



COWICHAN VALLEY REGIONAL DISTRICT

NOTICE OF REGULAR BOARD MEETING

DATE: Wednesday, April 11, 2018

**TIME: REGULAR SESSION
6:30 PM**

**PLACE: BOARD ROOM
175 INGRAM STREET**

A handwritten signature in black ink, appearing to read "JEB", is written over a horizontal line.

**Joe Barry
CORPORATE SECRETARY**



REGULAR BOARD MEETING AGENDA

Wednesday, April 11, 2018

6:30 PM - Boardroom

1. CLOSED SESSION

Motion 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.

CS1. M1 – Closed Session Minutes of March 28, 2018

Recommendation

CS2. CR1 – Report and Recommendation of the Closed Session Regional Services Committee Meeting of March 28, 2018 Re: Regional Parkland Donation/Acquisition {Sub (1)(e)}

Recommendation

CS3. CR2 – Report and Recommendation of the Closed Session Shawnigan Lake Community Centre Commission Re: Appointments {Sub (1)(a)}

Recommendation

2. APPROVAL OF AGENDA

3. ADOPTION OF MINUTES

M1. Regular Board Meeting of March 28, 2018

Recommendation That the minutes of the Regular Board meeting of March 28, 2018 be adopted.

4. BUSINESS ARISING FROM THE MINUTES

5. PUBLIC INPUT PERIOD

The purpose of the Public Input Period is to afford an opportunity for the public to provide comment on an agenda item before the Board / Committee / Commission considers the item. The purpose of the Public Input Period Procedure Policy is to recognize the need for the public input period to proceed in a timely fashion. Public Input Period items cannot include matters which are or have been the subject of a Public Hearing.

6. DELEGATIONS

D1. Guy Johnston, Commercial Fishermen Re: Local Fishermen and the Commercial Fishing Industry

Recommendation N/A

D2. Peter Nash and Tom Bush, Citizens Re: Proposed Rail Trail Government Dock to Old Mill Park

Recommendation N/A

7. REPORT OF THE CHAIRPERSON

8. CORRESPONDENCE

9. INFORMATION

10. COMMITTEE/COMMISSION REPORTS

CR1. Report and Recommendations of the Regional Services Committee Meeting of March 28, 2018 -
Director Iannidinardo

- Recommendation**
1. 1. That the 2018 Budget for Function 131 Environmental Initiatives be amended to:
 1. Increase Federal Conditional Grants revenue by \$46,934;
 2. Increase Provincial Conditional Grants revenue by \$42,494;
 3. Decrease Transfer from Gas Tax revenue by \$3,148;
 4. Increase Surplus revenue by \$35,000;
 5. Decrease Regional Sustainability Plan / Climate expense by \$3,148;
 6. Increase Contract for Services expense by \$21,678;
 7. Increase Flood Plain Management expense by \$67,750; and
 8. Increase Project Expenditures expense by \$35,000.
 2. That the 2018 Budget for Function 540 Liquid Waste Plan – South Sector be amended to:
 1. Increase Transfer from Gas Tax revenue by \$18,353; and
 2. Increase Contract for Services expense by \$18,353.
 3. That Function 131 – Environmental Initiatives requested Contract for Services expenditures be authorized to proceed prior to approval of the 2018 Budget amendment.
 2. That the 10-year co-location renewal agreement, for the Woodley Range 911 repeater site, between Rogers Communications Incorporated and the Cowichan Valley Regional District be approved.

CR2. Report and Recommendations of the Electoral Area Services Committee Meeting of April 4, 2018 -
Director Morrison

- Recommendation**
1. That a Grant-in-Aid, Electoral Area A – Mill Bay/Malahat, in the amount of \$500 be provided to Frances Kelsey Secondary School Dry Grad Committee to support its Dry Grad Celebrations.
 2. That a Grant-in-Aid, Electoral Area B – Shawnigan Lake, in the amount of \$500 be provided to Red Willow Womyn's Society to support the acquisition of office space in Duncan for child protection services offered to aboriginal women in the community.
 3. That a Grant-in-Aid, Electoral Area D – Cowichan Bay, in the amount of \$2,500 be provided to Cittaslow Cowichan to support the Cittaslow Society 2018 events.
 4. That a Grant-in-Aid, Electoral Area D – Cowichan Bay, in the amount of \$550 be provided to Cowichan Bay Improvement Association to support the Maritime Centre Boat Festival on July 7 and 8, 2018.

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

5. That Development Variance Permit Application No. 03-C-17DVP (4172 Chelsea Place) to vary Section 10.3.4 of Zoning Bylaw No. 3520 be approved as follows:

1. A reduced interior side parcel line setback (east) for an accessory building from 1.0 metre to 0.91 metres, and
2. A reduced rear parcel line setback (west) for an accessory building from 4.5 metres to 1.53 metres.

6. That Development Variance Permit Application No. DVP18D01 (1099 Cherry Point Road) to vary Section 5.2(4) of Zoning Bylaw No. 3705 to decrease the minimum setback from the front parcel line from 7.5 metres to 4.5 metres be approved.

7. That Development Variance Permit Application No. 02-G-17DVP (10844 Olsen Road) to vary Section 5.4.4 of Zoning Bylaw No. 2524 to reduce the rear parcel line setback for an accessory building from 4.5 metres to 1.0 metre be approved.

8. 1. That Development Permit Application No. 08-C-17DP (920 Chapman Road) 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 the development permit guidelines of Official Community Plan Bylaw No. 3510.

9. 1. That second reading of Zoning Amendment Bylaws Nos. 4118, 4119, 4120, 4121, 4122, 4123, 4124 and 4125, be rescinded.

2. That Zoning Amendment Bylaws Nos. 4118, 4119, 4120, 4121, 4122, 4123, 4124 and 4125 be amended in accordance with Attachments A through H of the Community Planning Division's March 22, 2018 staff report, and be forwarded to the Board for consideration of second reading, as amended.

3. That Zoning Amendment Bylaws Nos. 4118, 4119, 4120, 4121, 4122, 4123, 4124 and 4125 not be referred to any external agencies.

4. That a public hearing for Zoning Amendment Bylaws Nos. 4118, 4119, 4120, 4121, 4122, 4123, 4124 and 4125 be held with all Electoral Area Directors delegated to attend on behalf of the Board.

CR3. Report and Recommendations of the Shawnigan Lake Recreation Centre Commission Meeting of March 26, 2018 - Director Acton

Recommendation

That short term borrowing of up to \$175,000 be approved for parking lot improvements at Shawnigan Lake Community Centre, to be paid back over five years as per the Liabilities under Agreement Section of 175 of the *Community Charter*.

11. DIRECTOR REPORTS

12. STAFF REPORTS

SR1. Staff Report from the Environmental Services Division Re: Cowichan Lake Water Use Planning Process

Recommendation For information.

SR2. Staff Report from the Legislative Services Division Re: Options and Timing for Seeking Public Approval – Cowichan Housing Association Annual Financial Contribution Service Establishment Proposal

Recommendation For direction.

13. PUBLIC HEARINGS

PH1. Public Hearing Report and Exhibits Re: “CVRD Bylaw No. 4155 Electoral Area E and Part of F – Cowichan-Koksilah Official Community Plan Amendment Bylaw (4681 Sahtlam Estates Road), 2017” and “CVRD Bylaw No. 4156 Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Amendment Bylaw (4681 Sahtlam Estates Road), 2017”

Recommendation Public Hearing Report and Exhibits Re: “CVRD Bylaw No. 4155 Electoral Area E and Part of F – Cowichan-Koksilah Official Community Plan Amendment Bylaw (4681 Sahtlam Estates Road), 2017” and “CVRD Bylaw No. 4156 Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Amendment Bylaw (4681 Sahtlam Estates Road), 2017”, be received.

14. BYLAWS

B1. “CVRD Bylaw No. 4201- Cowichan Housing Association Annual Financial Contribution Service Establishment Bylaw”, be granted 1st, 2nd and 3rd reading.

15. BYLAWS - ELECTORAL AREA DIRECTORS

BEA1. “CVRD Bylaw No. 4155 – Electoral Area E and Part of F – Cowichan-Koksilah Official Community Plan Amendment Bylaw (4681 Sahtlam Estates Road), 2017”, be granted 3rd reading.

BEA2. “CVRD Bylaw No. 4156 – Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Amendment Bylaw (4681 Sahtlam Estates Road), 2017”, be granted 3rd reading.

BEA3. “CVRD Bylaw No. 4194 – Electoral Area H – North Oyster/Diamond Official Community Plan Amendment Bylaw (13271 Simpson Road), 2018”, be granted 1st and 2nd reading.

BEA4. “CVRD Bylaw No. 4195 – Electoral Area H – North Oyster/Diamond Zoning Amendment Bylaw (13271 Simpson Road), 2018”, be granted 1st and 2nd reading.

16. RESOLUTIONS

17. UNFINISHED BUSINESS

18. NOTICE OF MOTION

19. NEW BUSINESS

20. QUESTION PERIOD

Questions shall be addressed to the Chair and must be truly questions and not statements of opinions. Questioners are not permitted to make a speech.

21. ADJOURNMENT

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, March 28, 2018 at 2:03 PM.

PRESENT Chair J. Lefebure
Director S. Acton
Director M. Clement
Director B. Day
Director K. Davis
Director M. Dorey
Director L. Iannidinardo
Director S. Jackson
Director K. Kuhn
Director K. Marsh
Director I. Morrison
Director A. Nicholson
Director A. Stone <until 2:41 PM>
Director T. Walker

ALSO PRESENT B. Carruthers, Chief Administrative Officer
J. Barry Corporate Secretary
M. Kueber, General Manager, Corporate Services
J. Elzinga, General Manager, Community Service
R. Blackwell, General Manager, Land Use Services
B. Mohan, Manager, Human Resources
T. Waraich, Manager, Recycling & Waste Management
S. Carlow, Legislative Assistant
S. Raimondo, Systems Project Technician

ABSENT Director M. Marcotte

APPROVAL OF AGENDA

18-157 It was moved and seconded that the agenda be amended by deleting Items CR3, B3, UB1, and CSCR3, and that the agenda, as amended, be approved.

MOTION CARRIED

ADOPTION OF MINUTES

M1 Regular Board Meeting of March 14, 2018

18-158 It was moved and seconded that the minutes of the March 14, 2018 Regular Board meeting be adopted.

MOTION CARRIED

REPORT OF THE CHAIRPERSON

RC1 The Chair provided a brief summary of his attendance at the Duncan Community Lodge for the recent United for a PAWS Event. The event offered an opportunity to discuss the re-examination of Animal Control Bylaws in reference to the inhumane treatment of pets.

