



C·V·R·D

**COWICHAN VALLEY REGIONAL DISTRICT**

**NOTICE OF REGULAR BOARD MEETING**

**DAY: WEDNESDAY**

**DATE: NOVEMBER 9, 2011**

**TIME: → REGULAR SESSION  
6:00 pm**

**PLACE: BOARD ROOM**

**175 INGRAM STREET**

  
\_\_\_\_\_  
**Joe Barry  
Corporate Secretary**



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## MEETING CONDUCT

The CVRD is committed to fostering a safe, respectful, orderly environment for the public to observe its local government meetings. Adherence to following code of conduct will help us meet that commitment:

1. Respect will be shown to other members of the public, the Board and staff;
2. Individuals will refrain from disruptive behavior impeding the proceedings or other disorderly conduct;
3. Directives of the Chair will be complied with in a prompt and orderly fashion;
4. Questions and comments during delegations and question period will be made at the appropriate time.

**Failure to comply with this code of conduct may result in your expulsion from this facility in accordance with Section 133 of the *Community Charter*.**



C·V·R·D

**REGULAR BOARD MEETING**

**WEDNESDAY, NOVEMBER 9, 2011**

**6:00 PM - CVRD BOARD ROOM**

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| <b>11. <u>BYLAWS:</u></b>          |  |       |
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| B4                                 | “CVRD Bylaw No. 3562 – Arbutus Ridge Sewer System Management<br>Amendment Bylaw, 2011”, 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> reading.<br><br><b>Pending Ratification of E&amp;ESC Recommendation No. 2 of October 26,<br/>2011 Report</b> | 37    |
| B4                                 | “CVRD Bylaw No. 3562 – Arbutus Ridge Sewer System Management<br>Amendment Bylaw, 2011”, adoption.<br><br><b>Pending Ratification of E&amp;ESC Recommendation No. 2 of October 26,<br/>2011 Report</b>  |       |
| B5                                 | “CVRD Bylaw No. 3563 – Electoral Area C – Community Parks Park Land<br>Acquisition Reserve Fund Expenditure (\$50,000) Bylaw, 2011”, 1 <sup>st</sup> , 2 <sup>nd</sup> and<br>3 <sup>rd</sup> reading.   | 38-39 |

- B5 "CVRD Bylaw No. 3563 – Electoral Area C Community Parks Park Land Acquisition Reserve Fund Expenditure (\$50,000) Bylaw, 2011", adoption.

**Electoral Area Directors only vote on the following bylaws under Part 26 OR Section 791 of the *Local Government Act*:**

- B6 RESCIND 2<sup>ND</sup> READING, "CVRD Bylaw No. 3498 – Electoral Area A – Mill Bay/Malahat Zoning Amendment Bylaw (Bamberton Business Park Industrial), 2011". 40-51

**Pending Ratification of EASC Recommendation No. 17.1 of November 1, 2011**

- B6 "CVRD Bylaw No. 3498 – Electoral Area A – Mill Bay/Malahat Zoning Amendment Bylaw (Bamberton Business Park Industrial), 2011", 2<sup>ND</sup> reading as amended in accordance with ESAC Recommendation No. 17.1 of November 1, 2011.

**Pending Ratification of EASC Recommendation No. 17.1 of November 1, 2011**

- B7 "CVRD Bylaw No. 3533 – Area F – Cowichan Lake South/Skutz Falls Official Community Plan Amendment Bylaw (Bylaw Maintenance 2011), 2011", 1<sup>ST</sup> and 2<sup>ND</sup> reading. 52-63

- B8 "CVRD Bylaw No. 3463 – Area F – Cowichan Lake South/Skutz Falls Zoning Amendment Bylaw (Area F Zoning Bylaw Maintenance 2011), 2011", 1<sup>ST</sup> and 2<sup>ND</sup> reading. 64-66

- B9 "CVRD Bylaw No. 3564 – Area I – Youbou/Meade Creek Official Community Plan Amendment Bylaw (Van Island Waterfront Development Corp.), 2011", 1<sup>ST</sup> and 2<sup>ND</sup> reading. 67-72

- B10 "CVRD Bylaw No. 3565 – Area I – Youbou/Meade Creek Zoning Amendment Bylaw (Van Island Waterfront Development Corp.), 2011", 1<sup>ST</sup> and 2<sup>ND</sup> reading. 73-76

**12. RESOLUTIONS:**

**13. UNFINISHED BUSINESS:**

**14. NOTICE OF MOTION:**

**15. NEW BUSINESS:**

**16. QUESTION PERIOD:**

- a) Public
- b) Press

**17. 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.

CSM1	Adoption of Closed Session Minutes of October 12, 2011	77-78
CSCR1	Freedom of Information and Protection of Privacy {Sub (1) (j)}	79
CSCR2	Land Acquisition {Sub (1) (e)}	To Be Distributed 80
CSCR3	Potential Appointments {Sub (1) (a)}	81

**18. ADJOURNMENT:**

The Inaugural Board meeting will be held December 7, 2011 at 7:00 pm, in the Board Room, 175 Ingram Street, Duncan BC.

Minutes of the Regular meeting of the Board of the Cowichan Valley Regional District held in the Board Room, 175 Ingram Street, Duncan, BC, on Wednesday, October 12, 2011 at 6:07 pm.

**PRESENT:** Chair G. Giles,  
Directors K. Cossey, M. Dorey, L. Duncan,  
B. Harrison, D. Haywood, R. Hutchins, P. Kent,  
L. Iannidinardo, K. Kuhn, M. Marcotte, I. Morrison,  
G. Seymour, T. Walker and  
Alternate Director B. Day

**ALSO PRESENT:** Warren Jones, Chief Administrative Officer  
Joe Barry, Corporate Secretary  
Jacob Ellis, Manager, Corporate Planning  
Sybille Sanderson, A/General Manager, Public Safety  
Ron Austen, General Manager  
Parks, Recreation and Culture

**ABSENT:** Director T. McGonigle

**APPROVAL OF AGENDA**

**11-510**

It was moved and seconded that the agenda be amended with the addition of New Business items as follows:

**NB1 Staff Report from the Corporate Secretary re: 2011/12 Treaty Advisory Committee Operational Funding Grant.**

**CSNB1 Personal Information {Sub (1) (a)}**

and that the agenda, as amended, be approved.

**MOTION CARRIED**

**ADOPTION OF MINUTES**

**11-511**

It was moved and seconded that the minutes of the September 14, 2011 Regular Board meeting be adopted.

**MOTION CARRIED**

**BUSINESS ARISING OUT OF MINUTES**

Director Morrison noted that Resolution No. 11-456-3, from the September 14, 2011 Board minutes, did not address a maximum expenditure for the South Cowichan Eco Depot Communications Strategy.

It was moved and seconded that the South Cowichan Eco Depot Communications Strategy budget not exceed \$20,000.

**11-512**

It was moved and seconded that the discussion of the South Cowichan Eco Depot Communications Strategy budget be referred to the October 26, 2011 Engineering & Environmental Services Committee meeting.

Opposed: Directors Cossey, Kent, Haywood, Morrison, Giles,  
and Seymour

**MOTION CARRIED**

**11-513** It was moved and seconded that Resolution No. 11-512 be rescinded.

**MOTION CARRIED**

**11-514** It was moved and seconded that matter of the South Cowichan Eco Depot Communications Strategy budget be referred to a Special Board meeting to be held Tuesday, October 18, 2011 at 7:30 pm.

**MOTION CARRIED**

**DELEGATIONS**

**D1** Joe Allan, CVRD Resident  
Re: CVRD Management/Corporate Structure – Presentation of Views on Current Corporate Structure

Joe Allan introduced former CVRD Chair and Town of Lake Cowichan Mayor, Jack Peake, who spoke to the concern of the delegate members present about the current CVRD management structure and *“requested that the new incoming board of directors implement an immediate independent public review of the current management structure of the Cowichan Valley Regional District”*.

Chair Giles advised that the Board directed that a review occur four months ago and referred the delegation to the recent Ipsos Reid poll that showed that the majority of CVRD residents are satisfied with the CVRD's governance.

**REPORT OF CHAIRPERSON**

**RC1** Chair Giles commented on the visit from the His Excellency the Right Honourable David Johnston, Governor General of Canada, on Tuesday, September 28, 201 to the Kinsol Trestle.

**11-515** It was moved and seconded that the Chair send a letter to His Excellency the Right Honourable David Johnston, Governor General of Canada, and Mrs. Johnston, thanking them for taking time out of their busy schedule to visit the Cowichan Region and the Kinsol Trestle.

**MOTION CARRIED**

**6:45 pm** Director Seymour left the Board Room at 6:45 pm.

**COMMITTEE REPORTS**

**CR1** The report and recommendations of the Electoral Area Services Committee meeting of September 20 2011 listing five items were



considered.

11-516

It was moved and seconded:

1. That the Ticketing Information Authorization Bylaw No. 3209 be further amended to include changes in the new Building Bylaw as well as the Thetis Island Wharf Regulation Bylaw, and that the appropriate amendment bylaw be forwarded to the Regional Board for consideration of three readings and adoption.
2. That a grant in aid, Electoral Area A – Mill Bay/Malahat, in the amount of \$1,500 be given to CMS Food Bank to assist with replenishing food supplies.

**MOTION CARRIED**

11-517

It was moved and seconded:

3. That application No. 3-I-11DVP by Andrew Ketch for a development permit with a variance to Section 3.20 of Bylaw No. 2465 in order to reduce the required watercourse setback from 15 metres down to 12.5 metres to allow for the construction of a roof over an existing deck on Strata Lot 7, Block 136, Cowichan Lake District, VIS 3604 (PID 023-012-749) be approved; and further, that the Board elects not to enforce restrictive covenant EJ13118 in order to approve this permit.
4. That the CVRD advise the Regional District of Nanaimo that they accept the proposed update to the RDN Growth Management Strategy, and offers, for the consideration of RDN, the comment that the document should mention inter-regional cooperation in the Transportation and “Cooperation Among Jurisdictions” sections.
5. That proposed Advisory Planning Commission Establishment Bylaw No. 3544 be amended by changing the word “persons” to “applicant” in Section 6.6, and that Bylaw No. 3544 be forwarded to the Regional Board for consideration of three readings and adoption.

**MOTION CARRIED**

CR1

The report and recommendations of the Electoral Area Services Committee meeting of October 4, 2011 listing seven items were considered.

6:48 pm

Director Seymour returned to the Board Room at 6:48 pm.

11-518

2. That \$50,000 of Community Works Funds be allocated to develop a strategic energy management plan for the Cowichan Valley Regional District.
3. That a grant in aid, Electoral Area C – Cobble Hill, in the amount of \$500 be given to South Island Mountain Biking Society, to

assist with costs to host their “Take a Kid Mountain Biking” day.

5. That the Board Chair send a congratulations letter to the Island Savings Credit Union, the Rotary Club of South Cowichan, Mill Bay Lions Club, Shawnigan Lake RCMP, and the South Cowichan Community Policing Society in recognition of their Positive Ticketing Program.
6. That the CVRD forward a letter of thanks to Sergeant Webb of the Shawnigan Lake RCMP for his efforts to have improvements made to various dangerous intersections in the South Cowichan area, and as well forward a letter to the Ministry of Transportation and Infrastructure congratulating them on the improvements being made.

**MOTION CARRIED**

11-519

It was moved and seconded:

1. That the Cowichan Valley Regional District Board of Directors support the adoption and implementation of a Federal Vessel Operation Restriction Regulation in Cowichan Bay along with exemptions for the following activities: First Nations FSC (Food, Social and Ceremonial), search and rescue, marine research and education, habitat restoration, kayaking/canoeing tour support, and waterfront property access; and to support the implementation of a clearly marked navigation channel to access the marinas and boat launch in Cowichan Bay.

**MOTION CARRIED**

11-520

*(Amended from original Committee recommendation):*

It was moved and seconded:

4. That the CVRD send a letter to BC Hydro, with a copy to the Premier, requesting a moratorium on the mandatory installation of Smart Meters.

**MOTION CARRIED**

7:05 pm

Director Hutchins left the Board Room at 7:05 pm.

11-521

It was moved and seconded:

7. That Application No. 1-D-11DVP by Gordon Fraser for a variance to Section 10.1 (b)(3) of Zoning Bylaw No. 1015 by reducing the minimum interior-side parcel line setback from 6 metres to 4 metres for Lot A, Section 3, Range 3, Cowichan District, Plan VIP78945 (PID: 026-301-482), be approved subject to the applicant providing a legal survey confirming compliance with approved setbacks.

## MOTION CARRIED

CR2 The report and recommendations of the Engineering & Environmental Services Committee meeting of September 21, 2011 listing four items were considered.

11-522 It was moved and seconded:

1. 1. That the *Certificate of Sufficiency*, confirming that sufficient petitions requesting inclusion into the Honeymoon Bay Water Debt Repayment Service Area be received.
2. That the boundaries of the Honeymoon Bay Water Debt Repayment Service Area be amended to include "PID 001-974-726, Lot 9, Section 13, Renfrew District, Plan 1074".
3. That "CVRD Bylaw No. 3555 – Honeymoon Bay Water System Debt Repayment Service Amendment Bylaw, 2011" be forwarded to the Board for three readings and adoption.
2. 1. That the *Certificate of Sufficiency*, confirming that a sufficient petition requesting inclusion into the Cowichan Bay Sewer Service Area be received.
2. That "CVRD Bylaw No. 3560 – Cowichan Bay Sewer System Service Area Amendment Bylaw, 2011" be forwarded to the Board for consideration of three readings and adoption.  
based on the following conditions:
  - One sewer capacity unit be transferred from Cowichan Bay Estates to service this property.
  - A covenant be placed on this property, confirming only one sewer capacity unit is available for this property and further development requiring sewer service not be allowed until additional sewer capacity is available.
  - A Statutory Right-of-Way is placed on this property for sanitary sewer construction and maintenance of the sewer collection main and for public access for a walking trail.
3. That CVRD Bylaw 3559 – Brulette Place Sewer System Service Temporary Borrowing Bylaw, 2011 be forwarded to the Board for consideration of three readings and adoption.
4. That, as approved in the 2011 Budget, the Board authorize short-term borrowing for an amount not to exceed \$47,000.00 for purchase of a new electric Nissan Leaf, plus charging station, for the Engineering & Environmental Services Department; to be paid back within five years under the Liabilities Under Agreement, Section 175 of the *Community Charter*.

MOTION CARRIED

- 7:06 pm Director Hutchins returned to the Board Room at 7:06 pm.
- CR3 The report and recommendations of the Transit Committee meeting of September 21, 2011 listing two items were considered.
- 11-523 **It was moved and seconded:**
1. **That the CVRD support BC Transit's recommendation for additional annual service hours totalling 1,600 for handyDART transit service commencing September 1, 2012, and that staff be authorized to include the associated costs in the Operating Reserve for the 2012 budget.**
- Recommendation No. 2 was not put forward based on a decision made at the October 12, 2011 Transit Committee meeting.
- CR3 The report and recommendations of the Transit Committee meeting of October 12, 2011 listing three items were considered.
- 11-524 **It was moved and seconded:**
1. **That the CVRD Board:**
    1. **Approve BC Transit's recommendation for additional annual service hours totaling 2,500 for conventional transit routes commencing February 1, 2012, and authorize staff to include the associated costs in the 2012 budget.**
    2. **Authorize the CVRD Board Chair and Corporate Secretary to sign the amended Annual Operating Agreement with BC Transit, FirstCanada ULC and the CVRD.**
  2. **That the CVRD Board support moving forward to complete the Transit Future Plan and endorse the following components of the Plan:**
    1. **Vision and Goals.**
    2. **Transit Future Network.**
    3. **Implementation Strategy.**
  3. **That cash fares be reduced to zero on the Cowichan Valley Conventional and handyDART Regional Transit Systems on the following days:**
    1. **Remembrance Day, November 11, 2011.**
    2. **During the Remembrance Day week for Veterans and Armed Forces personnel only.**
    3. **The Friday, Saturday and Sunday before Christmas, December 16, 17 and 18, 2011.**
- MOTION CARRIED**
- 7:21 pm Alternate Director Day left the Board Room at 7:21 pm.
- CR4 The report and recommendation of the Environment Commission meeting of September 15, 2011 listing one item was considered.

- 11-525 *(Amended from original Commission recommendation):*
1. That the Environment Commission endorses the work of the CVRD Green Team and recommends that the CVRD Board direct staff to develop a work plan such that:
    - a) low-flow toilets are installed in all CVRD buildings;
    - b) planting of annuals be replaced with planting of food plants; and
    - c) fossil fuel heating/cooling units be replaced with heat pumps or other non-fossil fuel devices;
 and further, that Surplus funds, if any, from the 2011 Environment Commission budget be used to help fund these initiatives.

**MOTION CARRIED**

7:24 pm Alternate Director Day returned to the Board Room at 7:24 pm.

#### STAFF REPORTS

SR1 The Staff Report from the Manager, Corporate Planning dated October 4, 2011 re: 2011 Corporate Strategic Plan Progress Report was considered for information.

- 11-526 It was moved and seconded that the “2011 Corporate Strategic Plan Progress Report” be referred to the Communications Committee to consider:
1. a process to communicate the Plan objectives, and
  2. branding of the Plan.

