



COWICHAN VALLEY REGIONAL DISTRICT

NOTICE OF REGULAR BOARD MEETING

DAY: WEDNESDAY

DATE: APRIL 11, 2012

**TIME: → CLOSED SESSION
3:30 pm to 5:30 pm**

**REGULAR SESSION
6:00 pm**

PLACE: BOARD ROOM

175 INGRAM STREET



**Joe Barry
Corporate Secretary**



C.V.R.D

REGULAR BOARD MEETING

WEDNESDAY, APRIL 11, 2012

CVRD BOARD ROOM

3:30 PM – CLOSED SESSION

6:00 PM – REGULAR SESSION

AGENDA

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|----|--|-------|
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- | | | |
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13. UNFINISHED BUSINESS:**14. NOTICE OF MOTION:****15. NEW BUSINESS:****16. QUESTION PERIOD:**

- a) Press
- b) Public

17. CLOSED SESSION:

Motion that the meeting be closed to the public in accordance with the *Community Charter* Part 4, Division 3, Section 90, subsections as noted in accordance with each agenda item.

- | | | |
|-------|---|--------|
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18. ADJOURNMENT:

The next Regular Board meeting will be held May 9, 2012 at 6:00 pm, in the Board Room, 175 Ingram Street, Duncan BC.

M1

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, March 14, 2012 at 6:12 pm.

PRESENT: Chair R. Hutchins
Directors L. Iannidinardo, M. Dorey, L. Duncan,
B. Fraser, G. Giles, R. Hartmann, P. Kent,
J. Lefebure, B. Lines, M. Marcotte, T. McGonigle,
I. Morrison, M. Walker and P. Weaver

ALSO

PRESENT: Warren Jones, Chief Administrative Officer
Joe Barry, Corporate Secretary
Sharon Moss, Manager, Finance Division
Steve Hurcombe, Budget Coordinator, Finance Division
Tom Anderson, General Manager, Planning & Development
Brian Dennison, General Manager
Engineering & Environmental Services
Ron Austen, General Manager, Parks, Recreation & Culture
John Elzinga, Manager, Island Savings Centre
Kirsten Schrader, Manager, Arts & Culture Division
Kim Liddle, Manager, South Cowichan Recreation
Tony Liddle, South Cowichan
Facility Operations Coordinator
Geoff Millar, Manager, Economic Development Division
Brian Farquhar, Manager, Parks & Trails Division
Linda Blatchford, Manager, Cowichan Lake Recreation
Rob Grant, GIS Supervisor, Information Technology Division
Sybille Sanderson, A/General Manager, Public Safety

APPROVAL OF AGENDA

12-093

It was moved and seconded that the agenda be amended with the:
Deletion of Agenda Items D1, SR5, B10 and B11,
and with the addition of the following New Business item:
NB1 Health Advisory Committee – Director Hartmann
Report and Recommendations of Meeting of March 13, 2012
and that the agenda, as amended, be approved.

MOTION CARRIED

ADOPTION OF MINUTES

12-094

It was moved and seconded that Pages 21 and 22 of the minutes of the February 8, 2012 Regular Board meeting be amended by adding a comma between the names "Dorey Marcotte", and that the February 8, 2012 minutes, as amended, be adopted.

MOTION CARRIED

12-095 It was moved and seconded that the Special Board meeting minutes of February 22, 2012 be adopted.

MOTION CARRIED

DELEGATIONS

D1 Deleted at Adoption of Agenda.

D2 Justin Straker, CVRD Environment Commission
 Re: Regional Environmental Strategic Plan
 (Agenda Item: CR4 Recommendation No. 1)
 Justin Straker provided an overview of the Environment Commission’s rationale for assisting in the development of a Regional Environmental Strategic Plan (RESP).

REPORT OF CHAIRPERSON

RC1 "State of the Enviro" Video Contest Winners

The Chair introduced Janna Jorgensen, CVRD Environment Commission member, who provided a brief preamble for each of the four videos which were shown for the Board’s information.

RC2 Appointments to the Community Safety Advisory Committee:

Chair Hutchins advised that he has made the following appointments, with all terms to expire November 30, 2012, to the Community Safety Advisory Committee.

