



REGULAR BOARD MEETING
WEDNESDAY, FEBRUARY 11, 2009
6:00 PM - CVRD BOARD ROOM

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- | | | |
|----|---|-------|
| B4 | "CVRD Bylaw No. 3252 - Chairperson, Directors, and Alternate Directors Remuneration, Expenses and Benefits Amendment Bylaw, 2009", 1 st , 2 nd and 3 rd reading. | 60-62 |
| B4 | "CVRD Bylaw No. 3252 - Chairperson, Directors, and Alternate Directors Remuneration, Expenses and Benefits Amendment Bylaw, 2009", adoption. | 63-75 |

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

- | | | |
|----|---|-------|
| B5 | "CVRD Bylaw No. 3222 - Area B - Shawnigan Lake Zoning Amendment Bylaw (Living Forest Planning Consultants/Elkington Estates), 2008", 3 rd reading. | 76-84 |
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13. RESOLUTIONS:

- | | | |
|------|---|----|
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14. UNFINISHED BUSINESS:

15. NOTICE OF MOTION:

16. NEW BUSINESS:

17. QUESTION PERIOD:

- a) Public
- b) Press

18. CLOSED SESSION:

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CSSR1	Litigation {Sub (1) (g)}	Verbal Update

19. ADJOURNMENT:

The next Regular Board meeting will be held March 11, 2009 at 6:00 p.m., 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, January 14, 2009 at 6:00 pm

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

ALSO PRESENT: Warren Jones, Administrator
Joe Barry, Corporate Secretary
Dan Derby, Manager Protective Services

**APPROVAL OF
AGENDA
09-001**

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

NB1 Commission Appointments;
NB2 Eligibility of topic in Closed Session;
CSNB1 Third Party Negotiations {Sub (2)(b)};
And deletion of D1;

and that the agenda as amended be approved.

MOTION CARRIED

**ADOPTION OF
MINUTES
09-002**

It was moved and seconded that the minutes of the December 10, 2008 Regular Board meeting be adopted.

MOTION CARRIED

**BUSINESS
ARISING OUT
OF MINUTES**

Director Morrison questioned the meaning of the term "environmental lens" as noted in Resolution 08-831.2 December 10, 2008 minutes.

Chair Giles invited Director Morrison to meet with her to discuss the issue further.

DELEGATIONS

Deleted upon Approval of Agenda.

**REPORT OF
CHAIRPERSON**

RC1 Appointment to Cowichan Lake Community Forest Co-operative.

09-003 It was moved and seconded that the CVRD Board approve the appointments of Area I Director Klaus Kuhn as the CVRD's voting representative and Area F Director Ian Morrison as the alternate voting representative to the Cowichan Lake Community Forest Co-operative for the 2009 term.

MOTION CARRIED

RC2 Proposed 2009 CVRD Committee Calendar

09-004 It was moved and seconded that the 2009 CVRD Committee Calendar be approved as presented.

Opposed: Directors Marcotte and Kuhn

MOTION CARRIED

The Chair advised that she had three other items to report on. She requested the Board to appoint Directors Kent, Duncan and Hutchins to the Environment Commission.

09-005 It was moved and seconded that Directors Kent, Duncan and Hutchins be appointed to the Environment Commission.

MOTION CARRIED

Chair Giles advised that budget meetings would be held February 12th and February 26th and that the budget document would be available one week before the meetings.

Chair Giles also advised that she has made the following appointments to the Community Safety Advisory Committee for a term to expire November 30, 2009:

Community Safety Advisory Committee

City of Duncan
Southern Sector
Western Sector

Councillor Joe Thorne
Michelle Bell
Bruce Ingram

Cowichan Women Against
Violence Society
Community Options Society
Disability Resource Centre
Social Planning Cowichan

Theresa Gerritsen
Cheryl Stone
Jim Harnden
Candace Spilsbury

CORRESPONDENCE

C1 Craig York, Katimavik, Project Leader, Cowichan Valley, received January 5, 2009 re: request for 12 bus passes from January 2009 until June 2009.

09-006 **It was moved and seconded that the CVRD provide up to 12 bus passes to Katimavik students visiting our community from January 2009 to June 2009.**

MOTION CARRIED

INFORMATION

IN1 Minutes of the South Cowichan Services & Governance Committee meeting of December 16, 2008 was considered for information.

STAFF REPORTS

SR1 Staff Report from the Deputy Corporate Secretary dated January 5, 2009 re: Bylaw No. 3138 - South Cowichan Water Plan Study Service (Notice of Alternative Approval Process and Electoral Response Form).

09-007 **It was moved and seconded:**

1. That CVRD Board resolution 08-852 be rescinded.

MOTION CARRIED

09-008 **It was moved and seconded:**

2. That the *Notice of Alternative Approval Process and the Elector Response Form* for CVRD Bylaw No. 3138, be approved.

MOTION CARRIED

SR2 Staff Report from the Deputy Corporate Secretary re: Results of Alternative Approval Process - Bylaw No. 3160 - Safer Futures Program Annual Financial Contribution Service

09-009 It was moved and seconded that the *Certificate of Results* confirming that the CVRD Board may proceed to adopt Bylaw No. 3160, be received.

MOTION CARRIED

SR3 Staff Report from the Deputy Manager Development Services dated January 5, 2009 re: Proposed Adjustments to Official Community Plan Amendment Bylaws 3210 (DEF Autoworld) was considered for information.

SR4 Staff Report from the Environment Manager dated January 7, 2009 re: Funding Agreement Authorization was considered.

09-010 It was moved and seconded that the Chair and Corporate Secretary be authorized to sign the "Regionally Significant Project, Tier 1 and 2 Strategic Priorities Fund and/or Innovations Fund Funding Agreement Under the Agreement on the Transfer of Federal Gas Tax Revenues" for the Regional Community Energy Plan.

MOTION CARRIED

SR5 Staff Report from the Manager Protective Services dated January 7, 2009 re: New Model for Delivery of Fire Services was considered.

09-011 It was moved and seconded:

1. That the Regional District endorse the 36 recommendations of the Fire Services Liaison Group (FSLG).
2. That with regard to Element (Recommendation) 32, the Regional District promote and support a proposal by UBCM to request the provincial government to fund mandated training of volunteer firefighters.
3. That the Regional District ensure that Fire Departments current levels of service and financial stability are not adversely affected by any actions in support of this model.

Opposed: Director Dorey

MOTION CARRIED

SR6 Staff Report from the Manager Protective Services dated January 7, 2009 re: CVRD Volunteer Fire Department Appointments 2009 - 2010 was considered.

09-012 It was moved and seconded that the Board of Directors approve the following appointments to the CVRD Volunteer Fire Departments:

Honeymoon Bay VFD - Fire Chief, John Rowley - Deputy Fire Chief, Keith Bird

Malahat VFD - Fire Chief, Dave Balding - Deputy Fire Chief, Rob Patterson

Mesachie Lake VFD - Fire Chief, Nick Sohye - Deputy Fire Chief, Gary Eve

North Oyster VFD - Fire Chief - Jason de Jong - Deputy Fire Chief, Jason Layman

Sahtlam VFD - Fire Chief, Mike Lees - Deputy Fire Chief, Jonathan Hebden

Youbou VFD - Fire Chief, Orest Symcniuk - Deputy Fire Chief, Stu McKee

all for a 2-year term to expire December 31, 2010.

MOTION CARRIED

PUBLIC HEARINGS

PH1 Public Hearing Report and Minutes re: Official Community Plan Amendment Bylaw No. 3139 and Zoning Amendment Bylaw No. 3140 (Kaelble), applicable to Electoral Area E - Cowichan Station/Sahtlam/Glenora were considered.

09-013 It was moved and seconded that the Public Hearing Report and Minutes re: Official Community Plan Amendment Bylaw No. 3139 and Zoning Amendment Bylaw No. 3140 (Kaelble), applicable to Electoral Area E - Cowichan Station/Sahtlam/ Glenora be received.

MOTION CARRIED

PH2 Public Hearing Report and Minutes re: Official Community Plan Amendment Bylaw No. 3210 and Zoning Amendment Bylaw No. 3211 (DEF Autoworld), applicable to Electoral Area E - Cowichan Station/Sahtlam/Glenora were considered.

09-014 It was moved and seconded that Public Hearing Report and Minutes

re: Official Community Plan Amendment Bylaw No. 3210 and Zoning Amendment Bylaw No. 3211 (DEF Autoworld), applicable to Electoral Area E - Cowichan Station/ Sahtlam/Glenora be received.

MOTION CARRIED

PH3 Public Hearing Report and Minutes re: Official Community Plan Amendment Bylaw No. 3212 (Koksilah DPA), applicable to Electoral Area E - Cowichan Station/Sahtlam/Glenora were considered.

09-015 It was moved and seconded that Public Hearing Report and Minutes re: Official Community Plan Amendment Bylaw No. 3212 (Koksilah DPA), applicable to Electoral Area E - Cowichan Station/Sahtlam/Glenora be received.

MOTION CARRIED

BYLAWS

B1
09-016 It was moved and seconded that "CVRD Bylaw No. 3160 - Safer Futures Program Annual Financial Contribution Service Establishment Bylaw, 2008", be adopted.

MOTION CARRIED

B2
09-017 It was moved and seconded that "CVRD Bylaw No. 3185 - Bald Mountain Street Lighting System Reserve Fund Establishment Bylaw, 2008", be granted 1st, 2nd and 3rd reading.

Opposed: Director Dorey

MOTION CARRIED

B2
09-018 It was moved and seconded that "CVRD Bylaw No. 3185 - Bald Mountain Street Lighting System Reserve Fund Establishment Bylaw", 2008, be adopted.

Opposed: Director Dorey

MOTION CARRIED

B3
09-019 It was moved and seconded that "CVRD Bylaw No. 3186 - Bald Mountain Street Lighting Parcel Tax Roll Bylaw, 2008", be granted 1st, 2nd and 3rd reading.

Opposed: Directors Iannidinardo and Dorey

MOTION CARRIED

**B3
09-020** It was moved and seconded that "CVRD Bylaw No. 3186 - Bald Mountain Street Lighting Parcel Tax Roll Bylaw, 2008", be adopted.

Opposed: Directors Iannidinaro and Dorey

MOTION CARRIED

**B4
09-021** It was moved and seconded that "CVRD Bylaw No. 3187 - Bald Mountain Sewer System Capital Reserve Fund Establishment Bylaw, 2008", be granted 1st, 2nd and 3rd reading.

MOTION CARRIED

**B4
09-022** It was moved and seconded that "CVRD Bylaw No. 3187 - Bald Mountain Sewer System Capital Reserve Fund Establishment Bylaw, 2008", be adopted.

MOTION CARRIED

**B5
09-023** It was moved and seconded that "CVRD Bylaw No. 3197 - Cowichan Lake Sports Arena Renovation Loan Authorization Bylaw, 2008", be adopted.

MOTION CARRIED

B6 It was moved and seconded that "CVRD Bylaw No. 3243 Environment Commission Amendment Bylaw, 2009" be granted 1st, 2nd, and 3rd reading.

**B6
09-024** It was moved and seconded that "CVRD Bylaw No. 3243 Environment Commission Amendment Bylaw, 2009" be amended by deleting section 2 d).

Opposed: Directors Duncan, Hutchins, Iannidinaro,
McGonigle, Seymour, Giles and Kent

MOTION CARRIED

**B6
09-025** **VOTING RESUMED ON THE MAIN MOTION AS AMENDED:**

It was moved and seconded that "CVRD Bylaw No. 3243 Environment Commission Amendment Bylaw, 2009", be granted 1st, 2nd and 3rd reading as amended.

MOTION CARRIED

**B6
09-026** It was moved and seconded that "CVRD Bylaw No. 3243 Environment Commission Amendment Bylaw, 2009", be adopted.

MOTION CARRIED

**B7
09-027** It was moved and seconded that "CVRD Bylaw No. 3101 - Area I - Youbou/Meade Creek Official Community Plan Amendment Bylaw (Urban Residential Lot Size), 2008", be adopted.

MOTION CARRIED

**B8
09-028** It was moved and seconded that "CVRD Bylaw No. 3102 - Area I - Youbou/Meade Creek Zoning Amendment Bylaw (R-3 Lot Size), 2008", be adopted.

MOTION CARRIED

**B9
09-029** It was moved and seconded that "CVRD Bylaw No. 3139 - Area E - Cowichan-Koksilah Official Community Plan Amendment Bylaw (Kaelble), 2008" be referred back to staff.

MOTION CARRIED

**B10
09-030** It was moved and seconded that "CVRD Bylaw No. 3140 - Area E - Cowichan Station/Sahtlam/Glenora Zoning Amendment Bylaw (Kaelble), 2008" be referred back to staff.

MOTION CARRIED

**B11
09-031
Rescinded
January 28, 2009
Res. No. 09-051** It was moved and seconded that 3rd reading of "CVRD Bylaw No. 3210 - Area E - Cowichan Station/Sahtlam/Glenora Official Community Plan Amendment Bylaw (DEF Autoworld), 2008, be rescinded.

MOTION CARRIED

**B11
09-032
Rescinded
January 28, 2009
Res. No. 09-051** It was moved and seconded that "CVRD Bylaw No. 3210 - Area E - Cowichan Station/Sahtlam/Glenora Official Community Plan Amendment Bylaw (DEF Autoworld), 2008", be amended in accordance with SR3.

MOTION CARRIED

**B11
09-033
Rescinded
January 28, 2009
Res. No. 09-051**

It was moved and seconded that "CVRD Bylaw No. 3210 - Area E - Cowichan Station/Sahtlam/Glenora Official Community Plan Amendment Bylaw (DEF Autoworld), 2008, be granted 3rd reading as amended.

MOTION CARRIED

**B12
09-034**

It was moved and seconded that "CVRD Bylaw No. 3211 - Area E - Cowichan Station/Sahtlam/Glenora Zoning Amendment Bylaw (DEF Autoworld), 2008, be granted 3rd reading.

MOTION CARRIED

**B13
09-035**

It was moved and seconded that "CVRD Bylaw No. 3212 - Area E - Cowichan Station/Sahtlam/Glenora Official Community Plan Amendment Bylaw (Koksilah DPA), 2008", be granted 3rd reading.

MOTION CARRIED

**B14
09-036**

It was moved and seconded that "CVRD Bylaw No. 3238 - Area B - Shawnigan Lake Official Community Plan Amendment Bylaw (Malahat Joint Ventures/Lintaman), 2008", be granted 1st and 2nd reading.

MOTION CARRIED

**B15
09-037**

It was moved and seconded that "CVRD Bylaw No. 3239 - Area B - Shawnigan Lake Zoning Amendment Bylaw (Malahat Joint Ventures/Lintaman), 2008", be granted 1st and 2nd reading.

MOTION CARRIED

RESOLUTIONS

**RES 1
09-038**

It was moved and seconded that the following appointments to the Cowichan Lake Recreation Commission be approved:

Term to expire December 31, 2009:

**Dave Darling
Sheila McFarlane
Bill Peters
Rocky Wise
Larry Olson
Corey Bath**

MOTION CARRIED

**RES 2
09-039** It was moved and seconded that the following appointments to the Electoral Area E - Cowichan Station/Sahtlam/Glenora Advisory Planning Commission be approved:

Term to expire November 30, 2009:

**Ben Marrs
Keith Williams
John Salmen
Jim Marsh
Frank McCorkell
David Coulson
Dan Ferguson
Colleen MacGregor
David Tattam**

MOTION CARRIED

**RES 3
09-040** It was moved and seconded that the following appointments to the Electoral Area F - Cowichan Lake South/Skutz Falls Advisory Planning Commission be approved:

Term to expire November 30, 2009:

**Joe Allan
Dave Anderson
Phil Archbold
Peter Devana
Joan McKenzie
Brian Peters**

MOTION CARRIED

**RES 4
09-041** It was moved and seconded that the following appointments to the Electoral Area H - North Oyster/Diamond Advisory Planning Commission be approved:

Term to expire November 30, 2009:

**Mike Fall
Gary Fletcher
Chris Gerrand
John Hawthorn
Gaynel Lockstein
Janice Tuckham**

MOTION CARRIED

UNFINISHED BUSINESS Director Duncan advised that Schedule A of Bylaw No. 3210 was incorrect.

09-042 It was moved and seconded that Bylaw No. 3210 be referred back to staff for clarification of Schedule A.

MOTION CARRIED

NOTICES OF MOTION No notices of motion

NEW BUSINESS

NB1 Appointments to the Area F - Cowichan Lake/Skutz Falls Advisory Planning Commission.

09-043 It was moved and seconded that the following appointments to the Electoral Area F - Cowichan Lake South/Skutz Falls Advisory Planning Commission be approved:

Term to expire November 30, 2009:
Shirley Burden
David Lowther

MOTION CARRIED

NB2 Director Kuhn questioned the eligibility of Agenda item CSSR1 for inclusion under Closed Session. The Corporate Secretary advised that this item dealt with Employee Relations and met the criteria of Section 90 of the *Community Charter*.

RESOLVING INTO CLOSED SESSION 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, Subsections (1) (c) and (2) (b).

09-044
7:27 pm

MOTION CARRIED

RISE FROM CLOSED SESSION It was moved and seconded that the Board rise without report and return to the Regular portion of the meeting.

09-048
8:38 pm

MOTION CARRIED

ADJOURNMENT

09-049
8:38 pm

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

MOTION CARRIED

The meeting adjourned at 8:38 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 at 175 Ingram Street, Duncan, BC, on Wednesday, January 28, 2009 at 5:48 p.m.

PRESENT: Chair G. Giles,
Directors K. Cossey, M. Dorey, L. Duncan,
B. Harrison, D. Haywood, R. Hutchins, L. Iannidinaro,
P. Kent, K. Kuhn <5:49 p.m.>, T. McGonigle, I. Morrison,
G. Seymour <5:51 p.m.> and T. Walker

ALSO

PRESENT: Warren Jones, Administrator
Joe Barry, Corporate Secretary
Dominique Beesley, Recording Secretary

ABSENT: Director M. Marcotte

**APPROVAL OF
AGENDA
09-050**

It was moved and seconded that the agenda be approved.

MOTION CARRIED

5:49 p.m.

Director Kuhn joined the meeting at 5:49 p.m.

5:51 p.m.

Director Seymour joined the meeting at 5:51 p.m.