**MOTION CARRIED**

7:50 pm Directors Walker and Seymour left the Board Room at 7:50 pm.

#### BYLAWS

B1  
11-527 It was moved and seconded that “CVRD Bylaw No. 3518 – Lambourn Estates Water System Service Amendment, 2011”, be adopted.

**MOTION CARRIED**

B2  
11-528 It was moved and seconded that “CVRD Bylaw No. 3519 – Fern Ridge Water System Service Amendment Bylaw, 2011”, be adopted.

**MOTION CARRIED**

B3  
11-529 It was moved and seconded that “CVRD Bylaw No. 3521 – Cherry Point Water System Service Amendment Bylaw, 2011”, be adopted.

**MOTION CARRIED**

B4  
11-530 It was moved and seconded that “CVRD Bylaw No. 3522 – Kerry Village Water System Service Amendment Bylaw, 2011”, be adopted.

**MOTION CARRIED**

**B5  
11-531** It was moved and seconded that “CVRD Bylaw No. 3523 – Youbou Water System Service Amendment Bylaw, 2011”, be adopted.

**MOTION CARRIED**

**B6  
11-532** It was moved and seconded that “CVRD Bylaw No. 3554 – Ticket Information Authorization Amendment Bylaw, 2011”, be granted 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading.

**MOTION CARRIED**

**B6  
11-533** It was moved and seconded that “CVRD Bylaw No. 3554 – Ticket Information Authorization Amendment Bylaw, 2011”, be adopted.

**MOTION CARRIED**

**B7  
11-534** It was moved and seconded that “CVRD Bylaw No. 3555 – Honeymoon Bay Water System Debt Repayment Service Amendment Bylaw, 2011”, be granted 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading.

**MOTION CARRIED**

**7:55 pm** Director Walker returned to the Board Room at 7:55 pm.

**11-535** It was moved and seconded that Section 5, subsection 10 of Bylaw No. 3544 be amended by changing the word “persons” to “applicants”.

**MOTION CARRIED**

**B8  
11-536** It was moved and seconded that “CVRD Bylaw No. 3544 – Advisory Planning Commission Establishment Bylaw, 2011”, be granted 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading.

**MOTION CARRIED**

**B8  
11-537** It was moved and seconded that “CVRD Bylaw No. 3544 – Advisory Planning Commission Establishment Bylaw, 2011”, be adopted.

**MOTION CARRIED**

**7:56 pm** Director Seymour returned to the Board Room at 7:56 pm.

**B9  
11-538** It was moved and seconded that “CVRD Bylaw No. 3549 – South Cowichan Official Community Plan Amendment Bylaw (Mill Bay Marina), 201”, be adopted.

Opposed: Director Duncan

**MOTION CARRIED**

**B10** It was moved and seconded that “Cowichan Valley Regional District

11-539 Bylaw No. 3454 – Area A – Mill Bay/ Malahat Zoning Amendment Bylaw (Mill Bay Marina), 2010”, be adopted.

Opposed: Director Duncan

MOTION CARRIED

B11  
11-540 It was moved and seconded that “CVRD Bylaw No. 3551 – Area E – Cowichan Station/Sahtlam/Glenora Official Community Plan Amendment Bylaw (Urban Edge Properties Ltd.), 2011”, be granted 1<sup>st</sup> and 2<sup>nd</sup> reading.

MOTION CARRIED

B12  
11-541 It was moved and seconded that “CVRD Bylaw No. 3552 – Area E – Cowichan Station/Sahtlam/Glenora Zoning Amendment Bylaw (Urban Edge Properties Ltd.), 2011”, be granted 1<sup>st</sup> and 2<sup>nd</sup> reading.

MOTION CARRIED

NEW BUSINESS

NB1 The Staff Report from the Corporate Secretary dated October 12, 2011 re: 2011/12 Treaty Advisory Committee Operational Funding Grant was considered.

11-542 It was moved and seconded that the Board supports the submission of an application to the Union of British Columbia Municipalities for Treaty Advisory Committee (TAC) Operational Funding of \$10,000 under the Supporting Treaty Implementation Program for the 2011/12 fiscal year.

MOTION CARRIED

RESOLVING INTO CLOSED SESSION

11-543  
8:07 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, Subsection (1) (e) Land Acquisition and (1) (a) Personal Information.

MOTION CARRIED

RISE FROM CLOSED SESSION

11-547  
8:16 pm It was moved and seconded that the Board rise with report on CSNB1 Personal Information only at this time and that CSCR1 Land Acquisition be announced at the appropriate time, and adjourn and return to the Regular portion of the meeting.

MOTION CARRIED

CSNB1  
Personal It was moved and seconded that the following appointment to the

Information  
{Sub (1) (a)}  
11-546

Environment Commission be approved:  
Appointed for a Term to Expire October 31, 2013:  
Janna Jorgensen

MOTION CARRIED

ADJOURNMENT

11-548  
8:23 pm

It was moved and seconded that the Regular Board meeting be adjourned.

MOTION CARRIED

The meeting adjourned at 8:23 pm.

Certified Correct:

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Secretary

Dated: \_\_\_\_\_



Minutes of the Special meeting of the Board of the Cowichan Valley Regional District held in the Board Room, 175 Ingram Street, Duncan, BC, on Tuesday, October 18, 2011 at 7:30 pm.

**PRESENT:** Chair G. Giles,  
Directors K. Cossey, M. Dorey, L. Duncan,  
D. Haywood, R. Hutchins,  
L. Iannidinardo, P. Kent, K. Kuhn,  
T. McGonigle, I. Morrison, G. Seymour  
and Alternate Director R. Burgess

**ALSO PRESENT:** Warren Jones, Administrator  
Joe Barry, Corporate Secretary  
Brian Dennison, General Manager,  
Engineering & Environmental Services

**ABSENT:** Directors M. Marcotte and B. Harrison

## APPROVAL OF AGENDA

11-549

**It was moved and seconded that the agenda be approved.**

**MOTION CARRIED**

## STAFF REPORT

SR1

The Staff Report from the General Manager, Engineering & Environmental Services dated October 18, 2011 re: South Cowichan Eco Depot Referendum Communications Budget was received for information.

## ADJOURNMENT

11-550  
8:11 pm

**It was moved and seconded that the Special Board meeting be adjourned.**

**MOTION CARRIED**

The Special Board meeting ended at 8:11 pm.

Certified Correct:

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Secretary

Dated: \_\_\_\_\_



**CR1**

**REGIONAL SERVICES COMMITTEE REPORT  
OF MEETING HELD OCTOBER 26, 2011**

**DATE:** November 2, 2011

**To:** Chairperson and Directors of the Board

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Your Regional Services Committee reports and recommends as follows:

1. That funding for the purpose of assisting with the construction of the Regional Cowichan Visitors' Information Centre be considered as a Regional Grant-in-Aid in the 2012 Budget deliberations.



**ELECTORAL AREA SERVICES  
COMMITTEE REPORT  
OF MEETING HELD OCTOBER 18, 2011**

**DATE:** October 20, 2011

**To:** Chairperson and Directors of the Board

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Your Electoral Area Services Committee reports and recommends as follows:

1. That a grant in aid, Area G – Saltair/Gulf Islands, in the amount of \$500, be given to Saltair Ratepayers Association to assist a resident with health problems regain use of his property.

**Electoral Area Directors only vote on the following bylaws under Part 26 OR Section 791 of the *Local Government Act*:**

2. That no change to Development Permit 1-D-11DP (Super 8/Smitty's) be authorized at this time, but that the permitted interval for the sign message change be re-considered following a pending review of the CVRD Sign Bylaw and establishment of consistent criteria for LED and electronic message signs.
3.
  1. That draft Area F OCP Amendment Bylaw No. 3533 be amended as follows:
    - #14: The second sentence of Policy 5.3 is deleted and replaced with "The subdivision of land in the ALR should be discouraged."
    - #58: new Policy 13.9 – replace the words "to result in the best possible effluent quality" with "to result in a Class A effluent quality or better"
  2. That draft OCP Bylaw No. 3533, as amended, and draft Zoning Bylaw No. 3463 (Area F maintenance Bylaws), be forwarded to the Board for consideration of 1<sup>st</sup> and 2<sup>nd</sup> readings.
  3. That a public hearing be arranged and that Directors I. Morrison, K. Kuhn, and L. Iannidinardo be delegated to the hearing.



**CR2**

**ELECTORAL AREA SERVICES COMMITTEE REPORT  
OF MEETING HELD NOVEMBER 1, 2011**

**DATE:** November 2, 2011

**To:** Chairperson and Directors of the Board

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Your Electoral Area Services Committee reports and recommends as follows:

1. That the Board Chair and Corporate Secretary be authorized to execute the necessary documents to both enter into a renewable Trail Licence Agreement with the Coastal Missions Society located at 3356 Hillside Road in Saltair for a public trail corridor along the ocean front across private property to access a flight of stairs to the beach; and to obtain a permit to construct with the MoTI for a Beach Access Park in the Hillside Road End under the Electoral Area G Community Parks function.
2. That a covenant be registered in favour of the Cowichan Valley Regional District on lands located at 5241 Koksilah Road (Lot 6, Section 13, Range 6, Quamichan District, Plan 7797) to secure the amenity contribution and the transfer of parkland to the CVRD, and that the Board Chair and Corporate Secretary be authorized to sign the required documents in order to register the covenant.
3. That a Reserve Fund Expenditure bylaw be prepared authorizing the expenditure of no more than \$6,500 from the Community Parks General Reserve Fund (Area H – North Oyster/Diamond) for the purpose of completing the acquisition of Bush Creek Park; and that the bylaw be forwarded to the Board for consideration of three readings and adoption.
4. That the CVRD not provide comments or recommendation to the Liquor Control and Licencing Branch with regard to the Application for a Winery Lounge and Special Event Area Endorsement Licence #304212 by Unsworth Vineyards located at 2915 Cameron Taggart Road.
5. That the Cowichan Valley Regional District award the Dog Control Contract to the BCSPCA Cowichan and District Branch for a term of three (3) years starting January 1, 2012; that the contract price for 2012 be \$86,808.00 per year including HST which is to be paid out on a monthly basis; and, that the Canadian Consumer Price Index be used to award monetary increases in 2013 and 2014.
6. That a grant in aid, Electoral Area C – Cobble Hill, in the amount of \$500 be given to Cowichan Foundation to assist with student bursaries for Cowichan Valley students who are furthering their education.
7. That a grant in aid, Electoral Area C – Cobble Hill, in the amount of \$2240 be given to Braithwaite Estates Improvement District, to assist in the installation of aquifer protection signs.
8. That a grant in aid, Electoral Area D – Cowichan Bay, in the amount of \$885 be given to Cowichan Energy Alternatives, to assist with costs for their waste vegetable oil collection bin initiative.

**Electoral Area Directors only vote on the following bylaws under Part 26 OR Section 791 of the *Local Government Act*:**

9.
  1. That Resolution No. 11-458-12 be rescinded; and
  2. That Development Permit No. 1-D-08DP, issued to Silver Catch Processing Inc., be renewed until October 26, 2013, and that no other extensions of the development permit be granted.
10. That Application No. 2-A-11DP be approved, and that a development permit be issued to Mill Bay Marina Inc. for a 14 unit townhouse project and marina at Block "C", Sections 1 and 2, Range 9, Shawnigan District, Plan 1720, except part in Plans 29781 and 30142 (PID 001-027-433) and Foreshore Lease Lot 459 (Lease No. 1122643), subject to:
  - a) Approval from the Ministry of Environment;
  - b) Establishment of average natural grade and permitted building height by a BC Land Surveyor;
  - c) Provision of landscape security equivalent to 125% of the estimated cost of all landscape works; and
  - d) Registration of a form and character covenant.
11. That Application No. 7-E-11DP, submitted by Bill Thompson of Hillside Excavating, for conversion of a portion of a single family dwelling into a commercial space along with various other site alterations on Lot 6, Section 8, Range 1, Cowichan District, Plan 6495 Except Plan 2948 RW (PID: 005-848-661) be approved, subject to substantial compliance with the submitted site plan and building designs.
- 12.. That Application No. 9-E-11DP/VAR, submitted by Michael and Brandee Ganter, for construction of a residential accessory building in accordance with the Agricultural Protection Development Permit Area guidelines on Lot A, Section 10 and 11, Quamichan District, Plan 32057 (PID: 001-106-902) be approved; and further, that Section 5.2(e) of Zoning Bylaw No. 1840 be varied to allow the size of the residential accessory building to be increased from 100 square metres to 143 square metres, subject to substantial compliance with the submitted site and building plans.
13. That the Regional District accept the applicant's request to hold file No. 6-A-09RS (Topping/Quek/Van Der Have/Walker) in abeyance in order to provide the CVRD with time to complete the Benko/Butterfield neighbourhood plan, to provide the applicants with time to complete traffic, transit and engineering studies, to hold further discussions with CVRD departments and service providers (water, sewer and fire protection), and to consult with the community.
14.
  1. That Application No. 1-I-09RS (Van Isle Waterfront Development Corp.) be approved, with a new Recreational Zone being introduced for the subject lands and the unsubdivided C-4 Zoned area to the north, with a 0.16 hectare minimum parcel size, with a complementary amendment to the Official Community Plan which would provide for the new zone and create a drainage development permit area, subject to covenants being entered into that would:
    - interdict the further subdivision of the remainder of the lands owned by the applicants until such time as the subject properties are part of a CVRD Community Sewer System and a CVRD Community Water System;

- require at the time of subdivision of the remainder lands to the north of the subject properties, that the applicant undertakes to work with CVRD Parks and Trails Division to establish an east-west trail link of not less than 7 metres in width, to provide connectivity across the subject lands between Block 117 and Marble Bay Park for a trail alignment which meets CVRD Parks standards.
  - require the repair or removal, in accordance with accepted fire protection standards, of the underperforming fire hydrant in the development;
2. That the appropriate amendment bylaws be prepared and forwarded to the Regional Board for consideration of first and second readings.
  3. That a public hearing be arranged and that the Directors for Electoral Area I, Area F and Area G, be delegated to the hearing.
  4. That the referral by way of mailed notification of the proposed amendment to Ditidaht First Nation, Cowichan Tribes, Lake Cowichan First Nation, Ministry of Transportation and Infrastructure, Lake Cowichan Volunteer Fire Department, VIHA, Ministry of Environment, School District 79 and CVRD Public Safety is accepted.
15. That Rezoning Application No. 2-E-11RS (Khalsa Diwan Societies) be presented at a public meeting to receive input from the community, and that the application and public meeting minutes be reviewed at a future EASC meeting; and further, that the draft zoning amendment bylaw be amended by changing the minimum parcel size for parcels served neither by a community water or sewer system in the proposed C-6 Zone from 1.0 hectares to 2.0 hectares.
16. That, when complete, the draft Electoral Area D – Cowichan Bay Official Community Plan be referred to the following CVRD commissions and external agencies for review:

CVRD Commissions

Agricultural Advisory Commission  
 Economic Development Commission  
 Environment Commission  
 Area D – Cowichan Bay Advisory Planning Commission  
 Area D – Cowichan Bay Parks Commission

Local Governments

Capital Regional District  
 District of North Cowichan  
 City of Duncan

First Nations

Stz'uminus (Chemainus) First Nation  
 Cowichan Tribes  
 Halalt First Nation  
 Lake Cowichan First Nation  
 Lyackson First Nation  
 Malahat First Nation  
 Pauquachin First Nation  
 Penelakut Tribe  
 Hul'qumi'num Treaty Group  
 Semiahmoo First Nation  
 Snuneymuxw First Nation  
 Tsartlip First Nation  
 Tsawout First Nation  
 Tsawwassen First Nation  
 Tseycum First Nation

Provincial Government Agencies

Agricultural Land Commission  
 BC Transit  
 Ministry of Aboriginal Relations and Reconciliation  
 Ministry of Agriculture  
 Ministry of Community, Sport and Cultural Development  
 Ministry of Energy and Mines – Mineral Exploration and Mining / Housing and Construction Standards  
 Ministry of Forests, Lands and Natural Resources Operations – Land Tenures / Environmental Protection  
 Ministry of Transportation and Infrastructure

Federal Government Agencies

Department of Fisheries and Oceans – Fisheries  
 Department of Fisheries and Oceans – Small Craft Harbours

Other Agencies

Central Vancouver Island Health Authority  
 Cowichan Bay Improvement District  
 Cowichan Bay Waterworks  
 Islands Trust  
 School District No. 79  
 Social Planning Cowichan

And that consultation with First Nations occurs in accordance with the provincial Interim Guide To First Nations Engagement on Local Government Statutory Approvals;

And further, that CVRD staff meet with Cowichan Tribes staff to determine a mutually beneficial approach to consultation, having regard for the Hul'qumi'num Treaty Group consultation policy.