- | | |
|-----------------------------|-------------------------------------|
| City of Duncan | Councilor Michelle Bell |
| Town of Ladysmith | Councilor Jill Dashwood |
| Town of Lake Cowichan | Councilor Jayne Ingram |
| Cowichan Valley SD #79 | Candace Spilsbury |
| RCMP | Corporal Kevin Day |
| | Constable Kelly Rydholm (Alternate) |
| Community Policing | Carol-Ann Rolls |
| Community Options Society | Cheryl Stone |
| CWAV Society | Theresa Gerritsen |
| Social Planning Cowichan | Linden Collette |
| Cowichan Independent Living | Jim Harnden |
| Youth Representative | Zoë Sorenson |

RC3 South Cowichan Water Study Steering Committee

The Chair advised that he has created the South Cowichan Water Study Steering Committee who will provide direction to staff regarding work on the South Cowichan Water Study and to a proposed South Cowichan Water Study technical committee with membership on the technical committee to include community members. The South Cowichan Water Study Steering Committee will report to the Board.

- Director M. Walker, Electoral Area A – Mill Bay/Malahat
- Director B. Fraser, Electoral Area B – Shawnigan Lake
- Director G. Giles, Electoral Area C – Cobble Hill
- Director L. Iannidinaro, Electoral Area D – Cowichan Bay

COMMITTEE REPORTS

CR1 The report and recommendations from the Electoral Area Services Committee meeting of February 21, 2012 listing 14 items were considered.

12-096 It was moved and seconded:

1. That the CVRD Board Chair forward a letter of support to the Cowichan Tribes supporting their funding request to the Real Estate Foundation for their proposed Land Use Plan.
2. That a grant in aid, Electoral Area A – Mill Bay/Malahat, in the amount of \$500 be given to Ecole Mill Bay PAC to promote green living for families in the Cowichan Valley.
3. That a grant in aid, Electoral Area A - Mill Bay/Malahat, in the amount of \$250 be given to The Cowichan Spirit of Women's Resource Centre to help serve the women and children in the Cowichan Valley.
4. That a grant in aid, Electoral Area B – Shawnigan Lake, in the amount of \$1,000 be given to Francis Kelsey Secondary School to provide a bursary/bursaries to graduating students from Area B.
5. That a grant in aid, Electoral Area B – Shawnigan Lake, in the amount of \$1,000 be given to Cowichan Secondary School to provide a bursary/bursaries to graduating students from Area B.
6. That a grant in aid, Electoral Area B – Shawnigan Lake, in the amount of \$11,500 be given to *Inspire!* Shawnigan Lake Arts, Culture and Heritage Society to assist with funding annual community arts events.
7. That a grant in aid, Electoral Area A – Mill Bay/Malahat, in the amount of \$1,500 be given to CMS Food Bank to help support needing families in Area A.
8. That a grant in aid, Electoral Area A – Mill Bay/Malahat, in the amount of \$2000 be given to Francis Kelsey School to provide four \$500 bursaries to graduating students from Area A.
9. That a grant in aid, Electoral Area A – Mill Bay/Malahat, in the amount of \$1,500 be given to Cowichan Therapeutic Riding Association to help individuals with various disabilities in our community.
10. That a grant in aid, Electoral Area D – Cowichan Bay, in the amount of \$250 be given to Cowichan Spirit of Women's Centre to help serve the women and children in the Cowichan Valley.
11. That a grant in aid, Electoral Area D – Cowichan Bay, in the amount of \$500 be given to Ecole Mill Bay PAC to promote green living for families in the Cowichan Valley.
12. That the CVRD enter into a permit to construct agreement with BC MoT for the following three undeveloped road ends leading to Shawnigan Lake: Worthington Road, Bell-Irving Road and May Road, all to be developed under the Electoral Area B Community Parks function as public accesses to the Lake.

13. That the CVRD enter into a permit to construct agreement with BC MoT for a trail in the section of Wilmot Road right of way in front of the Cowichan Bay Estates Development to be managed under the Electoral Area D Community Parks function.

