



## Area D – Cowichan Bay OCP

### Meeting Notes OCP Steering Committee

Monday, April 30<sup>th</sup>, 2012  
Cowichan Valley Regional District – CR2  
2:00 - 4:00 pm

---

#### 1. Adoption of Agenda

- The agenda was adopted without changes.

#### 2. Draft OCP – Part 2 Guidelines

- The OCP Committee discussed Part 2 of the draft OCP and requested the following:
  - CVRD GIS staff are finalizing the drainage mapping which will be incorporated into the Environmentally Sensitive Areas map.
  - Changes to the development guidelines concerning lands that may be subject to natural hazards. The committee requested that the term “sensitive” be used as opposed to “hazardous”. Staff will revise the guidelines and corresponding policies within Part I of the draft OCP and circulate to the committee for review. Mapping changes are currently being completed and will also be circulated once available.
  - Clarify that the exemptions allow for tree removal provided it is not a precursor to development, would necessitate a hard retaining structure be built, or would result in a hazardous condition; furthermore, the supervision of an arborist or biologist should not be required although property owners would likely be wise to consult with professionals in the event that large trees are to be removed.
  - Guidelines for the Rural Character DPA should be revised to include provisions for the use of natural materials such as wood, stone and metal and to (#18), shorten the guideline concerning maximum number of storeys (#23), and splitting the landscaping and pathway guidelines into two sub-sections.
  - Guidelines respecting parking in Cowichan Bay Village should be revised to clarify that cash-in-lieu, if collected, would be directed to a parking and



infrastructure improvement fund for Cowichan Bay Village. A corresponding change should be made in Part I of the draft OCP.

- Guidelines for structures on the water should be noted as “under development”.

### 3. Consultation

- A community meeting was held April 26<sup>th</sup> to discuss proposed regulations for float homes in Cowichan Bay. Live-aboard and float home owners comprised the majority of the attendees although there were so land-based residents and marina owners present as well. There seemed to be considerable interest in having the float homes connected to the community sewer and participants provided some ideas respecting reasonable time frames for compliance. There was little interest in regulating the aesthetic aspects of float homes although it was noted that an environmental study was requested by the Cowichan Estuary Environmental Management Committee to recommend maximum water surface area coverage, minimum distance to shore and minimum separating distances between float homes.
- A community meeting to discuss the draft OCP is tentatively scheduled for May 30<sup>th</sup>.

### 4. Survey #4

- Survey number 4 is under development and will be circulated to the committee when available.

### 5. Other Business

- N/A

### 6. Next Meeting

- The next meeting of the OCP Steering Committee will be held 9:00 am on May 23<sup>rd</sup>.