

Minutes of the Special meeting of the Board of the Cowichan Valley Regional District held in the Board Room at 175 Ingram Street, Duncan, BC, on Wednesday, November 22, 2006 at 5:16 p.m.

PRESENT: Chair J. Lefebure
Directors J. Allan, K. Cossey, M. Dorey,
L. Duncan, G. Giles, B. Hodson,
R. Hutchins <5:18 p.m.>, P. Kent, M. Marcotte,
G. Ridgway, G. Seymour, M. Tansley and M. Walker;
and Alternate Director P. Foster

ALSO

PRESENT: Frank Raimondo, Administrator
Joe Barry, Corporate Secretary
Saila Hull, Special Projects Coordinator

ABSENT: Director J. Peake

**APPROVAL OF
AGENDA
(06-687)**

It was moved and seconded that the agenda be amended with the addition of the following two items:

Regular Session:

- 1. NB1 – Travel Request; and**
- 2. NB2 – Health Meeting Update;**

and, the agenda, as amended be approved.

MOTION CARRIED

DELEGATIONS

Temporary Homeless Shelter – presentation by Anne Balding, Project Coordinator for Homelessness.

Anne Balding requested financial assistance from the Board to assist the Homeless to Opportunity (H20) committee in the operation of an emergency homeless shelter at the Seventh Day Adventist Church gymnasium. She advised that the Canadian Mental Health Association will manage the shelter.

(06-688)

It was moved and seconded that the Board give a Regional Grant-in-aid of \$7,500 to H20 (Homeless to Opportunity) to assist with operation of an emergency homeless shelter.

MOTION CARRIED

**COMMITTEE
REPORTS****CR1****Electoral Area
Services
Committee**

Report and recommendations of Electoral Area Services Committee meeting held November 14, 2006, listing 14 items, were considered:

(06-689)

It was moved and seconded:

3. That a Grant-in-Aid (Electoral Area D – Cowichan Bay) in the amount of \$500 be given to the Cowichan Valley Jolly Dragon Senior's Society, to assist in funding a team dragon boat.
4. That a Grant-in-Aid (Electoral Area D – Cowichan Bay) in the amount of \$650 be given to C.I.B.A. to assist in funding the rental for the Youth Program.
5. That arrangements be made for the CVRD to host a place making seminar, presented by the City Repair Project, for interested APC's and CVRD staff.
6. That the CVRD renew the ICIS Data Sharing and Licensing agreement, and continue to participate as a local government member with the Integrated Cadastral Information Society.
7. That the Regional District extend the Dog Control Contract with the Cowichan and District SPCA through December 31, 2007 and that the contract price be increased by 2.1% over that of the 2006 rate.
8. That the resignation of Tim Richardson from the Area A Advisory Planning Commission be accepted, and that a letter of appreciation be forwarded to Mr. Richardson for his many years of service on the Commission.
9. That Director K. Cossey be authorized to attend the British Columbia Protected Areas Research Forum on December 4th to 6, 2006 in Victoria, and that Director Cossey provide a written report to the EASC following the Forum.

MOTION CARRIED

(06-690)

It was moved and seconded:

1. That the funding request from the Ministry of Environment to support the Vancouver Island Water Resource Vulnerability Mapping Project in the amount of \$15,000 be approved in the 2006 Budget from General Government.

MOTION CARRIED

(06-691)

It was moved and seconded:

2. That the CVRD grant approval in principle for takeover of the sewer and water systems for a proposed 500 unit development in Paldi, as requested by the developers, the Village at Paldi and Cherokee Land Investments, in a letter dated October 26, 2006, subject to the following conditions and without prejudice to the rezoning process:
 1. Proper rezoning of the lands must be complete;
 2. The sewage and water systems' preliminary concepts, detailed design and installation must be approved by Engineering Services staff to ensure compliance with CVRD Design Standards, Subdivision Bylaw 1215;
 3. The water supply source must have adequate capacity and has received approval from the Vancouver Island Health Authority;
 4. The developer must have a qualified professional prepare and submit the Registration of Discharge form, Operation Plan and Environmental Impact Study, and all other necessary documentation, to the Ministry of Environment for the sewage disposal system;
 5. The developer undertakes to provide a two-year warranty on the completed sewer and water systems, backed by suitable bonding;
 6. All infrastructure works, located on private property, are placed within registered Statutory Rights-of-way using the CVRD's standard charge terms;
 7. All sewage disposal and water supply capacities must be confirmed by the developer;
 8. The developer provide suitable reserve funds to start off the sewer and water functions;
 9. The developer is required to provide all water and sewer servicing infrastructure, including sewage treatment works disposal system, pumps, controls, gensets, water meters, SCADA system and mainlines for the proposed development;
 10. The developer shall pay all costs associated with monitoring and sampling requirements for the sewer system for the initial intensive monitoring period;
 11. A water and sewer utility transfer agreement must be executed between the CVRD and the owner/developer;
 12. A minimum of 30-year crown leases must be obtained for infrastructure located on Crown Lands;
- And, subject to the Board granting 3rd reading to the zoning amendment, that the necessary bylaws be prepared to create a sewer and water service for this water system and sewer system.