MOTION CARRIED

12-097

It was moved and seconded:

14. 1. That zoning and OCP amendment bylaws for Application No. 1-G-10 RS (Laird/Christie) be forwarded to the Board for consideration of 1st and 2nd reading.
2. That a public hearing be scheduled with Directors from Areas G, H and E as delegates, subject to the following being submitted in a form acceptable to the CVRD prior to scheduling the hearing:
 1. That a professional engineer prepares an operational plan for ongoing maintenance of the sewage treatment system, and a draft covenant is submitted to ensure maintenance recommendations are implemented;
 2. That the drainage study be revised such that all proposed rain water management infrastructure is removed from proposed park area and relocated to strata property;
 3. That a draft covenant be submitted respecting parkland dedication and public access;
 4. That a draft covenant be submitted to ensure dedication of private road to MOT at time of subdivision, to prevent duplication of access points along Chemainus Road;
 5. That the applicants agree in writing to the costs associated with installation of a fire hydrant, in a location suitable to the CVRD.

MOTION CARRIED

CR1

The report and recommendations from the Electoral Area Services Committee meeting of March 6, 2012 listing four items were considered.

12-098

It was moved and seconded:

1. That Matt Robley and Gaye Oldfield be compensated \$750, total, for loss of livestock (sheep) as a result of an attack from unknown dog(s) at 4765 Wilson Road that occurred on December 14, 2011.
2. That Bill Eben be compensated \$450, total, for loss of livestock (sheep) as a result of an attack from unknown dog(s) at 4860 Bench Road on December 11, 2011.
3. That application to the West Coast Community Adjustment Program for \$60,000 in grant funding for the Cowichan Bay Marine Gateway project be endorsed, with \$40,000 in additional funding to support the project to be committed from the 2012 Electoral Area D (Cowichan Bay) Community Parks capital budget.
4. 1. That Board resolution #10-464-1 dated August 11, 2010, be rescinded.

2. That bylaws be prepared for the subdivision and disposal of surplus parkland in Don's Park (legally described as PARK, Section 8, Range 7, Sahtlam Land District, Plan 41219), retaining on a 10 metre wide portion of the property along the western boundary for park purposes to establish a community trail between Don's Road and property immediately south of the park.
3. That an Alternate Approval Process be held as required under the *Local Government Act* with respect to obtaining elector consent for the disposal of the surplus portion of Don's Park no longer required for community park purposes.

MOTION CARRIED

CR2

The report and recommendations from the Engineering & Environmental Services Committee meeting of February 22, 2012 listing seven items were considered.

12-099

It was moved and seconded:

1. That "CVRD Bylaw No. 3586 – Cowichan Valley Regional District Garbage and/or Recyclable Materials Collection Amendment Bylaw, 2012" be forwarded to the Board for three readings and adoption.
2. .1 That the *Certificates of Sufficiency*, confirming that sufficient petitions requesting inclusion into the Sentinel Ridge Drainage System Service Area and Sentinel Ridge Street Lighting Service Area be received.
- .2 That "CVRD Bylaw No. 2852 – Sentinel Ridge Drainage System Establishment Bylaw, 2006", and "CVRD Bylaw No. 2851 – Sentinel Ridge Street Lighting Establishment Bylaw, 2006", be amended to include *PID 009-346-511 Parcel C (DD43694I) D.L. 77, Malahat District, PID 009-346-520 Parcel D (DD33154I), D.L. 77, Malahat District and PID 009-346-554 That part of D.L. 77, Lying to the south of the south boundaries of Parcel C & D of said lot and except those parts in plans 518W, 50504 & VIP86315, Malahat District.*
- .3 That the amended bylaw be forwarded to the Board for consideration of three readings and adoption.
3. .1 That the *Certificate of Sufficiency*, confirming that a sufficient petition requesting inclusion into the Twin Cedars Sewer System Service Areas be received.
- .2 That "CVRD Bylaw No. 2871 – Twin Cedars Sewer System Service Establishment Bylaw, 2006", be amended to include *"Lots 1, 2, 3, 5, 6, 7, 8, 9, 19, 20, 21, 22, 23, 24, Block 18, Section 12, Range 6, Shawnigan District, Plan 1809"*.
- .3 That the amended bylaw be forwarded to the Board for consideration of three readings and adoption.