CORRESPONDENCE

C1 Correspondence from Lorne Scheffer, Chair, Cowichan Lake Community Forest Co-operative

18-159 **It was moved and seconded that a letter of support be sent to the Cowichan Lake Community Forest Co-operative, and its partner Pacheedaht First Nation, legally cited as Qala:yit Forestry Partnership, for its application to the Ministry of Forests, Lands and Natural Resource Operations & Rural Development, for a Community Forest Agreement.**

MOTION CARRIED

COMMITTEE/COMMISSION REPORTS

CR1 Report and Recommendations of the Special Regional Services Committee Meeting of March 14, 2018

It was moved and seconded:

2. That funding of \$5,000 for a Regional Grant-in-Aid for the Cowichan Valley Naturalist Society be approved.
3. That funding of \$1,500 for a Regional Grant-in-Aid for the Cowichan Beekeepers Society be approved.
4. That funding of \$2,500 for a Regional Grant-in-Aid for the Ladysmith Family and Friends Society be approved.
5. That funding of \$5,000 for a Regional Grant-in-Aid for the Literacy Now Cowichan Society be approved.
6. That funding of \$10,000 for a Regional Grant-in-Aid for the Ladysmith Festival of Lights Society be approved.
7. That funding of \$10,000 for a Regional Grant-in-Aid for the Cowichan Intercultural Society be approved.
9. That funding of \$30,000 for a Regional Grant-in-Aid for Providence Farm be approved.
10. That funding of \$1,000 for a Regional Grant-in-Aid for the Handmade Hugs Society be approved.

11. That funding of \$10,000 for a Regional Grant-in-Aid for the Cowichan Housing Association be approved.
12. That funding of \$15,000 for a Regional Grant-in-Aid for the Clements Centre Society be approved.

18-160 **It was moved and seconded that the Grant-in-Aid recommendations be referred back to the Regional Services Committee.**

Opposed: Director Davis, Director Acton, Director Iannidinardo, Director Nicholson, Director Dorey, Director Lefebure, Director Marsh, Director Stone, Director Jackson and Director Day

MOTION DEFEATED

Voting resumed on the main motion:

18-161 **It was moved and seconded:**

2. That funding of \$5,000 for a Regional Grant-in-Aid for the Cowichan Valley Naturalist Society be approved.
3. That funding of \$1,500 for a Regional Grant-in-Aid for the Cowichan Beekeepers Society be approved.
4. That funding of \$2,500 for a Regional Grant-in-Aid for the Ladysmith Family and Friends Society be approved.
5. That funding of \$5,000 for a Regional Grant-in-Aid for the Literacy Now Cowichan Society be approved.
6. That funding of \$10,000 for a Regional Grant-in-Aid for the Ladysmith Festival of Lights Society be approved.
7. That funding of \$10,000 for a Regional Grant-in-Aid for the Cowichan Intercultural Society be approved.
9. That funding of \$30,000 for a Regional Grant-in-Aid for Providence Farm be approved.
10. That funding of \$1,000 for a Regional Grant-in-Aid for the Handmade Hugs Society be approved.
11. That funding of \$10,000 for a Regional Grant-in-Aid for the Cowichan Housing Association be approved.
12. That funding of \$15,000 for a Regional Grant-in-Aid for the Clements Centre Society be approved.

Opposed: Director Morrison and Director Kuhn

MOTION CARRIED

2:21 PM Director Jackson declared a conflict of interest as she has done contract work for the Mill Bay Marine Rescue Society, and left the Boardroom at 2:21 PM.

18-162 **It was moved and seconded:**

- 1. That funding of \$5,000 for a Regional Grant-in-Aid for the Mill Bay Marine Rescue Society be approved.**

MOTION CARRIED

2:21 PM Director Jackson returned to the Boardroom at 2:21 PM.

2:22 PM Director Iannidinardo declared a conflict of interest as she works out of the sHiiye'yu Leleum (House of Friendship) Society office, and left the Boardroom at 2:22 PM.

18-163 **It was moved and seconded:**

- 13. That funding of \$15,000 for a Regional Grant-in-Aid for the Hiiye'yu Leleum (House of Friendship) Society be approved.**

MOTION CARRIED

2:22 PM Director Iannidinardo returned to the Boardroom at 2:22 PM.

It was moved and seconded:

- 8. That funding of \$40,000 for a Regional Grant-in-Aid for the Cowichan Green Community be approved.**

18-164 **It was moved and seconded that the motion be amended by reducing the grant amount by \$20,000.**

Opposed: Director Davis, Director Acton, Director Morrison, Director Nicholson, Director Dorey, Director Lefebure, Director Marsh, Director Stone, Director Jackson and Director Day

MOTION DEFEATED

Voting resumed on the main motion:

18-165 **It was moved and seconded:**

- 8. That funding of \$40,000 for a Regional Grant-in-Aid for the Cowichan Green Community be approved.**

Opposed: Director Iannidinardo, Director Walker, Director Clement, and Director Kuhn

MOTION CARRIED

CR2 Report and Recommendations of the Electoral Area Services Committee meeting of March 21, 2018

18-166

It was moved and seconded:

1. That a Grant-in-Aid, Electoral Area B – Shawnigan Lake, in the amount of \$500 be provided to Frances Kelsey Secondary School Dry Grad Committee to support its 2018 Dry Grad Celebration.
2. That a Grant-in-Aid, Electoral Area E – Cowichan Station/Sahtlam/Glenora, in the amount of \$500 be provided to Red Willow Womyn’s Society to support acquisition of space in Duncan for child protection services offered to aboriginal women in the community.
3. That a Grant-in-Aid, Electoral Area F – Cowichan Lake South/Skutz Falls, in the amount of \$500 be provided to Lake Cowichan School for a bursary to a graduating Area F student pursuing post-secondary education.
4. That a Grant-in-Aid, Electoral Area F – Cowichan Lake South/Skutz Falls, in the amount of \$550 be provided to Lake Days Celebration Society to sponsor and support the “pancake breakfast” during Lake Days, June 3 – 10, 2018.
5. That a Grant-in-Aid, Electoral Area G – Saltair/Gulf Islands, in the amount of \$1000 be provided to Chemainus Secondary School for two bursaries; (1) Saltair Community – \$500 (2) Thetis Island CVRD – \$500.
6. That a Grant-in-Aid, Electoral Area G – Saltair/Gulf Islands, in the amount of \$500 be provided to Nanaimo – Ladysmith Schools Foundation to support the Ladysmith Secondary School Bursary program, for a student residing in Area G.
7. That a two-year extension (2018 – 2020) of the Jack Fleetwood Trail License Agreement with Island Timberlands LP be executed.
8.
 1. That the 2018 Budget for Function 469 – Cowichan Station Association – Area E be amended to:
 1. Increase Grant to Organization by \$15,000; and
 2. Increase Transfer from Gas Tax Reserve by \$15,000.
 2. That Function 469 – Cowichan Station Association – Area E 2018 Budget amendment be authorized to proceed prior to adoption of the 2018 Budget Amendment.
9. That a financial donation contribution equivalent to the cost of materials and labour for a 20 x 20 ft picnic shelter be accepted from Laketown Ranch, with the donation applied to the Electoral Area I Community Parks for capital improvement investment at a park site in the community.

MOTION CARRIED

18-167 It was moved and seconded:

10. 1. That Development Permit Application No. 04-B-17DP/VAR (Lot 4, Ark Road) be approved;
2. That Zoning Bylaw No.985 Section 11.4 (b) (2) be varied from 10 metres to 12.95 metres; and that Section 11.4 (b) (5) be varied to remove the screening requirements along the eastern boundary due to an existing right-of-way and to remove the requirements along the remaining boundaries as the majority of the boundaries contain protected riparian areas; and
3. That the General Manager of Land Use Services be authorized to permit minor revisions to the permit in accordance with the intent of the development permit guidelines of Official Community Plan Bylaw No. 3510.

MOTION CARRIED

CR3 Item CR3 was deleted upon adoption of the agenda.

CR4 Report and Recommendation of the Community Safety Advisory Commission Meeting of March 1, 2018

18-168 It was moved and seconded:

1. That a letter of support for the continuation of the Sharps Pickup Program be sent to, Island Health, Cowichan Mental Health Association and School District 79.

MOTION CARRIED

2:41 PM Director Stone left the meeting at 2:41 PM.

It was moved and seconded:

2. That a letter of support for the continuation of the Duncan Overdose Prevention Site be sent to Island Health, Cowichan Mental Health Association, School District 79, and the Honourable Judy Darcy, Minister of Mental Health and Addictions.

18-169 It was moved and seconded that the motion be amended by adding the words “reconsider the wisdom of placement of the current Duncan overdose prevention site”.

Opposed: Director Nicholson, Director Acton, Director Morrison, Director Davis, Director Clement, Director Marsh, Director Dorey, and Director Lefebure

MOTION DEFEATED

18-170 It was moved and seconded that the motion be amended by changing the words “the Duncan” to “an”.
MOTION CARRIED

Voting resumed on the main motion as amended:

18-171 It was moved and seconded:
2. That a letter of support for the continuation of an Overdose Prevention Site be sent to Island Health, Cowichan Mental Health Association, School District 79, and the Honourable Judy Darcy, Minister of Mental Health and Addictions.

Opposed: Director Kuhn

MOTION CARRIED

STAFF REPORTS

SR1 Staff Report from the General Manager, Community Services Re: 55+ Games Bid

18-172 It was moved and seconded:
1. That the invitation referred from the Municipality of North Cowichan to the CVRD Board to submit a bid to host the 2020, 2021, or 2022 55+ BC Games be declined.
2. That the Regional Sport Tourism Select Committee guideline to consider bid submissions every four to six years to host multi-sport games in the Cowichan Region be confirmed.
MOTION CARRIED

BYLAWS

B1 It was moved and seconded that "CVRD Bylaw No. 4179 - Regional Park
18-173 Land Dedication (PID 006-409-989) Bylaw, 2018", be adopted.
MOTION CARRIED

B2 Item B2 was deleted upon adoption of the agenda.

B3 It was moved and seconded that "CVRD Bylaw No. 4188 – Five Year
18-174 Financial Plan (2018 – 2022) Amendment Bylaw, 2018", be adopted.
Opposed: Director Morrison
MOTION CARRIED

**B4
18-175** “It was moved and seconded that CVRD Bylaw No. 4190 – Cowichan Bay Sewer System Service Amendment Bylaw (PID: 000-313-335), 2018, be granted 1st, 2nd and 3rd reading.

MOTION CARRIED

**B5
18-176** It was moved and seconded that "CVRD Bylaw No. 4200 – Honeymoon Bay Fire Protection Local Service Area Capital Reserve Fund Expenditure (Generator – \$15,000) Bylaw, 2018", be granted 1st, 2nd and 3rd reading.

MOTION CARRIED

18-177 It was moved and seconded that "CVRD Bylaw No. 4200 – Honeymoon Bay Fire Protection Local Service Area Capital Reserve Fund Expenditure (Generator – \$15,000) Bylaw, 2018", be adopted.

MOTION CARRIED

CLOSED SESSION

**18-178
3:02 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 (1)(f) Law Enforcement; Land Acquisition (1)(e); Person Information Exempt Under *Freedom of Information and Protection of Privacy Act* Section 22 (3)(d), (1)(m); Litigation Update (1)(g); (1)(c) Employee Relations (1)(a) Electoral Area I Parks Commission Appointment; and adoption of the Closed Session Board minutes of February 28, 2018.