STAFF REPORTS

SR1

Staff Report from Corporate Secretary dated January 21, 2009, re: CVRD Bylaw No. 3210 – Area E – Cowichan Station/Sahtlam/Glenora Official Community Plan Amendment Bylaw (DEF Autoworld), 2008, was considered.

09-051

It was moved and seconded that Resolution Nos. 09-031, 09-032 and 09-033 be rescinded.

MOTION CARRIED

SR2

Staff Report from the Deputy Manager, Development Services dated January 5, 2009, re: proposed adjustments to Official Community Plan Amendment Bylaw 3210 (DEF Autoworld) was received as information.

BYLAWS

B1

09-052

It was moved and seconded that CVRD Bylaw No. 3210 – Area E – Cowichan Station/Sahtlam/Glenora Official Community Plan Amendment Bylaw (DEF Autoworld), 2008, be amended in accordance with Item No. SR2.

MOTION CARRIED

B1
09-053

It was moved and seconded that CVRD Bylaw No. 3210 – Area E – Cowichan Station/Sahtlam/Glenora Official Community Plan Amendment Bylaw (DEF Autoworld), 2008, be granted third reading as amended.

MOTION CARRIED

REPORT OF THE CHAIR

Community to Community Forum

Chair Giles announced that a Community to Community forum will be held on February 20, 2009 at the Somenos Long House, which she noted, is a tentative location due to winter ceremonies being underway.

The focus of the event is to provide the CVRD Board and Cowichan Tribes Chief and Council an opportunity to build more meaningful relationships. The meeting will be guided by the UBCM Community to Community Forum program and there will be a specific awareness of water as a core issue and on building cultural understanding.

Dyan Freer, Environmental Administrative Assistant, will soon be asking Board members to RSVP to this meeting.

Notice of Special Meeting of Board

Chair Giles also announced that a written request to hold a Special meeting of the Board was received to provide a discussion of the staff re-organization, and that this meeting will be held Tuesday, February, 10, 2009 at 7:00 p.m.

ADJOURNMENT

5:53 p.m.
09-054

It was moved and seconded that the Special meeting of the Board adjourn.

MOTION CARRIED

The meeting adjourned at 5:53 p.m.

Certified Correct:

Chair

Corporate Secretary

Dated: _____

Cowichan Valley Regional District
Administrative Services Department
Request for Delegations

APPLICATION DATED: January 20, 2009
NAME OF APPLICANT: Rick Brant
ADDRESS OF APPLICANT: _____
PHONE NO.: 250 746-2008
REPRESENTING: Cowichan 2008 NAIG
(Name of Organization)
MEETING DATE: February 11, 2009
COMMITTEE/BOARD NAME: Board
NO. ATTENDING: 1 or 2

TOPIC TO BE PRESENTED:
Report from NAIG

NATURE OF REQUEST/CONCERN:

Note: Once the request for delegation application has been favourable considered, presentations will be restricted to ten (10) minutes, unless notified otherwise.

Request to Appear as a Delegation

D2**Meeting Information**

Request to Address:*

 CVRD Board Committee

If Committee, specify the Committee here:*

?

Meeting Date:*

02/11/2009

Meeting Time:*

6pm

Applicant Information

Applicant Name:

Catherine Brandon

Representing:

Chesterfield Sports Society

(Name of organization if applicable)

As:

(Capacity / Office)

Number Attending:

4

Applicant Contact Information

Applicant Mailing Address:

5847 Chesterfield Avenue

Applicant City:

Duncan

Applicant Telephone:

250-746-5666

Applicant Fax:

250-746-5682

Applicant Email:

sportsplex@telus.net

Presentation Topic and Nature of Request:

Review the Cowichan Sportsplex operating budget with respect to the 2009 Grant-in-aid request. Answer questions.

* indicates required fields.



February 2, 2009

Re: Attracting Immigrants to a Welcoming and Inclusive Community

For the past 28 years Cowichan Valley Intercultural and Immigrant Aid Society (Cowichan Intercultural Society) has been working in partnership with governments, schools, organizations and businesses. Our mandates are to work towards supporting immigrants towards full integration into the community and to build an inclusive and welcoming community which values diversity. CIS has a long experience of accountable management of government projects. As the sole immigrant-serving agency in our region, CIS is pivotal in communicating issues affecting immigrants.

It is timely to bring together stakeholders to focus on immigrant integration into the labour market and the community-at-large. Listening to diverse perspectives from the business community, immigrant employees, government, and support organizations will give us the partnerships we need to create a community better able to attract and retain immigrants. These partnerships can take many forms, and they are essential to the development of a community plan for the successful integration of immigrants.

- a. CIS plans to hold a one-day community consultation in November, 2009 (pending funding) with key stakeholders who represent a diverse section of the Cowichan Valley to start the process of creating a Community Plan for "Attracting Immigrants to the Cowichan Valley."
- b. These stakeholders will include sectors such as: Municipal government, School District, local college, employment support, economic development, small business and service providers. By providing a pre-event questionnaire to the key stakeholders, each organization will prepare a short presentation for the group on their services.
- c. To be inclusive of the broader community, 200+ businesses and organizations will be sent a pre-event diversity survey.
- d. To understand the barriers and assets for immigrants, surveys of a complementary nature will be sent out to the immigrant community.
- e. The Consultation agenda:
 - i. Key stakeholders do 10-minute presentations
 - ii. Career Resource (to be confirmed): Results of diversity survey
 - iii. Coordinator: Results of immigrant survey
 - iv. An immigration update and statistics overview
 - v. Participants: Cowichan Valley Asset Mapping/Gap Analysis.
 - vi. Participants: Creation of a Community Plan for Attracting Immigrants to a Welcoming Community

We see the CVRD as an integral partner in this project. Kathy Lachman of Economic Development Cowichan has also been part of the discussion and fully supports both the partnership and the initiative. To communicate the excitement to key stakeholders we hope that the CVRD Board can send out the official invitations to the Consultation from their office. This will allow the community to understand the importance of the initiative and will hopefully result in greater input from the business sector.

Interested partners in this initiative include: Global Vocational Services, Wage Subsidy, Community Futures, Social Planning Cowichan, and Duncan Business Improvement Area Society. CIS hopes to establish and strengthen many more partnerships as the project continues. Discussion is currently underway to clarify partners' roles.

The funding to support this Community Partnership Development is available through the Ministry of Advanced Education and Labour Market Development, Welcoming and Inclusive Communities and Workplaces. The proposal deadline is February 16, and I would appreciate your Letter of Intent to partner with Cowichan Intercultural Society by **February 12** as late submissions will not be accepted. I've attached a draft letter to assist you if you so choose. My contact information is below. Please do not hesitate to contact me for more information.

Best regards,

Christine Fagan
Executive Director
Cowichan Intercultural Society
101-255 Ingram Street
Duncan, BC
Telephone: 748-3112
Fax: 748-1335
cis@telus.net

SOUTH COWICHAN SERVICES & GOVERNANCE
MEETING – JANUARY 20, 2009

IN1

Minutes of the South Cowichan Services & Governance meeting held at the Mill Bay Community League Hall, 1001 Shawnigan – Mill Bay Road, Mill Bay, BC, on Tuesday, January 20, 2009 at 5:30 p.m.

PRESENT: Dave Balding
Heather Broughton
Sarah Fraser
John Krug
Paul Laraman
Jens Liebgott
Tim Parker
Robert Smethurst
Gordon Smith
Margaret Symon
David Towner
Mark Wyatt

Original:	Copies to:	
Board: FEB 11 INFO		
Committee(s):		
Directed by: JB	Date: 1/28/09	
File #		

ABSENT: None

ALSO Warren Jones, Administrator, CVRD

PRESENT: Karen Lynch, Ministry of Community Development
Tom Reid, Study Manager, Sussex Consultants Ltd.

Mr. Towner informed the committee that he would be away on February 7, 2009 and February 14, 2009 for the public meetings. He asked Ms. Broughton to chair the meeting given that she would be around during the time in which he was away.

APPROVAL OF AGENDA

It was moved and seconded that the agenda be adopted with the additions of the following items:

- e) Shawnigan Town Hall meeting, and
- f) Stakeholder Consultation

MOTION CARRIED

ADOPTION OF MINUTES

It was moved and seconded that the minutes of the December 16, 2008 meeting of the South Cowichan Services & Governance Steering Committee be approved.

MOTION CARRIED

ADDITIONAL

Ms. Karen Lynch, Senior Policy Analyst, Ministry of Community

**\$10,000 BUDGET
REQUEST**

Development, Local Government Structure Branch, advised that she had received the request for an additional \$10,000 for advertising, consultation and education. She stated that the request had to be approved by the Treasury Board and that the request may not be considered for three to four weeks. Mr. Jones advised that he had spoken to Directors from Electoral Areas A, B and C and that they had agreed to fund this important work if the Province did not approve the funding.

**REVIEW OF
COMMUNI-
CATIONS DRAFT**

Mr. Tom Reid, Study Manager, Sussex Consultants Ltd. reviewed the draft communications document entitled "South Cowichan Services & Governance Study" and committee members provided feedback and suggestions. Mr. Reid was planning on sending the document to print shortly and asked that any further suggestions be provided to him by noon on Wednesday, January 21, 2009. It was agreed that the newsletter would be distributed by bulk mail to all mailboxes in the area, through the NewsLeader and mailed directly to non-resident property owners. Mr. Jones agreed to take care of the direct mailings.

Mr. Towner agreed to use his home address for the committee contact address.

**PUBLIC
MEETINGS**

It was agreed that the first round of public meetings would be held as follows:

SLCC - Saturday, February 7, 2009 10:00 a.m. – 12:00 p.m.
Cobble Hill Hall – Saturday, February 7, 2009 1:00 p.m. – 3:00 p.m.
Frances Kelsey – Saturday, February 14, 2009 – 10:00 a.m. – 12:00 p.m.

Mr. Reid will make arrangements for the advertisements to be placed three times in each of the NewsLeader and Citizen newspaper.

Mr. Jones will follow up on facility arrangements (e.g. sound, chairs, head table and coffee service),

Committee members advised which meetings they would be able to attend.

**SHAWNIGAN
LAKE TOWN
HALL MEETING**

Mr. Towner advised that Director Ken Cossey, Electoral Area B, Shawnigan Lake, was hosting a Town Hall meeting on February 12, 2009 and that the committee had been invited to provide an update. Ms. Broughton said she would attend to provide an update and she

invited other committee members to attend.

**STAKEHOLDER
CONSULTATION**

The Committee discussed whether there are additional groups that should be met with directly regarding the study. It was agreed that Mr. Towner would broach the idea with Rotary of hosting a business community meeting. Mr. Reid invited the committee to advise him if they thought there were other stakeholder groups that should be approached directly.

**PROGRESS
REPORT**

Mr. Reid circulated a rough draft entitled "Progress Report 1" and provided a high level summary of the document. He invited the committee to provide any feedback to him

NEXT MEETING

It was agreed that the next meeting would be held on Tuesday, March 3, 2009 at 5:30 p.m. at the Mill Bay Community League Hall.

ADJOURNMENT

The meeting adjourned at 7:05 pm

Warren Jones

Dated

ELECTORAL AREA SERVICES COMMITTEE REPORT

OF MEETING HELD JANUARY 20, 2009

DATE: January 23, 2009

To: Chairperson and Directors of the Board

Your Electoral Area Services Committee reports and recommends as follows:

1. That a grant in aid (Electoral Area E – Cowichan Station/Sahtlam/Glenora) in the amount of \$325 be given to the Girl Guides of Canada – Mid-Island Area, to assist with water testing costs.
2. That a grant in aid (Electoral Area B – Shawnigan Lake) in the amount of \$325 be given to the Girl Guides of Canada – Mid-Island Area, to assist with water testing costs.
3. That the 2009-2010 Electoral Area A-E Community including Sub-Regional and Regional Park Maintenance Services Contract be awarded to Easy Living Holdings Ltd. of Nanaimo/Duncan in the amount of \$302,440.00 including GST, based on the RFP bid received Monday December 15, 2008.
4. That the Community and Regional Parks Portable Toilet contract extension be awarded to Coast Environmental Ltd. for one year, commencing January 1, 2009, and completing December 31, 2009 at the following unchanged rates:
 - Additional weekly servicing of unit. @ \$30.30/servicing;
 - Pre-arranged moving/unit to new site @ \$27.55/move;
 - The supply of additional units @ \$99.15/unit/month;
 - Monthly rate for extension of units already in place - \$99.15/unit/month;
 - Hand Sanitizers - \$12.50/per unit (charged monthly)
 - Wheel chair accessible portable toilet units \$127.15/unit/month; and
 - Replacement price for units damaged beyond repair - \$1,200.00.

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

5. That Application No. 2-E-08ALR (VanHuizen/Rockycrest Holsteins Ltd.) made pursuant to Section 20(3) of the *Agricultural Land Commission Act* to place a third dwelling on the subject property, be forwarded to the Agricultural Land Commission with a recommendation to approve the application.

.../2

6.
 1. That OCP and Zoning Amendment Application No. 7-E-07RS (Cherry Blossom Park) be presented at a public meeting to obtain community input and that the application be reviewed at a future EASC meeting with a report documenting public input and draft bylaws;
 2. That the applicant provide a traffic impact assessment, a revised site plan showing an expanded agricultural buffer, buffer and boulevard landscape standards, a hydrological assessment and a preliminary riparian area assessment prior to public hearing;
 3. That the applicant obtains a certificate of compliance or approval in principle for remediation of the subject property from the Ministry of Environment prior to bylaw adoption.
7. That Application No. 2-C-08ALR (Leo & Valerie Gervais) for a subdivision in accordance with Section 21(2) of the *Agricultural Land Commission Act* be forwarded to the Agricultural Land Commission with a recommendation to approve the application.
8. That Application No. 2-B-08DVP (Byron Weaver) for a variance to Section 8.5 (b)(3) of Zoning Bylaw No. 985, by decreasing the setback to a front parcel line for an existing residence from 7.5 metres to 4.9 metres, the setback for and exterior side from 4.5 metres to 2.0 metres and the setback for a rear parcel line from 4.5 to 2.5 metres on Lot 6, Block 3, Section 2, Range 4, Shawnigan District, Plan 1520, be approved and issued at such time as the property line between Lot 6 and Lot 7 is deleted and the two lots are amalgamated into one.
9. That Application No. 1-B-08ALR (Chuck Farrar/GT Farms Ltd.) for a boundary lot adjustment, be forwarded to the Agricultural Land Commission with a recommendation to approve; and further, that should this application proceed to subdivision approval, that a covenant be registered on the property prohibiting further subdivision of the new Lot A.
10. That the Cowichan Valley Trap & Skeet Club Shoot Schedule for 2009 be approved.
11. That Ministry of Transportation and Infrastructure application referral (MoT File #01-001-21284/CVRD File # 21284, Shawnigan Station Developments Ltd.), regarding proposed road closure - Meran and Knappett Road, be forwarded to the Ministry of Transportation and Infrastructure with no objections.



**ELECTORAL AREA SERVICES
COMMITTEE REPORT**

OF MEETING HELD FEBRUARY 3, 2009

DATE: February 5, 2009

To: Chairperson and Directors of the Board

Your Electoral Area Services Committee reports and recommends as follows:

1. 1. That the services of Bob Hamilton Enterprises Inc. be obtained to undergo negotiations, inspection and purchase of a used fire engine on behalf of the CVRD prior to the adoption of the CVRD 2009 five-year financial plan.
 2. That the sole source purchase of a used fire engine for the Mesachie Lake Volunteer Fire Department, with overall expenditure not to exceed \$120,000, be approved.
 3. That \$50,000 in short term borrowing for the purchase of a used fire engine for the Mesachie Lake Volunteer Fire Department to be paid over five years under the Liabilities Section 175 of the Community Charter, be approved.
 4. That the necessary Reserve Fund Expenditure Bylaw be prepared and that the Bylaw be forwarded to the Board for consideration of three readings and adoption.
2. That a grant-in-aid (Electoral Area E – Cowichan Station/Sahtlam/Glenora) in the amount of \$1,000 be given to the Cowichan Agricultural Society to assist with education/ workshop expenses.
 3. That staff proceed to work with the provincial government and the Cobble Hill Improvement District to determine the necessary requirements and approvals with respect to amending the Section 219 covenant on Galliers Park limiting use of the land to public purposes only, and to amend the existing crown lease for Fairfield Road Park held by the Regional District to permit establishment of a community wellhead by the Cobble Hill Improvement District at both of these sites, subject to the following conditions:
 - i. That the wellhead location, underground services and design/construction of the wellhead enclosure meet with CVRD Parks approval, including the Area C Parks and Recreation Commission.
 - ii. That a one-time financial contribution be made by the Cobble Hill Improvement District to the Area C Community Parks function in the amount of \$3,450 for granting of the statutory right of way in favour of the Cobble Hill Improvement District to permit construction and operation of a wellhead within Galliers Park.
 - iii. Execution of the necessary amendments to the Section 219 covenant on the Galliers Park property to permit installation of the necessary wellhead works.

- iv. That staff take the necessary steps to register a statutory right-of-way or like tenure to permit public access on the Galliers park property in favour of the Cobble Hill Improvement District.
4. That a used 4x4 six passenger crew cab diesel truck and biodiesel storage tank be purchased through short term financing up to a maximum of \$30,000 with repayment of the loan to be apportioned through the annual Parks Summer Student Work Crew budgets in functions 231, 232, 233, 234, 235, 239, 280, 281, and 282.
5. That application be made to the federal Cenotaph/Monument Restoration Program for a \$25,000 grant towards planned revitalization of the Cobble Hill Cenotaph site located within Liberation Park within Cobble Hill Village.

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

6. That Application No. 7-A-08DVP by Tom Jarvis for a variance to Section 8.3(b)(3) of Zoning Bylaw No. 2000, by decreasing the setback to a front lot line to 0.02 m. (0.06 ft.) and decreasing the exterior side lot line to 0.0 m. (0.0 ft) for an accessory building on Lot 3, District Lot 79, Malahat District, Plan 13099, PID 004-716-655), not be approved.
7.
 1. That Application No. 3-H-07RS (Chemainus First Nation) for a defined portion of Crown seabed in Ladysmith Harbour for the purposes of active management of the subject area's shellfish resource, be approved and that the subject Crown Foreshore be rezoned from W-1 and W-2 to a new W-4A Zone (Shellfish Culture), with predator netting being specifically excluded from the proposed zone, and further that the appropriate amendment bylaw be prepared and forwarded to the Regional Board for consideration and 1st and 2nd readings;
 2. That a public hearing be arranged to be held in North Oyster, and that Directors Marcotte, Dorey and Kuhn be delegated to the Hearing;
 3. That the referral of this application to the Ministry of Environment, Transport Canada, Town of Ladysmith, Integrated Land Management Bureau and Fisheries and Oceans Canada, be accepted.
8. That the CVRD allow the owners of 7420 Nantree Road to register a new covenant to replace existing covenant CA37414I which will facilitate a two year extension for the completion of Building Permit #I-10-07 (Brooks).
9. That the Agricultural Land Commission be requested to forward a proposal to CVRD staff for review and comment providing direction on how to structure an Agricultural Advisory Committee, how to establish Terms of Reference for such a Committee, and further, outline how the Land Commission and the CVRD together could enforce the *ALC Act* (further reaffirming previous Board Resolution no. 08-673.2 passed October 8/08).

