operations.

The increase in residential rental space would provide an opportunity for retail tenants to reside on the same site as their business.

QUESTION and ANSWER SESSION

A question and answer session was carried out.

The only question asked was regarding fire protection. Rachelle Rondeau advised that a copy of this proposal had been sent to the Cowichan Bay Volunteer Fire Department. The fire chief suggested that the provision of a water source, such as a pond or cistern on the site, would greatly assist the department in the event of a fire. An assessment of the buildings by the fire department and the owner was conducted, with recommendations to make the buildings more fire smart.

Any new building(s) would require a development permit and building permit in order to proceed.

CALL TO ORDER 7:10 p.m.

Chair Iannidinardo, Electoral Area D – Cowichan Bay, called the Public Hearing to order at 7:10 p.m.

Location of the File

Chair lannidinardo stated that the information binder is available for review on the back table, along with copies of the proposed Amendment Bylaw. She advised that any letters or submissions that are to be included, as part of the Public Hearing record, must be received at the front table prior to the close of the Public Hearing. She further advised that all correspondence submitted to the CVRD in response to this Notice would form part of the public record and will be published in a meeting agenda that is posted online when this matter is before the Board or a Committee of the Board. The CVRD considers the author's address relevant to the Board's consideration of this matter and will disclose this personal information. The author's phone number and email address is not relevant and should not be included in the correspondence if the author does not wish this personal information to be disclosed.

EXPLANATION OF PROPOSED BYLAW AMENDMENTS

This Public Hearing is convened pursuant to Section 466 of the *Local Government Act* in order to consider Zoning Amendment Bylaw No. 4109.

Ms. Rondeau stated:

The notice of the Public Hearing was advertised in two consecutive issues of the *Cowichan Valley Citizen* (Wednesday, July 19, 2017, and Friday, July 21, 2017). As required by the *Local Government Act*, letters were also sent to adjacent owners and occupiers of the property.

Zoning Amendment Bylaw No. 4109 would amend Electoral Area D – Cowichan Bay – Zoning Bylaw No. 3705 by expanding the permitted commercial uses at 4705 and 4715 Trans-Canada Highway (Whippletree Junction) by allowing "commercial recreation and entertainment", "distillery, brewery", and "food processing"; and to increase the number of permissible residential units on the subject properties from one dwelling per parcel to two on lots not serviced by community water, and one dwelling per 0.4 ha of land area for parcels served by community water.

Amendment Bylaw No. 4109 proposes to amend the Electoral Area D – Cowichan Bay Zoning Bylaw No. 3705 by rezoning the subject properties from C-2 Zone (Rural Commercial 2) to the C-2A Zone (Rural Commercial 2A). The subject properties are legally described as Lot 1, Section 6, Range 2, Cowichan District, Plan 9697, except part in Plan 2844RW (PID: 005-376-289) and Lot 1, Section 6, Range 2, Cowichan District, Plan 19918, except

PH1

part in Plan 29764 (PID: 003-644-936).

To date, no letters of response have been received at the CVRD office from the date the advertising was placed within the local newspaper to the close of the CVRD office, today (July 25, 2017), at 4:30 p.m.

The following items are attached to the Minutes as Exhibits:

1) CVRD Power Point Presentation (EXHIBIT 1)

PUBLIC COMMENTS

Correspondence

The Public Hearing was opened to those members of the public present who deemed themselves affected by the proposed Amendment Bylaw. Chair lannidinardo reminded the public that the Information Binder was available for viewing on the back table along with copies of the proposed Amendment Bylaws, and that all submissions must be received at the head table prior to the close of the Public Hearing.

Chair lannidinardo asked for public comments or submissions three times from the public present regarding Zoning Amendment Bylaw No. 4109.

There were no comments.

ADJOURNMENT 7:15 p.m.

Chair Iannidinardo declared the Public Hearing closed at 7:15 p.m.

CERTIFICATION:

We attended the Public Hearing on Tuesday, July 25, 2017, and hereby certify that this is a fair and accurate report of the Public Hearing.

Director Lori Jappidinardo, Chair

Date July 27/2017

M M

Date 04 2/17

Director Alison Nicholson

Rachelle Rondeau, Planner II

Date 1 1 27 2017

Mary Anne McAdam, Recording Secretary

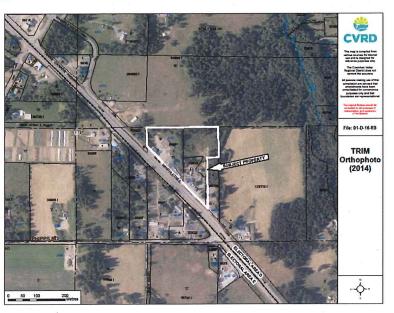
Date

EXHIBIT 1 (5 pages)