MOTION CARRIED

RISE FROM CLOSED SESSION

**18-184
4:25 PM** It was moved and seconded that the Board rise with report on Item CSRES1, and return to the Open portion of the meeting.

MOTION CARRIED

18-183 It was moved and seconded that that Randall Wilson be appointed to the Electoral Area I – Youbou/Meade Creek Parks Commission for a term expiring on December 31, 2018.

MOTION CARRIED

ADJOURNMENT

**18-185
4:25 PM** It was moved and seconded that the meeting be adjourned.

MOTION CARRIED

The meeting adjourned at 4:25 PM.

Certified Correct:

Chairperson

Corporate Secretary

Dated: _____

Shannon Carlow

From: noreply@civicplus.com
Sent: Monday, March 12, 2018 11:04 AM
To: Shannon Carlow; Tara Daly
Subject: Online Form Submittal: Regular Board Meeting

Regular Board Meeting

Request to Appear as a Delegation at the Board

Board meetings start at 6:30 p.m. on the second Wednesday and at 1:30 p.m. on the fourth Wednesday of the month in the CVRD Boardroom at 175 Ingram Street, Duncan. Please note the correct time for the meeting you have applied to attend.

Please Note: Contact information supplied by you and submitted with this form will become part of the public record and will be published in a meeting agenda that is posted online when this matter is before the Board. If you do not wish this contact information disclosed, please contact the FOI Coordinator at 250.746.2517 or 1.800.665.3955 to advise.

Meeting Date 4/11/2018

Contact Information

Contact Name Guy Johnston

Representing Commercial Fishermen

Number Attending 3

Address 760 Pritchard Rd

City Cowichan Bay

Province BC

Postal Code V0R 1N1

Telephone Number 250.715.6647

Reply Email mrfishing@telus.net

Presentation Topic and Nature of Request We would like to explain some of the issues facing the commercial fishery and young fishermen. The commercial fishery and fish processing Industries have been the backbone to coastal economic development and healthy coastal communities. More and more the benefits of the industry are going out of coastal communities and into the pockets of

license holder /investors and away from working fishermen. On the east coast of Canada the Minister of Fisheries has instituted within the Fisheries Act protections for owner operators and measures to support inter-generational change in the fishery. We are asking the board to support us in asking the Minister of Fisheries to set up a through independent review of Licensing policy on the West Coast

| | |
|--|-----|
| Do you have a PowerPoint presentation? | Yes |
|--|-----|

Email not displaying correctly? [View it in your browser.](#)

Shannon Carlow

From: noreply@civicplus.com
Sent: Thursday, March 22, 2018 2:55 PM
To: Shannon Carlow; Tara Daly
Subject: Online Form Submittal: Regular Board Meeting

Regular Board Meeting

Request to Appear as a Delegation at the Board

Board meetings start at 6:30 p.m. on the second Wednesday and at 1:30 p.m. on the fourth Wednesday of the month in the CVRD Boardroom at 175 Ingram Street, Duncan. Please note the correct time for the meeting you have applied to attend.

Please Note: Contact information supplied by you and submitted with this form will become part of the public record and will be published in a meeting agenda that is posted online when this matter is before the Board. If you do not wish this contact information disclosed, please contact the FOI Coordinator at 250.746.2517 or 1.800.665.3955 to advise.

Meeting Date 4/11/2018

Contact Information

Contact Name Peter Nash

Representing A group of concerned home owners.

Number Attending More than 5

Address 1857 Norbury Road

City Shawnigan Lake

Province B C

Postal Code V0R 2W0

Telephone Number 250 881 0157

Reply Email pjfnash@hotmail.com

Presentation Topic and Nature of Request Proposed rail/trail from the government dock to Old Mill Park. Home owners and other concerned citizens would like to present their concerns regarding the proposed trail and it's affect on their properties, particularly access, property values, safety issues, etc. Tom Buss, a propey owner of land on both sides of the tracks will be presenting.

Do you have a PowerPoint presentation? No

Email not displaying correctly? [View it in your browser.](#)



REGIONAL SERVICES COMMITTEE REPORT
OF MEETING HELD MARCH 28, 2018

DATE: April 11, 2018

To: Chairperson and Directors of the Board

Your Regional Services Committee reports and recommends as follows:

1. 1. That the 2018 Budget for Function 131 Environmental Initiatives be amended to:
 1. Increase Federal Conditional Grants revenue by \$46,934;
 2. Increase Provincial Conditional Grants revenue by \$42,494;
 3. Decrease Transfer from Gas Tax revenue by \$3,148;
 4. Increase Surplus revenue by \$35,000;
 5. Decrease Regional Sustainability Plan / Climate expense by \$3,148;
 6. Increase Contract for Services expense by \$21,678;
 7. Increase Flood Plain Management expense by \$67,750; and
 8. Increase Project Expenditures expense by \$35,000.
2. That the 2018 Budget for Function 540 Liquid Waste Plan – South Sector be amended to:
 1. Increase Transfer from Gas Tax revenue by \$18,353; and
 2. Increase Contract for Services expense by \$18,353.
3. That Function 131 – Environmental Initiatives requested Contract for Services expenditures be authorized to proceed prior to approval of the 2018 Budget amendment.
2. That the 10-year co-location renewal agreement, for the Woodley Range 911 repeater site, between Rogers Communications Incorporated and the Cowichan Valley Regional District be approved.



ELECTORAL AREA SERVICES COMMITTEE REPORT

OF MEETING HELD APRIL 4, 2018

DATE: April 5, 2018

To: Board of Directors

1. That a Grant-in-Aid, Electoral Area A – Mill Bay/Malahat, in the amount of \$500 be provided to Frances Kelsey Secondary School Dry Grad Committee to support its Dry Grad Celebrations.
2. That a Grant-in-Aid, Electoral Area B – Shawnigan Lake, in the amount of \$500 be provided to Red Willow Womyn's Society to support the acquisition of office space in Duncan for child protection services offered to aboriginal women in the community.
3. That a Grant-in-Aid, Electoral Area D – Cowichan Bay, in the amount of \$2,500 be provided to Cittaslow Cowichan to support the Cittaslow Society 2018 events.
4. That a Grant-in-Aid, Electoral Area D – Cowichan Bay, in the amount of \$550 be provided to Cowichan Bay Improvement Association to support the Maritime Centre Boat Festival on July 7 and 8, 2018.

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

5. That Development Variance Permit Application No. 03-C-17DVP (4172 Chelsea Place) to vary Section 10.3.4 of Zoning Bylaw No. 3520 be approved as follows:
 1. A reduced interior side parcel line setback (east) for an accessory building from 1.0 metre to 0.91 metres, and
 2. A reduced rear parcel line setback (west) for an accessory building from 4.5 metres to 1.53 metres.
6. That Development Variance Permit Application No. DVP18D01 (1099 Cherry Point Road) to vary Section 5.2(4) of Zoning Bylaw No. 3705 to decrease the minimum setback from the front parcel line from 7.5 metres to 4.5 metres be approved.
7. That Development Variance Permit Application No. 02-G-17DVP (10844 Olsen Road) to vary Section 5.4.4 of Zoning Bylaw No. 2524 to reduce the rear parcel line setback for an accessory building from 4.5 metres to 1.0 metre be approved.
8.
 1. That Development Permit Application No. 08-C-17DP (920 Chapman Road) 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 the development permit guidelines of Official Community Plan Bylaw No. 3510.

9.
 1. That second reading of Zoning Amendment Bylaws Nos. 4118, 4119, 4120, 4121, 4122, 4123, 4124 and 4125, be rescinded.
 2. That Zoning Amendment Bylaws Nos. 4118, 4119, 4120, 4121, 4122, 4123, 4124 and 4125 be amended in accordance with Attachments A through H of the Community Planning Division's March 22, 2018 staff report, and be forwarded to the Board for consideration of second reading, as amended.
 3. That Zoning Amendment Bylaws Nos. 4118, 4119, 4120, 4121, 4122, 4123, 4124 and 4125 not be referred to any external agencies.
 4. That a public hearing for Zoning Amendment Bylaws Nos. 4118, 4119, 4120, 4121, 4122, 4123, 4124 and 4125 be held with all Electoral Area Directors delegated to attend on behalf of the Board.



Shawnigan Lake Community Centre Commission Report

OF MEETING HELD MARCH 26, 2018

DATE: April 3, 2018

TO: Chairpersons and Directors of the Board

Your Shawnigan Lake Community Centre Commission reports and recommends:

That short term borrowing of up to \$175,000 be approved for parking lot improvements at Shawnigan Lake Community Centre, to be paid back over five years as per the Liabilities under Agreement Section of 175 of the *Community Charter*.



STAFF REPORT TO THE BOARD

DATE OF REPORT March 29, 2018
MEETING TYPE & DATE Board Meeting of April 11, 2018
FROM: Environmental Services Division
Engineering Services Department
SUBJECT: Cowichan Lake Water Use Planning Process
FILE:

PURPOSE/INTRODUCTION

The purpose of this report is to update the Board on the Cowichan Water Use Planning process currently underway.

RECOMMENDED RESOLUTION

For information.

BACKGROUND

The issue of water management in the Cowichan Lake and River system has been an iterative planning issue in the region for years, beginning with the Cowichan Water Management Plan (the Plan) completed in March of 2007. Over the Plan's two year development process, one vision, six key goals, 23 objectives and 89 discreet actions were identified to advance the vision of water management in the basin. The best available information was used at the time to identify a long term target for storage that would meet the Plan's objectives.

Much has changed in the intervening years and we now have a much better picture of what a future climatic state is projected to be. This future indicates that there will be serious and substantial future water supply deficits at key periods with correspondingly large impacts on fisheries and communities. Solutions are complex and there are no solutions that result in win/win scenarios. In order to move forward in a process of adaptive management and mitigation of the effects on our communities, the CVRD identified the need to undertake a refreshed and more nuanced, values-based assessment of establishing a potential storage target for future decisions. Compass Resource Management is leading the current Cowichan Water Use Planning Process based on a structured decision model framework. No decision has been made with regards to what an implementation program would be in the future – the focus of the work at this time is to simply answer the question of how much water should be stored and the implications of doing so on community values.

The province has a 13-step water use planning process which outlines the necessary steps required to develop a formal water use plan to backstop any future water licence application. The process used in this current planning exercise follows the provincially-approved water use planning process up to step eight to form the basis of a subsequent decision by a future proponent or groups to consider a decision on moving forward. The process currently underway utilizes an approach to help groups work collaboratively to build a foundation for understanding trade-offs, clarify uncertainties, and make informed, transparent and broadly supported choices. A large interdisciplinary group along with technical supporting teams have been working on this process since mid-2017 and will be presenting their process and trade-off analysis in a public meeting in late May or early June in the Cowichan Lake area. Information on the process and background materials can be found at the program's web page <https://cowichanwup.ca/>.

The Board will have an opportunity to be briefed by Michael Harstone with Compass Resource Management on the process and some of the analysis to date at this meeting.