10. That the CVRD contact the Liquor Control and Licensing Branch to request a further 90 day extension to submit a response respecting the Liquor License Application from the Youbou Bar and Grill to increase the maximum indoor capacity to 117 persons and the outdoor capacity to 78 persons for a total capacity of 195 persons.



CR2

ENGINEERING SERVICES COMMITTEE REPORT

OF MEETING HELD - JANUARY 28, 2009

DATE: February 4, 2009

To: Chair and Directors of the Cowichan Valley Regional District

Your Engineering Services Committee reports and recommends as follows:

1. That a public consultation meeting be held regarding expansion of Mill Springs Development with the following staff recommendations being used as the guidelines for discussion:
 1. Previous board resolution No. 98-246, approved in 1998, be rescinded.
 2. A review of the concepts, design and installation for existing sewer system and future expansion must be conducted and approved by CVRD engineering staff to ensure compliance with CVRD Design Standards and Subdivision Bylaw 1215 and the South Sector Liquid Waste Management Plan;
 3. Sewage disposal field capacity must be technically confirmed by the developer;
 4. All lands on which infrastructure works are located be transferred to the CVRD, except where not practical, in which case will be placed within registered Statutory Rights-of-way using the CVRD's standard charge terms;
 5. The owners transfer any reserve funds for the sewer system to the CVRD.
 6. A utility transfer agreement be executed between the CVRD and the owners/developer;
 7. The developer provides all sewer servicing infrastructure for future upgrades, including sewage treatment works, disposal system, pumps, controls, gensets, SCADA system and mainlines for the proposed development;
 8. The developer undertakes to provide a two-year warranty on any future sewer works, backed by an irrevocable letter of credit;
 9. Take-over of the sidewalk system is dependent upon a modification to provincial legislation allowing the CVRD to transfer liability for sidewalk snow and leaf removal to homeowners;
 10. Further expansion of the service area beyond the Mill Springs development be subject to public consultation and that necessary environmental studies be undertaken;
 11. A public consultation process regarding CVRD takeover must be undertaken by the owner, and petitions completed by at least 50% of the owners of parcels within the proposed service areas and the total value of their parcels represent at least 50% of the net taxable value of all land and improvements in the service areas.
12. That the developer provide suitable reserve funds for each of the utilities.

and further that an assessment of the three systems be carried out, funded to a maximum cost of \$20,000, with \$10,000 up front from the developer and \$10,000 from a Provincial Feasibility Study Grant, and that, upon completion of a successful petition process, bylaws be prepared to create service areas for these utilities.

2. That the CVRD grant approval in principle for takeover of the water and sanitary sewer systems for a proposed 90 lot strata subdivision, described as "*Lot 1, Section 8, Range 6, Sahtlam District, Plan 12309, Except Those Parts in Plans 22890, 23708, 25003 and 29157*", as requested in a letter from Robin Mayo, Ana Sona Investments Ltd., dated December 8, 2008, subject to the following conditions and without prejudice to the rezoning process:
 1. The preliminary concepts, detailed design and installation must be approved by Engineering Services staff to ensure compliance with CVRD Design Standards and Subdivision Bylaw 1215, and further that the treatment system meet a Class A standard.
 2. The developer must have a qualified professional prepare and submit the Registration of Discharge form, Operation Plan and Environmental Impact Study, and all other necessary documentation, to the Ministry of Environment for the sewage treatment and disposal system.
 3. That the developer provide a two-year warranty on the completed works, backed by an irrevocable Letter of Credit.
 4. All lands on which infrastructure works are located are transferred to the CVRD, except where not practical, in which case will be placed within registered Statutory Rights-of-way using the CVRD's standard charge terms.
 5. All sewage disposal capacities must be confirmed by the developer and disposal of effluent must be to ground.
 6. The developer is required to provide a suitable reserve fund to start the water and sewer functions.
 7. The developer is required to provide all water and sewer servicing infrastructure, including but not limited to, pumps, reservoir, SCADA system, fire protection, controls and mainlines, and sewage treatment works, disposal system, pumps, controls, gensets, and mainlines for the proposed development.
 8. The developer shall pay all costs associated with monitoring and sampling requirements for the sewer system for the initial intensive monitoring period.
 9. A utility transfer agreement must be executed between the CVRD and the owner/developer.
 10. That the water source, treatment, reservoir and distribution works have adequate capacity and fire flow and have received approval from the Vancouver Island Health Authority.
 11. That the developer provide an irrevocable letter of credit to be held as a contingency fund for up to two 2-years after 80% build-out of the development, in the event that it negatively impacts neighbouring wells, at which time it would be connected to a municipal system, using the developer's contingency fund.
 12. That a successful petition process be carried out for establishment of service areas for the water and sewage systems;

and further that the necessary bylaws be prepared to create water and sewer service areas for these systems.

3. That the CVRD grant approval in principle for takeover of the water, sanitary sewer and storm drainage systems for the existing Arbutus Ridge strata subdivision in Cobble Hill, as requested in a letter from the owners, Arbutus Ridge Strata Corporation VIS 1601, subject to the following conditions:
 1. All lands on which infrastructure works are located will be placed within registered Statutory Rights-of-way, using the CVRD's standard charge terms;
 2. A utility transfer agreement must be executed between the CVRD and the owners/developer;

3. A public consultation process regarding CVRD takeover must be undertaken by the owner, and petitions completed by at least 50% of the owners of parcels within the proposed service area and the total value of their parcels represent at least 50% of the net taxable value of all land and improvements in the service area.
and further that, upon completion of a successful petition process, bylaws be prepared to create a service area for these utilities.
4. That the Board provide approval to incur expenses against the following capital accounts prior to approval of the 2009 budget:
- Cobble Hill Sewer System: \$ 75,000
 - Shawnigan Beach Estates Sewer System \$105,000
5. That the Board approve:
1. The purchase of a new Utilities truck for the Water Management Division in the amount of \$29,000.00, prior to the adoption of the CVRD 5-year Financial Plan.
 2. Up to \$29,000.00 in short term borrowing for 2009 in the Water Management Division to be paid back over five years, under the Liabilities Agreement Section 175 of the Community Charter.
6. That the CVRD grant approval in principle to develop a partnership agreement for the development, ownership and usage of Wells A and B, located on the Shawnigan Lake School property subject to the following:
1. Shawnigan Lake School will provide 100% of the funding for the initial pump testing, hydrological report and assessment of the wells.
 2. The CVRD will transfer ownership of the wells to the Shawnigan Lake School.
 3. An agreement is created that will outline all cost sharing, allowable daily, monthly, yearly flows and volumes of each partner as well as the operation and maintenance costs.
 4. Shawnigan Lake School will provide a statutory right-of-way to the CVRD over their property that will enable access to the wells for operation and maintenance purposes.
 5. Both parties will be responsible for the treatment of their allocated water.
7. That the Board designate the Kerry Village sewer treatment plant and disposal field repair and remediation as the sole Cowichan Valley Regional District application for the 2009 "Towns for Tomorrow" Provincial Grant Program.
8. 1. That 3rd reading of "CVRD Bylaw No. 3085 - Cobble Hill Village Drainage System Establishment Bylaw, 2008" be RESCINDED.
2. That Section 6 text – Maximum Requisition be deleted in its entirety and replaced with the following:
"The maximum amount of money that may be requisitioned annually in support of this service shall be the greater of \$9,912, or an amount that equals the amount raised by applying a property value tax rate of \$0.1434 per \$1,000.00 of the net taxable value of land and improvements in the service area."
3. That Schedule A to CVRD Bylaw No. 3085 be amended to include an additional 32 lots within the service area boundary.
4. That "CVRD Bylaw No. 3085 – Cobble Hill Village Drainage System Establishment Bylaw, 2008" be forwarded to the Board for 3rd reading, as amended; and following provincial and voter approval, adoption.

and further that this Bylaw be effective for the 2010 Assessment Roll.

9. That the CVRD support application of five infrastructure planning grants for the following utilities:
 - 1) Mill Springs Sewer Study Grant
 - 2) Shawnigan Lake Water Source Study Grant: 4-3-2-1 Compliance with Vancouver Island Health Authority
 - 3) Saltair Water Source Study Grant: 4-3-2-1 Compliance with Vancouver Island Health Authority
 - 4) Communications Study for Shawnigan Lake Water System
 - 5) Communications Study for Saltair Water System



CR3

**COWICHAN LAKE RECREATION
COMMISSION REPORT
OF MEETING HELD JANUARY 22, 2009**

DATE: February 2, 2009

To: Cowichan Valley Regional District Board

Your Cowichan Lake Recreation Commission reports and recommends as follows:

1. That the Cowichan Valley Regional District Board support the grant application to the Celebrate Canada Committee for British Columbia c/o Canadian Heritage for funds to host a Canada Day Celebration in the Cowichan Lake area.



SR1

STAFF REPORT

REGULAR BOARD MEETING
OF FEBRUARY 11, 2009

DATE: January 22, 2009 FILE NO: 1760-03-
CVRD
FROM: Sharon Moss, Manager, Finance Division BYLAW NO: 3250
SUBJECT: Interim Borrowing for the Regional District

Recommendation:

That the Finance Department be authorized to proceed with Interim Borrowing through the Municipal Finance Authority in an amount not to exceed \$9,000,000. for operational purposes only and that CVRD Bylaw No. 3250 Cowichan Valley Regional District 2009 Temporary Loan Bylaw be considered for 3 readings and adoption.

Purpose:

To obtain authorization from the Board for interim borrowing for the Regional District for the operational needs until the requisition money is received August 1, 2009.

Financial Implications:

If approved the Regional District would then be able to meet its financial obligations once the surplus that was carried over from 2008 was expended. Interest expense will occur and has been budgeted in the 2009 General Government Budget.

Interdepartmental/Agency Implications:

Not applicable.

Background:

Regional Districts receive their requisition money from the Surveyor of Taxes and Member Municipalities on August 1st of each year. During the period from January 1st to August 1st the Regional District uses surplus funds from the previous year, these funds will be extinguished in the first quarter at which time the Regional District will be required to interim borrow for operational needs until August 1st. The attached Regional District Bylaw provides Finance with the authority it needs to undertake interim borrowing.

Submitted by,

Sharon Moss, C.G.A.
Manager, Finance Division

MK:tk

Attach.

General Manager Approval:



Signature



STAFF REPORT

REGULAR BOARD MEETING
OF FEBRUARY 11, 2009

DATE:	February 2, 2009	FILE NO:	
FROM:	Mark Kueber, General Manager, Corporate Services	BYLAW NO:	3251
SUBJECT:	Spring Security Issuing Bylaw		

Recommendation:

That the CVRD Security Issuing Bylaw No. 3251 be considered for three readings and adoption.

Purpose:

To obtain authorization from the Board to approve the Security Issuing Bylaw for the borrowing of \$2,795,500. from the Municipal Finance Authority for the District of North Cowichan for the completion of the construction of the Pool and the construction of the Crofton water reservoir and pipe upgrades.

Financial Implications:

The principle and interest costs on this borrowing are paid for by the taxpayers of the District of North Cowichan.

Interdepartmental/Agency Implications:

All borrowing by the Regional District's member Municipalities must be from MFA and must flow through the Regional District. MFA goes out on the open market and obtains financing twice per year, spring and fall.

Background:

The District of North Cowichan has received the appropriate public approval and has adopted Loan Authorization Bylaws. The Cowichan Valley Regional District has been requested to borrow \$2,795,500. by the District of North Cowichan for the completion of the pool and the construction of the Crofton water reservoir and pipeline upgrades, this Security Issuing Bylaw will enable the funds to be borrowed. Annual Debt payments will be paid by the District of North Cowichan.

Submitted by,

Mark Kueber, C.G.A.
General Manager, Corporate Services

MK:tk

Attach.



SR3

STAFF REPORT

REGIONAL BOARD MEETING
OF FEBRUARY 11, 2009

DATE: February 4, 2009 **FILE NO:** 10-B-07RS
FROM: Catherine Tompkins, Planner III **BYLAW NO:**
SUBJECT: Application No. 10-B-07RS
(Lintaman/McMillan)

Recommendation:

That it be recommended:

1. That Resolution No. 08-626 #7.1.2 adopted September 10, 2008 be rescinded.
2. That a Public Hearing be scheduled and that Director K. Cossey, Director G. Giles and Director B. Harrison be delegated to the hearing.

Purpose:

To revise public hearing delegation regarding Application No. 10-B-07RS.

Financial Implications: N/A

Interdepartmental/Agency Implications: N/A

Background:

The Regional Board, on September 10, 2008, passed the following resolution:

“That a Public Hearing be scheduled and that Director K. Cossey, Director G. Giles and Director M. Walker be delegated to the hearing.”

A public hearing has been tentatively set for March 12, 2009, and one of the Directors listed in the September 10th resolution is no longer a member of the Regional Board, therefore, it is necessary to revise the appointed delegates. Resolution No. 08-626.7.1.2 needs to be rescinded and a revised resolution passed.

Submitted by,

For: Catherine Tompkins, MCIP
Planner III
Community and Regional Planning Division
Planning and Development Department



SR4

STAFF REPORT

**REGULAR BOARD MEETING
OF FEBRUARY 11, 2009**

DATE: February 5, 2009
FROM: J.E. Barry, Corporate Secretary
SUBJECT: CVRD Bylaw No. 3252 - Chairperson, Directors and Alternate Directors
Remuneration, Expenses and Benefits Amendment Bylaw, 2009

Recommendation:

For information.

Purpose:

To adjust the Board remuneration in accordance with Board policy.

Background:

Board policy adopted September 12, 2001 (copy attached), provides that Board remuneration will be adjusted to match CVRD Union wage increases. The previous CUPE Collective Agreement expired on December 31, 2007 (the existing Schedule A is attached for information). A new Collective Agreement was implemented on December 1, 2008. The Collective Agreement provides for increases of 3.5%, 3.5%, 3.5% and 3.5% for the years 2008, 2009, 2010 and 2011. Accordingly, Schedule A of Bylaw No. 3252 provides for these adjustments.

CVRD Bylaw No. 3252 - Chairperson, Directors and Alternate Directors Remuneration, Expenses and Benefits Amendment Bylaw, 2009 has been included on this agenda for consideration of first three readings and adoption.

Submitted by,

J.E. Barry
Corporate Secretary



EXISTING
SCHEDULE

CVRD

SCHEDULE "A"

TO CVRD BYLAW NO. 2064

DIRECTORS ANNUAL REMUNERATION - Effective January 1, 2005

DIRECTOR		REMUNERATION	EXPENSE ALLOWANCE	TOTAL	BIWEEKLY
Municipal Director	2005	\$8,473	\$4,236	\$12,709	\$488.81
	2006	\$8,706	\$4,352	\$13,058	\$502.23
	2007	\$8,967	\$4,483	\$13,450	\$517.31
Electoral Area Director	2005	\$12,709	\$6,356	\$19,065	\$733.27
	2006	\$13,058	\$6,531	\$19,589	\$753.42
	2007	13,450	\$6,727	\$20,177	\$776.04
Chairperson – CVRD/CVRHD	2005	\$17,838	\$8,921	\$26,759 (1)	\$1,029.19
	2006	\$18,329	\$9,166	\$27,495 (1)	\$1,057.50
	2007	\$18,878	\$9,441	\$28,319 (1)	\$1,089.19

ALTERNATE DIRECTOR REMUNERATION PER BOARD OR COMMITTEE MEETING - Regular, Special, or Emergency

CLASSIFICATION		REMUNERATION	EXPENSE ALLOWANCE	TOTAL
Alternate Director	2005	\$62.00	\$32.00	\$ 94.00
	2006	\$64.00	\$33.00	\$97.00
	2007	\$66.00	\$34.00	\$100.00

REMUNERATION PER VANCOUVER ISLAND TREATY ADVISORY COMMITTEE MEETING - Regular, Special, or Emergency

CLASSIFICATION		REMUNERATION	EXPENSE ALLOWANCE	TOTAL
Director	2005	\$147.00	\$73.00	\$220.00
	2006	\$151.00	\$74.00	\$225.00
	2007	\$155.00	\$77.00	\$232.00

(1) The CVRD/CVRHD Chairperson receives no additional annual remuneration except for this amount.



C·V·R·D

NEW
SCHEDULE

SCHEDULE A

TO CVRD BYLAW NO. 2064

DIRECTORS ANNUAL REMUNERATION - Effective January 1, 2008

DIRECTOR		REMUNERATION	EXPENSE ALLOWANCE	TOTAL	BIWEEKLY
Municipal Director	2008	\$9,281	\$4,640	\$13,921	\$535.42
	2009	\$9,606	\$4,802	\$14,408	\$554.15
	2010	\$9,942	\$4,970	\$14,912	\$573.54
	2011	\$10,290	\$5,144	\$15,434	\$593.62
Electoral Area Director	2008	\$13,921	\$6,962	\$20,883	\$803.19
	2009	\$14,408	\$7,206	\$21,614	\$831.31
	2010	\$14,912	\$7,458	\$22,370	\$860.38
	2011	\$15,434	\$7,719	\$23,153	\$890.50
Chairperson -- CVRD/CVRHD	2008	\$19,539	\$9,771	\$29,310*	\$1127.31
	2009	\$20,223	\$10,113	\$30,336*	\$1166.77
	2010	\$20,931	\$10,467	\$31,398*	\$1,207.62
	2011	\$21,664	\$10,833	\$32,497*	\$1,249.88

*The CVRD/CVRHD Chairperson receives no additional annual remuneration except for this amount.

