



## Area D – Cowichan Bay OCP

### Meeting Notes OCP Steering Committee

Monday, August 2<sup>nd</sup>, 2011  
Cowichan Valley Regional District – CR2  
9:00 am – 11:00 am

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1. Adoption of Agenda

- The agenda was adopted with the addition of “VORR” and “Cowichan Bay Estates” after item 7.

2. June 6<sup>th</sup> Meeting Notes

- Notes from the June 6<sup>th</sup> meeting were distributed. The committee decided to defer discussion on these notes until the next meeting.

3. OCP Draft Status Update

- A first draft of the OCP is currently being written. Once complete, the draft will be distributed to the committee members along with a review sheet.
- The committee will discuss at the next meeting a plan for reviewing the document and public consultation process for receiving input.

4. Vision and Values

- The committee agreed to consider the vision statement or form of vision statement following review of the first draft of the OCP.

5. Business Survey

- The committee reviewed the results of the business survey.
- The results showed strong support for the local agricultural economy, reinforced the need for parking management in the Village area, and encourage home-based business activity.



6. Lambourn Sewer Expansion

- CVRD Planning and Engineering are coordinating on the Lambourn Sewer Expansion project.
- CVRD Planning staff are seeking legal assistance with the formation of covenants or development agreements to ensure that the developments meet minimum environmental performance requirements (i.e. not increasing stormwater run off from the site from pre-development conditions; protection of steep slopes and riparian areas and habitat).

7. Shoreline Walk

- Ramona De Graaf will take ORCA (Oceanfront Ratepayers Community Association) members, CVRD staff and OCP committee members for a shoreline walk at Kingscote on August 3<sup>rd</sup>. The intent is to discuss shoreline conditions, development threats and opportunities for protection. The group will meet afterward to discuss issues and concerns.

8. VORR

- The VORR survey has closed and official results are not yet available. However, the majority of respondents appear to be in favour of the VORR.

9. Cowichan Bay Estates

- Cowichan Bay Estates received approval of its Phased Development Agreement. Phase I involves the development of six lots along Wilmot Road. The remainder of the development is contingent on a rezoning process. The applicant has volunteered to provide some multi-family development in the form of duplexes, triplexes and townhomes.

10. South Cowichan OCP

- The South Cowichan OCP for areas A, B, and C has been officially adopted. The new zoning bylaw will likely be adopted early in the new year.
- The South Cowichan OCP identified three village containment areas – Mill Bay Village, Cobble Hill Village and Shawnigan Village. The intent is to direct and service growth in these areas.



- The South Cowichan OCP also designated a rural development permit area and introduced development guidelines for agricultural protection, marine riparian areas and habitat protection. Areas around wildlife trees are now within the scope of dp guidelines.
- Where possible, the Area D OCP will be consistent with the South Cowichan OCP. However, the Area D OCP will be a unique plan given the unique characteristics of the area.

## II. Next Meeting

- The next regularly scheduled meeting of the Steering Committee would fall on Labour Day so the suggested meeting date is September 7<sup>th</sup>.
- Ann will email the committee members to confirm availability for that day.