ANALYSIS

This is a highly charged issue and will result in a much better understanding of the trade-offs required for each scenario. This is still a fluid process and the presentation by Compass Resource Management will provide the Board with a more comprehensive understanding of the issues and impacts that will be presented at the upcoming public meeting. Given the issues at hand, a second presentation to the Board will be provided after the upcoming election to discuss the conclusion of the eight step process and the next steps.

FINANCIAL CONSIDERATIONS

None at this time. The program is fully supported by grant funds from the Clean Water and Wastewater Fund program as well as partner contributions from Catalyst, Cowichan Tribes and the Watershed Board.

COMMUNICATION CONSIDERATIONS

This issue is of considerable interest to a wide variety of communities given its potential impacts on the ecology, economy and settlement areas.

STRATEGIC/BUSINESS PLAN CONSIDERATIONS

This work supports the CVRD strategic objective of protection of water resources and an action item focused on Cowichan Lake storage - providing leadership in the development of a long term water supply and drought planning to support necessary community, economic and ecological needs.

Referred to (upon completion):

- Community Services (*Island Savings Centre, Cowichan Lake Recreation, South Cowichan Recreation, Arts & Culture, Public Safety, Facilities & Transit*)
- Corporate Services (*Finance, Human Resources, Legislative Services, Information Technology, Procurement*)
- Engineering Services (*Environmental Services, Water Management, Recycling & Waste Management*)
- Land Use Services (*Community Planning, Development Services, Inspection & Enforcement, Economic Development, Parks & Trails*)
- Strategic Services

Prepared by:



Kate Miller, MCIP, RPP, LEED AP
Manager

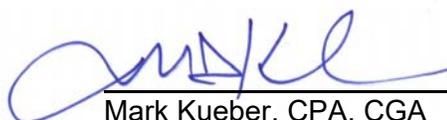
Reviewed by:



Hamid Hatami, P.Eng.
General Manager

Reviewed for Form and Content and Approved for Submission to the Board:

Chief Administrative Officer's Comments / Concurrence



Mark Kueber, CPA, CGA
A/CAO



STAFF REPORT TO THE BOARD

DATE OF REPORT April 4, 2018
MEETING TYPE & DATE Board Meeting of April 11, 2018
FROM: Legislative Services Division
Corporate Services Department
SUBJECT: Options and Timing for Seeking Public Approval – Cowichan Housing Association Annual Financial Contribution Service Establishment Proposal
FILE: Bylaw No. 4201

PURPOSE/INTRODUCTION

The purpose of this report is to choose the method by which to seek public approval regarding proposed Cowichan Housing Association Annual Financial Contribution Service Establishment No. 4201 and the timing of when to seek public approval.

RECOMMENDED RESOLUTION

For direction.

BACKGROUND

The Regional Services Committee passed the following resolution at their March 28, 2018 meeting:

“That the draft Cowichan Housing Association Annual Financial Contribution Service Establishment Bylaw be forwarded to the April 11, 2018 Board meeting for consideration of first three readings.”

Cowichan Housing Association Annual Financial Contribution Service Establishment Bylaw No. 4201 is ready for consideration of first three readings. However, the Board needs to decide the method by which to seek public approval for the bylaw and the timing of when to seek public approval.

ANALYSIS

Prior to establishing this new Cowichan Housing Association Annual Financial Contribution service, public approval is required either through an Alternative Approval Process (AAP) or by Referendum. In either case, the Board’s AAP policy requires a 60 day public engagement period prior to undertaking an AAP (or Referendum). Since this proposal is for a full regional service, the costs incurred during the public engagement period will be significantly higher than if only one or two jurisdictions were participating service partners.

An unaddressed information card sent by direct mailing to all households in the region would cost a minimum of \$30,000 for design, printing and postage costs. Four open houses (one each in the north, central, west and south geographical areas) would incur \$5,000 to \$7,000 in costs (handouts, advertising, storyboards, mileage, refreshments, and hall rentals). Staff resources would be used to update and manage PlaceSpeak, social media and the regional district’s website.

The cost for the required community engagement is estimated at approximately \$37,000. If, after considering the input received from the community, the Board proceeds with the proposal, the approximate cost for the legislated newspaper advertising would be \$3,000.

Option #1 – AAP

If first three readings are given to Bylaw No. 4201 on April 11, the community engagement period would occur from mid-April to mid-June. Public comments would be considered at the June 13 Board meeting and the Directors will decide whether or not to proceed with an AAP. If the decision is to proceed, the elector response deadline would be set for August 15, 2018. Provided less than 10% of the electors oppose the adoption of Bylaw No. 4201, the Board would consider adoption of the Bylaw on August 22, 2018.

If more than 10% of the electors are opposed, the Board has the option of proceeding to Referendum within 80 days of the AAP deadline date of August 15. This would result in a Referendum being held in conjunction with the election on October 20. The referendum costs in this scenario would be approximately \$3,000 for additional statutory newspaper advertising.

Option #2 – Direct to Referendum (Held in Conjunction with the General Election)

The Board gives first three readings to Bylaw No. 4201 on June 13 with the community engagement period occurring from mid-June to mid-August. Public comments would be considered on August 8 and the Board will decide whether or not to proceed to referendum. If the decision is to proceed, the referendum would be held in conjunction with the election on October 20.

FINANCIAL CONSIDERATIONS

Approximately \$40,000 for community engagement and statutory newspaper advertising.

COMMUNICATION CONSIDERATIONS

Both options would require a two month community engagement period in order to obtain public comments on the proposed service. Additional communication would be required if a referendum is held.

STRATEGIC/BUSINESS PLAN CONSIDERATIONS

N/A

Referred to (upon completion):

- Community Services (*Island Savings Centre, Cowichan Lake Recreation, South Cowichan Recreation, Arts & Culture, Public Safety, Facilities & Transit*)
- Corporate Services (*Finance, Human Resources, Legislative Services, Information Technology, Procurement*)
- Engineering Services (*Environmental Services, Water Management, Recycling & Waste Management*)
- Land Use Services (*Community Planning, Development Services, Inspection & Enforcement, Economic Development, Parks & Trails*)
- Strategic Services

Prepared by:

Reviewed by:



Joe Barry
Corporate Secretary

Not Applicable
Not Applicable



Mark Kueber, CPA, CGA
General Manager

Reviewed for Form and Content and Approved for Submission to the Board:

Chief Administrative Officer's Comments / Concurrence



Brian Carruthers
Chief Administrative Officer

ATTACHMENTS:



PUBLIC HEARING REPORT

Bylaw Nos. 4155 and 4156

The following is a summary of the proceedings of the Public Hearing to consider Official Community Plan Amendment Bylaw No. 4155 and Zoning Amendment Bylaw No. 4156 (4681 Sahtlam Estates Road) - applicable to Electoral Area E – Cowichan Station/Sahtlam/Glenora, held on Tuesday, March 6, 2018, at the Sahtlam Fire Hall, 4384 Cowichan Lake Road, Duncan, BC.

INTRODUCTIONS

7:02 p.m.

Director Alison Nicholson, Electoral Area E – Cowichan Station/Sahtlam/Glenora opened the meeting at 7:02 p.m. and introduced the Cowichan Valley Regional District (CVRD) Board delegates and CVRD staff present.

HEARING DELEGATES

Director A. Nicholson, Electoral Area E – Cowichan Station/Sahtlam/Glenora, Chair
Director I. Morrison, Electoral Area F – Cowichan Lake South/Skutz Falls
Director L. Iannidinardo, Electoral Area D – Cowichan Bay

CVRD STAFF PRESENT

Rachelle Rondeau, Planner II, Development Services Division, Land Use Services Department
Jennifer Hughes, Recording Secretary, Land Use Services Department

Members of the Public:

There were 26 members of the public present.

EXPLANATION OF PROPOSED REZONING APPLICATION & BYLAWS

Ms. Rondeau explained that the Public Hearing had been organized to give the public an opportunity to provide input on proposed changes to Official Community Plan Bylaw No. 1490 and Zoning Bylaw No. 1840.

Ms. Rondeau displayed a PowerPoint presentation that outlined the subject property and proposed Official Community Plan Amendment Bylaw No. 4155 and Zoning Amendment Bylaw No. 4156, and she stated the following:

Ortho

➤ Subject property is 3 hectares (about 7.5 acres) and the applicants (Albert and Juliska Hols) have applied to rezone the property in order to subdivide the property. Applicants' plan is to downsize out of their current house and build a new home on the new proposed lot.

Rezoning

- The zoning is currently R-2 which specifies a minimum parcel size of 2 hectares (5 acres), and the proposed RF50/50 Zone specifies a zone of 1 hectare (2.47 acres).
- The applicants also propose to dedicate to the CVRD the portion of land where there is a wetland. Part of this wetland is already protected as CVRD park on the adjacent property to the west.
- They are also dedicating a trail corridor along the south of the property, which is already used informally by the public.

Zoning comparison

- The biggest change in the zoning from R-2 to RF50/50 is the minimum parcel size from 2 hectares (5 acres) down to 1 hectare (2.47 acres).
- A small suite, which is a small detached second dwelling, is not permitted in the RF50/50 Zone.
- The RF 50/50 zone only allows a secondary suite in the home.

APPLICANT

Albert and Juliska Hols were present and stated as a family they love living in Sahtlam and in their neighbourhood and stated that they would answer any questions the public may have.

**QUESTION and
ANSWER SESSION
7:08 p.m. – 7:14 p.m.**

A question and answer session carried out between 7:08 p.m. and 7:14 p.m.

7:14 p.m. – 7:19 p.m.

BREAK

**CALL TO ORDER
7:19 p.m.**

Chair Nicholson, Electoral Area E – Cowichan Station/Sahtlam/Glenora, called the Public Hearing to Order at 7:19 p.m.

Location of the File

Chair Nicholson stated that the Information Binder was available for review on the back table, along with copies of the proposed Amendment Bylaws. She advised that any letters or submissions which 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 will 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**

Ms. Rondeau advised that notice of the Public Hearing was advertised in two consecutive issues of the *Cowichan Valley Citizen* (Wednesday, February 28, 2018 and Friday, March 1, 2018) and letters had also been sent to adjacent owners and occupiers of the property as required by the *Local Government Act*.

The purpose of Official Community Plan Amendment Bylaw No. 4155 and Zoning Amendment Bylaw No. 4156 is to permit subdivision of the property into two lots with a minimum parcel size of 1 ha. Dedication of a wetland and trail corridor to the Cowichan Valley Regional District is also proposed.

Official Community Plan Amendment Bylaw No. 4155 proposes to amend Cowichan - Koksilah Official Community Plan Bylaw No. 1490 by redesignating the property from Suburban Residential (S) to Rural Residential/Forestry Conservation (RR/FC). Zoning Amendment Bylaw No. 4156 proposes to amend Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Bylaw No. 1840 by rezoning the property

from R-2 (Suburban Residential) to RF50/50 (Rural Residential/Forestry Conservation).

The subject property is legally described as Lot 1, Section 8, Range 7, Sahtlam District, Plan 41219, Except Part in Plan VIP58822, (PID: 000-528-064).

Ms. Rondeau stated that five items of response had been received at the CVRD office from the date the advertising was placed within the local newspaper (*Cowichan Valley Citizen*) to the opening of the Public Hearing today (March 6, 2018).