ALTERNATE DIRECTOR REMUNERATION PER BOARD OR COMMITTEE MEETING - Regular, Special, or Emergency

CLASSIFICATION		REMUNERATION	EXPENSE ALLOWANCE	TOTAL
Alternate Director	2008	\$68.31	\$35.19	\$ 103.50
	2009	\$70.70	\$36.42	\$107.12
	2010	\$73.17	\$37.69	\$110.86
	2011	\$75.73	\$39.01	\$114.74

REMUNERATION PER VANCOUVER ISLAND TREATY ADVISORY COMMITTEE MEETING - Regular, Special, or Emergency

CLASSIFICATION		REMUNERATION	EXPENSE ALLOWANCE	TOTAL
Director	2008	\$160.43	\$79.70	\$240.13
	2009	\$166.05	\$82.49	\$248.54
	2010	\$171.86	\$85.38	\$257.24
	2011	\$177.88	\$88.39	\$266.27



BOARD POLICIES and PROCEDURES

Title: Remuneration - Board	
Classification: Administration – Board General	
Approval Date: Sept. 12, 2001	Revision Date:

PURPOSE:

To establish a policy regarding remuneration rates for Board members.

POLICY:

That annual Board remuneration adjustments be matched with CVRD Union wage increases.



PUBLIC HEARING REPORT
Bylaws No. 3222 and 3223

Following is a summary of the proceedings of the Public Hearing for Official Community Plan Amendment Bylaw No. 3222 and Zoning Amendment Bylaw No. 3223 (Living Forest Planning Consultants/Elkington Estates), applicable to Electoral Area B – Shawnigan Lake, held on Tuesday, December 16, 2008, at the Shawnigan Lake Community Centre, 2804 Shawnigan Lake Road, Shawnigan Lake, BC, at 7:06 p.m.:

HEARING DELEGATES Director K. Cossey, Electoral Area B – Shawnigan Lake, Chairperson
Director G. Giles, Electoral Area C – Cobble Hill

CVRD STAFF PRESENT Ms. C. Tompkins, Planner III, Development Services Department
Ms. J. Hughes, Recording Secretary, Development Services Department

Members of the Public:
There were approximately 50 members of the public present.

CALL TO ORDER Director K. Cossey, Chaired the Hearing and called the meeting to order. The Chairperson introduced the Hearing Delegates and CVRD Staff present.

Director Cossey introduced Director Lori Ianndinardo from Electoral Area D – Cowichan Bay who was sitting in the audience as an observer.

PROCEDURES Ms. Tompkins explained the requirements under Section 890 of the *Local Government Act*. She advised that notice of the Hearing was advertised in two consecutive issues of the *Citizen* (Wednesday, December 10, 2008 and Friday, December 12, 2008) and in the *Leader Pictorial* (Saturday, December 6, 2008 and Wednesday, December 10, 2008) and letters had also been sent to adjacent owners and occupiers of the property as required by the *Local Government Act*.

Amendment Bylaw No. 3222 proposes to amend Shawnigan Lake Official Community Plan (OCP) Bylaw No. 1010 - Electoral Area B of the Cowichan Valley Regional District in the following manner:

1. Creating a new designation entitled the “Community Land Stewardship Designation”. The Community Land Stewardship Designation includes measures to conserve 85% of the land for eco-forestry uses such as harvesting and limited value-added wood processing. The remaining 15% of the land will incorporate up to 90 dwellings. The Community Land Stewardship Designation is intended only for lands at least 4 square

- kilometres in area, located in close proximity to existing communities or transportation routes between existing communities, with mature forest cover existing on at least 70% of the lands;
2. The Official Community Plan Map would be amended by redesignating those portions of: Block 270 Malahat District; District Lot 201, Malahat District; Block 281, Malahat District; and that part of Block 201, Malahat District including part of amended Parcel A (DD1896741) of said Block, and Lot 26, District Lot 201, Malahat District Plan VIP78459, from Forestry to Community Land Stewardship, and
 3. Creating the “Community Land Stewardship Development Permit Area,” and applying it to lands within the Community Land Stewardship Designation.

Amendment Bylaw No. 3223 proposes to amend Zoning Bylaw No. 985, 1998 - Electoral Area B - Shawnigan Lake of the Cowichan Valley Regional District by:

1. Creating a new CLS – 1 Community Land Stewardship 1 Zone - Within the CLS Zone, there would be five distinct sub-zones: Ecological Conservation Sub-Zone, Eco-Forestry Sub-Zone, Agro-Forestry Sub-Zone, Low Density Sub-Zone(A,B and C), and Hamlet Sub-Zone. Each sub-zone would allow for a range of uses. In summary, the Community Land Stewardship Zone would allow a range of uses, including:
 - A total of 90 dwellings;
 - timber processing, sawmill, planer mill and secondary wood processing and manufacturing, and accessory uses;
 - Agro-forestry processing, greenhouses and accessory buildings;
 - A community centre facility;
 - A convenience store;
 - A guest lodge, with spa facilities;
 - Ecological education and interpretive structures.
2. The Zoning Map would be amended by rezoning those portions of: Block 270 Malahat District; District Lot 201, Malahat District; Block 281, Malahat District; and that part of Block 201, Malahat District including part of amended Parcel A (DD1896741) of said Block, and Lot 26, District Lot 201, Malahat District Plan VIP78459, from F-1 (Primary Forestry) to CLS-1 (Community Land Stewardship 1).

Ms. Tompkins stated that 13 letters of response 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, December 16, 2008 at 4:30 pm.

Correspondence

The following items were received and are attached to the Minutes as Exhibits:

- 1) Living Forest Communities Power Point Presentation (EXHIBIT 1);
- 2) Email dated December 12, 2008, from Tom Anderson, MCIP, Manager Development Services Department, CVRD (EXHIBIT 2);
- 3) Email dated December 11, 2008, from Sheila Paul (EXHIBIT 3);
- 4) Email dated December 11, 2008, from Sheila Paul (EXHIBIT 4);
- 5) Email dated December 11, 2008, from Doug Makaroff (EXHIBIT 5);
- 6) Email dated December 11, 2008, from Sheila Paul (EXHIBIT 6);
- 7) Email dated December 12, 2008, Sheila Paul (EXHIBIT 7);
- 8) Email dated December 15, 2008 from Tom Hobby (EXHIBIT 8);
- 9) Letter dated December 15, 2008, from Brian H. Butler, V.I. Specialty Rocks Ltd. (EXHIBIT 9);
- 10) Email dated December 16, 2008, from Brandy Gallagher (EXHIBIT 10);
- 11) Email dated December 15, 2008, from Cam Birge (EXHIBIT 11);
- 12) Email dated December 15, 2008, from Steve Lawrence, Macdonald & Lawrence (EXHIBIT 12);
- 13) Email dated December 12, 2008, Gordon Joyce, Senior Manager, CRD Water Services (EXHIBIT 13);
- 14) Letter dated December 16, 2008, from Bob Starkey (EXHIBIT 14);
- 15) Letter dated December 16, 2008, from Bob Starkey (EXHIBIT 15);
- 16) Email dated December 16, 2008, from Ray Travers (EXHIBIT 16);
- 17) Email dated December 16, 2008, from Karen Madrick (EXHIBIT 17);
- 18) Letter dated December 16, 2008, from Jim and Betty Lord (EXHIBIT 18);
- 19) Letter dated December 16, 2008, from Shawnigan Lake Watershed Watch (EXHIBIT 19);
- 20) Letter dated December 16, 2008, from Katherine Gee (EXHIBIT 20).

Location of File

Director Cossey 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, Elkington Estates/Living Forest Planning Consultants/Barry Gates

- Doug Makaroff was present and gave a Power Point presentation (EXHIBIT 1) on the Rezoning Application and noted the following:
- He is President of Living Forest Communities which is a unique for-profit venture that accomplishes eco-system based forestry and conservation communities;
- Their model was developed by a not-for-profit trust for sustainable forest, for education and training of eco-forestry;
- The first project was started by Anne Mortifee on Cortez Island, as land was up for sale by Weyerhaeuser and it was going to be clear-cut and she wanted to save it, which she did, and create the first living forest community. Stated that a mill, window factory, flooring company and 11 families are presently making a living off that property;
- When he first heard about the Elkington property from Barry Gates he looked at it from Google Map and in the middle of the property he saw an oasis of forest land that is surrounded by clear-cut lands;

- Subject property adjoins the Capital Regional District and Cowichan Valley Regional District boundaries as well as the Greater Victoria Watershed;
- From the top of the hill there are beautiful views of Shawnigan Lake, Gulf Islands and the Sannich Peninsula;
- Displayed three slides from 1999, 2005 and 2007 which showed the deforestation of the forest lands in the area;
- He has been an Urban Planner for almost 18 years and has written OCP's and Bylaws and one thing that he has noticed is that Regional Districts and Municipalities are looking at having strong forest lands policies that govern resource management and he commended the CVRD for changing their minimum lot size in the F-1 Zone to 200 hectares;
- Living Forest Community model contains covenants that will be held by reputable third companies;
- The proposed development will fall within a Development Permit Area that will contain a number of conditions that will have to be met;
- Rainwater Management Studies and alternative energy are things they are looking at through the Development Permit process;
- They have studied the watersheds in the area and advised that on the subject property there are stream and wetland buffers as well as Stebbings Lake, Devereux Lake and Elkington Pond;
- Stebbings Lake and Devereux Creeks are a national bio filter system and they have to maintain the integrity of them;
- They have carried out an Ecological Baseline Assessment, Amphibian Assessment, detailed mapping of creeks and wetlands, forest resource inventory, hydrogeological analysis for water supply and an archaeological assessment report;
- They have identified plant and animal communities on the property comprised of over 70 different community types including 11 red and blue listed species;
- They have found a huge aquifer with a high quality of water;
- He has walked the site many times going over the terrain to determine the best location for development and protection;
- The proposed development program consists of 25% ecological covenant areas, 60% eco-forestry covenant areas, 7.4% agro-forestry area (logs without homes) and 7.6% buildable zones;
- 90 homes are planned on the 385 hectare (950 acre property) and noted that the areas chosen for development have had past commercial cuts on them which makes them more suitable for development and leaves the remainder in a natural forested state.

Patrick Lucy

- Key element of the subject property is that it is the headwaters for two water systems that flow to the north and then to the south into Shawnigan Lake;
- One key element is to recognize the freshwater element;
- Showed a slide of a non-functional water system and a functional water system;

- They will be protecting the landscape elements that already exist on the site;
- Infrastructure and Services slide stated they propose a community water system, community sewer system, rainwater design, community fire protective services, road standards and a traffic impact assessment.

Doug Makaroff

- Along the Trans Canada Trail they are proposing a staging area with a possible coffee shop, farmer's market and barbeque area in the Trailhead Hamlet as well as a washroom facility;
- Under Section 941 they will be building the parking lot, staging area and extension to the Trans Canada Trail;
- Proposed houses will be LEED certified, they will be smaller footprint homes not greater than 4,000 sq. ft.;
- Ridge View Hamlet is European type housing that fronts over greenspace overlooking Shawnigan Lake and the Gulf Islands;
- The homes will have non combustible metal roofs and will be sprinklered and there will be limited fencing on site;
- They have contracted Margaret Symon of Strathcona Forestry Consulting to design an overall plan to address prevention and suppression for both wildfire and internal building fires;
- The Elkington development will be included within the Malahat Fire Protection Area, subject to an agreement with the Cowichan Valley Regional District that Living Forest Communities will make provision for an auxiliary fire station on the subject property as well as them providing a Type II fire pumper truck with equipment which will also provide search and rescue along the Trail;
- He noted that previously the Elkington family went to the Land Conservancy and Nature Conservancy to see if they could purchase the land for its protection but noted they were advised there was no money available;
- He concluded by stating the Elkington Pond is a fabulous filter and they are committed to keeping it that way.

QUESTION PERIOD

Director Cossey 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.

Steve Lawrence

- Asked for information regarding the agro forestry cluster?

Doug Makaroff

- Agro forestry cluster would contain approximately 10-14 homes which will provide organic gardens, orchards, or agro forestry activities;
- The lots are approximately 1-1.5 hectares in size and purchasers of the lots will be people wanting to be involved in the production of organic food, gardening or equestrian activities;
- Very important to have localized food production on the property.

- Michael Piddington,
1709 Jersey Road** ➤ Presently the Trans Canada Trail is not yet in existence in the area and asked when that will occur?
- Doug Makaroff** ➤ He has spoken with the head of the Capital Regional District Parks and negotiations have almost been completed for the construction of the Trail from Maude Miller's Pub up to their property;
➤ Capital Regional District is very keen to have it completed very soon and added that their development is not relying on that completion but noted they feel it will be more viable when the Trail is in place.
- Harry Duncan** ➤ Asked if there would be impacts on the existing roads and if there is a bus or train system that goes by the site?
- Doug Makaroff** ➤ They hired Dan Casey of Boulevard Transportation to carry out a study on the scientific analysis of the project and if there would be any major impacts;
➤ Advised that there would be an approximate 1% increase on flow at the Shawnigan Lake Road and Trans Canada Highway intersection;
➤ Presently CVRD Transit goes by the subject property on Stebbings Road and noted that there will also be a park and ride in that area.
- Harry Duncan** ➤ How will the proposed development fit in with a small scale community if there are too many cars coming and going from the subject property?
- Doug Makaroff** ➤ They have worked with their consultant on designing long narrow roads and noted there will be areas for cars to park on site.
- Brandy Gallagher,
Baldy Mountain
Road** ➤ Asked if they have a proposed waste disposal management system on site?
- Doug Makaroff** ➤ They have found a location on site that is ideal for an advanced wastewater treatment system which will result in effluent water that could be stored in an engineered wetland and re-utilized for fire suppression;
➤ The system would not impact surface water.
- Graham Ross Smith** ➤ Is this the first time eco forestry has been created in the CVRD?
- Catherine Tompkins** ➤ This is the first eco-forestry zoning that has been created and it is specifically for the subject property.
- Michael,
Baldy Mountain
Road** ➤ How many people do they envision working on and off site?
- Doug Makaroff** ➤ Presently they have three expressions of interest for the site and noted one was from MacDonald Lawrence;

- There can be almost any type of home occupation use on the site;
 - They are not saying everyone living on site will be working on site but noted that the option is there.
- Harry Duncan**
- He has a Dutch background and uses his bicycle for his transportation and asked if they will they be encouraging cycling instead of using cars on site?
- Doug Makaroff**
- They will have cycling trails on site predominantly located in the south-east corner of the property;
 - Trails will be built wide enough for walking and biking.
- Director Cossey**
- Asked for further questions from the public present with regard to the proposed Amendment Bylaws.
- Alison Hill,
4785 Goldstream
Heights Drive**
- Asked if the water source found on the site will impact the surrounding water sources?
- Doug Makaroff**
- They have found a significant aquifer on site that generates approximately 210-250 gallons per minute.
- Mike Harris,
Groundwater
Consultant**
- They considered the Elkington Aquifer to be brand new and unknown, the strike is approximately 2 km and they have put in 5 drill test holes which they feel is a very strong candidate for water supply;
 - Feels their extractions will not have a significant impact on surrounding area wells.
- Brandy Gallagher**
- Has there been in the past community consultation with the proposed project?
- Doug Makaroff**
- Process began approximately two years ago, in the first year they walked the property, rezoning was applied for and presentation was made to the CVRD last February, they have met with the local Advisory Planning Commission on three separate occasions as well as on the site, numerous meetings have been held with the Area B Parks and Recreation Commission, Malahat Fire Department and CVRD Protective Services Department staff have also been on site. They selected a group of people to come and be part of the design Charette process. In May of 2008 the CVRD held a Public Meeting and noted they have also participated in the new Official Community Plan process. They have met and talked to adjacent neighbours. The Land Conservancy and CVRD will be signing the Covenants and the Bylaws received 1st and 2nd Readings this past October enabling them to proceed to the Public Hearing stage.
- Harry Duncan**
- Very interesting community being proposed and asked if there are any plans of selection as to who will be living on site?

- Doug Makaroff**
- They have tried to pursue people to live on site who can benefit from the land;
 - They have held tours of the property and they presently have three Letters of Interest;
 - People living on site will be considered the conservators of the site.

Director Cossey Asked for further questions from the public present regarding Official Community Plan Amendment Bylaw No. 3222 and Zoning Amendment Bylaw No. 3223.

**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 Cossey reminded the public that the Information Binder was available for review located on the side 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.

**Brian Butler,
2703 Allwood Place
Victoria**

- Opposed to the Rezoning Application;
- He is an aggregate producer and he is the largest aggregate producer on Vancouver Island;
- In 2005 he purchased his property which had already been logged and his property is immediately adjacent to the subject property and they share a 2.7 km common border;
- His Quarry is within 500 ft of the first proposed development of 5 homes;
- His business drills, crushes, digs, makes noise, creates dust and they provide materials for people;
- The quarry is in its infancy and will serve the Capital Regional District and Cowichan Valley Regional District;
- Presently they are not taking a lot of material out of the quarry but noted that can change;
- He has no arguments with the urbanization of the forest but he does have difficulty with placing some of it in close proximity to his mine operation and stated that he could not support the proposed development.

**Karin Lengger,
920 Whittaker Road**

- In support of the project as she feels it would be wonderful conservation and would preserve beautiful tracts of forest;
- She is a member of the Land Conservancy and noted that it is difficult for them to raise funds to preserve tracts of lands.

**Roger Wiles,
Marble Bay Road,
Cowichan Lake,
Area I**

- He does not live in the immediate area but noted that he has followed the proposed development very closely;
- He is a casualty of the forest industry and has seen clear-cuts and log and flog of F-1 zoned lands and stated the consequences to the environment is horrendous;
- In Area I there have been some large development projects on the go and feels they have had a lack of foresight and environmental integrity and feels the alternative model should be endorsed;

- He supports the development as it provides a sense of community values.
- Harry Duncan**
- In supports of the project of sustainability;
 - Economy has to grow and feels sustainability is the way it must go as he is concerned about the future of our children.
- Graham Ross Smith,
Barton Place**
- Supports the proposed rezoning application;
 - Thorough job presented by proponent and feels it likely will work;
 - If he had his preference he would have all forestry lands in the Shawnigan Watershed zoned agro forestry;
 - He has lived in the Cowichan Valley for many years and has seen forestry lands disappearing very quickly;
 - Feels the number of houses proposed will not impact the watershed.
- Karen Langer**
- By creating other examples of the proposed zoning are the kinds of steps that are needed to be taken to make things work for the future.
- Brian Butler**
- Not opposed to the aesthetics being proposed but would like a guarantee from the Cowichan Valley Regional District that his business will not be imposed upon and that he has grave concerns about urbanization around his property;
 - Also stated that he has planted thousands of trees on his site.
- Michael Piddington**
- Very much in favour of the proposed development.
- Brandy Gallagher**
- From her background with Our Eco Village she knows the hurdles they went through for their green village and feels they have set a precedent in other areas;
 - Having a community aspect that is educational has not yet been used in a forestry area;
 - She has been at many meetings and felt there should be an example of taking a risk for sustainable forestry;
 - If the family decides to sell the property to someone else she is very concerned about what could happen to that property;
 - The proposed development could be used as a model for future developments;
 - By creating community members as stewards puts the responsibility on the people living in that space by taking care of it as it, is not somebody else's taxes looking after it;
 - Likes the monitoring for the protection aspect;
 - Hopes there is a balance in the community between economic and environmental interests.
- Carolyn Dowell**
- Strongly supports the application as she feels it is the only future we will ever have.
- Director Cossey**
- Asked for further comments from the public present with regard to the

proposed Amendment Bylaws.