4. That a bylaw be prepared to amend "CVRD Bylaw No. 2144 – Electoral Area I –Youbou/Meade Creek Critical Location Street-lighting Service Establishment Bylaw, 2000", to increase the maximum requisition from \$1,000 to \$1,245, and that the amendment bylaw be forwarded to the Board for consideration of three readings and adoption.
5. .1 That the *Certificate of Sufficiency*, confirming that a sufficient petition requesting inclusion into the Shawnigan Lake North Water System Service Areas be received.
 2. That "CVRD Bylaw No. 1911 – Shawnigan Lake North Water System Service Establishment Bylaw, 1999", be amended to include "*Lot B, Shawnigan Lake Suburban Lots, Shawnigan District, Plan 1363*."
 3. That the amended bylaw be forwarded to the Board for consideration of three readings and adoption.
6. That staff apply for a grant under the Federation of Canadian Municipalities' Green Municipal Fund, to assist in the completion of a Phase 2 Environmental Site Assessment (ESA) and site-specific remediation action plan for the Peerless Road former incinerator site; and further, should an application to the Green Municipal Fund be approved, that the Chair and Corporate Secretary be authorized to sign the funding agreement on behalf of the CVRD.
7. That the Cowichan Bay Sewer System connection charge of \$3,500.00 be reduced to \$2,300.00 for the Cowichan Community Land Trust Society Interpretive Centre.

MOTION CARRIED

CR3 The report and recommendation from the Transit Committee meeting of March 14, 2012 listing one item was considered.

12-100 It was moved and seconded that the CVRD endorse the Cowichan Valley Transit Future Plan, as prepared by BC Transit.

Opposed: Directors Fraser, Giles and Duncan

MOTION CARRIED

CR4 The report and recommendations from the Environment Commission meeting of February 16, 2012 listing one item was considered.

The Administrator advised that Recommendation No. 2 was not required since the item had already been included in the 2012 Budget.

12-101 It was moved and seconded:

1. That staff work with the Environment Commission to develop a Regional Environmental Strategic Plan (RESP).

MOTION CARRIED

CR5 The report and recommendations from the Parks Committee meeting of March 14, 2012 listing four items were considered.

- 12-102 It was moved and seconded:
1. That the request from Island Spirit 2012 to install and maintain “Legacy Geo-caches” along the Cowichan Valley Trail be approved, and that a \$700 contribution from the 2012 Regional Parks and Trails budget be provided to Island Spirit 2012 for the purchase of medium size geo-cache containers to be used along the trail.
 2. That the Friendship (siiye’yu) Trail within the E&N Rail Corridor between Duncan and the Cowichan Commons be included as part of the regional trails system and maintained by the CVRD under the Regional Parks and Trails budget; and that this section of the trail be incorporated into the CVRD’s trail license agreement with Island Corridor Foundation.
 3. That the following finishing works for the historic Kinsol Trestle project be endorsed:
 - parking area at Glen Eagles Road
 - site furniture and access stairs
 - interpretive signage and donor recognition kiosk shelter
 - new north and south viewing platforms

with application of up to \$100,000 from the draft 2012 Regional Parks Capital Budget and assistance from in-kind contributions towards completing the works.
 4. That the CVRD Green Team be asked to investigate options to promote the elimination of plastic food and beverage containers being brought into regional parks and trails.

MOTION CARRIED

**STAFF
REPORTS**

- SR1 The Staff Report from the Legislative Services Coordinator, Corporate Services, dated February 27, 2012, re: Bylaw No. 3537 – Shawnigan Creek Cleanout and Drainage Service Notice of Alternative Approval and Elector Response Form was considered.
- 12-103 It was moved and seconded that the *Notice of Alternative Approval Process* and *Elector Response Form* for CVRD Bylaw No. 3537, be approved.
- MOTION CARRIED**
- SR2 The Staff Report from the General Manager, Corporate Services, dated March 6, 2012 re: Strategic Community Investment Funds (2012-2014 Program), was considered.
- 12-104 It was moved and seconded that the Chairperson and Corporate Secretary be authorized to execute the Province of British Columbia’s Strategic Community Investment Funds (2012-2014 Program) agreement on behalf of the Cowichan Valley Regional District.