Correspondence

The following items are attached to the Minutes as Exhibits:

1. CVRD Power Point Presentation (EXHIBIT 1);
2. Email dated March 2, 2018, from Carl Wimmer (EXHIBIT 2);
3. Email dated March 6, 2018, from Susan Kaufmann (EXHIBIT 3);
4. Correspondence dated received March 6, 2018 (EXHIBIT 4);
5. Letter dated March 6, 2018, from J. Fonck (EXHIBIT 5);
6. Letter dated March 6, 2018, from Michael Lees (EXHIBIT 6);
7. Letter dated March 6, 2018, from Loren Duncan (EXHIBIT 7);
8. Letter dated March 6, 2018, from Rik Dinham (EXHIBIT 8); and
9. Letter dated March 6, 2018, from Lynn Ellison (EXHIBIT 9).

PUBLIC COMMENTS

The Public Hearing was then opened to those members of the public present who deemed themselves affected by the proposed Amendment Bylaws. Chair Nicholson 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.

Rik Dinham

- 4680 Cowichan Lake Road
- Is an adjacent property owner and has had no concerns regarding traffic coming or going from the subject property.
- Supports the proposed rezoning application.

Jane McCallister

- 4751 Sahtlam Estates Road
- Almost all immediate neighbours who live on the road of the subject property are in attendance at the Public Hearing to give their support.
- Supports the applicants and their proposed application.

Loren Duncan

- 5740 West Riverbottom Road
- There are maps that display a circle surrounding Wake Lake which is a significant ecological feature in the community. Even though there might be development, acquiring wetlands to preserve the greenspace within that circle is encouraged as much as possible. Property is not designated forestry but within the area near Wake Lake the RF 50/50 Zone is a good fit even though it's a small subdivision.
- A trail is also proposed to join into a greater greenway for walking dogs, riding horses and riding bikes.
- Applicants have been good neighbours to the community and he supports their proposed application.

Michael Lees

- 4948 Arla Court
- Has seen more 5 acre lots proposed in the area recently and that he felt that was creating urban sprawl. Supports 1 hectare lots if the ground is good for water and septic. People living on 5 acre lots are not part of a tight community as compared to people living on 1 hectare lots.
- Supports the proposed rezoning application.

**ADJOURNMENT
7:28 p.m.**

Chair Nicholson asked for public comments or submissions three times from the public present regarding Official Community Plan Amendment Bylaw No. 4155 and Zoning Amendment Bylaw No. 4156.

Chair Nicholson declared the Public Hearing closed at 7:28 p.m.

CERTIFICATION:

We attended the Public Hearing on Tuesday, March 6, 2018, and hereby certify that this is a fair and accurate report of the Public Hearing.



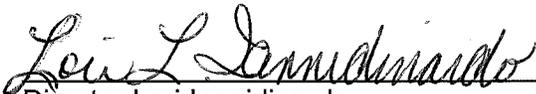
Director Alison Nicholson, Chair

Date March 27/18



Director Ian Morrison

Date MARCH 29, 2018



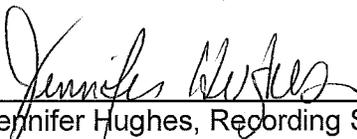
Director Lori Iannidinardo

Date April 4/2018.



Rachelle Rondeau, Planner II

Date MARCH 27, 2018



Jennifer Hughes, Recording Secretary

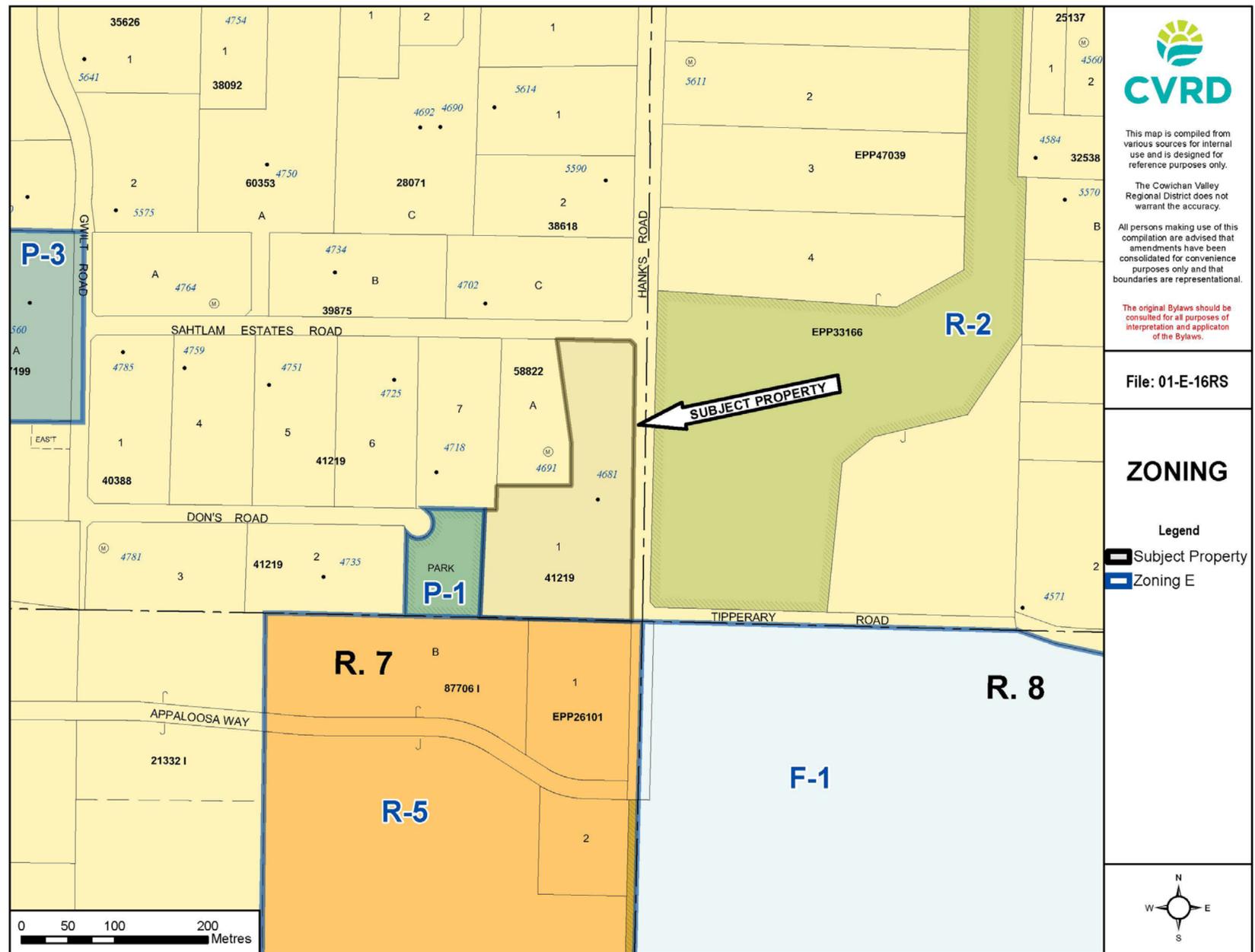
Date March 26, 2018

EXHIBIT 1





- 4681 Sahtlam Estates Road
- Property is 3.026 ha (7.5 acres)
- Proposed subdivision
 - 1 ha minimum (2.47 acres)
- Dedication of wetland and park corridor to CVRD



Zoning

- Mixture of Zoning:

- P-1 (Institutional);
- F-1 (Forestry);
- A-1 (Agriculture);
- R-3 and R-6 (Residential);

Proposed: P-1 (Parks and Institutional)

Current Zoning (R-2)

Principal Uses:

- One single family dwelling;
- A second single family dwelling on 6 ha or larger;
- Agriculture, Horticulture;
- Home-based occupation;
- Bed and Breakfast
- Daycare accessory to a residence;
- Small suite or secondary suite.

Proposed Zoning (RF 50/50)

Principal Uses:

- One single family dwelling;
- Agriculture, horticulture, silviculture;
- Daycare or nursery school accessory to a residential use;
- Home-based occupation;
- Secondary suite.

Accessory Uses

- Accessory buildings.

- Accessory buildings.

Minimum Parcel Size for Subdivision

- 2 ha

- 1 ha

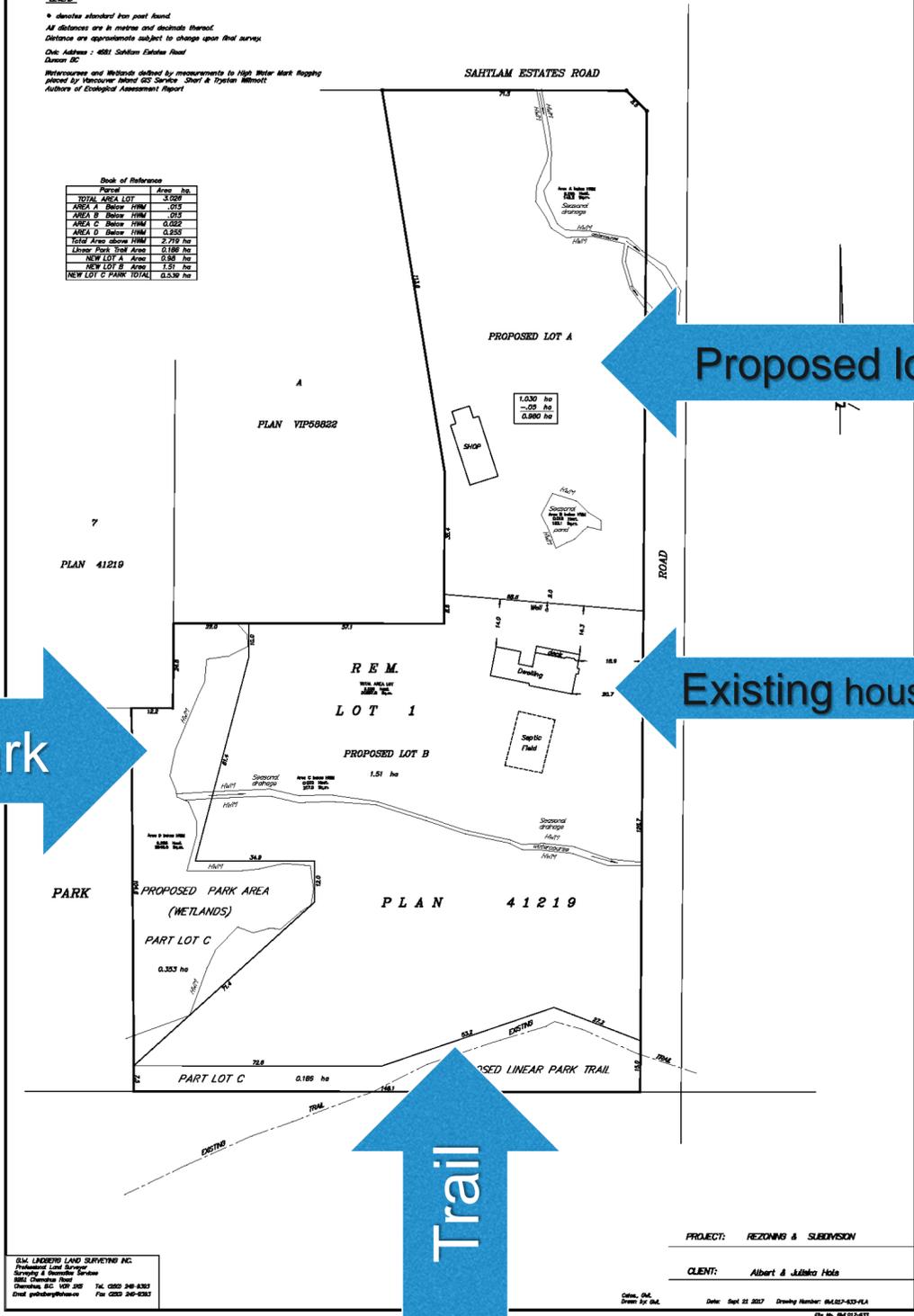
SKETCH PLAN TO ACCOMPANY REZONING APPLICATION OF LOT 1, SECTION 8, RANGE 7,
 SAHTLAM DISTRICT, PLAN 41219, EXCEPT THAT PART IN PLAN VIP58822
 FOR DISCUSSIONS AND APPLICATION PURPOSES ONLY