17. 1. That the request by the applicants to remove part of the F1-A zoning change from Application No. 1-A-11RS (Bamberton Business Park) be accepted; that Second reading of Zoning Amendment Bylaw No. 3498 be rescinded; that Zoning Amendment Bylaw No. 3498 be amended to remove the F1-A zoning change to all areas of the site except where outdoor recreation is proposed; and that Zoning Amendment Bylaw No. 3498, as amended, be considered for second reading.
2. That a draft bylaw under Section 30 of the *Community Charter* be prepared for future consideration in relation to the dedication of McCurdy Point as park, and proceed with the documents on the basis of such;
3. That staff continue to secure covenants or satisfactory lease agreements and associated documents as outlined in the October 25, 2011 staff report to protect the Southlands from alienation and to permit public access as a future amenity for the community, and that a public meeting be held by the applicants prior to the public hearing.
4. That a public hearing be scheduled in January 2012 respecting OCP Amendment Bylaw No. 3497 and Zoning Amendment Bylaw No. 3498, and that all Electoral Area Directors be appointed as hearing delegates in accordance with Section 891 of the *Local Government Act*.
5. That an acceptable agreement with respect to the protection of water users (Malahat Band, Inlet Drive, and individual residents in the vicinity of the proposed development) be finalized prior to the public meeting/hearing.



**CR3**

## **ENGINEERING & ENVIRONMENTAL SERVICES COMMITTEE REPORT**

**OF MEETING HELD OCTOBER 26, 2011**

**DATE:** October 31, 2011

**To:** Chair and Directors of the Cowichan Valley Regional District

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Your Engineering & Environmental Services Committee reports and recommends as follows:

1. That CVRD Bylaw No. 3561 – Arbutus Ridge Water System Management Amendment Bylaw, 2011 be forwarded to the Board for consideration of three readings and adoption.
2. That CVRD Bylaw No. 3562 – Arbutus Ridge Sewer System Management Amendment Bylaw, 2011 be forwarded to the Board for consideration of three readings and adoption.
3. That CVRD Bylaw No. 1910 – Shawnigan Beach Estates Sewer System Service Establishment Bylaw, 1999, be amended to extend the service area boundaries to include “PID 025-002-678, Lot 30, Section 3, Range 2, Shawnigan District, Plan VIP72148”, and that the amended bylaw be forwarded to the Board for consideration of three readings and adoption.
4. That the Cowichan Valley Regional District enter into two year contract extension with Marpole Transport Limited for the period of January 1, 2012 to December 31, 2013, and further that the Board Chair and Corporate Secretary be authorized to sign the extension agreement.
5. That the Cowichan Valley Regional District enter into a two year contract extension with Regional Disposal Company (Rabanco) for the period of January 1, 2012 to December 31, 2013, and further that the Board Chair and Corporate Secretary be authorized to sign the extension agreement.
6. That the CVRD request Metro Vancouver to extend the existing Solid Waste Export Agreement through to December 31, 2013 on a 'contingency basis' only to allow for unexpected interruptions in service to Washington State; and further that the Board Chair and Corporate Secretary be authorized to sign the extension agreement.





C·V·R·D

**PARKS COMMITTEE REPORT  
OF MEETING HELD NOVEMBER 9, 2011**

**DATE:** November 9, 2011

**To:** Chairperson and Directors of the Board

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Your Parks Committee reports and recommends as follows:

1. That the efforts of the Vancouver Island Spine Trail Association (VISTA) to facilitate the development of the Vancouver Island (VI) Spine Trail, a proposed 700 kilometer trail from Victoria to Cape Scott be formally recognized and endorsed.



**CR5**

## **KERRY PARK RECREATION CENTRE COMMISSION REPORT**

**OF MEETING HELD OCTOBER 25, 2011**

**DATE:** October 25, 2011

**To:** Chair and Directors of the Cowichan Valley Regional District Board

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Your Kerry Park Recreation Centre Commission reports and recommends:

1. That Cowichan Valley Regional District enter into an additional five-year renewal lease agreement for the Mill Bay Community League property located on Wilkinson Road (legally described as: PID 009-497-722, Parcel B (DD 45704-I), of Sections 3 and 4, Range 8, Shawnigan District, except Parcel No 1 (DD90545-I) and except that part in Plan 31762) with a lease increase of approximately 7% per year for five years, and that the Chair and Corporate Secretary be authorized to sign the agreement on behalf of the CVRD.
2. That the Cowichan Valley Regional District to enter into a renewed three-year Irrigation Water Lease agreement with the option to extend for two additional years with Willswikk Farms (legally described as PID 001-094-513, Parcel A (DD 296648-I), Sections 3 and 4 Range 7, Shawnigan District) under the same terms as in original agreement, and that the Chair and Corporate Secretary be authorized to sign the agreement on behalf of the CVRD.
3. That up to a maximum of \$20,000 in short term borrowing for the purchase of a replacement Score Clock be approved and that the loan be paid back over five years under the Liability Under Agreement Section of 175 of the Community Charter.



**COWICHAN LAKE RECREATION COMMISSION REPORT**

**OF MEETING HELD OCTOBER 27, 2011**

**DATE:** November 1, 2011

**To:** Chair and Directors of the Cowichan Valley Regional District Board

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Your Cowichan Lake Recreation Commission reports and recommends as follows:

1. That a Reserve Fund Expenditure bylaw be prepared authorizing the expenditure of up to \$20,000 for the installation of lighting in the parking lots at the Cowichan Lake Sports Arena, and that the bylaw be forwarded to the Board for consideration of three readings and adoption.



SR1

STAFF REPORT

REGULAR BOARD MEETING  
OF NOVEMBER 9, 2011

DATE: November 1, 2011 BYLAW No.: 3499  
FROM: Kathleen Harrison, Deputy Corporate Secretary  
SUBJECT: Results of Alternative Approval Process - Bylaw No. 3499 – Youbou Street Lighting Service.

**Recommendation:**

That the *Certificate of Results* confirming that the CVRD Board may proceed to adopt Bylaw No. 3499, be received.

**Relation to the Corporate Strategic Plan:**

This bylaw is consistent with the Corporate Strategic Plan's objectives of promoting individual and community wellness and public safety.

**Financial Impact:** (Reviewed by Finance Division: N/A)

**Background:**


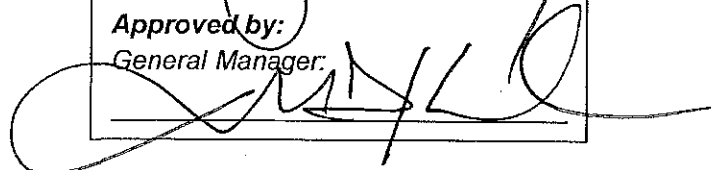
An alternative approval process for obtaining voter approval for the adoption of "CVRD Bylaw No. 3499 – Youbou Street Lighting Service Area Amendment Bylaw, 2011", was launched September 16<sup>th</sup> and expired October 25<sup>th</sup> at 4:30 pm.

A total of 16 *Elector Response Forms* were submitted in opposition to the adoption of the bylaw. Seven (7) forms were rejected for the following reasons: One (1) was outside the boundary of the service area; Four (4) were submitted by non registered non-resident property electors without applicable proof of ownership, application, or consent and two of these four were submitted by the same non-resident property elector for two separate properties; and lastly, Two (2) were faxed copies submitted by non-registered non-residents without appropriate documentation. As outlined in the attached *Certificate of Results*, there were a total of Nine (9) valid *Elector Response Forms* submitted in opposition to adoption of the bylaw. This number is less than 10% of the total eligible to sign, and therefore, the Board may proceed to adopt Bylaw No. 3499.

Submitted by,

  
Kathleen Harrison  
Deputy Corporate Secretary  
Corporate Services Department

Attachment: Certificate of Results – Bylaw No. 3499

Reviewed by:  
Division Manager:   
Approved by:  
General Manager: 



**CVRD Bylaw No. 3499  
Certificate of Results - Alternative Approval Process**

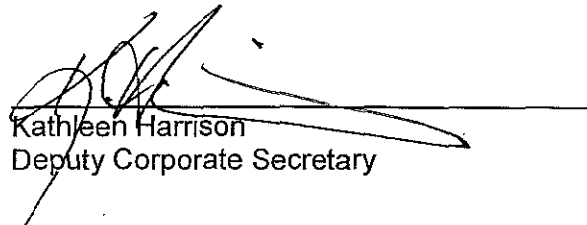
I hereby certify that Nine (9) valid *Elector Response Forms* were received in opposition to the adoption of "CVRD Bylaw No. 3499 – Youbou Street Lighting Service Area Amendment Bylaw, 2011", which authorizes the Regional District to increase the maximum requisition limit from \$21,800 to \$40,000 annually.

The total number of eligible electors in the service area to which the Alternative Approval Process applies is estimated at 526.

In accordance with Section 86 (1) of the *Community Charter*, the number of valid *Elector Response Forms* received (9) represents less than 10% of the electors in the area to which the Alternative Approval Process applies, and the Board of Directors of the Cowichan Valley Regional District may proceed to adopt CVRD Bylaw No. 3499.

DATED at Duncan, British Columbia )  
this 26<sup>th</sup> day of October, 2011 )

)  
)  
)



Kathleen Harrison  
Deputy Corporate Secretary

<b>Number of Eligible Electors in the Service Area</b>	<b>10% of the Electors</b>	<b>Valid Elector Response Forms Received</b>
526	59	9



C.V.R.D

STAFF REPORT

CVRD BOARD MEETING  
OF NOVEMBER 9, 2011

DATE: November 1, 2011 FILE NO: 5340-30-TCS/01  
FROM: David Leitch, ASCT., Manager, Water Management Division  
SUBJECT: 2011 Reserve Fund Bylaw – Twin Cedars Sewer System

**Recommendation:**

That a capital reserve fund expenditure bylaw be prepared for withdrawal of funds not exceeding \$20,000.00 from the *Twin Cedars Sewer System Capital Reserve Fund* for capital upgrades to the sewer system; and further that the bylaw be forwarded to the Board for consideration of three readings and adoption.

**Relation to the Corporate Strategic Plan:** Provides a reliable essential service.

**Financial Impact:** (Reviewed by Finance Division: ML)

The Twin Cedars Sewer System has \$20,835.00 in current reserve funds to cover these capital expenses. Without the contribution of these reserve funds, there is insufficient money in the operating budget to pay for the expenses.

**Background:**

The main operational function within the Twin Cedars Sewer System is the operation and maintenance of the wastewater treatment plant. The plant is a membrane bioreactor with a complex variety of mechanical components, pumps and electrical functions that can at times have shorter than usual life expectancies and unexpected failures. In the summer of 2011, we experienced the failure of the anoxic pumps in the membrane tanks that required immediate and emergency replacement. At the time we thought the expenses could be absorbed by the operational budget through some anticipated connection fees. Those connection fees will not materialize this year and as a result, the capital cost of the pumps must come from the system's reserve fund. If the system receives future connection fees, this money will go back into the reserve fund for future capital replacement and upgrades.

Submitted by,

Dave Leitch, ASCT., Manager,  
Water Management Division

<p><b>Reviewed by:</b> Division Manager: Not required</p> <hr/> <p><b>Approved by:</b> General Manager:</p>
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DL/jlb

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C·V·R·D

**PUBLIC HEARING REPORT**  
**Bylaws No. 3557 and 3558**

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Following is a summary of the proceedings of the Public Hearing for South Cowichan Official Community Plan Amendment Bylaw No. 3557 and Zoning Amendment Bylaw No. 3558 (Logan), applicable to Electoral Area A – Mill Bay/Malahat, held on Tuesday, October 11, 2011, at the Malahat Fire Hall, 935 Whittaker Road, Malahat, B.C. at 7:04 p.m.

**HEARING  
DELEGATES**

Director B. Harrison, Electoral Area A – Mill Bay/Malahat, Chairperson  
Director K. Cossey, Electoral Area B – Shawnigan Lake  
Director I. Morrison, Electoral Area F – Cowichan Lake South/Skutz Falls

**CVRD STAFF  
PRESENT**

Ms. D. Leitch, Planner II, Planning & Development Department  
Ms. J. Hughes, Recording Secretary, Planning & Development Department

Members of the Public:  
There were 8 members of the public present.

**CALL TO ORDER**

Director B. Harrison chaired the Hearing and called the meeting to order.  
The Chairperson introduced the Hearing Delegates and CVRD staff present.

**PROCEDURES**

Ms. Leitch explained the requirements under Section 890 of the *Local Government Act*. She advised that notice of the Public Hearing was advertised in two consecutive issues of the *Citizen* (Friday, September 30, 2011 and Wednesday, October 5, 2011) and *Leader Pictorial* (Friday, September 30, 2011 and Wednesday, October 5, 2011) and letters had also been sent to adjacent owners and occupiers of the property as required by the *Local Government Act*.

Official Community Plan Amendment Bylaw No. 3557 proposes to amend South Cowichan Official Community Plan Bylaw No. 3510, by re-designating a portion of the site (Those Parts of District Lot 130, Malahat District, Lying to the North of Plan 591W Except Plans 739-R, 29558, 38364, VIP55979 and VIP61126) from Rural Residential to Industrial.

Zoning Amendment Bylaw No. 3558 proposes to amend Electoral Area A – Mill Bay/Malahat Zoning Bylaw No. 2000 by creating a new Light Industrial Zone – I-1B Zone, and rezoning a portion of Parts of District Lot 130, Malahat District, Lying to the North of Plan 591W Except Plans 739-R, 29558, 38364, VIP55979 and VIP61126, from F-2 (Secondary Forestry) to I-1B (Light Industrial Recreational Vehicle Storage).

The purpose of Amendment Bylaw Nos. 3557 and 3558 is to permit the outdoor storage of boats, travel trailers and recreational vehicles on a portion of the Subject Property.

Ms. Leitch stated that one email had been received at the CVRD office from the date the advertising was placed within the local newspapers to the close of the CVRD office today, October 11, 2011, at 4:30 p.m.

Ms. Leitch further added:

- Subject property is located at 841 Ebadora Lane;
- Applicant has applied to rezone two acres on the southern portion of the 10 acre parcel to permit the outdoor storage of boats, travel trailers and recreational vehicles;
- At the request of the CVRD the applicant has provided a draft covenant that prohibits signs from being posted on the southern boundary of the property along the Trans Canada Highway. If the application proceeds to final adoption of the Bylaws the covenant will be registered on title prior to final adoption of the Bylaws.
- Copies of the proposed Amendment Bylaws and Draft Covenant were located on the side table for review.

**Correspondence**

The following item was received and is attached to the Minutes as an Exhibit:  
1) Email and attached letter dated October 10, 2011, from Dave and Peggy Martin (EXHIBIT 1).

**Location of the File**

Director Harrison advised that the Information Binder was available for review on the side table, along with copies of the proposed Amendment Bylaws and advised that any letters or submissions which were 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.

**APPLICANT,  
Jim Logan**

Jim Logan stated the following with regard to Rezoning Application No. 4-A-07RS:

- CVRD requested that the subject property be rezoned due to his business he has operated for the past 12-14 years which is picking up, towing and delivery of r/v vehicles from all over North America;
- He will not be running a storage lot or storage area as he brings in 95 percent of what is brought onto the site and he also takes them back out.
- He considers his clients to be either "snow birds" or "beach bums" where he picks up their units after the summer, stores them for the winter and then takes them back for their use again in the spring;
- Not planning or interested on running a big storage compound where people are coming and going all day and night.

**QUESTION PERIOD**

Director Harrison opened the public question period of the Public Hearing. He stated that the Public Hearing Delegates and staff members could answer questions at this time, and that after the close of the Question Period and the opening of the official Public Hearing there could be no questions taken.

**Tanya York,  
715 Ebadora Lane**

- If the property is rezoned to industrial and Mr Logan decided to sell it, would the property be sold as industrial land?

**Director Harrison**

- If the property is rezoned to the proposed I-1B (Light Industrial Recreational Vehicle Storage) Zone and then it is sold, it would be sold as I-1B zoned land. The I-1B Zone is very specific and it would remain as storage of vehicles only.

**Jim Logan**

- Presently there is no zoning for his particular business and the CVRD had to create a very specific zone for his parcel;
- The property is actually in two pieces, the smaller parcel with the original mobile home on it was part of the original 10 acres which was subdivided previously and he is selling that portion to one of his sons and the other parcel will likely be sold in the future to his other son.

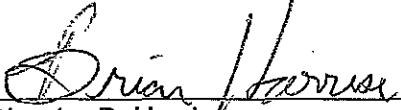


- The word "industrial" is somewhat misleading as it could relate to a variety of heavy uses but noted that was not his intent with the rezoning.
- Rob Patterson,  
795 Whittaker Road**      ➤ Will there be a sani-dump located on site for the vehicles that would be coming to and from the site?
- Jim Logan**      ➤ No sani-dump will be on the site as that is all taken care of prior to coming onto the site.
- Rob Patterson**      ➤ Will there be fuel tanks stored on site?
- Jim Logan**      ➤ No fuel tanks, as he only tows 5<sup>th</sup> wheels and travel trailers as cannot tow motorized vehicles.
- Dana Petursson,  
782 Ebadora Lane**      ➤ Is anything going to change as a result of the rezoning of the property?
- Jim Logan**      ➤ No change, it will be used the same way as it has since he purchased the property.
- Director Harrison**      Asked for further questions from the public present three times regarding South Cowichan Official Community Plan Amendment Bylaw No. 3557 and Zoning Amendment Bylaw No. 3558.
- 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 Harrison reminded the public that the Information Binder was available for review located 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.
- ADJOURNMENT**      Chairperson Harrison asked for public comments or submissions three times from the public present regarding South Cowichan Official Community Plan Amendment Bylaw No. 3557 and Zoning Amendment Bylaw No. 3558.