Brandy Gallagher

- There have not been a lot of the live/work aspects in other rezoning applications where people do not have to drive to work elsewhere which she also supports.

**Catherine,
1736 Duchess Street,
Victoria**

- Supports the Living Forests rezoning application as it is creating a new model and it is a new way of thinking.

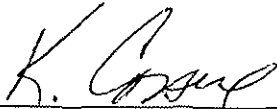
ADJOURNMENT

Chairperson Cossey asked for public comments or submissions three times from the public present regarding Official Community Plan Amendment Bylaw No. 3222 and Zoning Amendment Bylaw No. 3223.

Chairperson Cossey declared the Public Hearing closed at 8:31 pm.


CERTIFICATION:

We attended the Public Hearing on Tuesday, December 16, 2008, and hereby certify that this is a fair and accurate report of the Public Hearing.



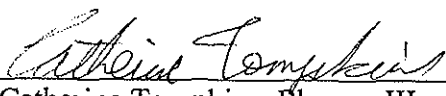
Director K. Cossey

Date JAN 20/2009



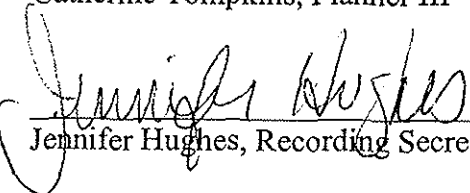
Director G. Giles

Date January 14, 2008



Catherine Tompkins, Planner III

Date January 7, 2009



Jennifer Hughes, Recording Secretary

Date JAN 7, 2009



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3235

A Bylaw to Establish a Service to Provide an Annual Financial Contribution to Social Planning Cowichan within the Cowichan Valley Regional District

WHEREAS pursuant to Sections 796 and 800 of the *Local Government Act*, a regional district may, by bylaw, establish and operate any service that the Board considers necessary or desirable for all or part of the regional district;

AND WHEREAS the Board of the Cowichan Valley Regional District wishes to establish an annual financial contribution service to assist Social Planning Cowichan with programming and service delivery costs, within the Cowichan Valley Regional District;

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 enacts as follows:

1. **CITATION**

This bylaw may be cited for all purposes as "CVRD Bylaw No. 3235 – Social Planning Cowichan Annual Financial Contribution Service Establishment Bylaw, 2008".

2. **SERVICE BEING ESTABLISHED**

The service being established under the authority of this bylaw is a service for the purpose of providing an annual financial contribution to assist Social Planning Cowichan with programming and service delivery costs, within the Cowichan Valley Regional District. The service shall be known as the "Social Planning Cowichan Annual Financial Contribution Service".

3. **BASIS OF CONTRIBUTION**

Any funds awarded to Social Planning Cowichan will be based on budget submissions that detail programming costs in each and every year that the contribution is available.

.../2

4. SERVICE AREA BOUNDARIES

The boundaries of the service area are: the City of Duncan; the District of North Cowichan, the Town of Ladysmith; and Electoral Areas A – Mill Bay/Malahat; B – Shawnigan Lake; C – Cobble Hill; D – Cowichan Bay; E – Cowichan Station/Sahtlam/Glenora; and G – Saltair/Gulf Islands.

5. PARTICIPATING AREA

The participating areas for this service are: the City of Duncan; the District of North Cowichan; the Town of Ladysmith; and Electoral Areas A – Mill Bay/Malahat; B – Shawnigan Lake; C – Cobble Hill; D – Cowichan Bay; E – Cowichan Station/Sahtlam/Glenora; and G – Saltair/Gulf Islands.

6. METHOD OF COST RECOVERY

The annual cost of providing this service shall be recovered by property value taxes requisitioned and collected on the basis of the net taxable value of land and improvements within the service area.

7. MAXIMUM REQUISITION

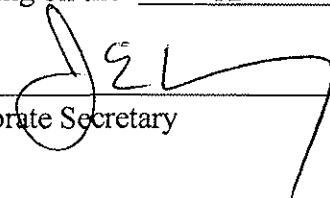
The maximum amount of money that may be requisitioned annually in support of this service shall be the greater of \$70,000. or an amount equal to the amount that could be raised by a property value tax of \$0.00682 per \$1,000. of net taxable value of land and improvements within the service area.

READ A FIRST TIME this 12th day of November, 2008.

READ A SECOND TIME this 12th day of November, 2008.

READ A THIRD TIME this 12th day of November, 2008.

I hereby certify this to be a true and correct copy of Bylaw No. 3235 as given Third Reading on the 12th day of November, 2008.


Corporate Secretary

NOVEMBER 27, 2008
Date

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this 27th day of
January, ~~2008~~: 2009.

ADOPTED this _____ day of _____, 2009.

Chairperson

Corporate Secretary



B2

COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3250

A Bylaw Providing for the Borrowing of Such Sums of Money as May be Required to Meet Lawful Expenditures of the Regional District

WHEREAS the Regional Board of the Cowichan Valley Regional District is empowered by Section 821 of the *Local Government Act* to provide for the borrowing of such sums of money as may be requisite to meet the current lawful expenditures of the Regional Board;

AND WHEREAS it is requisite for the Regional Board at the date hereof to borrow the sum of Nine Million Dollars (\$9,000,000.) to meet the current lawful expenditures of the Cowichan Valley Regional District;

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. 3250 – Cowichan Valley Regional District Temporary Loan Bylaw, 2009.**"

2. **BORROWING LIMIT:**

It shall be lawful for the Regional Board to borrow upon the credit of the Cowichan Valley Regional District an amount or amounts not in excess of Nine Million Dollars (\$9,000,000.), being the amount deemed by the Regional Board to be requisite to meet the current lawful expenditures of the Cowichan Valley Regional District, in such amounts and at such times as the same may be required and to pay interest thereon.

3. **PAYMENT DATE:**

All monies so borrowed and interest payable thereon shall be payable on or before the 1st day of August 2009.

4. **FORM OF OBLIGATION:**

The form of obligation, or obligations, to be given as an acknowledgement of the liability shall be a Promissory Note, or Notes, in the amount, from time to time, borrowed, bearing the corporate seal and signed by the Chairperson of the Board and the Treasurer.

. /2

5. SECURITY OF LIABILITY:

There is hereby set aside a security for the liability hereby authorized to be incurred; Nine Million Dollars (\$9,000,000.) being that part of the current revenues deemed by the Regional Board expedient to be so set aside.

READ A FIRST TIME this _____ day of _____, 2009.

READ A SECOND TIME this _____ day of _____, 2009.

READ A THIRD TIME this _____ day of _____, 2009.

ADOPTED this _____ day of _____, 2009.

Chairperson

Corporate Secretary



**COWICHAN VALLEY REGIONAL DISTRICT
BYLAW NO. 3251**

A bylaw to authorize the entering into of an agreement respecting financing between the Cowichan Valley Regional District and the Municipal Finance Authority of British Columbia

WHEREAS the Municipal Finance Authority of British Columbia (the “Authority”) may provide financing of capital requirements for regional districts or for their member municipalities by the issue of debentures or other evidence of indebtedness of the Authority and lending the proceeds therefrom to the Regional District on whose request the financing is undertaken;

AND WHEREAS the District of North Cowichan is a member municipality of the Cowichan Valley Regional District:

AND WHEREAS the Regional District is to finance from time to time on behalf of and at the sole cost of the member municipalities, under the provisions of Section 824 of the Local Government Act, the works to be financed pursuant to the following loan authorization bylaw(s):

<u>L/A</u> <u>Bylaw</u> <u>Number</u>	<u>Purpose</u>	<u>Amount of</u> <u>Borrowing</u> <u>Authorized</u>	<u>Amount</u> <u>Already</u> <u>Borrowed</u>	<u>Borrowing</u> <u>Authority</u> <u>Remaining</u>	<u>Term</u> <u>of</u> <u>Issue</u>	<u>Amount</u> <u>of</u> <u>Issue</u>
3352	Completion Of New Pool	\$2,265,500.	\$0.	\$2,265,500.	20 years	\$2,265,500.
3358	Construction Of Reservoir	530,000.	0.	530,000.	20 years	530,000.
TOTAL		\$2,795,500.	\$0.	\$2,795,500.		\$2,795,500.

Total financing under Section 824 \$2,795,500.

AND WHEREAS the Regional Board, by this bylaw, hereby requests such financing shall be undertaken through the Authority;

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

1. CITATION

This Bylaw may be cited for all purposes as “CVRD Bylaw No. 3251 - Security Issuing (Loan Authorization Bylaw No. 3352 and Loan Authorization Bylaw No. 3358) Bylaw, 2009”.

2. The Regional Board hereby consents to financing the debt of the District of North Cowichan in the amount of Two Million, Seven Hundred & Ninety Five Thousand, Five Hundred Dollars (\$2,795,500.), in accordance with the following terms.

3. The Authority is hereby requested and authorized to finance from time to time the aforesaid undertakings at the sole cost and on behalf of the Regional District and its member municipalities up to, but not exceeding Two Million Seven Hundred & Ninety Five Thousand, Five Hundred Dollars (\$2,795,500.) in lawful money of Canada (provided that the Regional District may borrow all or part of such amount in such currency as the Trustees of the Authority shall determine but the aggregate amount in lawful money of Canada and in Canadian Dollar equivalents so borrowed shall not exceed \$2,795,500. in Canadian dollars) at such interest and with such discounts or premiums and expenses as the Authority may deem appropriate in consideration of the market and economic conditions pertaining.
4. Upon completion by the Authority of financing undertaken pursuant hereto, the Chairperson and Treasurer of the Regional District, on behalf of the Regional District and under its seal shall, at such time or times as the Trustees of the Authority may request, enter into and deliver to the Authority one or more agreements which said agreement or agreements shall be substantially in the form annexed hereto as Schedule A and made part of the bylaw (such agreement or agreements as may be entered into, delivered or substituted hereinafter referred to as the "Agreement") providing for payment by the Regional District to the Authority of the amounts required to meet the obligations of the Authority with respect to its borrowings undertaken pursuant hereto, which Agreement shall rank as debenture debt of the Regional District.
5. The Agreement in the form of Schedule "A" shall be dated and payable in the principal amount or amounts of monies and in Canadian dollars or as the Authority shall determine and subject to the *Local Government Act*, in such currency or currencies as shall be borrowed by the Authority under Section 2 of this bylaw and shall set out the schedule of repayment of the principal amount together with interest on unpaid amounts as shall be determined by the Treasurer of the Authority.
6. The obligation incurred under the said Agreement shall bear interest from a date specified therein, which date shall be determined by the Treasurer of the Authority, and shall bear interest at a rate to be determined by the Treasurer of the Authority.
7. The Agreement shall be sealed with the seal of the Regional District and shall bear the signatures of the Chairperson and Treasurer.
8. The obligations incurred under the said Agreement as to both principal and interest shall be payable at the Head Office of the Authority in Victoria and at such time or times as shall be determined by the Treasurer of the Authority.
9. If during the currency of the obligations incurred under the said Agreement to secure borrowings in respect of the District of North Cowichan Bylaw No. 3352 – Pool Loan Authorization Bylaw, 2008, and Bylaw No. 3358 – Crofton Reservoir Loan Authorization Bylaw, 2008, there shall be requisitioned annually an amount sufficient to meet the annual payment of interest and the repayment of principal.
10. The Regional District shall provide and pay over to the Authority such sums as are required to discharge its obligations in accordance with the terms of the Agreement, provided however, that if the sum provided for in the Agreement is not sufficient to meet the obligations of the Authority, any deficiency in meeting such obligations shall be a liability of the Regional District to the Authority and the Regional District shall make provision to discharge such liability.

11. At the request of the Treasurer of the Authority and pursuant to Section 15 of the "Municipal Finance Authority of British Columbia Act", the Regional District shall pay over to the Authority such sums and execute and deliver such promissory notes as are required pursuant to said Section 15 of the "Municipal Finance Authority of British Columbia Act", to form part of the Debt Reserve Fund established by the Authority in connection with the financing undertaken by the Authority on behalf of the Regional District pursuant to the Agreement.

READ A FIRST TIME this _____ day of _____, 2009

READ A SECOND TIME this _____ day of _____, 2009

READ A THIRD TIME this _____ day of _____, 2009

ADOPTED this _____ day of _____, 2009

Chairperson

Secretary



C·V·R·D

SCHEDULE "A"

to CVRD Bylaw No. 3251

CANADA

PROVINCE OF BRITISH COLUMBIA

Dollars

AGREEMENT

COWICHAN VALLEY REGIONAL DISTRICT

The Cowichan Valley Regional District hereby promises to pay to the Municipal Finance Authority of British Columbia (the "Authority") at its Head Office in Victoria, British Columbia, the sum of _____ (\$_____) in lawful money of Canada, together with interest thereon from the _____ day of _____ at varying rates of interest calculated semi-annually in each and every year during the currency of this Agreement; and payments shall be as specified in the table appearing on the reverse hereof commencing on the _____ day of _____ provided that in the event of payments of principal and interest hereunder are insufficient to satisfy the obligations of the Authority undertaken on behalf of the Regional District, the Regional District shall pay over to the Authority such further sums as are sufficient to discharge the obligations of the Regional District to the Authority.

DATED at _____, British Columbia, this _____ day of _____.

IN TESTIMONY WHEREOF and under the authority of Bylaw No. 3251 cited as "CVRD Bylaw No. 3251 - Security Issuing (Loan Authorization Bylaw 3352 and Loan Authorization Bylaw 3358) Bylaw, 2009." This Agreement is sealed with the Corporate Seal of the Cowichan Valley Regional District and signed by the Chairperson and Treasurer thereof.

Chairperson

Treasurer



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3252

A Bylaw To Amend Board Remuneration

WHEREAS the Board of the Cowichan Valley Regional District established remuneration, expenses and benefits for the Chairperson, Directors and Alternative Directors of the Regional District pursuant to CVRD Bylaw No. 2064;

AND WHEREAS the Board of the Cowichan Valley Regional District wishes to amend the annual remuneration paid to Directors;

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

1. CITATION

This Bylaw may be cited for all purposes as "CVRD Bylaw No. 3252 - Chairperson, Directors and Alternate Directors Remuneration, Expenses and Benefits Amendment Bylaw, 2009."

2. AMENDMENT

That Bylaw No. 2064 be amended as follows:

- a) That Schedule A to Bylaw 2064 be deleted and replaced with the Schedule A attached to this Bylaw.

3. FORCE AND EFFECT

The annual remuneration rates listed in Schedule A shall come into force and effect on the dates noted in Schedule A.

READ A FIRST TIME this _____ day of _____, 2009.

READ A SECOND TIME this _____ day of _____, 2009.

READ A THIRD TIME this _____ day of _____, 2009.

ADOPTED this _____ day of _____, 2009.

Chairperson

Corporate Secretary



C·V·R·D

SCHEDULE A

TO CVRD BYLAW NO. 2064

DIRECTORS ANNUAL REMUNERATION - Effective January 1, 2008

DIRECTOR		REMUNERATION	EXPENSE ALLOWANCE	TOTAL	BIWEEKLY
Municipal Director	2008	\$9,281	\$4,640	\$13,921	\$535.42
	2009	\$9,606	\$4,802	\$14,408	\$554.15
	2010	\$9,942	\$4,970	\$14,912	\$573.54
	2011	\$10,290	\$5,144	\$15,434	\$593.62
Electoral Area Director	2008	\$13,921	\$6,962	\$20,883	\$803.19
	2009	\$14,408	\$7,206	\$21,614	\$831.31
	2010	\$14,912	\$7,458	\$22,370	\$860.38
	2011	\$15,434	\$7,719	\$23,153	\$890.50
Chairperson – CVRD/CVRHD	2008	\$19,539	\$9,771	\$29,310*	\$1127.31
	2009	\$20,223	\$10,113	\$30,336*	\$1166.77
	2010	\$20,931	\$10,467	\$31,398*	\$1,207.62
	2011	\$21,664	\$10,833	\$32,497*	\$1,249.88

*The CVRD/CVRHD Chairperson receives no additional annual remuneration except for this amount.

ALTERNATE DIRECTOR REMUNERATION PER BOARD OR COMMITTEE MEETING - Regular, Special, or Emergency

CLASSIFICATION		REMUNERATION	EXPENSE ALLOWANCE	TOTAL
Alternate Director	2008	\$68.31	\$35.19	\$ 103.50
	2009	\$70.70	\$36.42	\$107.12
	2010	\$73.17	\$37.69	\$110.86
	2011	\$75.73	\$39.01	\$114.74

REMUNERATION PER VANCOUVER ISLAND TREATY ADVISORY COMMITTEE MEETING - Regular, Special, or Emergency

CLASSIFICATION	REMUNERATION	EXPENSE ALLOWANCE	TOTAL	
Director	2008	\$160.43	\$79.70	\$240.13
	2009	\$166.05	\$82.49	\$248.54
	2010	\$171.86	\$85.38	\$257.24
	2011	\$177.88	\$88.39	\$266.27



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3222

A Bylaw for the Purpose of Amending Official Community Plan Bylaw No. 1010, Applicable to Electoral Area B – Shawnigan Lake

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 B – Shawnigan Lake, that being Official Community Plan Bylaw No. 1010;

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. 1010;

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

1. **CITATION**

This bylaw shall be cited for all purposes as "**CVRD Bylaw No. 3222 - Area B – Shawnigan Lake Zoning Amendment Bylaw (Living Forest Planning Consultants/Elkington Estates) 2008**".