BCOS 92B 074
 Scale = 1:500
 The intended plot size of this plan is 250 mm in width by 354 mm in height
 (D size) when plotted at a scale of 1:500

LEGEND
 * denotes abandoned fee paid amount
 All distances are in metres and decimals thereof
 Distances are approximate subject to change upon final survey
 Doc. Address : 4681 Sahtlam Estates Road
 Duncan BC
 Measurements and Wetlands defined by measurements to High Water Mark Ropings
 placed by Vancouver Island GIS Service. Sheet 4 System Abstract
 Authors of Ecological Assessment Report

Book of Reference

| Parcel | Area | ha |
|------------------------|-------|----|
| TOTAL AREA LOT | 3.026 | |
| AREA A Below FHM | 0.015 | |
| AREA B Below FHM | 0.015 | |
| AREA C Below FHM | 0.022 | |
| AREA D Below FHM | 0.233 | |
| Total Area below FHM | 2.797 | ha |
| Linear Park Trail Area | 0.188 | ha |
| NEW LOT A Area | 0.98 | ha |
| NEW LOT B Area | 1.51 | ha |
| NEW LOT C PARK TOTAL | 0.539 | ha |



Park

Proposed lot

Existing house

Trail



G.M. LANDROU LAND SURVEYING INC.
 Professional Land Surveying
 Surveying & Mapping Services
 2100 Highway 101, Suite 200
 Duncan, BC V9B 3K3
 Tel: 250-246-4303
 Fax: 250-246-4302
 Email: gml@landrou.com

PROJECT: REZONING & SUBDIVISION
 CLIENT: Albert & Jolene Hols

Date: Sept. 23, 2022
 Drawing Number: 04/027-403-PLA
 File No. 04/027-403



Wetland



Trail Corridor

Questions:

Rachelle Rondeau, RPP, Planner II

Development Services Division

Land Use Services

EXHIBIT 2

Rachelle Rondeau

From: Carl Wimmer <Carl@caromar.com>
Sent: March 2, 2018 7:15 PM
To: Rachelle Rondeau
Subject: Re: 4681 Sahtlam Estates Road rezoning

Hi Rachelle

Looks fine to me

One vote is "up"

When they go for subdivision, I would be interested in how far down hanks, the HWYs Department makes them build the road. Of course, we would like that to go down all the way to Appaloosa Drive.

All the best and thanks

Carl

On 2/28/2018 12:20 PM, Rachelle Rondeau wrote:

Hi Carl,

Thank you for the phone call.

As discussed, please see the attached site plan outlining the currently proposed lot configuration and proposed park and trail areas.

The rezoning is required to permit subdivision of the property into two lots of 1 ha. Further to our discussion about the lot layout, please be advised that the configuration of the lots could change during the subdivision process, provided that it meets the requirements of the zone. The areas proposed for park dedication would not change (except for perhaps minor changes in exceptional circumstances).

If you have any questions or comments regarding the rezoning application, please let me know by March 6 no later than 4:30 pm.

Here is a link to the application materials online:

<https://www.cvrld.bc.ca/1282/Public-Hearings>

Thanks
Rachelle

Rachelle Rondeau, MCIP, RPP
Planner, Development Services Division
Land Use Services Department
Cowichan Valley Regional District
175 Ingram Street, **Duncan, BC V9L 1N8**
E-mail: rroudeau@cvrd.bc.ca
Tel: 250.746.2620 Toll Free: 1.800.665.3955 Fax: 250.746.2621

Please note that due to unusually high workload levels and to serve customers better, Planning staff will be available for telephone and front counter enquires on a limited basis between 1pm

EXHIBIT 3

Rachelle Rondeau

From: Susan Kaufmann <skaufm@shaw.ca>
Sent: March 6, 2018 1:00 PM
To: Planning and Development; Rachelle Rondeau; Alison Nicholson; Ian Morrison; Lori Iannidinardo; Mary Marcotte; Klaus Kuhn; Kerry Davis; Sierra Acton; mcllement@cvr.d.bc.ca; Mel Dorey
Cc: Keith Batstone
Subject: Hols rezoning application and public hearing

To whom it may concern, regrettably, I cannot support the Hols rezoning application without compliance of the home based business regulations.

The trade off: in this case, the trade off for the CVRD was the opportunity to further protect critical wetland habitat within the highly environmentally sensitive Wake Lake area. The trade off for the Hols was the ability to downsize while remaining on a portion of the land and within the neighbourhood they have occupied for many years.

The stumbling blocks: The home based auto repair business that has grown over the years to exceed what is permissible under the Area E OCP and accompanying zoning bylaws.

Spot zoning is generally not supported and can lead to haphazard development that is in conflict with the vision and intent of Official Community Plan and implementing Zoning Bylaws.

Public meeting discussion topics:

HBB: The strength of the current OCP under which this application could be granted is the intention to keep commercial areas within commercial areas, separate from residential areas. Members of the public expressed their desire to see a broader scope of permissible HBBs in the new Area E OCP. The draft OCP currently underway may support a broader range of HBBs that are compatible within a residential designation. Strong emphasis on environmentally appropriate uses should be encouraged.

TUPs: A TUP for testing a business where zoning would not normally be permissible. The challenge with TUPs for this use comes when the business grows to size that it is no longer suitable for a residential area or is found to be incompatible with residential use and is not supported by local area residents. How and when could the CVRD seek compliance to either move or close the business?

Business Licenses: there is increasing evidence that business licenses could be useful tools in supporting land use designations, promoting public education on purpose and intent of Official Community Plans and implementing zoning bylaws. A public education program could clearly identify what HBB are permissible within the greater CVRD, avoiding costly, time intensive staff resources and reduce public conflicts.

The conundrum for the EASC: The conundrum comes when you try to fit a square peg in a round hole. In this case, where a land use designation for another purpose is manipulated with good intentions. If the EASC supports this application without addressing the non compliant HBB are you setting a precedence for other non compliant HBBs within the CVRD?

I fully appreciate the Hols have operated their business in an environmentally responsible way. I am not confident the business will cease to operate when Mr. Hols retires or the new operator will have the same careful consideration for the wetland area. The greater question is: Does it make sense to grant a rezoning request that is designed to protect an environmentally sensitive area without addressing a business that could potentially destroy it?

Respectfully,
Susan Kaufmann
Sahtlam

Zoning regulates land use, not people.

Sent from my iPad

EXHIBIT 4

Re: Rezoning Application of Lot 1, Section 8, Range 7, Sahtlam District, Plan 41219

In our opinion large parcel sizes (2+ hectares) are part of the appeal to the area. We checked into bylaws and zoning before we bought in the area years ago and we really liked the fact the R-2 zoning didn't allow for parcels smaller than 2 hectares. Bylaws are in place to protect the way the land is allowed to be developed, but often when it becomes common place to get a work-around, it sets a precedent for future work-arounds. The fragile and unique ecosystem of Wake Lake is less than a kilometer away and to help preserve it, we feel a higher level of scrutiny should be used when considering applications of this nature. An increase in development density within proximity to the lake will likely add a little more strain on an already taxed environmental sensitivity. Although it's inevitable that at some point in the future Hanks Road will be developed into a through road, the rezoning and subsequent subdivision will give it a jump start. The extension of Hanks Road will have a direct impact on two small seasonal streams that flow off/through the subject property and onto the undeveloped road right-of-way. If Hanks Road is punched all the way through to Appaloosa Way, it will open up what is otherwise a quiet loop utilized by local traffic. Most traffic will likely use Hank's Road to access the Appaloosa/Belvedere development to the southwest. This would direct traffic flow closer to Wake Lake. We just enjoy the peaceful environment we currently reside in and see the area as a real treasure in terms of uniqueness and biodiversity. We are not in favour of increasing density. A possible solution would be to move the projected lot line back so Lot A includes the house and septic, the CVRD purchases all of Lot B for park, and the applicant could renovate their existing home. We don't know if that's a feasible idea, but just trying to provide a pleasing alternate. That's our 2 cents for what it's worth. Thanks for taking our thoughts into consideration,

CVRD
RECEIVED
MAR 06 2018

MARCH 2018

REGARDING BYLAW 4155 OCP AMENDMENT
AND BYLAW 4156 ZONING AMENDMENT

TO WHOM IT MAY CONCERN.

I AM IN FULL SUPPORT OF THE
ALBERT HOLS APPLICATION FOR REZONING

THE HOLS FAMILY BUSINESS HAS BEEN
A VERY WELL RUN AND APPRECIATED
REPAIR SHOP IN SAATHAN FOR MANY YEARS

I HAVE NOT HEARD OF ANY COMPLAINTS
ABOUT HIS OPERATION AS LONG AS I
HAVE BEEN IN THIS AREA, AND CONSIDER
HIS SHOP AS AN ASSET TO THE COMMUNITY

J. Lonck

745C BELL MCKINNON RD DUNCAN BC

STACEY LONCK

PER; CUTSC

A blue ink stamp with a crown icon above the word "RECEIVED". The text "CVRD" is positioned above "RECEIVED".