Chairperson Harrison declared the Public Hearing closed at 7:14 p.m.

CERTIFICATION:

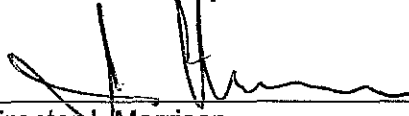
We attended the Public Hearing on Tuesday, October 11, 2011, and hereby certify that this is a fair and accurate report of the Public Hearing.

  
\_\_\_\_\_  
Director B. Harrison

Date Nov. 1, 2011

\_\_\_\_\_  
Director K. Cossey

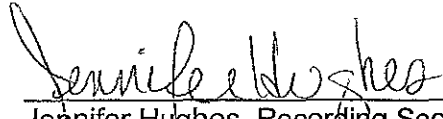
Date \_\_\_\_\_

  
\_\_\_\_\_  
Director J. Morrison

Date Nov. 01/2011

  
\_\_\_\_\_  
Dana Leitch, Planner II

Date Oct 31, 2011

  
\_\_\_\_\_  
Jennifer Hughes, Recording Secretary

Date October 28, 2011



**COWICHAN VALLEY REGIONAL DISTRICT  
BYLAW No. 3499**

**A Bylaw to Amend Youbou Street Lighting Service Establishment Bylaw No. 2193**

**WHEREAS** the Board of the Cowichan Valley Regional District established the *Youbou Street Lighting Service* under the provisions of Bylaw No. 2193, cited as "CVRD Bylaw No. 2193 – Youbou Street Lighting Service Establishment Bylaw, 2001", as amended;

**AND WHEREAS** the Regional District wishes to amend Bylaw No. 2193 by increasing the maximum annual requisition limit from \$21,800 to \$40,000;

**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 as "**CVRD Bylaw No. 3499 – Youbou Street Lighting Service Area Amendment Bylaw, 2011**".

2. **AMENDMENT**

That CVRD Bylaw No. 2193 be amended by deleting the words "Twenty One Thousand Eight Hundred Dollars (\$21,800)" and replacing them with the words "Forty Thousand Dollars (\$40,000)" in the second line of the first paragraph of the Section 4 – Cost Recovery text.

READ A FIRST TIME this      8<sup>th</sup>      day of      June      , 2011.

READ A SECOND TIME this      8<sup>th</sup>      day of      June      , 2011.

READ A THIRD TIME this      8<sup>th</sup>      day of      June      , 2011.

I hereby certify this to be a true and correct copy of Bylaw No. 3499 as given Third Reading on the      8<sup>th</sup>      day of      June      , 2011.

\_\_\_\_\_  
Deputy Corporate Secretary

\_\_\_\_\_  
Date

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this

20th day of July 2011.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Corporate Secretary



**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW No. 3555**

**A Bylaw to Amend the Boundaries of the Honeymoon Bay Water System Debt Repayment Service Area**

**WHEREAS** the Board of the Cowichan Valley Regional District established the *Honeymoon Bay Water System Debt Repayment Service Area* under the provisions of Bylaw No. 2967, cited as "CVRD Bylaw No. 2967 – Honeymoon Bay Water System Debt Repayment Service Establishment Bylaw, 2007", as amended;

**AND WHEREAS** the Board of the Cowichan Valley Regional District wishes to extend the boundaries of the service area to include the following property:

- PID 018-974-726, Lot 9, Section 13, Renfrew District (Situates in Cowichan Lake District), Plan 1074;

**AND WHEREAS** the owner of the above noted property has petitioned the Regional District to have their property included in the service area;

**AND WHEREAS** the Director of Electoral Area F – Cowichan Lake South/Skutz Falls has consented, in writing, to the adoption of this bylaw;

**NOW THEREFORE** the Board 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. 3555 – Honeymoon Bay Water System Debt Repayment Service Amendment Bylaw, 2011**".

**2. AMENDMENT**

That Bylaw No. 2967 be amended by deleting the existing Schedule A and replacing it with the Schedule A attached to this bylaw.

READ A FIRST TIME this 12<sup>th</sup> day of October, 2011.

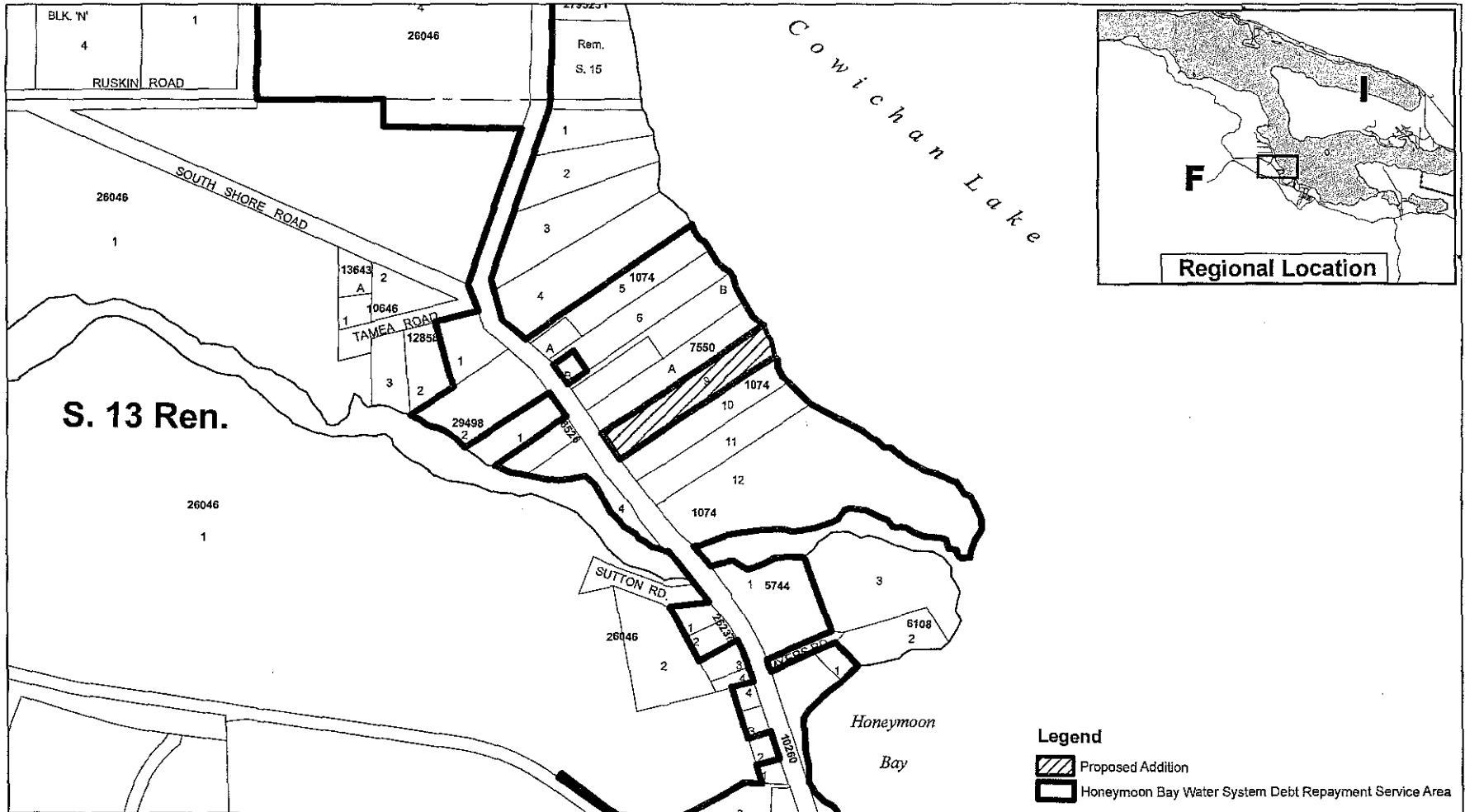
READ A SECOND TIME this 12<sup>th</sup> day of October, 2011.

READ A THIRD TIME this 12<sup>th</sup> day of October, 2011.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Secretary



Schedule A to CVRD Bylaw No. 2967 – Honeymoon Bay Water System  
 Debt Repayment Service Establishment Bylaw, 2007. As amended by Bylaw No. 3555.

Adopted \_\_\_\_\_, 2011.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3561

A Bylaw to Amend the Arbutus Ridge Water System Management Bylaw No. 3305

WHEREAS the Board of the Cowichan Valley Regional District established the management of the Arbutus Ridge Water System pursuant to "CVRD Bylaw No. 3305, cited as "CVRD Bylaw No. 3305 – Arbutus Ridge Water System Management Bylaw, 2009";

AND WHEREAS the Board of the Cowichan Valley Regional District deems it desirable to revise Schedule B of the bylaw.

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. 3561 - Arbutus Ridge Water System Management Amendment Bylaw, 2011".

2. AMENDMENT

That Group K of Schedule B be deleted in its entirety and replaced as follows:

**Group K**

**Golf Course:** for potable water only. Based on 3.5% of the total water system operating budget.

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Secretary



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3562

**A Bylaw to Amend the Arbutus Ridge Sewer System Management  
Bylaw No. 3306**

**WHEREAS** the Board of the Cowichan Valley Regional District established the management of the Arbutus Ridge Sewer System pursuant to "CVRD Bylaw No. 3306, cited as "CVRD Bylaw No. 3306 – Arbutus Ridge Sewer System Management Bylaw, 2009";

**AND WHEREAS** the Board of the Cowichan Valley Regional District deems it desirable to revise Schedule B to the bylaw.

**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. 3562 - Arbutus Ridge Sewer System Management Amendment Bylaw, 2011**".

2. AMENDMENT

That the classification for "**Golf Course**" in Schedule B be deleted in its entirety and replaced as follows:

**Golf Course:** Based on 3.5% of the total sewer system operating budget.

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Secretary





**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW No. 3563**

A Bylaw Authorizing the Expenditure of Funds from the  
*Electoral Area C Community Parks Park Land Acquisition Reserve Fund*  
Established Pursuant to CVRD Bylaw No. 2735

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**WHEREAS** as of September 30, 2011, there is an unappropriated balance in the *Electoral Area C Community Parks Park Land Acquisition Reserve Fund* of Eighty-Seven Thousand Nine Hundred Ninety-Seven Dollars (\$87,997) that has been calculated as follows:

**BALANCE** in Reserve fund as at December 31, 2010: \$87,293.

**ADD:** Additions to the Fund, Including interest earned for the current year to date. \$ 704.  
\$87,997.

**DEDUCT:** Commitments outstanding under bylaws previously adopted. NIL

**UNCOMMITTED BALANCE**  
In Reserve Fund as at September 30, 2011: \$87,997.

**AND WHEREAS** it is deemed desirable and expedient to expend not more than Fifty Thousand Dollars (\$50,000) of the said balance for the purpose of assisting with the purchase of the Remnant Lot 1, Section 14, Range 6, VIP 15656, and Lot A, Section 14, Range 6, VIP 88890 to create a community park;

**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. 3563 – Electoral Area C Community Parks Park Land Acquisition Reserve Fund Expenditure (\$50,000) Bylaw, 2011**".

.../2

2. SUM TO BE APPROPRIATED

- a) An amount not exceeding the sum of Fifty Thousand Dollars (\$50,000.), is hereby appropriated from the *Electoral Area C Community Parks Park Land Acquisition Reserve Fund* for the purpose of assisting with the purchase of the Remnant Lot 1, Section 14, Range 6, VIP 15656, and Lot A, Section 14, Range 6, VIP 88890 to create a community park.
- b) The expenditure to be carried out by the monies hereby appropriated shall be more particularly specified by Board Resolution adopted July 13, 2011.

3. SUMS REMAINING

Should any of the said sum of Fifty Thousand Dollars (\$50,000.) remain unexpended after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the said Reserve Fund.

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Corporate Secretary



**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW No. 3498**

**A Bylaw for the Purpose of Amending Zoning Bylaw No. 2000  
Applicable to Electoral Area A – Mill Bay/Malahat**

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**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 A – Mill Bay/Malahat, that being Zoning Bylaw No. 2000;

**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. 2000;

**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. 3498 – Electoral Area A – Mill Bay/Malahat Zoning Amendment Bylaw (Bamberton Business Park Industrial), 2011**".

2. **AMENDMENTS**

Cowichan Valley Regional District Zoning Bylaw No. 2000, as amended from time to time, is hereby amended in the following manner:

a) The following is added after Section 11.2:

**I-3 ZONE – BAMBERTON LIGHT INDUSTRIAL 3**

Subject to compliance with the general requirements detailed in Parts 4 and 5 of this Bylaw, the following regulations apply in the I-3 Zone:

(a) **Permitted Uses**

The following principal uses and no others are permitted in an I-3 zone:

- (1) Agriculture, horticulture, silviculture;
- (2) Aquaculture, depuration of shellfish;
- (3) Assembly;

- (4) Boat and/or watercraft building, sales and repair and storage, marine services;
- (5) Building and construction material supply;
- (6) Commercial parking;
- (7) Concrete batch plant and concrete products manufacturing;
- (8) Contractor's workshop and yard;
- (9) Convenience store;
- (10) Equipment sales, repair, storage and rental;
- (11) Electronic equipment manufacturing and repair with accessory sales;
- (12) Feed, seed and agricultural supplies, sales and storage;
- (13) Food preparation and catering, including culinary education services;
- (14) Food and beverage manufacturing, processing, packaging, distribution, and storage, bakery, brewery, excluding fish cannery and abattoir;
- (15) Funeral services;
- (16) Indoor recreational facilities;
- (17) Laboratory, research and development centre;
- (18) Lumber and storage yards, sale of wholesale and retail building supplies;
- (19) Manufacturing;
- (20) Motor vehicle sales, service and repair, including autobody restoration and repair but excluding wrecking or salvaging;
- (21) Modular home, mobile home, truss and prefabricated home manufacturing;
- (22) Offices;
- (23) Outdoor recreation;
- (24) Personal services establishment;
- (25) Port facilities;
- (26) Printing and publishing;
- (27) Processing and sale of gardening and landscaping supplies and materials;
- (28) Recreational vehicle manufacturing, with accessory sales;
- (29) Research and development centre;
- (30) Restaurant, coffee shop including take-out, but not including a drive-through;
- (31) Retail sales, unrelated to any other principal permitted use, limited to a maximum of 250 m<sup>2</sup> in total retail floor area;
- (32) Secondary processing and manufacturing of wood products;
- (33) Software engineering office and accessory uses;
- (34) Technical services;
- (35) Trade/vocational school;
- (36) Warehousing, including mini-warehousing, distribution and forwarding of freight;
- (37) Welding shop, steel and metals fabrication, extrusion, finishing and accessory sales;
- (38) Wholesale sales;

The following accessory uses are permitted in the I-3 Zone:

- (39) Retail sales accessory to a principal permitted use;
- (40) Single family dwelling unit accessory to a principal permitted use, subject to Section 11.3(b)(3) below.

(b) Conditions of Use

For any lease area in an I-3 zone:

1. The coverage shall not exceed 60 percent of total lease area for all *buildings and structures*;
2. The *height* of all *buildings and structures* shall not exceed 20 m;
3. Not more than three single family residences are permitted per lease area of land, only in conjunction with a principal permitted use under Section 11.3(a) above;
4. Buildings and structures shall be set back not less than 7.5 metres from any lease area boundary or lot line that abuts a non-industrial zone.
5. Buildings and structures shall be set back not less than 7.5 metres from a Streamside Protection and Enhancement Area (SPEA) as designated in a Riparian Assessment Report.
6. A convenience store shall not be larger than 230 m<sup>2</sup> in floor area.

(c) Minimum Parcel Size for Subdivision

Subject to Part 13, the minimum *parcel* size in the I-3 Zone is 80 hectares. Notwithstanding this regulation, where a subdivision in the I-3 Zone is proposed to follow a land use zone boundary on an existing parcel that is split-zoned, any area within a single zone may be subdivided below the usual 80 hectare minimum, so long as the subdivision only isolates the entirety of the different zones on that parcel.

(d) Lease Areas

Areas of land in the I-3 Zone may be leased, including leases registered in the Land Title Office by Explanatory Plan, of any size, provided each lease area is of sufficient size to accommodate the other regulations of this Zone and provided it also has a source of water and sewage disposal system that are suitable to the Provincial authorities having jurisdiction. For the purposes of the I-3 Zone only, the regulations concerning use, density and other matters apply to each leased area.

(e) Definition

The definition of "parcel" in Section 3.1 does not apply to lease areas in the Bamberton Light Industrial 3 Zone.

(f) Parking

Notwithstanding CVRD Off-Street Parking Bylaw No. 1001, or any other CVRD bylaws that may require off-street parking spaces, the minimum number of off-street parking spaces required on a parcel in the I-3 Zone is 1 space per 48 m<sup>2</sup> of gross floor area, plus one space per accessory residential dwelling.