Celebrating 50 years of Serving our Community 1967 - 2017





- Two subject properties
- Combined 4.46 ha (11.04 acres)
- Zoned C-2 (Rural Commercial)





Zoning

Existing: C-2 (Rural Commercial)

Proposed: C-2A (Rural Commercial A)









Proposed Uses

- Commercial recreation and entertainment;
- Food processing;
- Distillery, Brewery;
- Residential:
- Unserviced 2 dwellings per parcel;
- Community water 1 dwelling per 0.4 ha



Questions:

Rachelle Rondeau, RPP, Planner II

Development Services Division

Land Use Services





COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4110

A Bylaw to Amend Solid Waste Management Charges and Regulations Bylaw No. 2108

WHEREAS the Board of Directors of the Cowichan Valley Regional District established a scale of charges for its solid waste disposal facilities under the provisions of Bylaw No. 2108, cited as "CVRD Bylaw No. 2108 – Solid Waste Management Charges and Regulations Bylaw, 2000";

AND WHEREAS the Board of Directors wishes to amend Schedule B of Bylaw No. 2108 to provide for the exemption of tipping fees under specific conditions;

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

1. **CITATION**

This Bylaw may be cited for all purposes as "CVRD Bylaw No. 4110 - Solid Waste Management Charges and Regulations Amendment Bylaw, 2017".

2. **AMENDMENT**

That the following new section be added to Schedule B of Bylaw No. 2108:

6. Tipping Fee Exemption - Public Land and Waterway Clean-up Projects

Upon application, tipping fees will be waived subject to the following conditions:

- a) The applicant must be a school district, registered non-profit society or charity that undertakes clean-up, rehabilitation, or enhancement of public lands and waterways within the CVRD's jurisdiction.
- b) The materials that will be disposed of must directly derive from the clean-up, rehabilitation, or enhancement of the public lands and waterways within the CVRD's jurisdiction.
- c) Garbage and recyclable items must be pre-sorted before being disposed at Disposal Facilities, and the disposal of all materials must comply with the conditions set by Bylaw No. 2108.
- d) The maximum tipping fee waiver amount is \$1,000 per clean-up project.
- e) The total value of all approved tipping fee exemption applications under this section must not exceed \$15,000 per calendar year.

Page 2 B1

- f) Clean-up cannot involve projects that displace work carried out by local government staff or contractors or private sector companies.
- g) Clean-up projects must be completed within a short period of time (maximum 2 months).

7. <u>Tipping Fee Exemption – Organizations Subject to Unwanted Donation and Waste Dumping</u>

Upon application, tipping fees will be waived subject to the following conditions:

- a) The applicant must be a registered non-profit society or charity that:
 - a. engages directly in waste division efforts by repurposing materials; or,
 - b. is subject to illegal dumping of unwanted materials at their facility.
- b) Materials eligible for the waiving of fees are:
 - a. materials received by the organization that cannot be reused or recycled and do not include other wastes generated by the organization (such as office waste and construction waste); and,
 - b. materials that cannot be managed using the organizations own waste disposal services.
- c) Garbage and recyclable items must be pre-sorted before being disposed at Disposal Facilities, and the disposal of all materials must comply with the conditions set by Bylaw No. 2108.
- d) The maximum tipping waiver amount is \$1,000 per calendar year and organization.
- e) The total value of all approved tipping fee exemption applications under this section must not exceed \$15,000 per calendar year.

Chairperson	Corporat	e Secretary
ADOPTED this	day of	, 2017.
READ A THIRD TIME this	day of	, 2017.
READ A SECOND TIME this	day of	, 2017.
READ A FIRST TIME this	day of	, 2017.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4109

A Bylaw for the Purpose of Amending Zoning Bylaw No. 3705
Applicable to Electoral Area D – Cowichan Bay (Uplands)

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

AND WHEREAS the Regional District has adopted a zoning bylaw for Electoral Area D – Cowichan Bay that being Zoning Bylaw No. 3705;

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. 3705;

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. 4109 – Electoral Area D – Cowichan Bay Zoning Amendment Bylaw (Whippletree), 2017".

2. AMENDMENTS

Cowichan Valley Regional District Zoning Bylaw No. 3705, as amended from time to time, is hereby amended in the following manner:

a) Part 7.0 is amended by adding a new Section 7.2 C-2A (Rural Commercial 2A Zone) and re-numbering subsequent sections.

7.2 C-2A – Rural Commercial 2A Zone

Subject to compliance with **Part 2** of this Bylaw, the following regulations apply in the C-2A Zone:

1. Permitted Uses

The following principal uses and no others are permitted:

- a) Agricultural and horticultural supply sales;
- b) Artist studio;
- c) Auction;
- d) Bakery;
- e) Building supply sales;

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- f) Café;
- g) Catering service;
- h) Commercial recreation and entertainment;
- i) Distillery, brewery;
- j) Equipment repair;
- k) Financial institution;
- Food processing;
- m) Health studio;
- n) Market;
- o) Office;
- p) Personal service;
- q) Printing and publishing;
- r) Repair services;
- s) Restaurant;
- t) Retail sales;
- u) Veterinary services; and
- v) Wholesale sales.