MAR 06 2018

EXHIBIT 6

MICHAEL LEE'S
4948 ARWA COURT
DUNCAN BC.
V9L-6173

WHILE I UNDERSTAND THE REASONING
CALLS FOR 2 HECTARE LOTS, WE WILL
NEED TO CONSIDER 1 HECTARE LOTS IN THE FUTURE
TWO HECTARE LOTS CONTRIBUTE TO
URBAN SPRAWL WITH ONE HOUSE STRUCK
IN THE CENTER, THEY DO NOT MAKE
COMMUNITY BUT RATHER ENCOURAGE
ISOLATION. DENSIFICATION BUILDS COMMUNITY
I SUPPORT THE APPLICATION

MICHAEL LEE'S

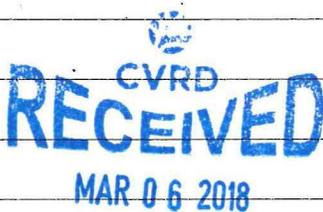
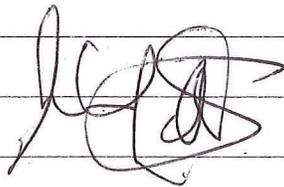


EXHIBIT 7

Re-submitted for
Public Hearing
MARCH 6 2018

~~MARCH 13 2017~~

For:

Rob Conway
C.V.R.D. PLANNING MANAGER

DEAR SIR

AS A THIRTY YEAR RESIDENT AND OWNER OF
A PROPERTY IN THE NEIGHBORHOOD TO BE MOST AFFECTED
BY THE HOLS FAMILY RE-ZONING APPLICATION (# 01-E-16R).
I WOULD LIKE TO EXPRESS MY UNRESERVED SUPPORT FOR THEIR
APPLICATION.

VIRTUALLY ALL TRAFFIC TO AND FROM THEIR FAMILY
BUSINESS MUST PASS ADJACENT TO MY PROPERTY AND IT HAS
HAD NO ADVERSE AFFECT ON THE NEIGHBORHOOD. I HAVE NEVER
BEEN INCONVENIENCED OR DISRUPTED BY ANY OTHER FACET OF
THEIR OPERATION.

THEY HAVE BEEN RESPONSIBLE, CONSIDERATE NEIGHBORS
WHO VISIBLY CONTRIBUTE BY PROVIDING A NEEDED SERVICE. IT
BEHOOVES US ALL TO SUPPORT SUCH EXCELLENT CITIZEN SHIP.

THANK-YOU FOR CONSIDERING MY HEARTFELT SUPPORT
FOR THEIR APPLICATION.

SINCERELY

R. Duncan (Rik Duncan)
4080 COWICHAN LK RD.
DUNCAN, B.C.
V9L 6J2



EXHIBIT 8

ReSubmitted for public
hearing March 6, 2018

~~Mar. 13th 2017~~

FOR:

ROB CONROY.

C.V.R.D. PLANNING MANAGER,

DEAR SIR,

I AM A RESIDENT + NEIGHBOUR + HAVE BEEN
FOR TEN YEARS. I AM IN FAVOR + IN
SUPPORT OF THEIR REZONING APPLICATION
(# 01-E-16R2).

CVRD
RECEIVED
MAR 06 2018

SINCERELY

Lynn Ellison
4680 Cowichan Lk. Rd.
Duncan, BC.
V9L 6J2

EXHIBIT 9

I fully support the Albert Hols application to Re-zone to RF 50-50

The land dedication is appreciated and in the public interest.

The Hols application seemed to take more time than is perhaps necessary.

Loren Duncan
Board Member





COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4201

A Bylaw to Establish a Service to Provide an Annual Financial Contribution to the Cowichan Housing Association

WHEREAS pursuant to Sections 332 and 338 of the *Local Government Act*, a Regional District may, by bylaw, establish and operate any service that the Board considers necessary or desirable for all or part of the Regional District;

AND WHEREAS the Board of the Cowichan Valley Regional District wishes to establish a service for the purpose of assisting the Cowichan Housing Association with costs associated with providing programs and services related to affordable housing and homelessness prevention in the Cowichan valley;

AND WHEREAS the Board of the Cowichan Valley Regional District has obtained the approval of the service area electors in accordance with the *Local Government Act* and the *Community Charter*;

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. 4201 – Cowichan Housing Association Annual Financial Contribution Service Establishment Bylaw, 2018**".

2. **SERVICE BEING ESTABLISHED**

The service being established under the authority of this bylaw is a service for the purpose of providing an annual financial contribution to assist the Cowichan Housing Association with costs associated with providing programs and services related to affordable housing and homelessness prevention in the Cowichan valley. The service shall be known as the "Cowichan Housing Association Annual Financial Contribution Service".

3. **SERVICE AREA BOUNDARIES**

The boundaries of the service area are the boundaries of the whole of the Cowichan Valley Regional District.

4. **PARTICIPATING AREA**

The participating area for this service is the whole of the Cowichan Valley Regional District comprised of the City of Duncan; District Municipality of North Cowichan; Town of Lake Cowichan; Town of Ladysmith; and Electoral Areas: A – Mill Bay/Malahat; B – Shawnigan Lake; C – Cobble Hill; D – Cowichan Bay; E – Cowichan Station/Sahtlam/Glenora; F – Cowichan Lake South/Skutz Falls; G – Saltair/Gulf Islands; H – North Oyster/Diamond; and I – Youbou/Meade Creek.

5. **METHOD OF COST RECOVERY**

The annual cost of providing this service shall be recovered by one or more of the following:

- a) property value taxes requisitioned and collected on the basis of the net taxable value of land and improvements within the service area;
- b) revenues raised by other means authorized by the *Local Government Act*, or any other Act.

6. **MAXIMUM REQUISITION**

The maximum amount of money that may be requisitioned annually in support of this service shall be the greater of \$765,000 or an amount equal to the amount that could be raised by a property value tax of \$0.04584 per \$1,000 of net taxable value of land and improvements within the service area.

READ A FIRST TIME this _____ day of _____, 2018.

READ A SECOND TIME this _____ day of _____, 2018.

READ A THIRD TIME this _____ day of _____, 2018.

I hereby certify this to be a true and correct copy of Bylaw No. 4201 as given Third Reading on the _____ day of _____, 2018.

Corporate Secretary

Date

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this _____ day of _____, 2018.

ADOPTED this _____ day of _____, 2018.

Chairperson

Corporate Secretary



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4155

A Bylaw for the Purpose of Amending Official Community Plan Bylaw No. 1490, Applicable to Electoral Area E and Part of F – Cowichan-Koksilah

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 and Part of F, that being Cowichan-Koksilah Official Community Plan Bylaw No. 1490;

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

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

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

1. **CITATION**

This bylaw shall be cited for all purposes as "**CVRD Bylaw No. 4155 – Electoral Area E and Part of F – Cowichan-Koksilah Official Community Plan Amendment Bylaw (4681 Sahtlam Estates Road), 2017**".

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 29th day of November, 2017.

READ A SECOND TIME this 29th day of November, 2017.

READ A THIRD TIME this _____ day of _____, 2017.

ADOPTED this _____ day of _____, 2017.

Chairperson

Corporate Secretary



SCHEDULE "A"

To CVRD Bylaw No. 4155

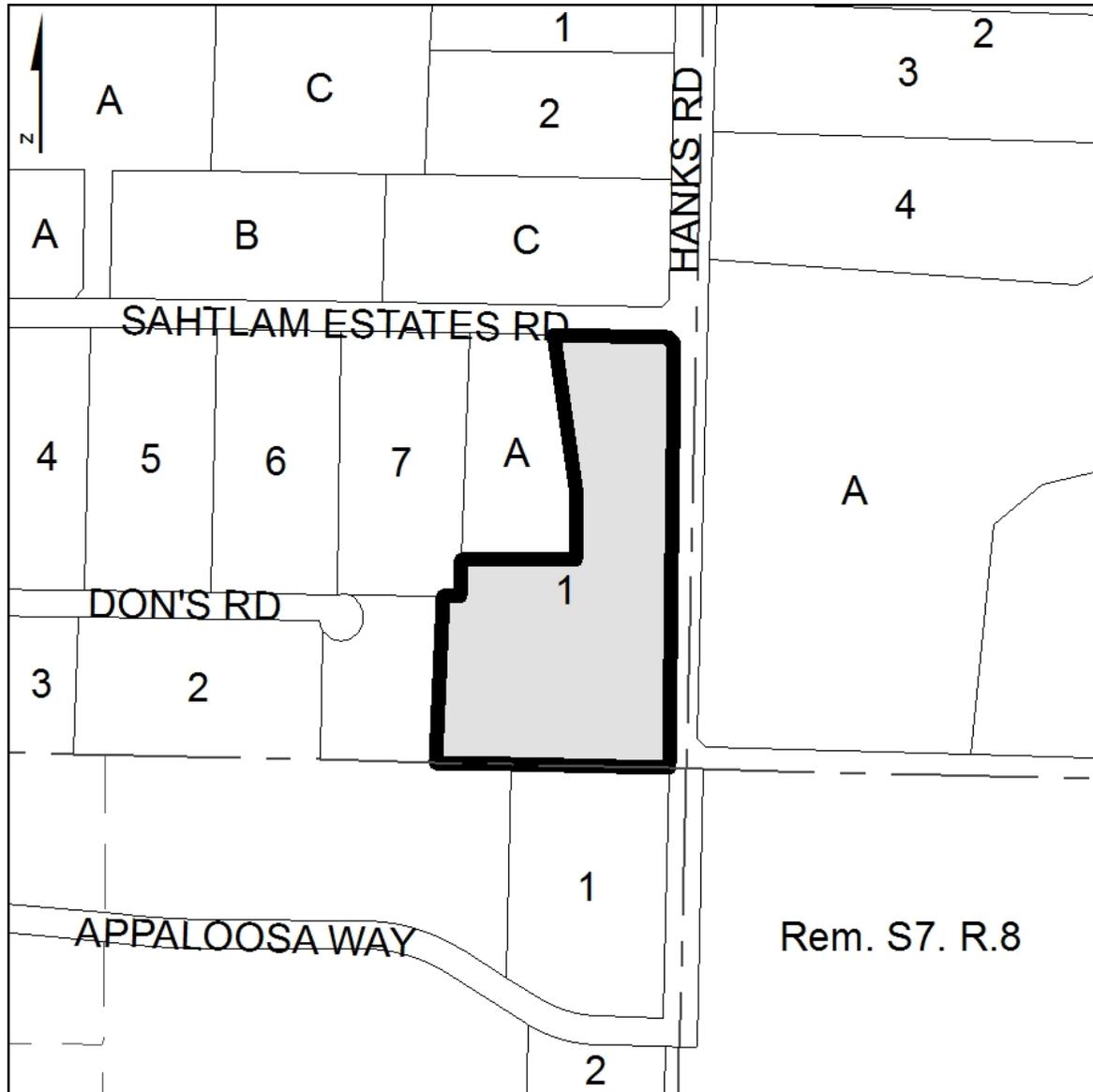
Schedule A to Official Community Plan Bylaw No. 1490, is hereby amended as follows:

1. That the subject property Lot 1, Section 8, Range 7, Sahtlam District, Plan 41219, Except Part in Plan VIP58822 (PID: 000-528-064), as shown outlined in a solid black line on Plan number Z-4155 attached hereto and forming Schedule B of this bylaw, be redesignated from Suburban Residential (S) to Rural Residential/Forestry Conservation (RR/FC); and that Schedule B to Official Community Plan Bylaw No. 1490 be amended accordingly.