### 11.3A I-3A ZONE – LIGHT INDUSTRIAL 3A

Subject to compliance with the general requirements detailed in Parts 4 and 5 of this Bylaw, the following regulations apply in the I-3A Zone:

#### (a) Permitted Uses

The following principal uses and no others are permitted in an I-3A zone:

- (1) Agriculture, horticulture, silviculture;
- (2) Aquaculture, depuration of shellfish;
- (3) Assembly;
- (4) Boat and/or watercraft building, sales and repair and storage, marine services;
- (5) Building and construction material supply;
- (6) Commercial parking;
- (7) Contractor's workshop and yard;
- (8) Convenience store;
- (9) Equipment sales, repair, storage and rental;
- (10) Electronic equipment manufacturing and repair with accessory sales;
- (11) Feed, seed and agricultural supplies, sales and storage;
- (12) Food preparation and catering, including culinary education services;
- (13) Food and beverage manufacturing, processing, packaging, distribution and storage, bakery, brewery, excluding fish cannery and abattoir;
- (14) Funeral services;
- (15) Furniture manufacturing with accessory sales;
- (16) Indoor recreation;
- (17) Laboratory, research and development centre;
- (18) Lumber and storage yards, sale of wholesale and retail building supplies;
- (19) Manufacturing;
- (20) Motor vehicle sales, service and repair, including autobody restoration and repair but excluding wrecking or salvaging;
- (21) Modular home, mobile home, truss and prefabricated home manufacturing;
- (22) Offices;
- (23) Outdoor recreation;
- (24) Personal services establishment;
- (25) Printing and publishing;
- (26) Processing and sale of gardening and landscaping supplies and materials;
- (27) Recreational vehicle manufacturing, with accessory sales;
- (28) Research and development centre;
- (29) Restaurant, coffee shop including take-out, but not including a drive-through;
- (30) Retail sales, unrelated to any other principal permitted use, limited to a maximum of 250 m<sup>2</sup> in total retail floor area;
- (31) Secondary processing and manufacturing of wood products;
- (32) Software engineering office and accessory uses;
- (33) Technical services;
- (34) Trade/vocational school;

- (35) Warehousing, including mini-warehousing, distribution and forwarding of freight;
- (36) Welding shop, steel and metals fabrication, extrusion, finishing and accessory sales;
- (37) Wholesale sales;

The following accessory uses are permitted in the I-3A Zone:

- (38) Retail sales accessory to a principal permitted use;
- (39) Single family dwelling unit accessory to a principal permitted use, subject to Section 11.3A(b)(3) below.

(b) Conditions of Use

For any *parcel* in an I-3A zone:

1. All parcels shall be connected to a community water and community sewer system;
2. The coverage shall not exceed 60 percent of total parcel area for all *buildings* and *structures*;
3. The *height* of all *buildings* and *structures* shall not exceed 20 m;
4. Not more than three single family residences are permitted per parcel of land, only in conjunction with a principal permitted use under Section 11.3A(a) above;
5. A convenience store shall not be larger than 230 m<sup>2</sup> in floor area;
6. The following setbacks apply in the I-3A Zone:

COLUMN I Type of Line	COLUMN II Setback for Buildings and Structures
Front Parcel Line	4.5 metres
Interior Side Parcel Line	0 metres where the abutting parcel is zoned Industrial 7.5 metres where the abutting parcel is not zoned Industrial
Exterior Side Parcel Line	4.5 metres
Rear Parcel Line	0 metres where the abutting parcel is zoned Industrial 4.5 metres where the abutting parcel is not zoned Industrial
Streamside Protection and Enhancement Area (SPEA)	7.5 metres

(c) Minimum Parcel Size

Subject to Part 13, the minimum *parcel* size in the I-3A Zone is 0.1 ha for *parcels* served by a *community water* and *sewer system*.

(d) Parking

Notwithstanding CVRD Off-Street Parking Bylaw No. 1001, or any other CVRD bylaws that may require off-street parking spaces, the minimum number of off-street parking spaces required on a parcel in the I-3A Zone is 1 space per 48 m<sup>2</sup> of gross floor area, plus one space per accessory residential dwelling.

11.4 I-4 ZONE – BUSINESS PARK INDUSTRIAL-COMMERCIAL 4

Subject to compliance with the general requirements detailed in Parts 4 and 5 of this Bylaw, the following regulations apply in the I-4 Zone:

(a) Permitted Uses

The following principal uses and no others are permitted in an I-4 zone:

- (1) Assembly use;
- (2) Auction sales;
- (3) Cabinet making, home improvement products manufacturing and accessory sales;
- (4) Clothing manufacturing, cleaning, repair and storage, with accessory sales;
- (5) Commercial parking;
- (6) Convenience store;
- (7) Day care and nursery school;
- (8) Educational institution;
- (9) Equipment sales, repair, storage and rental;
- (10) Electronic equipment manufacturing and repair with accessory sales;
- (11) Feed, seed and agricultural supplies, sales and storage;
- (12) Food preparation and catering, including culinary education services;
- (13) Food and beverage manufacturing, storage, processing, packaging, frozen food locker, cold storage plant, bakery, brewery, excluding fish cannery and abattoir;
- (14) Funeral services, excluding crematorium;
- (15) Furniture manufacturing with accessory sales;
- (16) Indoor recreation;
- (17) Laboratory, research and development centre;
- (18) Light manufacturing;
- (19) Lumber and storage yards, sale of wholesale and retail building supplies;
- (20) Motor vehicle sales, service and repair, including autobody restoration and repair but excluding wrecking or salvaging;
- (21) Modular home, mobile home, truss and prefabricated home manufacturing;
- (22) Office use;
- (23) Outdoor recreation;
- (24) Personal services establishment;
- (25) Printing and publishing;
- (26) Professional offices;
- (27) Recreation facility, including martial arts, boxing and yoga studio;
- (28) Recreational vehicle manufacturing, with accessory sales;



- (29) Research and development centre;
- (30) Restaurant, café, coffee shop including take-out and catering, but not including a drive-through;
- (31) Retail sales, unrelated to any other principal permitted use, limited to a maximum of 250 m<sup>2</sup> in total retail floor area per enterprise;
- (32) Secondary processing and manufacturing of wood products;
- (33) Software engineering office and accessory uses;
- (34) Technical services;
- (35) Warehousing, including mini-warehousing, self-storage distribution and forwarding of freight;
- (36) Wholesale sales;

The following accessory uses are permitted in the I-4 Zone:

- (37) Retail sales accessory to a principal permitted use;
- (38) Single family dwelling unit accessory to a principal permitted use, subject to Section 11.4(b)(3) below.

(b) Conditions of Use

For any *parcel* in an I-4 zone:

1. All parcels shall be connected to a community water and community sewer system;
2. The *parcel coverage* shall not exceed 60 percent for all *buildings and structures*;
3. The *height* of all *buildings and structures* shall not exceed 18 m;
4. Not more than three single family residences are permitted per parcel of land, only in conjunction with a principal permitted use under Section 11.4(a) above;
5. A convenience store shall not be larger than 230 m<sup>2</sup> in floor area;
6. The following minimum *setbacks* apply:

COLUMN I Type of Line	COLUMN II Buildings & Structures
Front Parcel Line	4.5 metres
Interior Side Parcel Line	0 metres where the abutting parcel is zoned Industrial 5 metres where the abutting parcel is not zoned Industrial
Exterior Side Parcel Line	4.5 metres
Rear Parcel Line	0 metres where the abutting parcel is zoned Industrial 4.5 metres where the abutting parcel is not zoned Industrial
Streamside Protection and Enhancement Area (SPEA)	7.5 metres

(c) Minimum Parcel Size

Subject to Part 13, the minimum *parcel* size in the I-4 Zone is 0.1 ha for *parcels* served by a *community water and sewer system*.

(d) Parking

Notwithstanding CVRD Off-Street Parking Bylaw No. 1001, or any other CVRD bylaws that may require off-street parking spaces, the minimum number of off-street parking spaces required on a parcel in the I-4 Zone is 1 space per 48 m<sup>2</sup> of gross floor area, plus one space per accessory residential dwelling.

b) The following is added after Section 7.1:

7.1A F-1A ZONE - FORESTRY / OUTDOOR RECREATION

(a) Permitted Uses

The following *uses* and no others are permitted in an F-1A zone:

- (1) *Agriculture, silviculture, horticulture;*
- (2) *Bed and breakfast accommodation;*
- (3) *Daycare, nursery school accessory to a residential use;*
- (4) *Home occupation;*
- (5) *Management and harvesting of primary forest products, excluding: sawmilling, manufacturing, and works yards;*
- (6) *Outdoor recreation;*
- (7) *Secondary suite, or small suite;*
- (8) *Single family dwelling;*
- (9) *Office, retail sales and cafeteria accessory to an outdoor recreation use.*

(b) Conditions of Use

For any *parcel* in an F-1A zone:

- (1) The *parcel coverage* shall not exceed 20 percent for all *buildings and structures*;
- (2) The *height* of all *buildings and structures* shall not exceed 10 m;
- (3) Not more than one single family dwelling shall be permitted on a parcel of land, plus one of either a small suite or secondary suite;
- (4) The following minimum *setbacks* shall apply:

COLUMN I Type of Line	COLUMN II Residential, Recreational & Accessory Buildings & Structures	COLUMN III Forestry, Agricultural and Other Permitted Buildings & Structures
Front Parcel Line	7.5 metres	30 metres
Interior Side Parcel Line	3.0 metres	15 metres

Exterior Side Parcel Line	4.5 metres	15 metres
Rear Parcel Line	7.5 metres	15 metres
Streamside Protection and Enhancement Area (SPEA)	7.5 metres	7.5 metres

(c) Minimum Parcel Size

Subject to Part 13, the minimum *parcel* size in the F-1A Zone is 80 hectares.

c) The following definitions are inserted into Section 3.1:

**“light manufacturing”** means the manufacturing, processing, fabricating, assembling, testing, packaging, servicing, repair, distribution, and storage of retail or wholesale consumer products;

**“manufacturing”** means the manufacturing, processing, fabricating, assembling, testing, packaging, servicing, repair, treatment, distribution, and storage of products, materials, fabric, substances or compounds;

d) The definition of “outdoor recreation” under Section 3.1 of Zoning Bylaw 2000 is deleted and replaced with the following:

**“outdoor recreation”** means a recreational activity undertaken where the outdoor setting and landscape is a significant element in the activity, and the density of recreational users is not a significant element and includes adventure tourism, archery, *park* or open space, playing field, botanical garden and arboretum, but does not include a golf course;

e) Section 11.2 (a) is deleted and replaced with the following:

(a) Permitted Uses

The following *uses* and no others are permitted in an I-2 zone:

- (1) Boat buildings, repair and storage;
- (2) Clothing cleaning, manufacture, repair and storage;
- (3) Contractor's workshop, yard and storage;
- (4) Dry land log sorting;
- (5) Equipment repair, sales, storage and rental;
- (6) Feed, seed and agricultural supplies, sales and storage;
- (7) Food and candy products manufacturing, storage, processing, packaging, frozen food locker, cold storage plan, but excluding fish cannery and abattoir;
- (8) Forest products processing, milling and storage, excluding pulp and paper mill;
- (9) Industrial manufacturing, repair, storage and packaging;
- (10) Kennels for the keeping, boarding, raising, training and/or breeding of cats and dogs and animal hospital;
- (11) Lumber and storage yards, sale of wholesale and retail building supplies;

- (12) Manufacturing, repair, treatment and storage of products, materials, fabric or compounds;
- (13) Motor vehicle repair, sales, body repair, painting, wrecking, storage, salvage;
- (14) Modular or prefabricated home structure, and truss manufacturing;
- (15) Outdoor recreation;
- (16) Parking garage;
- (17) Processing and sale of gardening and landscaping supplies and materials;
- (18) Retail and wholesale sale of petroleum products and accessory storage of petroleum products not exceeding 455,000 litres;
- (19) Secondary processing and manufacturing of wood products;
- (20) Recycling, sorting and storage of any substance or material, and excluding external storage of any type of septage, animal material or animal substance;
- (21) Residential suite;
- (22) Restaurant;
- (23) Warehousing, including mini-warehousing;
- (24) Welding shop;
- (25) Wholesale sales;
- (26) Office accessory to a principal use permitted in Section 11.2(a)(1-25);
- (27) Retail sales accessory to a principal use permitted in Section 11.2(a)(1-25);
- (28) One single family dwelling unit per parcel accessory to a use permitted in Section 11.2(a)(1-25).

f) Section 6.1 (Creation of Zones) is amended by adding the following to the existing table:

	<b>ZONE</b>	<b>ZONE TITLE</b>
<b><i>Forestry</i></b>	F-1A	Forestry/Outdoor Recreation
<b><i>Industrial</i></b>	I-3	Bamberton Light Industrial
	I-3A	Light Industrial
	I-4	Business Park Industrial/Commercial

g) Schedule B (Zoning Map) is amended by rezoning Part of Block 176, Part of District Lot 95, Part of District Lot 127, District Lot 135, Part of District Lot 118 and a small part of District Lot 183, all of Malahat Land District, being those areas shown outlined in a thick black line on the Schedule Z-3498 attached hereto and forming part of this Bylaw, from Primary Forestry (F-1) to Bamberton Light Industrial 3 (I-3), Light Industrial 3A (I-3A), Business Park Industrial/Commercial 4 (I-4) and Forestry/Outdoor Recreation (F-1A) as indicated on Schedule Z-3498 and adding these new zones to the legend.

3. **FORCE AND EFFECT**

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

READ A FIRST TIME this 22<sup>nd</sup> day of June, 2011.

READ A SECOND TIME this 22<sup>nd</sup> day of June, 2011.

SECOND READING RESCINDED this 13<sup>th</sup> day of July, 2011.

READ A SECOND TIME AS AMENDED this 13<sup>th</sup> day of July, 2011.

SECOND READING RESCINDED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

READ A SECOND TIME AS AMENDED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

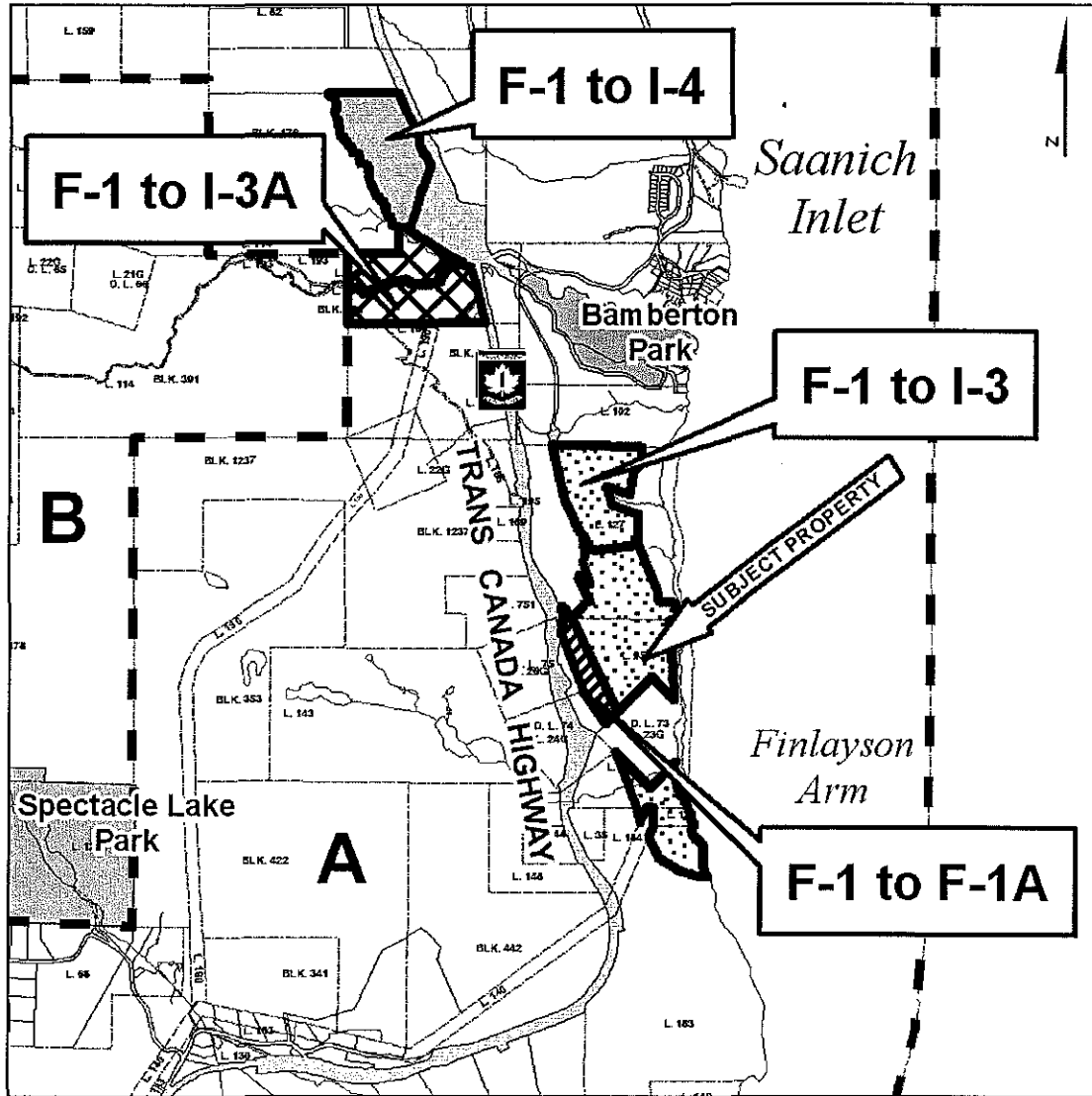
READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
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**

Primary Forestry (F-1) **TO**

Bamberton Light Industrial 3 (I-3), Light Industrial 3A (I-3A), Business Park Industrial/  
Commercial 4(I-4) and Forestry/Outdoor Recreation (F-1A) **APPLICABLE**

**TO ELECTORAL AREA A**



C·V·R·D

**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW No. 3533**

**A Bylaw for the Purpose of Amending Official Community Plan Bylaw No. 1945, Applicable to Electoral Area F – Cowichan Lake South/Skutz Falls**

**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 F – Cowichan Lake South/Skutz Falls, that being Official Community Plan Bylaw No. 1945;

**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. 1945;

**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. 3533 - Area F – Cowichan Lake South/Skutz Falls Official Community Plan Amendment Bylaw (Bylaw Maintenance 2011), 2011**".