2. **AMENDMENTS**

Cowichan Valley Regional District Official Community Plan Bylaw No. 1010, 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 12th day of November, 2008

READ A SECOND TIME this 12th day of November, 2008.

READ A THIRD TIME this _____ day of _____, 2009.

I hereby certify this to be a true and correct copy of Bylaw No. 3222 as given Third Reading on the _____ day of _____, 2009.

Corporate Secretary

Date

APPROVED BY THE MINISTER OF COMMUNITY DEVELOPMENT UNDER SECTION 913(1) OF THE *LOCAL GOVERNMENT ACT*

this _____ day of _____, 2009.

ADOPTED this _____ day of _____, 2009.

Chairperson

Corporate Secretary



SCHEDULE "A"

To CVRD Bylaw No. 3222

Official Community Plan Bylaw No. 1010, is hereby amended as follows:

1. Part Four PLAN POLICIES is amended by adding the following after Section 9:

10. COMPREHENSIVE DESIGNATION POLICIES

a. Community Land Stewardship Designation Policies

Policy 10.1

The Community Land Stewardship Designation affects 411 hectares of land within Block 270 Malahat District; District Lot 201, Malahat District; Block 281, Malahat District; and that part of Block 201, Malahat District including part of amended Parcel A (DD1896741) of said Block, and Lot 26, District Lot 201, Malahat District Plan VIP78459.

Policy 10.2

The Community Land Stewardship Designation aims to provide for the ecological sustainability of the land by requiring conservation and eco-forestry covenants on 85% of the land. The covenants are designed to protect the long term ecological functioning of the land, provide long-term employment (eco-forestry and organic agriculture)), and mitigate climate change impacts. The remaining 15% of the land will incorporate low impact infrastructure, narrow roads, and site designs that limit and contain the ecological footprint of the development.

Policy 10.3

The Community Land Stewardship Designation is intended only for lands at least 400 ha in area, located in close proximity to existing communities or transportation routes between existing communities, with mature forest cover existing on at least 70% of the lands.

Policy 10.4

Within the Community Land Stewardship Designation, a minimum of 85% of the land will be within the Ecological Conservation and Eco-forestry sub-areas. Up to 15% of the land base may be within the Agro-forestry, Hamlet and Low-Density sub-areas. The five sub-areas within the Community Land Stewardship Designation are shown on Figure 2B "Community Land Stewardship Designation Sub-Areas Map".

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Policy 10.5

Buffer areas will be established on either side of watercourses and wetlands, according to the provincial Riparian Areas Regulation, the Forest Stewardship Council requirements, or equivalent, to protect the ecological integrity of these systems from potentially harmful human activities.

Policy 10.6

The 385 hectares of land within Block 270 Malahat District; District Lot 201, Malahat District; Block 281, Malahat District; and that part of Block 201, Malahat District including part of amended Parcel A (DD1896741) of said Block will be limited to not more than 85 dwellings. Furthermore, the 26 hectares within Lot 26, District Lot 201, Malahat District Plan VIP78459 will be limited to 5 dwellings.

Policy 10.7

While primarily a conservation area, the permitted uses within the Ecological Conservation Area will include trails and the management of forests so as to maintain the health of the forest and minimize the risk of wild fire, wind throw or the spread of invasive species.

Policy 10.8

Lands within the Ecological Conservation Area will be subject to a conservation covenant, held by the CVRD and the Land Conservancy of Canada, registered on the title of the lands.

Policy 10.9

Uses permitted within the Eco-forestry Area will include timber harvesting according to a Forest Stewardship Council management plan (or equivalent), silviculture, horticulture, cultivation of non-timber forest products and agro-forestry products. This sub-area will also permit recreational trails and small facilities or structures for ecological education, which may include non-habitable tree top canopy structures. Limited, small-scale timber milling, wood processing and other timber based manufacturing activities will be encouraged.

Policy 10.10

Lands within the Eco-Forestry Area will be subject to a forestry conservation covenant, held by the CVRD and the Land Conservancy of Canada, and registered on the Title of the Parcels. Uses within the Eco-Forestry Area will be subject to the "Small Operations Standards of the Forest Stewardship Council Regional Certification Standards for British Columbia (2005), or equivalent.

Policy 10.11

Uses permitted within the Agro-forestry Area, which is a more intensive agricultural land sub-area than the Eco-Forestry Area, will include eco-forestry based forest management systems, including timber harvesting according to a Forest Stewardship Council management plan (or equivalent), silviculture, horticulture, cultivation of non-timber forest products and agro-forestry products. This sub-zone will also permit recreational trails and small facilities or structures for ecological education, which may include tree top canopy structures. Small scale, value-added agriculture, organic gardening, food production and processing, greenhouses, and horticulture will be encouraged in this area. Limited, small scale, value added timber manufacturing, sawmills, planer mills and other low impact timber based manufacturing activities will be encouraged in this area.

Policy 10.12

Uses permitted within the Low-Density Area will include Single Family residential units to a maximum density of five (5) dwellings in Area A, eight (8) dwellings in Area B, and fourteen (14) dwellings in Area C. All Single Family dwellings may have a home occupation, a secondary suite, and a bed and breakfast accommodation. Other permitted uses include agriculture, recreational trails and the management of forests in order to maintain the health of the forest and minimize the risk of wild fire, wind throw or spread of invasive species.

Policy 10.13

Within the Low Density Area, no dwelling shall be greater than 400 square metres in floor area.

Policy 10.14

Uses permitted within the Hamlet Area will include Single Family and multi-family residential units. Up to 77 dwelling units will be permitted in the Hamlet Area and the Low Density Area C Combined. Therefore, between 63 and 77 dwellings may occur in the Hamlet Area, depending on density within the Low Density Area C area. All Single Family dwellings may have a home occupation, a secondary suite, and/or a bed and breakfast accommodation.

Policy 10.15

Within the Hamlet Area, all intensive residential and multi-family dwellings will be subject to the Community Land Stewardship Development Permit Area.

Policy 10.16

Within the Hamlet Area, no dwelling shall be greater than 370 square metres in floor area (including basements).

Policy 10.17

Within the Hamlet Area, a Guest Lodge for tourist accommodation is permitted with up to 12 suites within the Lodge, and with up to 6 accessory tree top canopy units for tourist accommodation. These tree top canopy units will not exceed 40 m², and may be located in an Eco-forestry, Agro-forestry, Low-Density, or Hamlet Area, provided that they are located within 300 metres of the Guest Lodge.

Policy 10.18

Within the Hamlet Area, a community centre facility is permitted, not to exceed 100 square meters in area. In addition, community structures, gazebos, amphitheatres, community fire response centres or civic buildings are permitted. Not more than one Guest Lodge and one community centre is permitted within the Community Land Stewardship Designation.

Policy 10.19

Within the Hamlet Area, a convenience store, not exceeding 100 square meters in floor area, will be permitted.

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Policy 10.20

Within the Hamlet Area, other permitted uses include recreational trails and the management of forests so as to maintain the health of the forest and minimize the risk of wild fire, wind throw or spread of invasive species.

Policy 10.21

Land uses within the Community Land Stewardship Designation will utilize water resources found within the designation area, in order to contain the ecological footprint of the development.

Policy 10.22

An Archeological Overview Assessment was conducted for the Subject property in 2007. Although all developable areas within the Community Land Stewardship Designation have been identified as having low probability of archaeological resources, nevertheless archaeological resources should be considered during all phases of project development.

2. That Figure 2B be added to Section 10.
3. That existing Sections 10 through 12 be renumbered accordingly.
4. That Section 13 (formerly Section 12) be amended by adding the following subsection after 13.8:

13.9 COMMUNITY LAND STEWARDSHIP DEVELOPMENT PERMIT AREA*Category*

The Community Land Stewardship Development Permit Area is designated pursuant to Section 919.1(1)(a), (b), (e), (f), (h), (i) and (j), for

- (a) Protection of the natural environment, its ecosystems and biodiversity;
- (b) Protection of development from hazardous conditions,
- (c) Establishment of objectives for the form and character of intensive residential development;
- (d) Establishment of objectives for the form and character of commercial, industrial and multifamily residential development;
- (e) Establishment of objectives to promote energy conservation;
- (f) Establishment of objectives to promote water conservation; and
- (g) Establishment of objectives to promote the reduction of greenhouse gas emissions.

Justification

The objectives of the Community Land Stewardship Development Permit Area are:

- (a) The Community Land Stewardship Development Permit Area encompasses Devereaux Lake, Stebbings Lake and Stebbings Creek, which come to a confluence on the property to form Shawnigan Creek. The Stebbings Lake and Devereaux Lake watersheds constitute the complete upper watershed for Shawnigan Lake and, as such, have a very significant ecological value for the Shawnigan Lake community. The Board aims to protect the ecological values of this area.

.../5

- (b) The Board aims to protect life and property from hazardous conditions, including flooding, mud flows, torrents of debris, erosion, land slip, rock falls, subsidence, avalanche, and wildfire.
- (c) The Board wishes to promote energy conservation, water conservation and a reduction in greenhouse gas emissions.
- (d) The Board wishes to minimize the degree of forest carbon emissions.
- (e) The Board wishes to ensure that the form and character of intensive residential, commercial and industrial development conforms to basic principles of ecological sustainability, and vernacular traditional urban design as set out below.

Area

The Community Land Stewardship Development Permit Area applies to those lands shown outlined in a thick black line on Figure 5F.

Guidelines

Subject to the exemptions listed below, prior to commencement of any development, including subdivision, construction, or land clearing, on lands within the Community Land Stewardship Development Permit Area, the owner shall submit information that demonstrates how the proposed development meets the following guidelines:

Environmental Protection

1. A sustainable rain water management plan, based on Ministry of Environment Best Management Practices, will be required to ensure gradual dispersal of water to constructed wetlands or into natural groundwater infiltration system, in order to prevent channelization, soil erosion, or sedimentation flowing into existing watercourses.
2. A rain water runoff plan will be prepared for every proposed building lot and reviewed for compliance with the sustainable rain water management plan.
3. A Canadian Green Building Council LEED certification system, or its equivalent as agreed upon by the CVRD, is required for the Hamlet sub areas and all commercial and industrial buildings.
4. The latest Best Management Practices for land development of the Ministry of Environment will be used.
5. Proposed sewage treatment and disposal methods will be designed to avoid impacts upon the environment and shall meet the requirements of the South Sector Liquid Waste Management Plan.
6. The South Sector Liquid Waste Management Plan will be respected.
7. Potable water must be provided from underground sources within the subject property.

Hazardous Conditions

8. The CVRD Board may, where it believes that development is proposed near or in an area that may be subject to erosion or ground instability, require the applicant, at the applicant's expense, to hire an engineer, experienced in natural hazards identification and mitigation. The engineer's recommendations will be incorporated into a Development Permit, if one is issued.

.../6

9. Provision of Fire Smart Measures will be implemented, including appropriate fire fighting equipment on site, thinning of fuels around buildings, design of all dwellings with sprinklers and non-combustible roofing materials.

Form and Character of Development within the Hamlet Areas

10. Narrow roads will be encouraged that follow the natural contours of the land and minimize cutting or filling. Where possible, steep slopes shall be avoided.
11. Light pollution shall be avoided. Street and common area lighting design will provide adequate lighting while ensuring that there is no spillover into adjacent areas.
12. Dwellings will have vertical proportions with one, two and two and a half storey construction.
13. The architecture will be predominately simple geometric proportions and massing; square, rectangular, T-shape, cruciform, H shape, etc., with dormers, gables, projecting balconies, recessed decks and doors, covered porches, and bay and box windows, designed with vertical proportions.
14. The main portion of all roofs will be a minimum of 12/12 pitch, in grey, black, copper, and other metal colors.
15. A palette of natural materials will be used, such as exposed timber frame trusses, beams, wood siding or shingles, and small areas of non-combustible rough textured stucco.
16. Dwellings will not exceed 200 m² in footprint, emphasizing efficiency in use of space, high quality design, and practical storage areas. The exception is the Low-Density Areas, which would include some larger, more private and less vertically oriented buildings.
17. Dwellings will front onto a public square or common area, to be accessible and public, while the backs of the homes will be more private.
18. The street frontage will be designed to reflect visual continuity with neighbouring houses, with common but not mimicking features.
19. Deep usable porches, windows overlooking the street, and clearly visible entrances are encouraged. Except for “curb-cuts” for driveways, there should be a continuity of the street wall incorporating the face of the dwellings, frontage walls, trellises, and vegetation.
20. Carports, garages, and parking areas are to be hidden on the side or rear of houses, or tucked into basement areas.
21. Fencing and walls to be restricted to portions of yards and gardens immediately adjacent to the dwelling, and to areas that are intensively cultivated, farmed, or used for agro-forestry uses (deer fencing is permitted).
22. All public use areas will be landscaped in accordance with an overall landscape plan. The landscape plan may be reviewed in accordance with the British Columbia Society of Landscape Architects (BCSLA) and the British Columbia Nursery Trades Association (BCNTA).
23. Crime Prevention through Environmental Design (CPTED) will be considered in landscaping plans and building designs.
24. Vehicle access points, pedestrian pathways, and parking and circulation patterns within the Hamlet Areas will be physically linked and, where feasible, shared in order to encourage as safety and avoid unnecessary duplication.

.../7

25. Safe pedestrian routes across, within, and between sites shall be clearly delineated by means of separate walkways, sidewalks, or raised paths where they cross parking areas.
26. Signs will be designed to reflect the architecture of the site and be in harmony with the landscaping plans for the site, but shall be limited in height and area commensurate with the site characteristics.
27. Where possible, underground wiring is encouraged rather than overhead wiring.

Energy Conservation, Water Conservation and Reduction of Greenhouse Gas Emissions

28. The use of rainwater catchment tanks and cisterns for re-use in irrigation is required.
29. The use of alternative and renewable sources of energy is required.
30. A Canadian Green Building Council LEED Rating system, or its equivalent, is required.
31. Site planning for buildings and land uses will incorporate studies, submitted to the CVRD, to facilitate utilization of energy and water conservation measures, including solar orientation, prevailing wind direction, elevation contours, existence of significant vegetation and means to retain mature vegetation.

Exemptions

The terms of the Community Land Stewardship Development Permit Area shall not apply to:

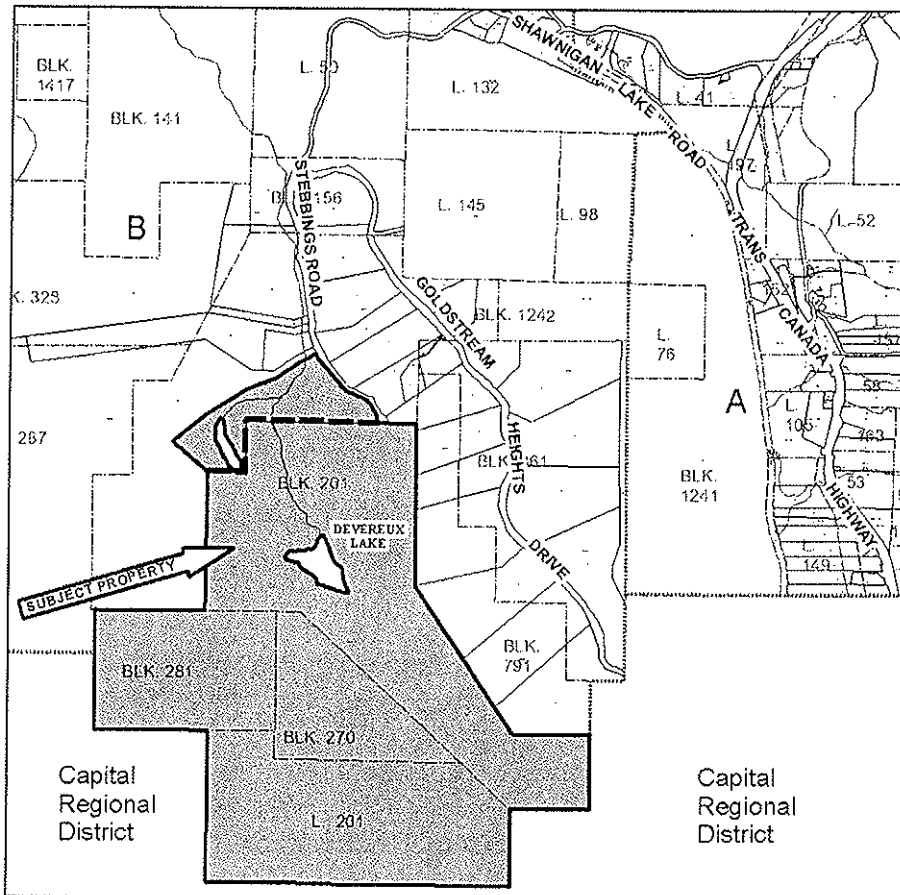
1. Lot consolidations and minor boundary realignments;
2. Interior renovations and minor exterior renovations of existing structures;
3. Forest Management that does not require the use of buildings or structures;
4. Recreational trails and small facilities or structures for ecological education.

Requirements

- (a) Before the CVRD authorizes the issuance of a development permit for a parcel of land in the **Community Land Stewardship Development Permit Area**, the applicant must submit a development permit application, which at a minimum includes:
 1. a written description of the proposed project;
 2. reports or information as listed in the relevant Development Permit Guidelines;
 3. information in the form of one or more maps at a scale of 1:2000, as follows:
 - a. Location and extent of proposed work;
 - b. Site plan showing existing and proposed parcel lines, existing and proposed buildings and structures, vehicular access points, roads, driveways and parking areas;
 - c. Location of all natural watercourses/waterbodies, including springs;
 - d. Setback distances from watercourses/waterbodies, including springs;
 - e. Existing tree cover, areas of sensitive native plant communities, proposed areas to be cleared;
 - f. Locations and size of treed buffers;
 - g. Topographical contours (1 metre), location of slopes exceeding 25 percent grade.