MOTION CARRIED

(06-692)

It was moved and seconded:

10. That Rezoning Application No. 2-H-05RS (Egeli) not be approved due to potential impacts on adjacent residential parcels, and that a partial refund be given to the applicant in accordance with CVRD Development Application Procedures and Fees Bylaw No. 2255.
11. That it be recommended to the Agricultural Land Commission that Application No. 2-H-06ALR submitted by George Shephard made pursuant to Section 20(3) of the *Agricultural Land Commission Act* for a non-farm use in the ALR to construct a second single family residential dwelling on the subject property, be approved, and that a covenant be placed on the property to guarantee the removal of the existing mobile home.
- 12.1. That Rezoning Application No. 2-E-06RS (Caromar Sales Ltd.) be approved, and that the Cowichan-Koksilah Official Community Plan be amended to allow a comprehensive low density residential development with density averaging on the subject property, and that Zoning Bylaw No. 1840 be amended by preparing a new comprehensive development zone which would allow for a total of 50 residential lots to be created, with areas of park and protected open space to be preserved;
 2. That the amendment bylaws be forwarded to the Board for consideration of 1st and 2nd readings;
 3. That a public hearing be scheduled and that Directors L. Duncan, J. Allan and B. Hodson be delegated to the hearing; and
 4. That Rezoning Application No. 2-E-06RS be referred to the Ministries of Transportation, Community Services, Forests, Environment, Cowichan Tribes, Vancouver Island Health Authority, Municipality of North Cowichan and Sahtlam Volunteer Fire Department.

MOTION CARRIED

(06-693)

It was moved and seconded:

13. That Development Permit Application No. 3-I-06DVP be approved for the height variance only, and that a Development Variance Permit be issued to William Buchanan and Peter Cooch with respect to Lot 2, Block H, Section 23, Renfrew District, Plan 1445, that would vary Section 5.6(5) of Zoning Bylaw No. 2465 by 1.2 metres to the 6.0 metre maximum accessory height to allow a building height of 7.2 metres for a sufficient roof pitch to create usable second floor space; and

further that a covenant be registered on title restricting the use of the accessory building so that it shall not be used as a dwelling or sleeping unit; and further that the only plumbing allowed will be one toilet and one sink with no 220 wiring for kitchen or laundry facilities.

MOTION CARRIED

(06-694)

It was moved and seconded that:

- 14. That a letter be forwarded to the Provincial Approving Officer, copy to the Minister of Transportation, advising of the crisis situation regarding drainage in the Cobble Hill Village and request that no further subdivisions that would result in an increased flow at the Dougan Lake catchment area be approved until such time as the drainage problem is resolved, and further that the Minister be encouraged to support the initiative.**

MOTION CARRIED

**CR2
Cowichan Centre
Commission**

Report and recommendations of Cowichan Centre Commission meeting held November 9, 2006, listing 1 item, was considered:

(06-695)

It was moved and seconded that a bylaw be prepared authorizing the expenditure of no more than \$100,000, from the Cowichan Community Centre Capital Project Reserve Fund, Bylaw No. 755, for the purpose of acquiring arena seating for the Cowichan Arena, and that the bylaw be forwarded to the Board for consideration of three readings and adoption.

MOTION CARRIED

Report and recommendations of Cowichan Centre Commission meeting held November 14, 2006, listing 1 item, was considered and the Chair advised that a meeting was scheduled for November 23, 2006 at 9:00 a.m. for invited parties to discuss the homeless issue

The Administrator suggested that the recommendation be referred to the next Board meeting.

The Board agreed by consensus to refer this matter to the next Board meeting.

**STAFF
REPORTS**

SR1 Staff Report dated November 16, 2006 from Planner III, was considered:

(06-696) **It was moved and seconded that the amendments to Bylaw No. 2892 be approved.**

MOTION CARRIED

5:48 p.m. Director G. Giles declared a potential conflict of interest due to a campaign contribution received from the proponent, and Director M. Walker declared a potential conflict of interest due to the proponent acting as his Official Agent in the 2005 General Local Election, and Directors G. Giles and M. Walker left the meeting at 5:48 p.m.

**PUBLIC
HEARINGS**

PH1 Public Hearing Report and Minutes for Official Community Plan Amendment bylaw No. 2856 and Zoning Amendment Bylaw No. 2857 applicable to Electoral Area A – Mill Bay/Malahat (Ocean Terrace Properties/Mark Wyatt), were considered:

(06-697) **It was moved and seconded that the Public Hearing Report and Minutes for Official Community Plan Amendment bylaw No. 2856 and Zoning Amendment Bylaw No. 2857 – applicable to Electoral Area A – Mill Bay/Malahat be received.**

MOTION CARRIED

BYLAWS

B1 **It was moved and seconded that "CVRD Bylaw No. 2856 – Area A**
(06-698) **– Mill Bay/Malahat Official Community Plan Amendment Bylaw (Ocean Terrace/Mark Wyatt), 2006", be read a 3rd time.**

MOTION CARRIED

B2 **It was moved and seconded that "CVRD Bylaw No. 2857 – Area A**
(06-699) **– Mill Bay/Malahat Zoning Amendment Bylaw (Ocean Terrace/Wyatt, 2006", be read a 3rd time.**

MOTION CARRIED

5:50 p.m. Directors G. Giles and M. Walker returned to the meeting at 5:50 p.m.