2. **AMENDMENTS**

Cowichan Valley Regional District Official Community Plan Bylaw No. 1945, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2011.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

I hereby certify this to be a true and correct copy of Bylaw No. 3533 as given Third Reading on the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Corporate Secretary

\_\_\_\_\_  
Date

Exempt from approval by the Minister of Community, Sport and Cultural Development under Section 2 (a) and (b) of the *Cowichan Valley Regional District Approval Exemption Regulation* pursuant to Ministerial Order No. M036, February 21, 2011.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Secretary





## C·V·R·D

### SCHEDULE "A"

#### To CVRD Bylaw No. 3533

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Official Community Plan Bylaw No. 1945 is hereby amended as follows:

1. The official citation of Bylaw 1945 is amended, from "CVRD West Cowichan Official Community Plan Bylaw No. 1945, 1999, Electoral Area F – Cowichan Lake South/Skutz Falls" to "Cowichan Valley Regional District Electoral Area F – Cowichan Lake South/Skutz Falls Official Community Plan Bylaw No. 1945, 1999".

Schedule A to Official Community Plan Bylaw No. 1945 is hereby amended as follows:

2. Policy 2.3 is deleted and replaced with the following:
  - 2.3 A The Riparian Areas Regulation Development Permit Area (DPA-1) is established in Section 15 of this Official Community Plan to protect those environmentally sensitive areas that are deemed to have the potential for development during the life of this Plan (as shown in Figures 7a, 7b and 7c). The development permit area will affect lands adjoining the Cowichan River, Cowichan Lake and tributaries, and lands identified in the provincial Sensitive Ecosystems Atlas as Environmentally Sensitive Areas. Lands in the Agricultural Land Reserve are not included in the Riparian Areas Regulation Development Permit Area.
3. Policy 2.5 is deleted.
4. Policy 2.8 is deleted and replaced with the following:
  - 2.8 The Regional Board supports the protection of new development from flood risks.
5. The phrase "Forest Land Reserve Act" is deleted from the first paragraph under Section 4 Forestry.
6. The phrase "Private Managed Forest Land Council" replaces "Private Forest Land Regulation" throughout the text of the Official Community Plan.
7. Under the heading Forestry Objectives, (a) is amended by deleting the phrase, "and Forest Land Reserve Act for privately owned lands" at the end of that subsection.
8. Under the heading Forestry Objectives, (b) is amended by deleting the phrase, "and the Forest Land Reserve Act" and making the necessary grammatical adjustments to the remainder of that sentence.
9. Under the heading Forestry Objectives, (c) is amended by deleting the phrase, "the Forest Land Reserve Act" and making the necessary grammatical adjustments to the remainder of that sentence.

10. Policy 4.2 is amended by adding “and secondary” to the paragraph, after the word “primary” and before the word “resource”.
11. Policy 4.3 is deleted.
12. Policy 4.6 is deleted and replaced with the following:
  - 4.6 The Regional District Board may consider allowing, by way of zoning amendment, the creation of rustic campgrounds within the Forestry designation, subject to consideration of the following:
    - a) Provision of a major public land amenity by the proponent of the rustic campsite, including waterfront land where the Forestry parcel is on the lake shore.
    - b) Minimizing impacts on environmentally sensitive areas.
    - c) Close proximity to clean recreational waters, panoramic mountain views, or other such natural attributes.
    - d) Provision of ground sewage disposal approved by the Health authority having jurisdiction.
    - e) Provision of solid waste collection service.
    - f) Adequate adaptation to address wildfire safety concerns, including vegetation management, adequate water storage or access, and on-site emergency planning.
    - g) Adequate buffering between the rustic campground and adjacent Forestry lands.
13. Policy 4.9 is deleted and replaced with the following:
  - 4.9 The Cowichan Valley Regional District Board of Directors supports existing Community Forest Co-op lands and the expansion of that program.
14. The second sentence of Policy 5.3 is deleted and replaced with the following:

The subdivision of land in the ALR should be discouraged.
15. The second paragraph of Section 6: Residential Development, is amended by deleting Youbou and Marble Bay/Sunset Beach from the places identified.
16. Section 6(a) is deleted and replaced with the following:
  - a) to encourage future residential development in areas identified in this Plan as Future Development Areas;
17. Policy 6.1 is deleted and replaced with the following:
  - 6.1 Outside of Future Development Areas (FDAs), the Regional Board may consider designating additional lands for residential purposes, provided it would not undermine, in the opinion of the Board, the plans for FDAs and appropriate community services could be provided, and provided a significant public amenity would be provided, particularly in the case of waterfront development, where more than half of the waterfront and total parcel area would be expected to be offered to the CVRD as parkland.

18. Policy 6.2 is deleted and replaced with the following:
  - 6.2 For all Residential land-use designations under this Plan that follow this section, where a density policy purports to permit a maximum density of dwelling units per parcel of land, a secondary dwelling unit or secondary suite will also be permitted, as defined in the implementing zoning bylaw.
19. Policy 6.3 is deleted and replaced with the following:
  - 6.3 The Regional District will strive to ensure that as much new housing as possible in the Plan area is affordable for local residents.
20. Policy 6.13 is deleted and replaced with the following:
  - 6.13 The Regional Board may consider approving multiple family residential developments in areas designated as Residential or Future Residential Areas by way of rezoning, subject to consideration of the following:
    - a) connection of the proposed development to a community water and community sewer system;
    - b) consideration of the suitability of the site for the purpose, given the existing community;
    - c) consideration of possible amenities that could be provided to the community in the context of the application.
21. Policy 6.14 is deleted and replaced with the following:
  - 6.14 Home-based businesses are encouraged throughout the Plan area, and the implementing zoning bylaw will ensure that the following provisions are met:
    - a) the home-based business must be accessory to a residential use of the same parcel of land;
    - b) the business will integrate appropriately into the local neighbourhood; and different regulations may be enacted for different zones.
22. The heading "SUBURBAN LAKEFRONT RESIDENTIAL POLICIES" is deleted and Policies 6.20 and 6.21 that follow it are also deleted.
23. Policy 6.25 is deleted and replaced with the following:

The CVRD may consider approving the creation of a mobile or manufactured home park in the Plan Area, provided the Board believes that it would be an asset to the community, that it would be on a site that has access to regional transit services and community water and community sewer services are provided.
24. The heading "LAKEFRONT RESIDENTIAL POLICIES" is deleted and Policies 6.27, 6.28, 6.29, 6.30 and 6.31 that follow it are also deleted.
25. The heading "WATERFRONT RESIDENTIAL POLICIES" is deleted, and policy 6.34 is also deleted.

26. Policy 6.36 is amended by renaming the cited development permit area from "Watercourse Protection" to "Riparian Areas Regulation" Development Permit Area.
27. Policy 6.39 is deleted and replaced with the following:
- 6.39 Manufactured or mobile Homes meeting the CSA Z 240 or A277 standards will be permitted in residential areas where single family dwelling is a permitted use.
28. Policy 6.40 is deleted.
29. Section 7: Future Development Area is amended by deleting the second paragraph under the heading and replacing it with the following:
- Lands within the Future Development Area Designation are intended to remain in Forestry or Agriculture zones until such time as comprehensive application for a neighbourhood plan and complementary zoning amendment is made, which proposes an appropriate mix of residential, commercial, light industrial, park and related land uses. The intent of permitting areas designated as Future Development Area to develop in this way is to complement the existing communities of Mesachie Lake and Honeymoon Bay, both in terms of improvements to community sewer and water systems, protection of environmental features and the provision of parkland.
30. Section 7: Future Development Area – Objectives is amended by deleting (a) and (b) and replacing them with the following:
- a) to guide new development in the vicinity of Cowichan Lake into areas where it would benefit the existing communities of Mesachie Lake and Honeymoon Bay, where public transportation is available, where existing sewer and water services are present but require upgrades, and to add to the vitality of these long-standing communities;
- b) to ensure that environmentally sensitive areas are protected through their dedication to the CVRD as public parkland, particularly along the Cowichan Lake shoreline but also along other riparian areas and in areas of rare or otherwise endangered plant communities;
31. Policy 7.2 is deleted and replaced with the following:
- 7.2 Lands within the Future Development Area designation are subject to the following considerations at the time of application for a neighbourhood plan and zoning amendment:
- a) In the case of the Future Development Area next to Ashburnham Creek, the entire area shall be considered under one application;
- b) In the case of the Future Development Areas between Mesachie Lake and Honeymoon Bay, the Regional Board may consider individual applications for a neighbourhood plan and rezoning of areas that would propose not less than 100 residences in one application;
- c) Any application in a Future Development Area will require the creation of a community water and community sewer system, built by the developer and transferred to the CVRD's Engineering and Environment Department;
- d) The new community water and community sewer systems must be capable of also serving residents of the communities of Honeymoon Bay and/or Mesachie

- Lake who are on community systems operated by the CVRD, with the proximity of the subject land to either or both communities determining which one(s) would be served;
- e) Significant parkland dedications to the CVRD must be proposed, with an emphasis on waterfront lands which are ecologically significant or would have recreation potential, and in areas that are well below the 200 year flood construction level;
  - f) The neighbourhood plan will propose the creation of a development permit area to set standards for development;
  - g) Appropriate access to and from the site by motor vehicle as well as transit and greenways will be required.
32. Policy 7.3 is deleted.
33. Policy 8.1, part (a) is deleted and replaced with the following:
- a) the use, scale and general form and character of the proposed commercial buildings and structures should be well suited to the site and proposed uses, and be in compliance with applicable development permit area guidelines;
34. Policy 8.5 is deleted and replaced with the following:
- 8.5 In determining appropriate sites for future Local Commercial outlets in Honeymoon Bay and Mesachie Lake, preference should be given to locating such uses in areas where a local need for services exists and that would allow community residents to walk to these facilities.
35. Policy 8.9 is amended by eliminating "Youbou" from the first sentence.
36. Policy 8.12 is amended by deleting the clause "or the further expansion of existing campgrounds".
37. Policy 8.13 is deleted.
38. Policy 8.14 is deleted.
39. Policy 8.16 is deleted and replaced with the following:
- 8.16 A neighbourhood will be considered in Mesachie Lake but will be discouraged along the Highway 18 corridor.
40. The heading "WATERFRONT COMMERCIAL" is deleted, as is the sentence that immediately follows it.
41. Policies 8.17 and 8.18 are both deleted.

42. The following is added after Policy 8.18:

### OUTDOOR RECREATION PARK POLICIES

#### POLICY 8.19

Only on lands that are designated as Forestry, the Regional Board may consider rezoning one site in Electoral Area F to the Outdoor Recreation Park 1 Zone (ORP-1), subject to a public hearing and careful consideration of the following matters:

- a) The site must be at least 40 hectares in area;
- b) No more than one contiguous site in Electoral Area F may be zoned as ORP-1;
- c) The site must be remote from large concentrations of residences, in an attempt to minimize the effect of the sound generated by activities in on the site;
- d) The site should be accessible by a good quality paved all weather public road;
- e) Proof of well water and suitable sewage disposal areas must be identified in the rezoning application;

A detailed site development plan, satisfactory to the Regional Board, must be submitted at the time of application, with all proposed uses set out as to location, with adequate on-site parking to meet estimated peak demands being available, as well as sufficient sanitary facilities, either plumbed or brought in on a temporary basis;

43. That part of Section 9 – Industrial Areas – immediately below the heading is deleted and replaced by the following:

The industrial base of the Cowichan Lake area has been strongly linked with the forest industry, with sawmills being formerly located at Mesachie Lake and Honeymoon Bay. With the departure of large scale sawmilling from the Plan area, there remain opportunities for a more specialized and diverse forest-related light industry to emerge. The Forest Co-op is one mechanism to stimulate this evolution, which would enhance the local economy and provide firm support for these communities. In the Plan area, new industry should be focussed on the Mesachie Lake area in the vicinity of the new Circle Route Highway to Port Renfrew.

44. Policy 9.1 is deleted and replaced with the following:

9.1 Future industrial uses should be located in the vicinity of the new Circle Route Highway to Port Renfrew, near Mesachie Lake.

45. Policy 9.3 is deleted and the remaining policies in section 9 are renumbered accordingly.

46. Policy 9.4 is amended by deleting subsections (c) and (i) and renumbering all remaining subsections accordingly.

47. Policy 9.5 is deleted.

48. All references to the Municipal Act throughout the Plan text are changed to the Local Government Act.

49. Policy 10.2 is amended by deleting subsection (h) and removing the “and” at the end of subsection (g).

50. Policy 10.9 is deleted.
51. Policy 10.11 is amended by substituting "Electoral Area F" for "Plan area".
52. Policy 10.17 is deleted.
53. Policy 11.1 is amended by deleting "Electoral Areas "F" and "I"" and replacing it with "Electoral Area F".
54. Policy 11.3 is deleted and replaced with the following:
  - 11.3 Proposed greenways within the Agricultural Land Reserve will require the approval of the provincial Agricultural Land Commission.
55. Policy 12.1 is amended by deleting Youbou Road and North Shore Road from the list of major network roads.
56. Policies 12.8 and 12.9 are deleted and all subsequent policies are renumbered accordingly.
57. Policy 13.6 is amended by deleting the reference to Youbou and replacing it with Mesachie Lake.
58. Policy 13.9 is deleted and replaced with the following:
  - 13.9 Newly proposed community sewer systems will be designed to result in a Class A effluent quality or better, with nutrient removal, and the Regional Board will strive to upgrade existing systems to this standard.
59. Policies 13.11 and 13.12 are deleted.
60. Policy 13.13 is amended by deleting "landfill, incineration site, or" from the policy and all policies in Section 13 are renumbered sequentially.
61. Section 14 Community Safety and Social Policies – Objectives" is deleted and replaced with the following:

The objectives of the Regional Board pertaining to community safety and social matters are:

  - a) to maintain and enhance the rural character and that of the nodal communities within Electoral Area F;
  - b) to support the welcoming and safe nature of Electoral Area F;
  - c) to ensure that plans are in place for minimizing risk in the case of any emergency arising;
  - d) to enhance public awareness of emergency preparedness initiatives in Electoral Area F;
  - e) to minimise the risk of wildfire interface throughout Electoral Area F.
62. Policy 14.2 is amended by replacing "in Policy 13.17 of this Plan" with "the policies respecting the use of road endings in Section 13".

63. Policy 14.9 is deleted and replaced with the following:

The Regional Board supports the provision of appropriate community services for all persons with disability.