The following accessory uses and no others are permitted:

- w) Dwelling; and
- x) Exterior storage.

2. Density

- a) Two dwellings per parcel accessory to a principal permitted use for parcels not served by a community water system; and
- b) One dwelling per 0.4 ha accessory to a principal permitted use for parcels served by a community water system.

3. Subdivision Regulation

The minimum parcel area for the purpose of subdivision is:

- a) 0.4 ha for parcels served by a community water system; and
- b) 2 ha for parcels not served by both a community water system and a community sewer system.

4. Development Regulations

- a) Impervious surface coverage shall not exceed 60%;
- b) Parcel coverage shall not exceed 50%;
- c) The following minimum setbacks for buildings and structures apply:

Type of Parcel Line	Principal Use	Accessory Use
Front	6 m	6 m
Interior Side	3 m	3 m
Exterior Side	4.5 m	4.5 m
Rear	4.5 m	4.5 m
Adjoining ALR	15 m	15 m

d) The maximum height of all buildings and structures is 10 m, except it is 7.5 m for accessory buildings and structures.

5. Special Regulations

- a) All parcels less than 1 ha in area are required to be serviced by community water services; and
- b) Exterior storage is limited to 10% of the total gross floor area of the parcel.

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b) That Schedule B (Zoning Map) to Electoral Area D – Cowichan Bay Zoning Bylaw No. 3705 is further amended by rezoning Lot 1, Section 6, Range 2, Cowichan District, Plan 9697 Except Part in Plan 2844 RW; and Lot 1, Section 6, Range 2, Cowichan District, Plan 19918, Except Part in Plan 29764, as shown outlined in a solid black line on Schedule A attached hereto and forming part of this bylaw, numbered Z-4109, from C-2 (Rural Commercial 2) to C-2A (Rural Commercial 2A).

3. FORCE AND EFFECT

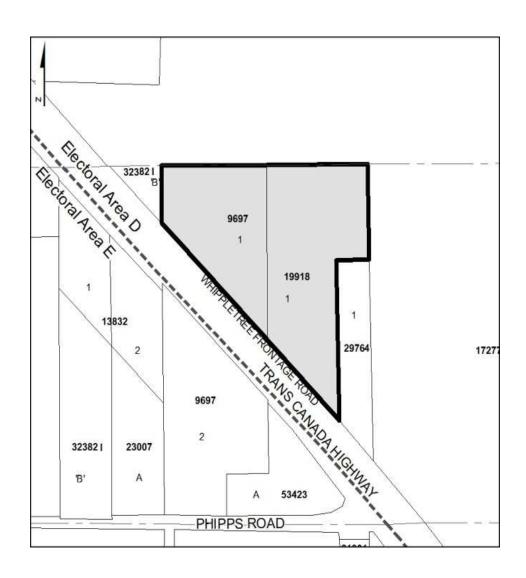
This bylaw shall take effect upon its adoption by the Regional Board.

Chairperson		Cor	porate Secretary	
ADOPTED this		day of		2017.
READ A THIRD TIME this		day of		2017.
READ A SECOND TIME this	10 th	day of	<u>May</u> ,	2017.
READ A FIRST TIME this	10 th	day of	<u>May</u> ,	2017.

PLAN NO. <u>Z-4109</u>

SCHEDULE "A" TO ZONING AMENDMENT BYLAW NO.
OF THE COWICHAN VALLEY REGIONAL DISTRICT

4109



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

C-2 (Rural Commercial 2)

C-2A (Rural Commercial 2A)

TO

APPLICABLE

TO ELECTORAL AREA D





COWICHAN VALLEY REGIONAL DISTRICT

Finance Division

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

Submitted by Director	Acton	Area <u>B</u>		
Grantee:		Grant Amount \$_350		
NAME: Victoria a	qua SKi Club of Sh	awnigan Lake (VASC)		
ADDRESS:	rident Lee Curtis			
69	Lambie Drive			
Victo	rig,BC, V8Z2L8			
Contact Phone No.	0 - 893-2881			
PURPOSE OF GRANT:_	Athlete Sponsors	hip for Tyler Lindsay		
Jr. me	en's Walkeborander Fro	m Shawnigan Lake		
represe	representing our communisty in the BC Brovenials,			
US No	US Nationals, and Canadian nationals and Worlds in Toronto.			
RE(QUESTED BY: Director's Sign	nature		
ACC	COUNT NO.	AMOUNT		
. 0	0430 - 112	350.00		
FOR FINANCE USE ONLY BUDGET	Approval at Regional	Board Meeting of		
APPROVAL				
		Finance Authorization		