PLAN NO. Z-4155

**SCHEDULE "B" TO PLAN AMENDMENT BYLAW NO.
OF THE COWICHAN VALLEY REGIONAL DISTRICT**

 4155



THE AREA OUTLINED IN A SOLID BLACK LINE IS REDESIGNATED FROM

 Suburban Residential (S) TO

 Rural Residential/Forestry Conservation (RR/FC) APPLICABLE

TO ELECTORAL AREA E and Part of F



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4156

A Bylaw for the Purpose of Amending Zoning Bylaw No. 1840 Applicable to Electoral Area E – Cowichan Station/Sahtlam/Glenora

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

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

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

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

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

1. **CITATION**

This bylaw shall be cited for all purposes as "**CVRD Bylaw No. 4156 – Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Amendment Bylaw (4681 Sahtlam Estates Road), 2017**".

2. **AMENDMENTS**

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

- a) That Schedule B (Zoning Map) to Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Bylaw No. 1840 is amended by rezoning the subject property Lot 1, Section 8, Range 7, Sahtlam District, Plan 41219, Except Part in Plan VIP58822 (PID: 000-528-064) as shown outlined in a solid black line on Schedule A attached hereto and forming part of this bylaw, numbered Z-4156, from R-2 to RF 50/50.

3. FORCE AND EFFECT

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

READ A FIRST TIME this 29th day of November, 2017.

READ A SECOND TIME this 29th day of November, 2017.

READ A THIRD TIME this _____ day of _____, 2017.

ADOPTED this _____ day of _____, 2017.

Chairperson

Corporate Secretary



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4194

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. 4194 – Electoral Area H – North Oyster/Diamond Official Community Plan Amendment Bylaw (13271 Simpson Road), 2018**".

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.

4. FORCE AND EFFECT

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

READ A FIRST TIME this _____ day of _____, 2018.

READ A SECOND TIME this _____ day of _____, 2018.

READ A THIRD TIME this _____ day of _____, 2018.

ADOPTED this _____ day of _____, 2018.

Chairperson

Corporate Secretary

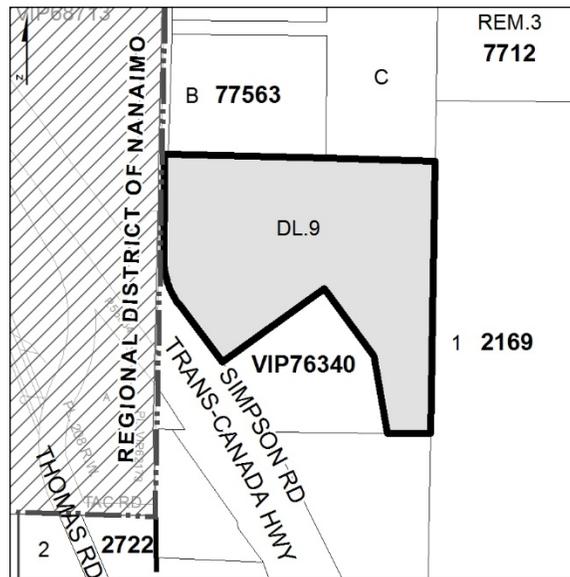


SCHEDULE "A"

To CVRD Bylaw No. 4194

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

1. That Figure 12, "Commercial/Industrial Development Permit Area" be amended to include the portion of That Part of Lot 9, Oyster District, Lying to the West of the Westerly Boundary of Lot 1, Plan 2169 and to the South of the Southerly Boundary of Lot 3 of Said Plan Except The South 10 Chains Thereof and Except Plan 50801 and VIP76340 (PID: 008-903-603)





COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4195

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 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. 4195 – Electoral Area H – North Oyster/Diamond Zoning Amendment Bylaw (13271 Simpson Road), 2018**".

2. **AMENDMENTS**

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

a) Part 3.1 is amended by adding the following new definition:

"Auto recycling yard" means an area of land where End-of-Life vehicles (ELVs) are wholly or partially disassembled, dismantled, stored or crushed, and fluids and other wastes appropriately removed and stored for disposal offsite, including accessory offices, equipment repair and storage buildings but excludes the sale of automobiles, wrecked automobiles or wrecked auto parts.

"Metal recycling yard" means an area of land where metal based products are wholly or partially disassembled, dismantled, stored or crushed, and fluids and other wastes appropriately removed and stored for disposal offsite, including accessory offices, equipment repair and storage buildings but excludes the sale of recycled products.

- b) New Section 11.4 I-4 (Industrial Recycling) Zone is established and subsequent sections are re-numbered.

11.4 I-4 – Industrial Recycling Zone

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 I-4 Zone:

1. Automotive body repair and painting;
2. Automotive repair shop;
3. Auto recycling yard, including exterior storage;
4. Boat building;
5. Book binding, publishing;
6. Broom and brush manufacturing;
7. Cabinet and furniture manufacturing including a joinery;
8. Candy manufacturing;
9. Canning of fruits and vegetables;
10. Cold storage plant;
11. Contractor's workshop, yard and storage;
12. Dairy products manufacturing;
13. Door and window manufacturing;
14. Electric equipment manufacturing;
15. Feed and seed storage;
16. Food products manufacturing, processing and packaging, excluding meat processing and fish processing;
17. Frozen food locker;
18. Kennel;
19. Laboratory;
20. Laundry, dry cleaning and dyeing establishment;
21. Jewellery, mattress, musical instrument, toy, paper box and cardboard, sign, glass, textile, tool, tent and awning, wax products and window shade manufacturing;
22. Metal recycling yard, including exterior storage;
23. Modular or pre-fabricated home and truss manufacturing;
24. Parking garage;
25. Welding shop;
26. Warehouse, including mini-warehouse, truck and trailer rentals;
27. Recycling, sorting and storage of glass, plastic, aluminium, wood, paper, cardboard.
28. Sale of wholesale and retail building supplies, lumber yard;
29. One single family residential dwelling unit per parcel accessory to a use permitted in Section 11.4(a) 1-28;
30. Separate or secondary suite.

(b) Conditions of Use

For any parcel in an I-4 Zone:

1. The parcel coverage shall not exceed 50 percent for all buildings and structures;
2. The maximum permitted height of a structure is 15 metres;
3. The 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 Buildings and Structures |
|--|--|
| Front | 9.0 metres |
| Side (Exterior or Interior) | 9.0 metres |
| Rear | 9.0 metres |

4. The surface of the ground where end-of-life vehicles or non-ferrous materials are stored must be paved and serviced by functioning oil-water separators.

a) That Schedule B (Zoning Map) to Electoral Area H – North Oyster/Diamond Zoning Bylaw No. 1020 is further amended by rezoning the portion of That Part of Lot 9, Oyster District, Lying to the West of the Westerly Boundary of Lot 1, Plan 2169, and To the South of The Southerly Boundary of Lot 3 of Said Plan Except The South 10 Chains Thereof and Except Plan 50801 and VIP76340 (PID: 008-903-603) as shown outlined in a solid black line on Schedule A attached hereto and forming part of this bylaw, numbered Z-4195, from I-1 (Light Industrial) to I-4 (Industrial Recycling).

3. FORCE AND EFFECT

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

READ A FIRST TIME this _____ day of _____, 2018.

READ A SECOND TIME this _____ day of _____, 2018.

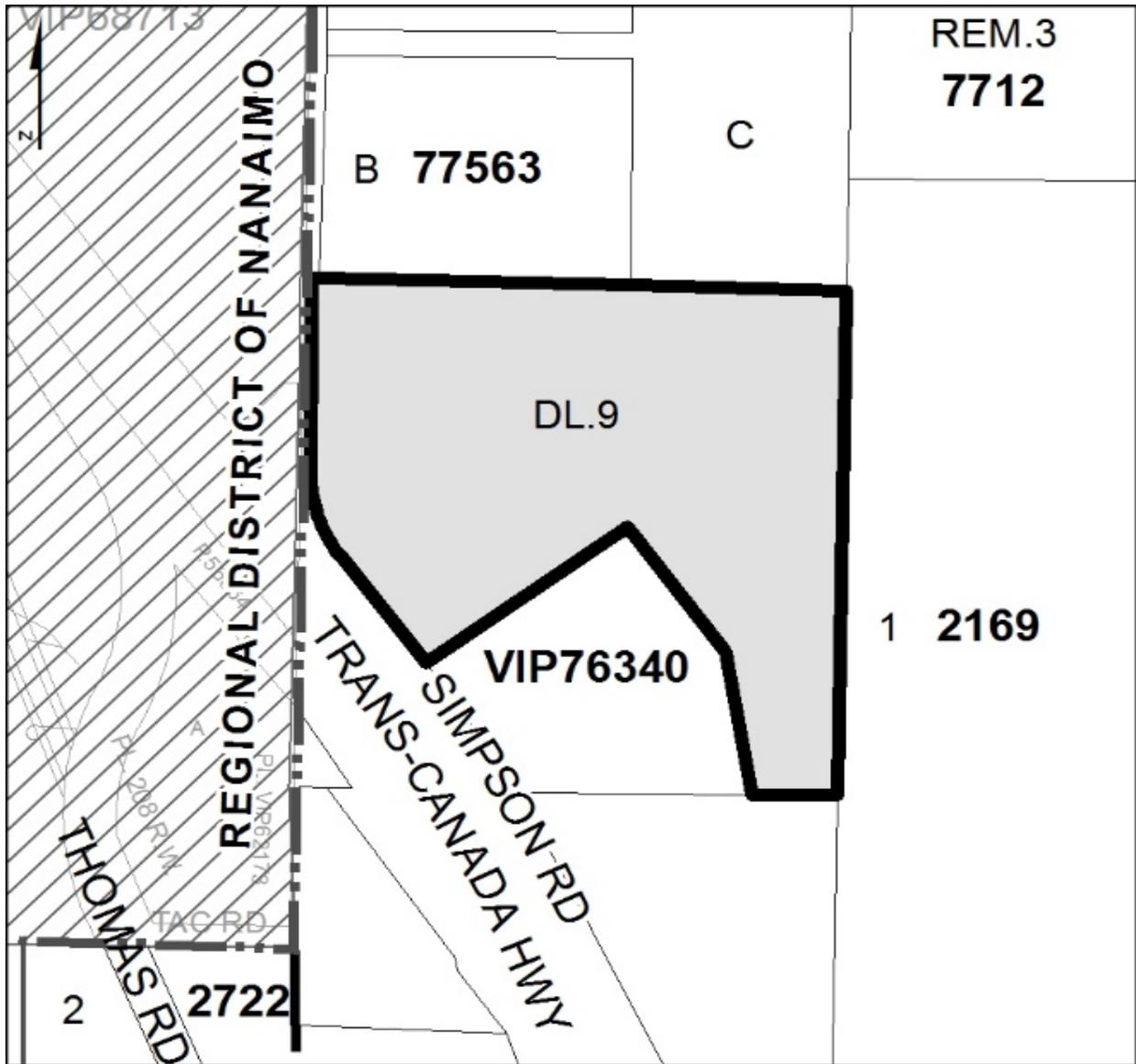
READ A THIRD TIME this _____ day of _____, 2018.

ADOPTED this _____ day of _____, 2018.

Chairperson

Corporate Secretary

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



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

 I-1 (Light Industrial) TO

 I-4 (Industrial Recycling) APPLICABLE

TO ELECTORAL AREAS H