64. Section 17: "Waterfront Commercial Development Permit Area" is deleted in its entirety.

65. Section 18: Implementation and Administration – Objectives, subsection (c) is deleted and replaced with the following:

c) to encourage the identification, protection and conservation of heritage sites, resources and features, such as the Honeymoon Bay Community Hall, and

66. Policy 18.3 is amended by deleting the table of land use designations and this table is replaced with the following:

<b>Abbreviation</b>	<b>Designation Name</b>
F	Forestry
A	Agricultural
RR	Rural Residential
SR	Suburban Residential
UR	Urban Residential
HLR	Honeymoon Bay Lakefront Residential
RC	River Corridor
FDA	Future Development Area
C	Local Commercial
SC	Service Commercial
TC	Tourist Recreational Commercial
NPC	Neighbourhood Pub Commercial
I	Industrial
P	Parks/Institutional
H	Heritage

67. Policy 18.11 is amended by deleting "Youbou Community Hall, the Youbou Church, and the".

68. That the following lands, all as shown outlined in a solid black line on Plan number Z-3533, attached hereto and forming Schedule B of this bylaw, be redesignated from Primary Agricultural A-1 and Primary Forestry F-1 to Future Development Area; and that Schedule B to Official Community Plan Bylaw No. 1945 be amended accordingly:

1. Section 18 Ren., situated in the Cowichan Lake Land District, except 165 RW
2. 165 RW, Section 18 Ren., situated in the Cowichan Lake Land District
3. 165 RW, Parcel B, Section 12 Ren., situated in the Cowichan Lake Land District
4. 165 RW, Parcel B, Section 32 Ren., situated in the Cowichan Lake Land District
5. 165 RW, Parcel C, Section 32 Ren., situated in the Cowichan Lake Land District

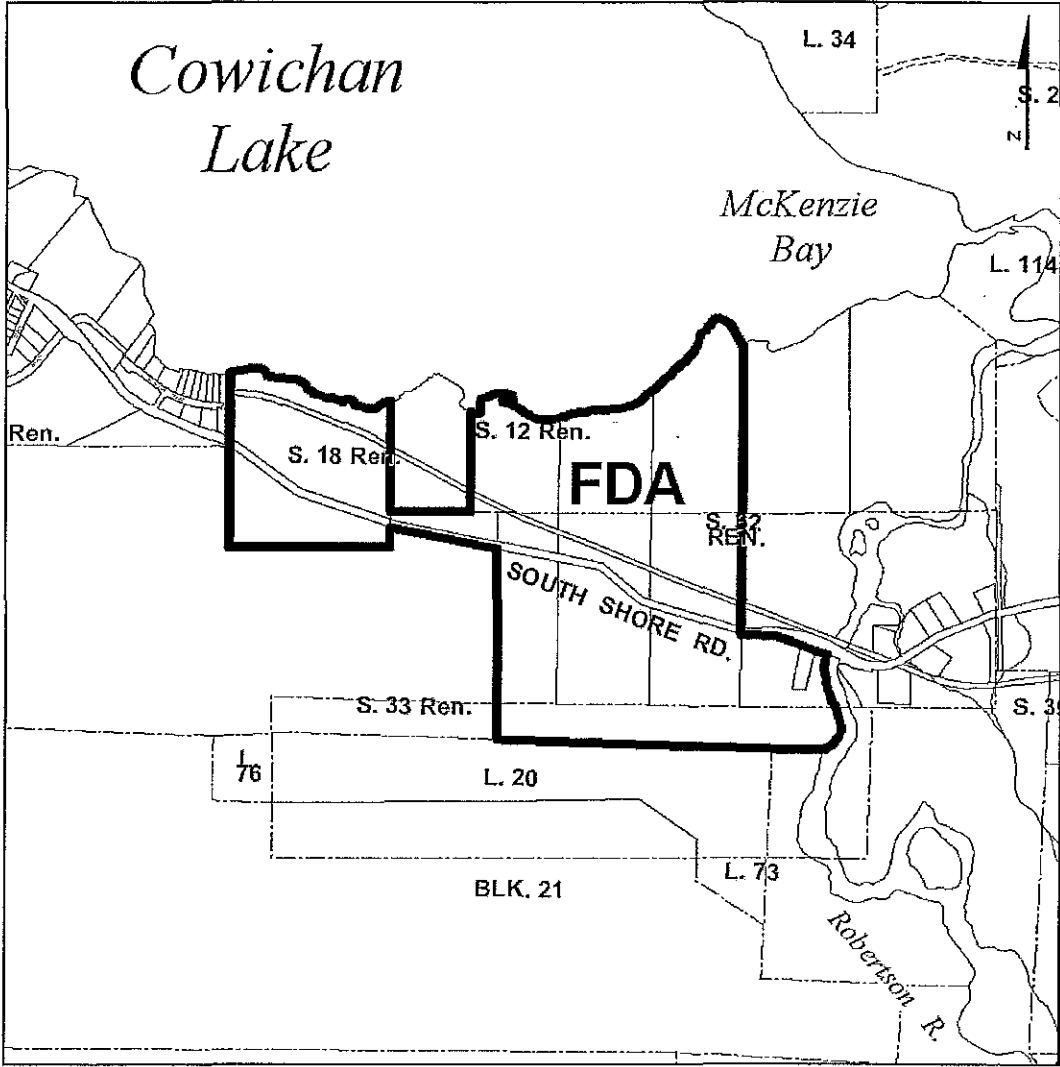


6. 165 RW, Parcel D, Section 32 Ren., situated in the Cowichan Lake Land District
7. That part of Lot 2, Plan 59274, Section 38 Ren., situated in the Cowichan Lake Land District
8. Parcel B , Section 12 Ren. and Section 32 Ren, situated in the Cowichan Lake Land District, except 165 RW (DD 43660 I)
9. Parcel C , Section 12 Ren. and Section 32 Ren, situated in the Cowichan Lake Land District, except 165 RW (DD 44940 I)
10. Parcel D , Section 12 Ren. and Section 32 Ren, situated in the Cowichan Lake Land District, except 165 RW (DD 35231 I)
11. Lot A, Plan 39074, Section 32 Ren., situated in the Cowichan Lake Land District
12. That part of Section 32 Ren. (DD 17416F), situated in the Cowichan Lake Land District, south of South Shore Road, except Plan 39074
13. Part of Sec. 33 Ren., situated in the Cowichan Lake Land District

PLAN NO. Z-3533

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

3533



**THE AREA OUTLINED IN A SOLID BLACK LINE IS REDESIGNATED FROM**

Primary Agricultural A-1 and Primary Forestry F-1

**TO**

Future Development Area

**APPLICABLE**

**TO ELECTORAL AREA F**



**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW No. 3463**

**A Bylaw for the Purpose of Amending Zoning Bylaw No. 2600  
Applicable to Electoral Area F – Cowichan Lake South/Skutz Falls**

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**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 F – Cowichan Lake South/Skutz Falls, that being Zoning Bylaw No. 2600;

**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 notification period and with due regard to the public comments received, the Regional Board considers it advisable to amend Zoning Bylaw No. 2600;

**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. 3463 - Area F – Cowichan Lake South/Skutz Falls Zoning Amendment Bylaw (Area F Zoning Bylaw Maintenance 2011), 2011".

2. **AMENDMENTS**

Cowichan Valley Regional District Zoning Bylaw No. 2600, as amended from time to time, is hereby amended in the following manner:

- a) Section 3.19.4 is deleted and replaced by the following:
  - 4. be legally constructed and inspected in accordance with the *British Columbia Building Code* and the CVRD Building Bylaw, and:
    - (a) if located in a community water service area, have a separate service line connection and meter;
    - (b) if located in a community sewer service area, have a separate service line connection;
    - (c) if not located in either a community water or community sewer service area, have the prior approval of the authorities responsible for domestic water supply and liquid waste disposal;

- b) Section 3.20.3 is deleted and replaced by the following:
3. be legally constructed and inspected in accordance with the *British Columbia Building Code* and the CVRD Building Bylaw, and:
    - (a) if located in a community water service area, have a separate service line connection and meter;
    - (b) if located in a community sewer service area, have a separate service line connection;
    - (c) if not located in either a community water or community sewer service area, have the prior approval of the authorities responsible for domestic water supply and liquid waste disposal;
- c) Section 1.3 is amended by inserting the following new definitions in alphabetical order:
- “**front yard**” means the area of a parcel between a straight line parallel to the face of a building and the front parcel line;
- “**rear yard**” means the area of a parcel other than the front yard;
- d) The following is added after Section 3.2.5:
6. Not more than two plumbing fixtures such as a sink and toilet, shower or bathtub shall be located in an accessory building.
- e) Section 5.3.3 is deleted and replaced with the following:
- Not more than one single family dwelling and one secondary dwelling unit or secondary suite is permitted on a parcel of land in the F-1 Zone.
- f) Section 5.4.3 is deleted and replaced with the following:
- Not more than one single family dwelling and one secondary dwelling unit or secondary suite is permitted on a parcel of land in the F-2 Zone.
- g) Section 5.5.3 is deleted and replaced with the following:
- Not more than one single family dwelling and one secondary dwelling unit or secondary suite is permitted on a parcel of land in the F-2A Zone.
- h) Section 3.9 is deleted and replaced by the following:
- a) Notwithstanding other height restrictions in this Bylaw, an agricultural building, belfries, chimneys, domes, drive-in theatre screens, flag poles, grain elevators, industrial cranes, lighting poles, federally-regulated microwave communications towers, monuments, radio or television antennas, religious facility spires, retaining walls, silos, scenery lofts, smoke stacks, stadium bleachers and light standards, stair towers, tanks, towers and windmills may be of an unlimited height. However, where such structures are located on top of a building, they shall not occupy more than 10% of the horizontal plane of the roof area as seen from any direction;

- b) Notwithstanding the definition of **natural grade**, where a building site has been raised by the deposit of engineered fill, up to the flood construction level as shown on a Provincial floodplain map, the total height of the permitted structure may be measured from the finished grade at the perimeter of the foundation instead of the natural grade.
- i) Section 3.5.2(a) is deleted and replaced with the following:
  - a) the owner of the parcel agrees to and enters into a restrictive covenant in favour of the CVRD pursuant to Section 219 of the *Land Title Act* to the effect that the owner undertakes to remove or convert the existing dwelling to an accessory building (building permit required), to the satisfaction of the Building Inspector, prior to the granting of the certificate of occupancy for the new principal dwelling;
- j) The following is added after Section 4.2.2:
  - 3. Where any parcel subject to this Bylaw is partially in two or more zones, each portion that lies within a single zone may be used and subdivided in accordance with that zone's regulations.

**3. FORCE AND EFFECT**

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

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2011.  
 READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2011.  
 READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2012.  
 ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
 Chairperson

\_\_\_\_\_  
 Corporate Secretary



**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW No. 3564**

**A Bylaw for the Purpose of Amending Official Community Plan Bylaw  
No. 2650, Applicable to Electoral Area I – Youbou/Meade Creek**

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**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 I – Youbou/Meade Creek, that being Official Community Plan Bylaw No. 2650;

**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. 2650;

**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. 3564 – Area I – Youbou/Meade Creek Official Community Plan Amendment Bylaw (Van Isle Waterfront Development Corp.), 2011**".

2. **AMENDMENTS**

Cowichan Valley Regional District Official Community Plan Bylaw No. 2650, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2011.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Secretary



## SCHEDULE "A"

### To CVRD Bylaw No. 3564

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Schedule A to Official Community Plan Bylaw No. 2650, is hereby amended as follows:

1. That Policy 5.9.1 be added immediately after Policy 5.9 under the Tourist Recreational Commercial Policies:

**POLICY 5.9.1:** Lands within the Cottages at Marble Bay Development do not restrict occupancy for any one person to a total of twenty-two weeks per calendar year; occupancy is permitted on a year-round basis.

2. That the following be added after Section 17.8

#### **18. WATER MANAGEMENT DEVELOPMENT PERMIT AREA**

##### **POLICY 18.1 CATEGORY**

The Water Management Development Permit Area is designated pursuant to Section 919. 1(a) and (b) of the *Local Government Act* for the purpose of protecting the natural environment, its ecosystems and biological diversity and the protection of development from hazardous conditions.

##### **POLICY 18.2 SCOPE**

The Water Management Development Permit Area applies only to lands shown on Map 18.1 Water Management Development Permit Area, within Electoral Area I.

##### **POLICY 18.3 JUSTIFICATION**

Poor development practices can lead to increased stormwater runoff which in turn can cause erosion, slope instability and flooding, and negatively impact neighboring properties, washing out roads and contaminating nearby watercourses, including Marble Bay.

##### **POLICY 18.4 GUIDELINES**

Prior to commencing any development on lands within the Water Management Development Permit Area, the owner shall submit information that demonstrates how the proposed development meets the following guidelines:

- a) Any development in the Water Management Development Permit Area should be carried out in a manner that limits storm flows. Impervious surfaces and new sources of runoff should be minimized to protect properties from flooding, erosion, or other undesirable impacts.



- b) A drainage plan prepared by a registered professional engineer is required. The purpose of this plan is to strive to maintain post-development flows at pre-development levels, or lower through a number of techniques that would provide for onsite infiltration such as rain gardens, permeable landscaping, increased topsoil, permeable pavements, alternate road standards, swales, infiltrators and others, and a rainwater plan. The applicant should demonstrate where and how these techniques will be used. Figures for total imperviousness on sites within this development permit area should be calculated by the applicant and submitted at the time of development permit application. The development permit may specify maximum site impervious surface areas.
- c) Sites should be retained in their natural state where possible, protecting riparian areas and preserving indigenous vegetation and trees. Disturbance to vegetation should be minimized. This will aid in preserving the natural hydrology of the site and reduce the environmental impact associated with new development.
- d) The latest Best Management Practices for land development by the Ministry of Environment and Fisheries and Oceans Canada should be addressed in the application. On-site rainwater management techniques that do not impact surrounding lands, should be used, rather than traditional engineering methods.
- e) Riparian Area Regulation matters will be dealt with concurrently with this DPA, using the provisions of the Watercourse Protection DPA of this Bylaw.

#### **POLICY 18.5 REQUIREMENTS**

Before the CVRD authorizes the issuance of a development permit for a parcel of land in the Water Management Development Permit Area, the applicant for development permit shall submit a development permit application, which at minimum, shall include;

- (a) A written description of the proposed development
- (b) A scalable site plan that includes the following:
  - i. Parcel lines;
  - ii. Existing buildings;
  - iii. Proposed buildings;
  - iv. Location and extent of drainage routes;
  - v. Parking areas;
  - vi. Vehicular access points;
  - vii. Description and percentage of impervious surfaces;
  - viii. The perimeter of forested area and proposed areas to be cleared;
  - ix. Location and extent of drainage ditches and culverts.

#### **POLICY 18.6 EXEMPTIONS FROM THE DEVELOPMENT PERMIT PROCESS**

The terms of the Water Management Development Permit Area shall not apply to:

- (a) Interior renovations to existing buildings;
- (b) Changes to the text or message on an existing sign allowed by a previous development permit.

- (c) Construction of a single family dwelling or accessory building provided it adheres to the conditions outlined within the development permit issued at the time of subdivision.

**POLICY 18.7 VIOLATION**

(a) Every person who:

1. violates any provision of this Development Permit Area;
2. causes or permits any act or thing to be done in contravention or violation of any provision of this Development Permit Area;
3. neglects to do or refrains from doing any act or thing required under this Development Permit Area;
4. carries out, causes or permits to be carried out any development in a manner prohibited by or contrary to this Development Permit Area;
5. fails to comply with an order, direction or notice given under this Development Permit Area; or
6. prevents or obstructs or attempts to prevent or obstruct the authorized entry of the Administrator, or person designated to act in the place of the Administrator;

commits an offence under this Bylaw.

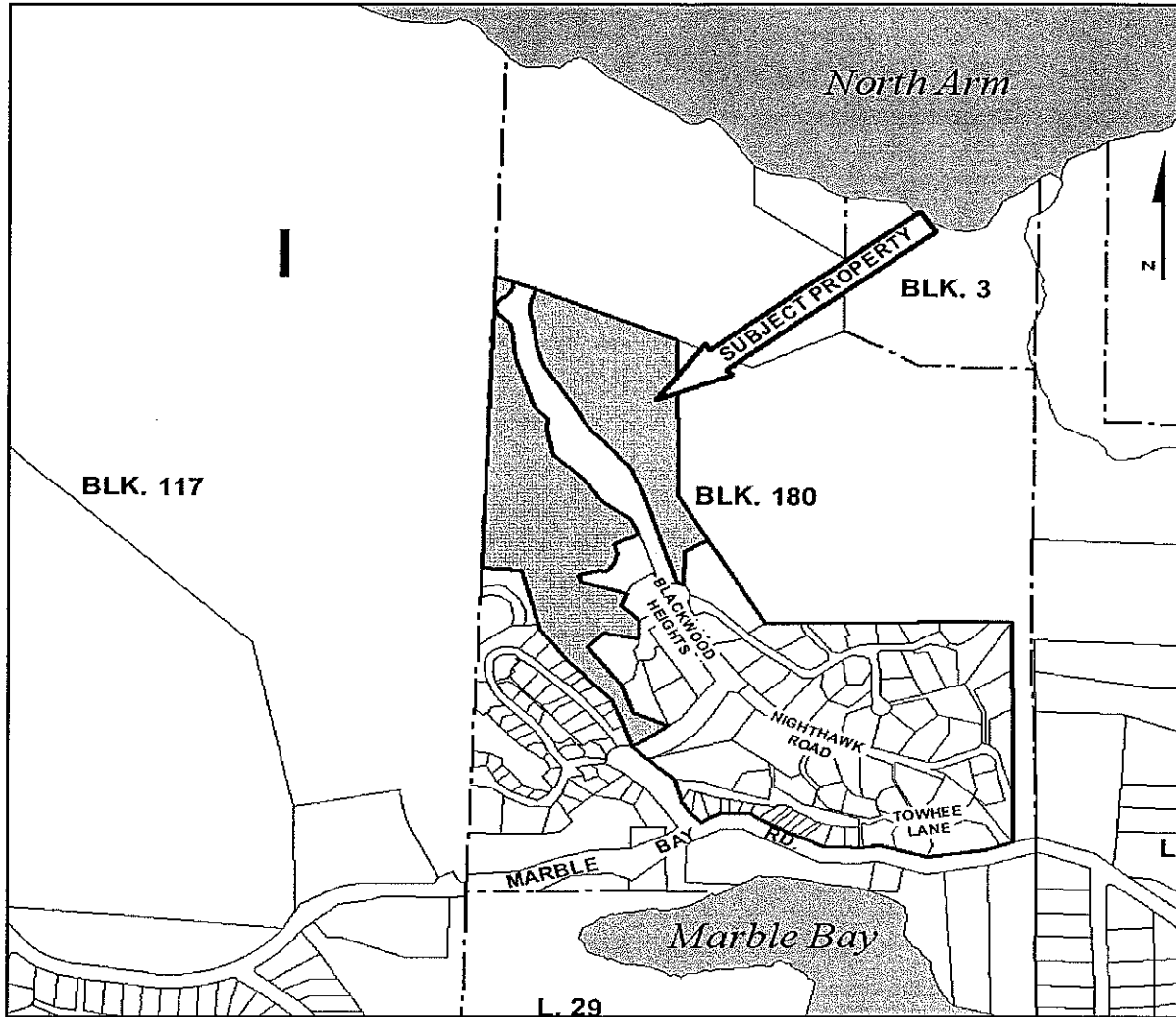
(b) Each day's continuance of an offense constitutes a new and distinct offence.