MOTION CARRIED

- SR3 The Staff Report from the Chief Administrative Officer dated March 7, 2012 re: 2012 Budget was considered.
- 12-105 It was moved and seconded that Budget 466 - Recreation - Cobble Hill Hall be amended by increasing the requisition by \$1,500.
MOTION CARRIED
- 12-106 It was moved and seconded that Budget 350 – North Oyster Fire be amended by decreasing the Transfer to Reserve by \$60,000, and increasing the Land Capital Expenditure by \$60,000.
MOTION CARRIED
- 12-107 It was moved and seconded that Budget 469 – Cowichan Station Association – Area E, be amended by increasing the requisition to the maximum of \$21,250.
MOTION CARRIED
- 12-108 It was moved and seconded that Budget 235 – Community Parks – Area E, be amended by adding \$30,900 to Land Capital.
MOTION CARRIED
- 12-109 It was moved and seconded that Budget 115 – Grant In Aid – Area E be amended by decreasing the grant in aid by \$6,300.
MOTION CARRIED
- 12-110 It was moved and seconded that Budget 351 – Fire Protection – Mesachie Lake, be amended by reducing the minor capital by \$10,000 and decreasing the requisition by \$10,000.
MOTION CARRIED
- 12-111 It was moved and seconded that Budget 352 – Fire Protection – Cowichan Lake, be amended by increasing the requisition by \$7,024 to \$155,652.
MOTION CARRIED
- 12-112 It was moved and seconded that Budget 474 – Kaatza Historical Society, be amended by increasing the requisition by \$5,000 to the maximum of \$30,000.
MOTION CARRIED
- 12-113 It was moved and seconded that Budget 131 – Environmental Initiatives, be amended by increasing the requisition by \$5,000 for Watershed Snow Pillow monitoring; and further that capital equipment be added by \$30,000 funded by Gas Tax Funding of \$15,000 and an increase of other grants to \$15,000.
MOTION CARRIED
- 12-114 It was moved and seconded that the funding for the 50% Bylaw Enforcement Officer be reduced by a total of \$40,000 between Budget 280 – Regional Parks and Budget 520 – Solid Waste Management by \$20,000 each.

Opposed: Director Giles

MOTION CARRIED

It was moved and seconded that Budget 100 – General Government be amended by reducing the Transfer to operating reserves by \$50,000 and reducing the requisition by \$50,000 and deferring the communications funding of \$50,000 to 2013.

- 12-115** It was moved and seconded that the Budget 100 – General Government amendments be split into two recommendations.

MOTION CARRIED

- 12-116** It was moved and seconded that Budget 100 – General Government be amended by deferring the \$50,000 funding for the communications recommendations to 2013.

Opposed: Directors Iannidinardo, Dorey, Duncan, Fraser, Giles, Hartmann, Lefebure, Lines, Marcotte, McGonigle, Morrison, Walker, Weaver and Hutchins

MOTION DEFEATED

- 12-117** It was moved and seconded that Budget 100 – General Government be amended by reducing the Transfer to Operating Reserve by \$50,000 to \$5,000 and thereby reducing the requisition by \$50,000.

MOTION CARRIED

- 12-118** It was moved and seconded the Cowichan Valley Regional District Changes made during 2012 Budget Review (page 67 of SR3) be accepted as amended.

MOTION CARRIED

- SR4** The Staff Report from the Manager, Development Services Division, dated March 6, 2012, re: Zoning Amendment Bylaw No. 3285 (cherry Blossom Estates, Area E) was received for information.

- SR5** Deleted at Adoption of Agenda.

PUBLIC HEARINGS

- PH1** The Public Hearing Report and Minutes re: Official Settlement Plan Amendment Bylaw No. 3569 and Zoning Amendment Bylaw No. 3570 (Bennefield), applicable to Electoral Area D – Cowichan Bay, were considered.

- 12-119** It was moved and seconded that the Public Hearing Report and Minutes re: Official Settlement Plan Amendment Bylaw No. 3569 and Zoning Amendment Bylaw No. 3570 (Bennefield), applicable to Electoral Area D – Cowichan Bay be received with the correction of public hearing participant identified as “Marbi” to “Marki”.

MOTION CARRIED

PH2 The Public Hearing Report and Minutes re: Zoning Amendment Bylaw No. 3584, applicable to Electoral Area B – Shawnigan Lake, were considered.

12-120 It was moved and seconded that the Public Hearing Report and Minutes re: Zoning Amendment Bylaw No. 3584, applicable to Electoral Area B – Shawnigan Lake be received.