**B3
(06-700)** It was moved and seconded that "CVRD Bylaw No. 2892 – Area B – Shawnigan Lake Zoning Amendment (D. Tahmasebi) Bylaw, 2006", 2nd Reading be rescinded.

MOTION CARRIED

(06-701) It was moved and seconded that "CVRD Bylaw No. 2892 – Area B – Shawnigan Lake Zoning Amendment (D. Tahmasebi) Bylaw, 2006" be amended as noted in Item SR1.

MOTION CARRIED

(06-702) It was moved and seconded that "CVRD Bylaw No. 2892 – Area B – Shawnigan Lake Zoning Amendment (D. Tahmasebi) Bylaw, 2006", be read a 2nd time as amended.

MOTION CARRIED

**B4
(06-703)** It was moved and seconded that "CVRD Bylaw No. 2901 – Cowichan Community Centre Capital Project Reserve Fund Expenditure Bylaw, 2006", be read a 1st, 2nd and 3rd time.

MOTION CARRIED

(06-704) It was moved and seconded that "CVRD Bylaw No. 2901 – Cowichan Community Centre Capital Project Reserve Fund Expenditure Bylaw, 2006", be adopted.

MOTION CARRIED

RESOLUTIONS

**RES1 through 6
(06-705)** It was moved and seconded that RES 1 through 6 be approved as follows:

Appointments to the Mesachie Lake Fire Department:

Appointed for a term to expire December 31, 2008:

Nick Sohye – Fire Chief

Gary Eve – Deputy Fire Chief

Dave Middlemost - First Captain

Marlene Soyhe – Second Captain

Kevin Smith – Third Captain

Wilma Heslop – Fourth Captain

Dave Middlemost - Training Officer

Appointments to the Honeymoon Bay Volunteer Fire Department:

Appointed for a term to expire December 31, 2008:

**John Rowley – Fire Chief
Rick Swanson – Deputy Fire Chief
Clark Baker, Keith Bird – Captains
Trevor Spoor, Tony Goldsmith - Lieutenant
Andy Beaumont - Training Officer**

Appointments to the Malahat Volunteer Fire Department:

Appointed for a term to expire December 31, 2008:

**Dave Balding – Fire Chief
Rob Patterson – Deputy Fire Chief
Joe Whyte – Captain
Gerry Lacquement - Lieutenant
Andy Beaumont - Training Officer**

Appointments to the Sahtlam Volunteer Fire Department be approved:

Appointed for a term to expire December 31, 2008:

**Mike Lees – Fire Chief
Allan Reid – Deputy Fire Chief/Training Officer
Joel Crawford, Jonathan Hebden – Captains
Allan Sampson - Lieutenant
Murray Androsoff - Education/Prevention**

Appointments to the Youbou Volunteer Fire Department be approved:

Appointed for a term to expire December 31, 2008:

**Orest Smycniuk – Fire Chief
Stu McKee – Deputy Fire Chief
Grant Daly, Lance Rowlinson – Captains
Ken Wilde, Bill Cheal - Lieutenants
Todd Vaughan- Training Officer**

MOTION CARRIED

NEW BUSINESS

NB1

Director Cossey advised that he will be attending a meeting in Victoria with the Minister of Community Services regarding South End incorporation.

(06-706) It was moved and seconded that Director K. Cossey be reimbursed for mileage expenses incurred to meet with the Minister regarding the South End incorporation issue.

MOTION CARRIED

NB2 Director G. Seymour provided an update on a meeting held with VIHA on November 14, 2006.

**(06-707) It was moved and seconded that the Special Board meeting be
6:02 p.m. adjourned until after the Regional Services Committee meeting.**

MOTION CARRIED

9:14 p.m. The Chair reconvened the meeting at 9:14 p.m.

RESOLVE INTO IN CAMERA

(06-708) It was moved and seconded that the meeting be closed to the public
9:14 p.m. in accordance with the Community Charter Part 4, Division 3,
 Section 90, Subsection (1) (f)

MOTION CARRIED

**RISE FROM
IN CAMERA** It was moved and seconded that the Board rise without Report and return to the Regular portion of the meeting.

(06-710)
9:52 p.m. **MOTION CARRIED**

ADJOURNMENT

(06-711) It was moved and seconded that the Special Board meeting
9:52 p.m. adjourn.

MOTION CARRIED

The meeting adjourned at 9:52 p.m.

Certified Correct:

Chair

Corporate Secretary

Dated: _____