- h. location of lands subject to periodic flooding;
 - i. percentage of existing and proposed impervious surfaces;
 - j. existing and proposed trails;
 - k. existing and proposed stormwater management works, including retention areas and drainage pipes or ditches;
 - l. existing and proposed erosion mitigation and bank alterations;
 - m. existing and proposed sewage works, treatment systems and fields;
 - n. existing and proposed water lines and well sites;
- (b) In addition to the requirements listed above, the CVRD may require the applicant to furnish, at the applicant's expense, any of the following studies (the recommendations of which may be included in the development permit):
- a. a hydrogeological report, which includes an assessment of the suitability and stability of the soil for the proposed project, including information on soil depths, textures, and composition;
 - b. a report on the safety of the proposed use and structures on-site and off-site, indicating that the land may be used safely for the use intended; and/or
 - c. a rainwater management plan, which includes an assessment of the potential impact of the development on the groundwater resource.
 - d. an environmental impact assessment, certified by a registered professional biologist, assessing any impacts of the project on watercourses and lands in the area.
 - e. The ecological baseline study, which was prepared in 2007 as a component of the development process to allow for the Community Land Stewardship Designation, and any current updates, to be made available to all homeowners, residents or users of the land, to ensure awareness of the biological functioning of the eco-system communities and awareness of the dangers of invasive species.
2. That Schedule B (OCP Map) to Electoral Area B – Shawnigan Lake Official Community Plan Bylaw No. 1010 be amended by redesignating Block 270 Malahat District; District Lot 201, Malahat District; Block 281, Malahat District; and that part of Block 201, Malahat District including part of amended Parcel A (DD1896741) of said Block, and Lot 26, District Lot 201, Malahat District Plan VIP78459, as shown outlined in a solid black line on Schedule B attached hereto and forming part of this bylaw, numbered Z-3222, from Forestry to Community Land Stewardship.

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



THE AREA OUTLINED IN A SOLID BLACK LINE AND SHADED IS REDESIGNATED FROM

Forestry

TO

Community Land Stewardship

APPLICABLE

TO ELECTORAL AREA B

Figure 2B
Community Land Stewardship
Designation Sub-Areas

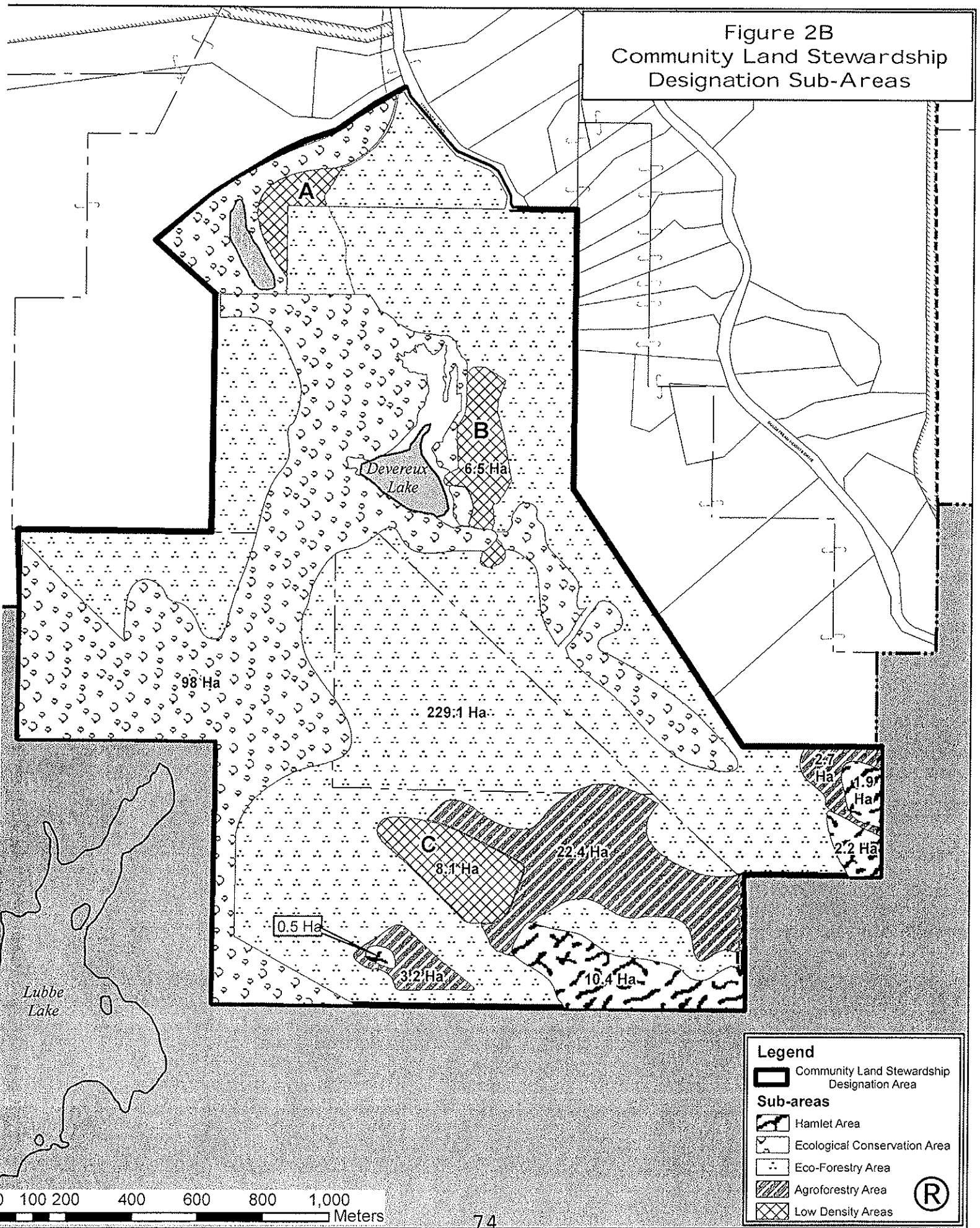
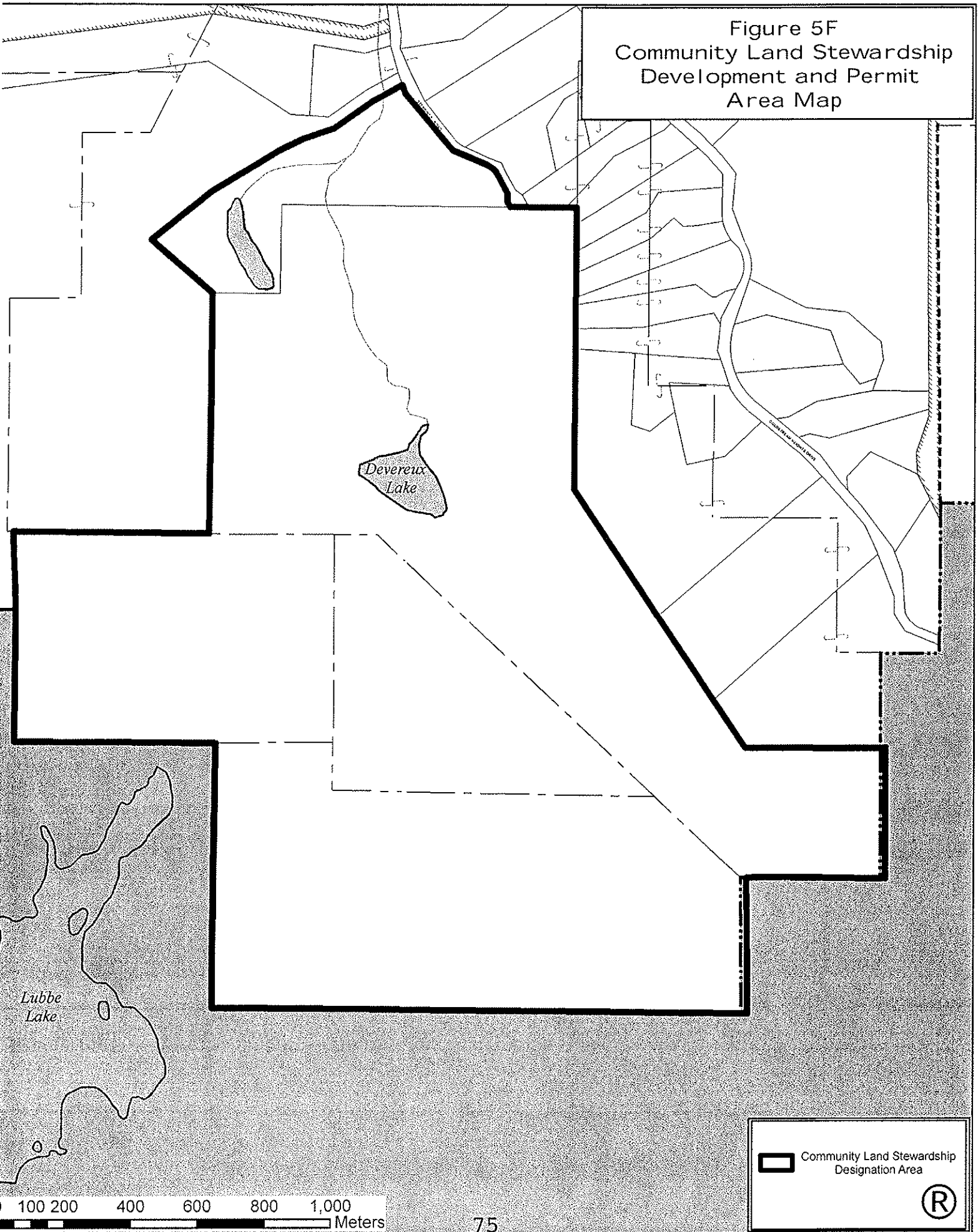


Figure 5F
Community Land Stewardship
Development and Permit
Area Map



Devereux
Lake

Lubbe
Lake

Community Land Stewardship
Designation Area



0 100 200 400 600 800 1,000
Meters



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3223

**A Bylaw for the Purpose of Amending Zoning Bylaw No. 985
Applicable to Electoral Area B – Shawnigan Lake**

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 B – Shawnigan Lake, that being Zoning Bylaw No. 985;

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. 985;

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

1. **CITATION**

This bylaw shall be cited for all purposes as "**CVRD Bylaw No. 3223 - Area B – Shawnigan Lake Zoning Amendment Bylaw (Living Forest Planning Consultants/Elkington Estates), 2008**".

2. **AMENDMENTS**

Cowichan Valley Regional District Zoning Bylaw No. 985, as amended from time to time, is hereby amended in the following manner:

a) That following Part 11, a new Section be added as follows:

“PART TWELVE COMPREHENSIVE ZONES

12.0 Comprehensive Zones

Community Land Stewardship Zone

.../2

General Regulations

1. The following general regulations apply in the Community Land Stewardship Zone:
 - a) Within the CLS Zone, there are five distinct sub-zones as identified on the CLS-1 Sub-Zone Map. The five sub-zones are: Ecological Conservation Sub-Zone, Eco-Forestry Sub-Zone, Agro-Forestry Sub-Zone, Low Density Sub-Zone(A,B and C), and Hamlet Sub-Zone.
 - b) Forestry industrial uses, including timber processing, sawmill, planer mill and secondary wood processing and manufacturing, and accessory uses, shall not exceed 2 hectares for the entire Community Land Stewardship Zone;
 - c) Agro-forestry processing, greenhouses and accessory buildings shall not exceed 1500 m² for the entire Community Land Stewardship Zone;
 - d) Not more than one community centre facility is permitted within the entire Community Land Stewardship Zone.
 - e) Not more than one retail commercial area shall be permitted within the entire Community Land Stewardship Zone.
 - f) Not more than one Guest Lodge shall be permitted within the entire Community Land Stewardship Zone.
 - g) No more than six guest lodge tree top canopy units are permitted within the entire Community Land Stewardship Zone, and no Guest Lodge tree top canopy unit is to be located more than 300 metres from the Guest Lodge, the main building of which is permitted within the Hamlet Sub-Zone.
 - h) Kitchen facilities are prohibited in the guest lodge tree top canopy units.
 - i) Ecological education and interpretive structures shall not exceed 160 sq metres in total floor area for the entire Community Land Stewardship Zone.
 - j) Excavation and extraction of gravel, soil, fill and rock, shall be used only within the Community Land Stewardship Zone and shall not exceed 2 hectares in total land area;
 - k) A fire hall is permitted in any sub-zone within the Community Land Stewardship Zone.

Ecological Conservation Sub-Zone

1. The following uses and no others are permitted in the Ecological Conservation Sub-Zone:
 - a) Trails for use by pedestrians, bicyclists and emergency and security vehicles;
 - b) Management of forests for the purpose of maintaining the health of the forest, and minimizing the risk of wild fire, wind throw, or spread of invasive species.
2. Conditions on Use for Ecological Conservation Sub-Zone
 - a) Setbacks from watercourses and natural features shall be a minimum of 30 meters or as otherwise determined by the Riparian Areas Regulation.

.../3

Eco-forestry Sub-Zone

- 1 The following uses and no others are permitted in the Eco-forestry Sub-Zone:
 - a) Silviculture;
 - b) Horticulture;
 - c) Management, harvesting and cultivation of non-timber forest products and agro-forestry products;
 - d) Trails for use by pedestrians, bicyclists and emergency and security vehicles;
 - e) Timber processing, including sawmill, planer mill and secondary wood processing and manufacturing;
 - f) Excavation and extraction of gravel, soil, fill and rock, for use only within the Community Land Stewardship Zone;
 - g) Guest Lodge tree top canopy units;
 - h) Non-habitable ecological education structures.

- 2 Conditions on Use for Eco-forestry Sub-Zone
 - a) Buildings and structures shall be set back a minimum of 15.0 metres from parcel lines, where the abutting parcel is not zoned as CLS-1 (Community Land Stewardship 1 Zone);
 - b) Buildings and structures shall be set back a minimum of 15.0 metres from lands outside of the Eco-forestry Sub-Zone;
 - c) The buildings and structures associated with permitted wood processing, sawmills, timber manufacturing, agro-forestry, greenhouses, and educational and recreational facilities shall be limited to a maximum height of 10.0 m, and a building footprint of 2000 m² in area, within the entire Community Land Stewardship Designation;
 - d) Setbacks from watercourses and natural features shall be a minimum of 30 meters or as otherwise determined by the Riparian Areas Regulation;
 - e) No ecological education structure shall exceed 40 m² in floor area;
 - f) Soil, fill and rock excavated and extracted on site shall only be used within the Community Land Stewardship Zone and shall not exceed 2 hectares in total land area;

Agro-forestry Sub-Zone

1. The following uses and no others are permitted in the Agro-forestry Sub-Zone;
 - a) Silviculture;
 - b) Horticulture;
 - c) Management, harvesting and cultivation of non-timber forest products and agro-forestry products, including horticulture;
 - d) Agro-forestry processing, greenhouses and accessory buildings;
- .../4

- e) Trails for use by pedestrians, bicyclists and emergency and security vehicles;
- f) Timber processing, including sawmill, planer mill and secondary wood processing and manufacturing;
- g) Excavation and extraction of gravel, soil, fill and rock, for use only within the Community Land Stewardship Zone;
- h) Guest lodge tree top canopy units.

2. Conditions on Use for Agro-forestry Sub-Zone

- a) Buildings and structures shall be set back a minimum of 10 metres from parcel lines, where the abutting parcel is not zoned as CLS-1 (Community Land Stewardship 1 Zone);
- b) Buildings and structures shall be set back a minimum of 10 metres from lands outside of the Agro-forestry Sub-Zone;
- c) The non-habitable buildings and structures associated with permitted wood processing, sawmills, timber manufacturing, agro-forestry, greenhouses, and educational and recreational facilities shall be limited to a maximum height of 10.0 m, and a building footprint of 2000 m² in area;
- d) Agro-forestry processing, greenhouses and accessory buildings, shall not exceed 1500 m² for the entire Community Land Stewardship Zone;
- e) Setbacks from watercourses and natural features shall be a minimum of 30 meters or as otherwise determined by the Riparian Areas Regulation.
- f) Soil, fill and rock excavated and extracted on site shall only be used within the Community Land Stewardship Zone and shall not exceed 2 hectares in total land area.

Low Density Sub-Zone (A, B, and C)

1. The following uses and no others are permitted in the Low-Density Sub-Zone;

- a) Management of forests for the purpose of ensuring the practice of eco-system based forestry and maintaining the health of the forest, and minimizing the risk of wild fire, wind throw, or spread of invasive species;
- b) Trails for use by pedestrians, bicyclists and emergency and security vehicles;
- c) A maximum of five (5) single family dwellings within Low-Density Sub-Zone A, a maximum of eight (8) single family dwellings in Low-Density Sub-Zone B, and a maximum of 14 dwellings in Low-Density Sub-Zone C. For the purposes of this section, a dwelling does not include a secondary suite;
- d) Home Occupation;
- e) Secondary Suites;
- f) Bed and Breakfast (B & B) accommodation;
- g) Guest lodge tree top canopy suites.

.../5

2. Conditions on Use for Low-Density Sub-Zone

- a) The minimum parcel size within the Low-Density Subzone is 1 ha, where the parcel not serviced by a community water system or a community sewer system, and 0.4 ha where a community water system and a community sewer system are provided.
- b) The maximum height of all dwellings shall be 12 meters;
- c) Setbacks for structures or buildings shall be a minimum of 5 m from parcel boundaries, not including strata property lines;
- d) Dwellings shall be no greater than 400 sq. metres in floor area;
- e) Secondary suites shall be located within the footprint of the principal dwelling;
- f) Not more than one secondary suite shall be permitted within a dwelling;
- g) Setbacks from watercourses and natural features shall be a minimum of 30 meters or as otherwise determined by the Riparian Areas Regulation;
- h) Kitchen facilities are prohibited in guest house tree top canopy units.