MOTION CARRIED

BYLAWS

B1
12-121 It was moved and seconded that "CVRD Bylaw No. 3556 - Waste Stream Management Licensing Amendment Bylaw, 2012", be granted 1st, 2nd and 3rd reading.

MOTION CARRIED

B2
12-122 It was moved and seconded that "CVRD Bylaw No. 3581 - Brulette Place Sewer System Service Amendment Bylaw, 2012", be granted 1st, 2nd and 3rd reading.

MOTION CARRIED

B3
12-123 It was moved and seconded that "CVRD Bylaw No. 3585 - Lambourn Estates Sewer System Service Amendment Bylaw (PID 004-211-286), 2012", be granted 1st, 2nd and 3rd reading.

MOTION CARRIED

B4
12-124 It was moved and seconded that "CVRD Bylaw No. 3586 - Cowichan Valley Regional District Garbage and/or Recyclable Materials Collection Amendment Bylaw, 2012", be granted 1st, 2nd and 3rd reading.

MOTION CARRIED

B4
12-125 It was moved and seconded that "CVRD Bylaw No. 3586 - Cowichan Valley Regional District Garbage and/or Recyclable Materials Collection Amendment Bylaw, 2012", be adopted.

MOTION CARRIED

B5
12-126 It was moved and seconded that "CVRD Bylaw No. 3587 - Lambourn Estates Water System Service Amendment Bylaw (PID 027-634-434), 2012", be granted 1st, 2nd and 3rd reading.

MOTION CARRIED

B6
12-127 It was moved and seconded that "CVRD Bylaw No. 3588 - Lambourn Estates Sewer System Service Amendment Bylaw (PID 027-634-434), 2012", be granted 1st, 2nd and 3rd reading.

MOTION CARRIED

B7
12-128 It was moved and seconded that "CVRD Bylaw No. 3589 - Lambourn Estates Water System Service Amendment Bylaw (PID 027-834-921), 2012", be granted 1st, 2nd and 3rd reading.

MOTION CARRIED

- B8
12-129 It was moved and seconded that "CVRD Bylaw No. 3590 - Lambourn Estates Sewer System Service Amendment Bylaw (PID 027-834-921), 2012", be granted 1st, 2nd and 3rd reading.
- MOTION CARRIED
- B9
12-130 It was moved and seconded that "CVRD Bylaw No. CVRD Bylaw No. 3285 - Area E - Cowichan Station/ Sahtlam/Glenora Zoning Amendment Bylaw (Cherry Blossom Estates), 2009", be granted 3rd reading.
- MOTION CARRIED
- B9
12-131 It was moved and seconded that "CVRD Bylaw No. CVRD Bylaw No. 3285 - Area E - Cowichan Station/ Sahtlam/Glenora Zoning Amendment Bylaw (Cherry Blossom Estates), 2009", be adopted.
- MOTION CARRIED
- B10 Deleted at Adoption of Agenda.
- B11 Deleted at Adoption of Agenda.
- B12
12-132 It was moved and seconded that "CVRD Bylaw No. 3569 - Area D - Cowichan Bay Official Settlement Plan Amendment Bylaw (Bennefield), 2011", be granted 3rd reading.
- MOTION CARRIED
- B13
12-133 It was moved and seconded that "CVRD Bylaw No. 3570 - Area D - Cowichan Bay Zoning Amendment Bylaw (Bennefield), 2011", be granted 3rd reading.
- MOTION CARRIED
- B14
12-134 It was moved and seconded that "CVRD Bylaw No. 3582 - Area G - Saltair/Gulf Islands Official Community Plan Amendment (Laird/Christie) Bylaw, 2012", be granted 1st and 2nd reading.
- MOTION CARRIED
- B15
12-135 It was moved and seconded that "CVRD Bylaw No. 3583 - Area G - Saltair/Gulf Islands Zoning Amendment Bylaw (Laird/Christie), 2012", be granted 1st and 2nd reading.
- MOTION CARRIED
- B16
12-136 It was moved and seconded that "CVRD Bylaw No. 3584 - Area B - Shawnigan Lake Zoning Amendment Bylaw (Creelman), 2012", be granted 3rd reading.
- MOTION CARRIED
- B16
12-137 It was moved and seconded that "CVRD Bylaw No. 3584 - Area B - Shawnigan Lake Zoning Amendment Bylaw (Creelman), 2012", be adopted.
- MOTION CARRIED