**POLICY 18. 8 CONCURRENT DEVELOPMENT PERMIT AREAS**

Where more than one development permit area applies to land in the Water Management Development Permit Area, a single development permit may be applied for, and issued by development permit.

3. That MAP 18.1 Water Management Development Permit Area be added after Section 18.8.
4. That Section 18 Implementation and Administration be renamed to Section 19 and that it be renumbered accordingly.

# MAP 18.1



## WATER MANAGEMENT DEVELOPMENT PERMIT AREA



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3565

**A Bylaw for the Purpose of Amending Zoning Bylaw  
No. 2465 Applicable to Electoral Area I – Youbou/Meade Creek**

---

**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 I – Youbou/Meade Creek, that being Zoning Bylaw No. 2465;

**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. 2465;

**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. 3565 - Area I – Youbou/Meade Creek Zoning Amendment Bylaw (Van Isle Waterfront Development Corp.), 2011".

2. **AMENDMENTS**

Cowichan Valley Regional District Zoning Bylaw No. 2465, as amended from time to time, is hereby amended as follow:

a) That the following definition be added to Section 1.3

**“building footprint”** means the total area of a building, measured on the ground level, which is supported by a concrete perimeter foundation, structural support columns and includes cantilevered enclosed floor area, but does not include deck areas;

**“recreational residence”** means a building similar to a single family residence, which may be either occupied seasonally or full-time by one or more persons, and which may also be rented on a commercial basis, for short-term stays;

- b) That Part 5 be amended by adding the following after Section 5.11

#### 5.11A LR-11 LAKEVIEW RECREATIONAL 11 ZONE

Subject to compliance with the general regulations detailed in Parts 3 of this bylaw, the following regulations shall apply to the LR-11 Zone:

##### 1. Permitted Uses

The following uses and no others are permitted in an LR-11 Zone:

- a) Recreational residence

The following accessory uses are permitted in the LR-11 Zone:

- b) Community service facility;  
c) Home office;  
d) Buildings and structures accessory to a principal permitted use.

##### 2. Minimum Parcel Size

The minimum parcel size in the LR-11 Zone is 1600 m<sup>2</sup>.

##### 3. Servicing

All parcels in the LR-11 Zone shall be connected to a community sewer system and a community water system.

##### 4. Number of Recreational Residences

Not more than one recreational residence is permitted on a parcel that is zoned LR-11.

##### 5. Footprint Area

The maximum footprint area for a recreational residence on a parcel in the LR-11 Zone is 105 m<sup>2</sup>, plus a covered, unenclosed deck attached thereto not exceeding 31 m<sup>2</sup> and not extending more than 3.7 metres from a foundation wall.

##### 6. Setbacks

The following minimum setbacks apply in the LR-11 Zone:

Type of Parcel Line	Residential and Accessory Buildings and Structures
Front Parcel Line	4.5 m
Interior Side Parcel Line	4.5 m
Exterior Side Parcel Line	4.5 m
Rear Parcel Line	4.5 m

##### 7. Height

The following maximum height regulations apply in the LR-11 Zone:

- a) Principal Buildings and structures 10 m  
b) Accessory buildings and structures 6 m

8. Parcel Coverage

The parcel coverage shall not exceed 20 percent for all buildings and structures in the LR-11 Zone

9. Parking

Off-street parking shall be provided in accordance with Section 3.14 of this bylaw.

- c) That Part 4 Creation of Zones, Section 4.1 be amended by adding the following to the Zones Table: "LR-11 Lakeview Recreational 11 Zone"
- d) That Appendix One – Minimum Parcel Size Summary be amended by adding minimum parcel size for the LR-11 zone.
- e) That Schedule A (Zoning Map) to Electoral Area I – Youbou/Meade Creek Zoning Bylaw No. 2465 be amended by rezoning Strata Plan VIS5772, Block 180, Cowichan Lake District; and Remainder of Lot 1, Block 180, Cowichan Lake District, Plan VIP78710 as shown outlined in a solid black line and shaded in gray on Schedule A attached hereto and forming part of this bylaw, numbered Z-3565, from C-4 (Tourist Commercial 4 Zone) to LR-11 (Lakeview Recreational 11 Zone).

3. FORCE AND EFFECT

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

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

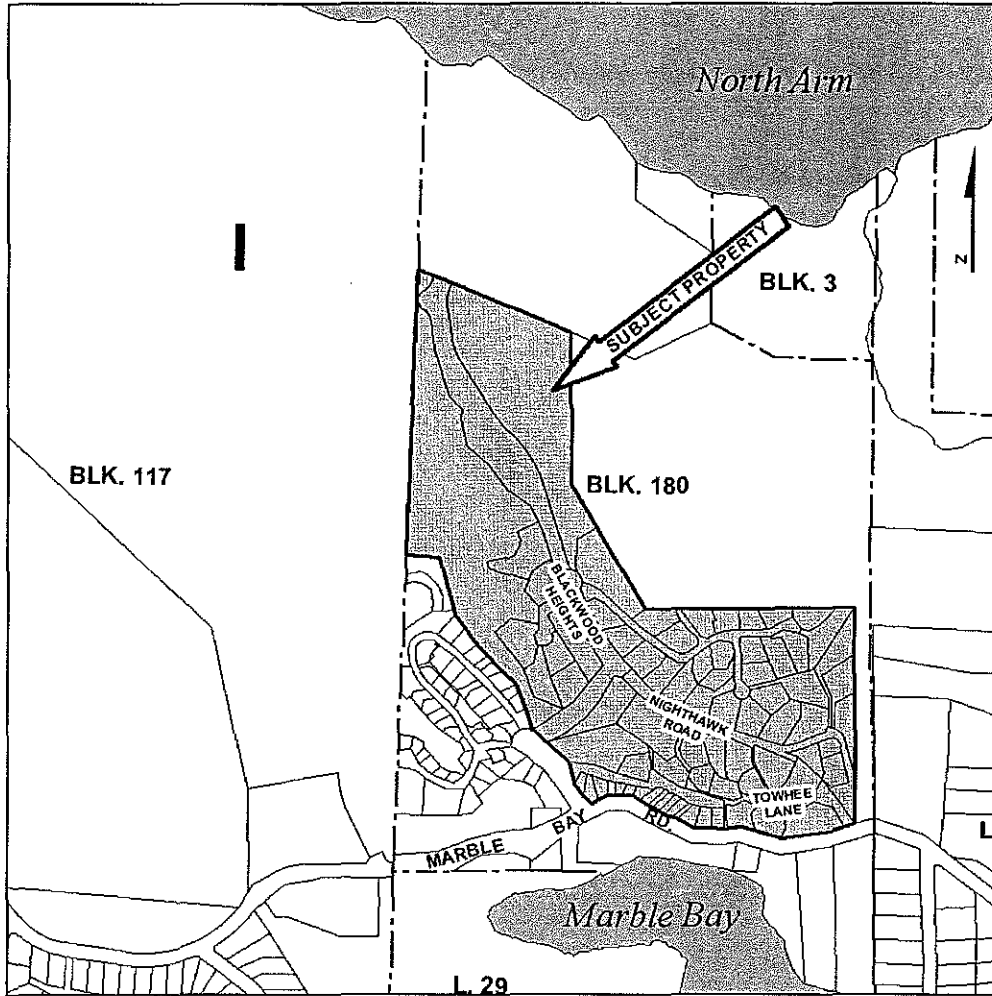
READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Secretary

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



**THE AREA OUTLINED IN A SOLID BLACK LINE AND SHADED IN GRAY IS REZONED FROM**

C-4 (Tourist Commercial 4 Zone) **TO**

LR-11 (Lakeview Recreational 11 Zone) **APPLICABLE**

**TO ELECTORAL AREA I**



## NEW BUSINESS SUMMARY

### BOARD MEETING NOVEMBER 9, 2011

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- NB1** Appointment – Area I – Cowichan Lake South/Skutz Falls Advisory Planning Commission
- NB2** “CVRD Bylaw No. 3566 – Cowichan Lake Recreation Reserve Fund Expenditure (Parking Lots Lighting) Bylaw, 2011”, 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading.
- NB2** “CVRD Bylaw No. 3566 – Cowichan Lake Recreation Reserve Fund Expenditure (Parking Lots Lighting) Bylaw, 2011”, adoption.
- NB3** “CVRD Bylaw No. 3567 – Twin Cedars Sewer System Capital Reserve Fund Expenditure (Capital Upgrades) Bylaw, 2011”, 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading.
- NB3** “CVRD Bylaw No. 3567 – Twin Cedars Sewer System Capital Reserve Fund Expenditure (Capital Upgrades) Bylaw, 2011”, adoption.
- NB4** Correspondence from the Hiiye’yu Lelum (House of Friendship) Society  
Re: Request for Letter of Support for the Organization’s On-reserve Location as an Exempted Special Circumstance





**NB1**

## **APPOINTMENTS**

### **REGULAR BOARD MEETING OF NOVEMBER 9, 2011**

DATE: November 8, 2011

FROM: Director Morrison

SUBJECT: **Electoral Area F – Cowichan Lake South/Skutz Falls  
Advisory Planning Commission Appointment**

---

**Recommendation:**

**That the following appointment to the Electoral Area F – Cowichan Lake South/Skutz Falls Advisory Planning Commission be approved:**

**Appointed for a Term to Expire November 30, 2012:**

**Joe Allan  
Phil Archbold  
Shirley Burden  
Peter Devana  
Sharon Devana  
Mary Lowther  
Joan McKenzie  
Brian Peters  
Sue Restall**



**NB2**

**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW No. 3566**

A Bylaw Authorizing the Expenditure of Funds from the  
*Cowichan Lake Recreation Reserve Fund*  
Established Pursuant to CVRD Bylaw No. 505

---

**WHEREAS** as of October 31, 2011 , there is an unappropriated balance in the *Cowichan Lake Recreation Reserve Fund* of Two Hundred Eighty-Four Thousand One Hundred Fourteen Dollars (\$284,114.) that has been calculated as follows:

<b>BALANCE</b> in Reserve Fund as at December 31, 2010:		\$281,593.
<b>ADD:</b>	Additions to the Fund, Including interest earned for the current year to date.	\$ 2,521.
		\$284,114.
<b>DEDUCT:</b>	Commitments outstanding under bylaws previously adopted.	<u>NIL.</u>
<b>UNCOMMITTED BALANCE</b> In Reserve Fund as at October 31, 2011:		<u>\$284,114.</u>

**AND WHEREAS** it is deemed desirable and expedient to expend not more than Twenty Thousand Dollars (\$20,000.) of the said balance for the purpose of installing lighting in the parking lots at the Cowichan Lake Sports Arena;

**NOW THEREFORE** the Board of Directors of the Cowichan Valley Regional District enacts as follows:

1. **CITATION**

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 3566 – Cowichan Lake Recreation Reserve Fund Expenditure (Parking Lots Lighting) Bylaw, 2011**".

2. **SUM TO BE APPROPRIATED**

- a) An amount not exceeding the sum of Twenty Thousand Dollars (\$20,000.) is hereby appropriated from the *Cowichan Lake Recreation Reserve Fund* for the purpose of installing lighting in the parking lots at the Cowichan Lake Sports Arena.
- b) The expenditure to be carried out by the monies hereby appropriated shall be more particularly specified by Board Resolution adopted November 9, 2011.

3. **SUMS REMAINING**

Should any of the said sum of Twenty Thousand Dollars (\$20,000.) remain unexpended after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the said Reserve Fund.

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Corporate Secretary



**NB3**

**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW No. 3567**

A Bylaw Authorizing the Expenditure of Funds from the  
*Twin Cedars Sewer System Capital Reserve Fund*  
Established Pursuant to CVRD Bylaw No. 2883

---

**WHEREAS** as of October 31, 2011 there is an unappropriated balance in the *Twin Cedars Sewer System Capital Reserve Fund* of Twenty Thousand Nine Hundred and Eight Dollars (\$20,908.) that has been calculated as follows:

<b>BALANCE</b> in Reserve Fund as at December 31, 2010:		\$20,722.
<b>ADD:</b>	Additions to the Fund, Including interest earned for the current year to date.	<u>\$ 186.</u>
		\$20,908.
<b>DEDUCT:</b>	Commitments outstanding under bylaws previously adopted.	<u>NIL</u>
<b>UNCOMMITTED BALANCE</b> In Reserve Fund as at October 31, 2011:		<u>\$20,908.</u>

**AND WHEREAS** it is deemed desirable and expedient to expend not more than Twenty Thousand Dollars (\$20,000.) of the said balance for the purpose of carrying out capital upgrades to the sewer system;

**NOW THEREFORE** the Board of Directors of the Cowichan Valley Regional District enacts as follows:

1. **CITATION**

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 3567 – Twin Cedars Sewer System Capital Reserve Fund Expenditure (Capital Upgrades) Bylaw, 2011**".

2. **SUM TO BE APPROPRIATED**

- a) An amount not exceeding the sum of Twenty Thousand Dollars (\$20,000.) is hereby appropriated from the *Twin Cedars Sewer System Capital Reserve Fund* for the purpose of carrying out capital upgrades to the sewer system.
- b) The expenditure to be carried out by the monies hereby appropriated shall be more particularly specified by Board Resolution adopted November 9, 2011.

3. **SUMS REMAINING**

Should any of the said sum of Twenty Thousand Dollars (\$20,000.) remain unexpended after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the said Reserve Fund.

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2011

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Corporate Secretary

**NB4**

# Hiiye'yu Lelum (House of Friendship) Society

**PO Box 1015  
Duncan, BC  
V9L 3Y2**

**Phone: (250) 748-2242**

**Fax: (250) 748-2238**

November 8, 2011

1115 Braithwaite Dr.  
Cobble Hill, BC V0R 1L4

Ms Gerry Giles,

We are reaching out to our community relations for a support letter regarding a recent decision by The Department of Canadian Heritage to revoke our 2011/2012 approved funding for our Cultural Connections for Aboriginal Youth program because we are physically located on reserve land. The Program is called Hiiye 'yu Tul' (Friends With Each Other) and provides a culturally safe and supportive environment to 20 to 60 high risk youth per night, who without our services could be on the streets or gang involved. Many of the preventative services of Hiiye 'yu Tul include access to nutrition, education, life skills, culture, and so much more and without these kinds of services many of our youth would be falling through the gaps.

The House of Friendship has received annual funding of \$75,000 for the Cultural Connections for Aboriginal Youth Program since 2000/2001. We were strongly affected when we recently received notice that we are no longer eligible to apply for these funds.

Hiiye 'yu Lelum addressed this same issue with Canadian Heritage regarding our AFCP - core funding with a formal letter dated January 30, 1995 and did not receive a formal response but continued to receive this necessary operational funding. Both the CCAY and AFCP funding criteria are for urban Aboriginal organizations which are located off-reserve and it was the 1995 decision that grandfathered our organization with an exemption for our unique on-reserve location.

Hiiye'yu Lelum had studied relocation options 3 years prior to moving in 1995 and indicated to the DCH that the reason for relocating our centre to reserve was due to an inadequate facility that included rats, needing of a new roof, poor heating system, poor air quality, needing new flooring, the parking lot needed major repairs and just not enough space. The process confirmed that there were no other commercial properties that met our requirement of 6,000 sq/ft with disabled accessibility and we then moved to our current location at the Sun Valley Mall.

The House of Friendship has operated from the same on-reserve mall location that was chosen in 1995 and agreed upon by the DCH. Many factors contribute to our current location on reserve such as:

- City of Duncan is considered the most amalgamated city in Canada in terms of the integration between on and off reserve

- Situated on-reserve are the Duncan Mall, Ministry of Housing and Social Development, Sun Valley Mall, one-third of the city of Duncan, White Spot Restaurant, Village Green Mall, Superstore, London Drugs, Co-op Gas Station, Petro-Gas Station, and many more
- The new assisted living complex is a partnership between Makola Housing, Cowichan Tribes, Vancouver Island Health Authority, BC Housing, and the City of Duncan.
- 2008 NAIG was the first time in the history of the games that a First Nation community hosted them as they had always been held in cities. The uniqueness of Duncan was a factor in the bid process.

Hiiye'yu Lelum (House of Friendship) Society is asking if you can help to strengthen our community voice by writing a support letter that identifies our organization's on-reserve location as an exempted special circumstance.

Through your efforts and support, we will continue to offer expanded and more accessible services to the community. Please address the support letter to the Honourable James Moore, Minister of Canadian Heritage and Official Languages and forward your support letter to Hiiye'yu Lelum (House of Friendship) Society, P.O. Box 1015, Duncan, B.C. V9L 3Y2 so we can include it with our package of evidence of uniqueness.

Huy ch q' u,

Marcel Aubin,  
Program Director