Hamlet Sub-Zone

1. The following uses and no others are permitted in the Hamlet Sub-Zone;

- a) Management of forests for the purpose of ensuring the practice of eco-system based forestry and maintaining the health of the forest, and minimizing the risk of wild fire, wind throw, or spread of invasive species;
- b) Trails for use by pedestrians, bicyclists and emergency and security vehicles;
- c) Single Family and multi-family dwellings, to a maximum density of one dwelling per 4.5 ha land total land area, and where no more than a total of 77 dwellings are permitted in the combined Hamlet Sub-Zone and the Low-Density C Sub-Zone, and no more than 90 dwellings are permitted within the entire Community Land Stewardship Zone. For the purposes of this section, a dwelling does not include a secondary suite;
- d) Home Occupation;
- e) Secondary Suite;
- f) Bed and Breakfast (B & B) accommodation;
- g) Community centre building or structure;
- h) Convenience store;
- i) Guest Lodge, including tree top canopy units;
- j) Ecological education and interpretive recreational facilities, including tree top and ground based structures;

2. Conditions on Use for Hamlet Sub-Zone

- a) The maximum height of all dwellings shall be 12 meters;
- b) The maximum floor area of a dwelling shall not exceed 370 m²;

.../6

- c) Setbacks for structures or buildings shall be a minimum of 1.5 m from side and rear parcel boundaries, not including strata property lines;
 - d) Setbacks from watercourses and natural features shall be a minimum of 30 meters or as otherwise determined by the Riparian Areas Regulation.
 - e) The total number of dwellings permitted in the in the combined Low-Density and Hamlet Sub-Zones, is limited to a maximum of 90 dwelling units, not including secondary suites. The average overall density will not be greater than one dwelling unit per 4.5 hectares of land, based on a land area of 411 hectares as shown in the Community Land Stewardship Sub-zone Map;
 - f) Secondary suites shall be located within the footprint of the principal dwelling;
 - g) Not more than one secondary suite shall be permitted within a dwelling;
 - h) Dwellings will not exceed 200 m² in footprint.
 - i) The community centre facility shall not to exceed 100 square meters in floor area.
 - j) The Guest House shall have a maximum floor area of 2000 sq metres, including the treetop canopy suites and the spa and wellness facility;
 - k) The Guest house is intended solely for the temporary accommodation of tourists, and shall consist of:
 - i. not more than 12 Guest Lodge accommodation suites within the main Eco-Tourism Guest Lodge;
 - ii. a Spa and wellness facility accessory to the Guest Lodge, to a maximum of 400 sq m in floor area;
 - iii. a maximum of 6 treetop canopy suites (for the entire Community Land Stewardship Zone, where each treetop canopy suite shall not exceed a total floor area of 40 sq m, and shall not be located more than 300 m from the main Guest Lodge;
 - l) Kitchen facilities are prohibited in guest house tree top canopy units.
 - m) The convenience store shall not exceed 100 square meters in floor area.
- b) That the Community Land Stewardship Sub-zone Map be attached to Section 12.1 CSL-1 -Community Land Stewardship Zone;
- c) That existing Section 12 be renumbered accordingly.
- d) That Schedule A (Zoning Map) to Electoral Area B – Shawnigan Lake Zoning Bylaw No. 985 be amended by rezoning Block 270 Malahat District; District Lot 201, Malahat District; Block 281, Malahat District; and that part of Block 201, Malahat District including part of amended Parcel A (DD1896741) of said Block, and within Lot 26, District Lot 201, Malahat District Plan VIP78459 outlined in red on Plan 1522R; as shown outlined in a solid black line on Schedule A attached hereto and forming part of this bylaw, numbered Z-3223, from F-1 (Primary Forestry) to CLS-1 (Community Land Stewardship 1).
- e) That CLS-1 (Community Lands Stewardship 1 Zone) be added to map legend.

.../7

3. **FORCE AND EFFECT**

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

READ A FIRST TIME this 12th day of November, 2008.

READ A SECOND TIME this 12th day of November, 2008.

READ A THIRD TIME this _____ day of _____, 2008.

ADOPTED this _____ day of _____, 2008.

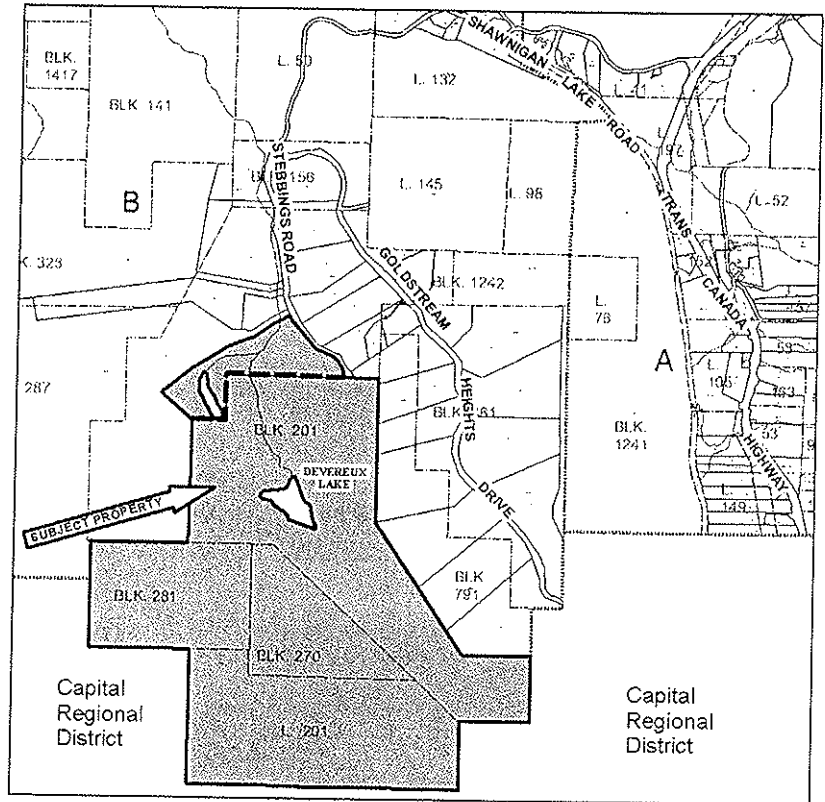
Chairperson

Corporate Secretary

PLAN NO. Z-3223

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

3223



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

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

CLS-1 (Community Land Stewardship 1) **APPLICABLE**

TO ELECTORAL AREA B

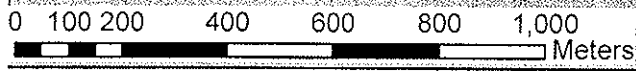
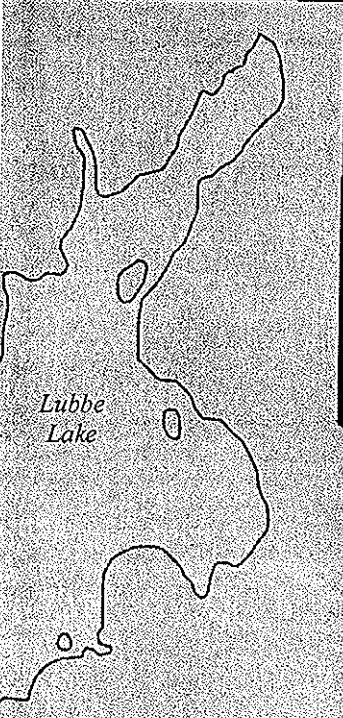
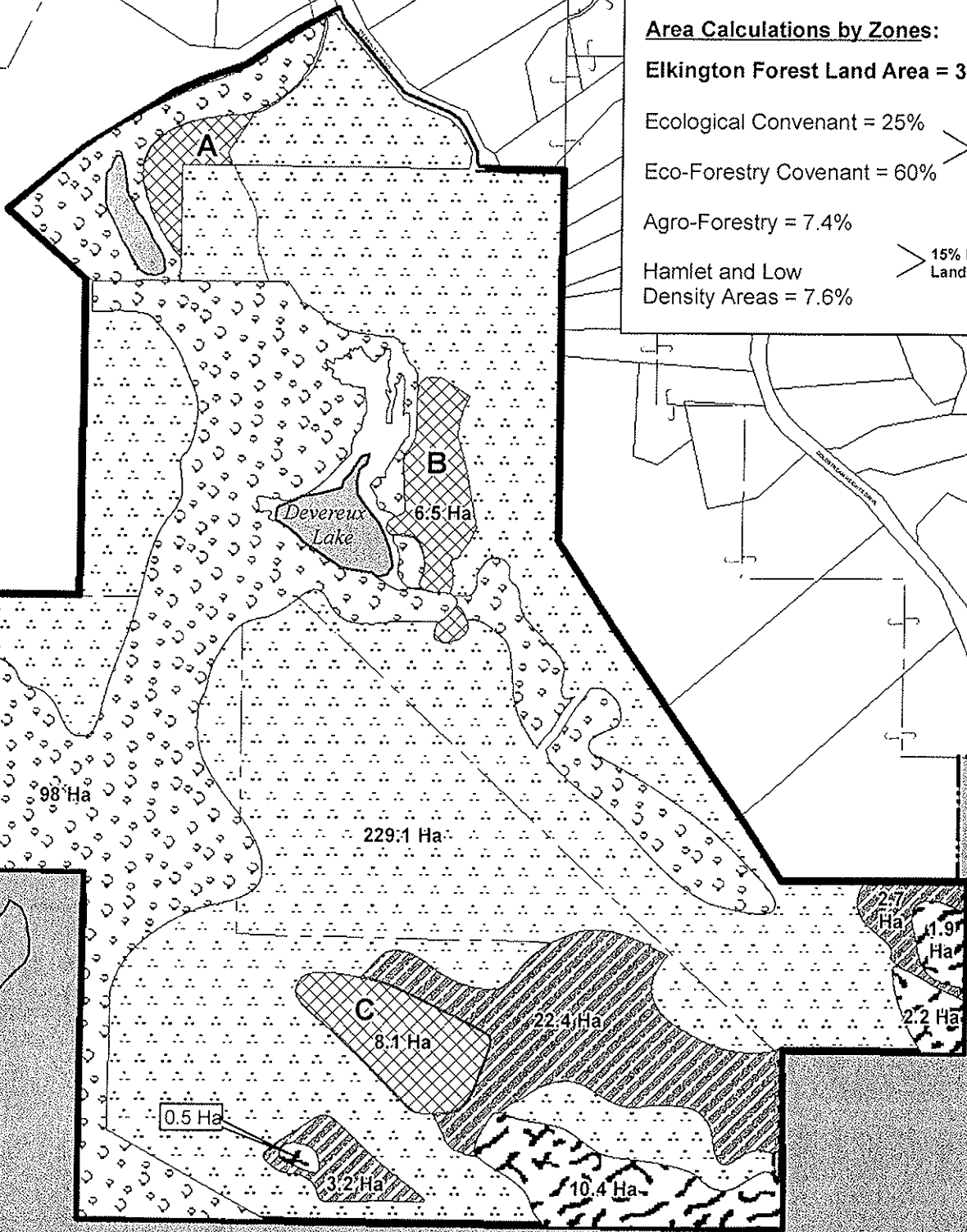
Community Land Stewardship Zones - Sub-Zones

Area Calculations by Zones:

Elkington Forest Land Area = 385 ha

Ecological Covenant = 25%
 Eco-Forestry Covenant = 60% } 85% Covenanted Landscape

Agro-Forestry = 7.4%
 Hamlet and Low Density Areas = 7.6% } 15% Private Lands



Legend

- Community Land Stewardship Zone
- Sub-Zones**
- Hamlet Sub-Zone
- Ecological Conservation Sub-Zone
- Eco-Forestry Sub-Zone
- Agroforestry Sub-Zone
- Low Density Sub-Zone





RES1

COMMISSION APPOINTMENTS

REGULAR BOARD MEETING
OF FEBRUARY 11, 2009

DATE: January 27, 2009
FROM: Director Kuhn
SUBJECT: Electoral Area I - Youbou/Meade Creek
Advisory Planning Commission Appointments

Recommendation:

That the following appointments to the Electoral Area I - Youbou/Meade Creek Advisory Planning Commission be approved:

Term to expire November 30, 2009:

Gerald Thom
George deLure
Kim Windecker
Shawn Carlow
Jeffrey Abbott
Erica Griffith
Patricia Weaver



RES2

COMMISSION APPOINTMENTS

**REGULAR BOARD MEETING
OF FEBRUARY 11, 2009**

Date: February 2, 2009
FROM: Director Marcotte
Subject: Electoral Area H - North Oyster/Diamond
Advisory Planning Commission Appointments

Recommendation:

That the following appointments to the Electoral Area H - North Oyster/Diamond Advisory Planning Commission be approved:

Term to expire November 30, 2009:

Beth Cuthbert



RES3

COMMISSION APPOINTMENTS

REGULAR BOARD MEETING
OF FEBRUARY 11, 2009

Date: February 2, 2009

FROM: Director Morrison

Subject: Electoral Area F - Cowichan Lake South/Skutz Falls
Parks and Recreation Commission

Recommendation:

That the following appointments to the Electoral Area F - Cowichan Lake South/Skutz Falls Parks and Recreation Commission be approved:

Elected:

Ron McKenzie

Raymond Wear

Term to Expire: December 31, 2010

Appointed:

Mary Lowther

Jacquie Huene

Term to Expire: December 31, 2009



RES4

COMMISSION APPOINTMENTS

REGULAR BOARD MEETING
OF FEBRUARY 11, 2009

Date: February 2, 2009
FROM: Director Duncan
Subject: Electoral Area E - Cowichan Station/Sahtlam/Glenora
Parks and Recreation Commission

Recommendation:

That the following appointments to the Electoral Area E - Cowichan Station/Sahtlam/Glenora Parks and Recreation Commission be approved:

Elected:

Irene Evans
Howard Heyd
Frank McCorkell
Paul Slade
Larry Whetstone

Term to Expire: November 30, 2009

Appointed:

Ron Smith
Phil Gates
John Ramsey

Term to Expire: November 30, 2009



RES5

COMMISSION APPOINTMENTS

REGULAR BOARD MEETING
OF FEBRUARY 11, 2009

Date: February 2, 2009
FROM: Director Dorey
Subject: Electoral Area G - Saltair/Gulf Islands Parks Commission

Recommendation:

That the following appointments to the Electoral Area G - Saltair/Gulf Islands Parks Commission be approved:

Appointed:

Harry Brunt
Glen Hammond
Norm Flinton
Dave Key

Term to Expire: December 31, 2009



RES6

COMMISSION APPOINTMENTS

REGULAR BOARD MEETING
OF FEBRUARY 11, 2009

Date: February 2, 2009
FROM: Director Dorey
Subject: Electoral Area G - Saltair/Gulf Islands
Advisory Planning Commission Appointments

Recommendation:

That the following appointments to the Electoral Area G - Saltair/Gulf Islands Advisory Planning Commission be approved:

Term to expire November 30, 2009:

Ruth Blake
Ted Brown
Gary Dykema
Karen Porter



NEW BUSINESS SUMMARY

BOARD MEETING - FEBRUARY 11, 2009

- NB1** Report and Recommendations from the Parks Committee Meeting of February 11, 2009

- NB2** Correspondence from the Cowichan Land Trust re: Support for Cowichan Valley Green Mapping Project requesting contribution of CVRD resources and services.

- NB3** Appointments to the CVRD Environment Commission

- NB4** Appointments to the CVRD Economic Development Commission

RE  NB2 D

FEB 02 2009



Cowichan Land Trust
#6 – 55 Station Street, Duncan, B.C. V9L 1M2
Telephone: 250.746.0227 Fax: 250.746.9608
E-mail: maps@cowichanlandtrust.ca

Gerry Giles, Chair, CVRD

Delivered by Hand

February 2, 2009

Dear Ms. Giles:

Re: Support for Cowichan Valley Green Mapping Project


The Cowichan Land Trust is embarking on a project over the next six months called the Cowichan Valley Green Mapping Project. Cowichan Valley residents of all ages will have the opportunity to meet around mapping tables to talk with each other about assets of the land and visions for the future of the Valley. The general themes of focus for developing the Green Map are healthy and ethical connections between Land, People and Food.

The project will be launched with a Green Mapping Fair to be held in St. John's Church Hall at 486 Jubilee Street, Duncan on February 28. Since the initiative has been made possible through grants from the federal government, we have asked Jean Crowder, MP Nanaimo-Cowichan to open the event. Green mapping workshops will follow in communities across the Cowichan Valley, including Crofton, Chemainus, Shawnigan, Mill Bay, Lake Cowichan, Cowichan Station and Cobble Hill.

The process of mapping will be used as a tool to form local stewardship groups and strengthen participation within and among existing groups. It will also serve as a framework for inclusive experiential learning and to record valuable local knowledge. Several community groups have expressed interest in using the Green Mapping Project to express their goals. Groups that have committed resources and interest are Cowichan Green Community, Social Planning Cowichan, Safer Futures, Cowichan Food Security Coalition, Community Kitchens, and The Land Conservancy of B.C.

The Cowichan Valley Green Mapping Project can help support and promote CVRD priorities and initiatives such as:

- Encouraging communications between various interest groups around the common land base of the Cowichan Valley;
- Facilitating the dissemination of regional land base information and community services;
- Encouraging greater environmental stewardship of sensitive areas, green spaces and parks;
- Promoting greater awareness of local green initiatives, such as the Environmental Strategy and the "12 big ideas"; and,
- Facilitating community dialogue around shared interests toward the development of a regional growth strategy.

Original:	file	cont
Box:		Chair
Cc:		Chair TA
		Feb 5 2009

BOARD
2/11
NEW
BIZ

We are seeking CVRD support for the Green Mapping Project through the contribution of resources and services. In the past the Cowichan Land Trust has received in-kind support from the CVRD for resources such as printing and maps. The development of the project base map will require spatial data from the GIS mapping department and, as well, we would appreciate assistance in the complimentary printing of maps for the public workshops. xxx

Assistance from community groups and local government shows meaningful involvement with the community and support to help create the Cowichan Valley's first Green Map. In order to be able to announce this support at our February 28 event, we would request an early meeting with the appropriate staff at CVRD. We anticipate that myself, our Project Manager (Margaret Paridaen), and one or more of our Board (Cindy Carleton, Jim Moir, John Scull, and Alison Taylor) would attend.

Sincerely,

A handwritten signature in black ink that reads "Roger Hart". The signature is written in a cursive style with a long horizontal stroke at the end.

Roger Hart
President
Cowichan Land Trust



NB3

COMMISSION APPOINTMENTS

REGULAR BOARD MEETING
OF FEBRUARY 11, 2009

DATE: February 6, 2008
FROM: Chair Gerry Giles
SUBJECT: **CVRD Environment Commission Appointments**

Recommendation:

That the following appointments to the CVRD Environment Commission be approved:

Term to expire December 31, 2010:

Bruce Sampson
Bruce Fraser
Judy Stafford
Justin Straker
Peter Keber

Term to expire December 31, 2009:

Francis Hugo
Chris Wood
John T. Wilson
Rodger Hunter
Roger Dean Wiles



NB4

COMMISSION APPOINTMENTS

REGULAR BOARD MEETING
OF FEBRUARY 11, 2009

DATE: February 9, 2008
FROM: Director Ken Cossey
SUBJECT: **CVRD Economic Development Commission Appointments**

Recommendation:

That the following appointments to the CVRD's Economic Development Commission be approved:

Term to expire December 31, 2010:

George Robbins
Wade Simmons
Dave Jackson
Dave Johel