RESOLUTIONS

**RES1
12-138** It was moved and seconded that the following appointment extensions to the Cowichan Lake Recreation Commission be approved:

Appointed for a Term to Expire December 31, 2012:

Dave Darling
Bill Peters
Rocky Wise
Laurie Johnson
Dean Adams

MOTION CARRIED

**RES2
12-139** It was moved and seconded that the following appointments to the Electoral Area A – Mill Bay/Malahat Advisory Planning Commission be approved:

Appointed for a Term to Expire November 30, 2012:

Kerry Davis
Ron Parson

MOTION CARRIED

**RES3
12-140** It was moved and seconded that the following appointments to the Electoral Area A – Mill Bay/Malahat Parks and Recreation Commission be approved:

Appointed for a Term to Expire December 31, 2013:

Greg Farley
Cathy Leslie
Ron Parsons
April Tilson

MOTION CARRIED

**RES4
12-141** It was moved and seconded that the following appointments to the Electoral Area F – Cowichan Lake South/Skutz Falls Parks and Recreation Commission be approved:

Elected for a Term to Expire December 31, 2013:

Bill Bakkan
Bob Burden
David Lowther

Appointed for a Term to Expire December 31, 2012:

Brian Peters
Thor Repstock

MOTION CARRIED

**RES5
12-142** It was moved and seconded that the following appointment to the Electoral Area G – Saltair/Gulf Islands Advisory Planning Commission be approved:

Appointed for a Term to Expire November 30, 2012:

Greg Taylor

MOTION CARRIED

**RES6
12-143** It was moved and seconded that the following appointments to the Electoral Area H – North Oyster Diamond Parks and Recreation Commission be approved:

Elected for a Term to Expire March 31, 2014:

A.S. (Snuffy) Ladret
Murray McNab

Appointed for a Term to Expire March 31, 2014:

Brad Uytterhagen

MOTION CARRIED

**NEW
BUSINESS**

NB1 The report and recommendations from the Health Advisory Committee meeting of March 13, 2012 listing two items were considered.

12-144 It was moved and seconded:

1. That, subject to staff review, \$37,800 be allocated to Social Planning Cowichan in each of the years 2012 and 2013 from the Homelessness Prevention Fund for the establishment of the Cowichan Housing Association, and that the remainder of funds in the Homelessness Prevention Fund be reserved for the establishment of a Housing Trust Fund.

12-145 It was moved and seconded:

2. That the Cowichan Valley Regional District establish a function to enable the expenditure of funds for social and health programs in the region with a zero requisition.

MOTION CARRIED

**RESOLVING INTO
CLOSED SESSION**

**12-146
8:24 pm** It was moved and seconded that the meeting be closed to the public in accordance with the Community Charter Part 4, Division 3, Section 90, Subsections (1) (1) (e) Land Acquisition/Disposition and (g) Potential Litigation.

MOTION CARRIED

**RISE FROM
CLOSED SESSION**

**12-151
10:11 pm** It was moved and seconded that the Board rise with report on Item CSSR1 Potential Litigation, Closed Session Resolutions No. 12-149 and No. 12-150, and return to the Regular portion of the Board meeting.

MOTION CARRIED

**CSSR1
Potential
Litigation
(Sub (1) (g))**

12-149 It was moved and seconded that the February 8, 2012 Resolution No. 12-050 be rescinded.

MOTION CARRIED

12-150 It was moved and seconded that a Special Board meeting be held on Wednesday, March 21, 2012 to hear an appeal by Fisher Road Recycling as allowed for under "CVRD Bylaw No. 2570 – Waste Stream Management Licensing Bylaw, 2004"; and that the meeting time be set for 6:00 pm if that time is acceptable to Fisher Road Recycling; otherwise that the start time be set for 2:00 pm.

MOTION CARRIED

ADJOURNMENT

10:11 pm The Board agreed by consensus to adjourn the meeting at 10:11 pm.

The meeting adjourned at 10:11 pm

Certified Correct:

Chairperson

Corporate Secretary

Dated: _____

Minutes of the Special meeting of the Board of the Cowichan Valley Regional District held in the Board Room, 175 Ingram Street, Duncan, BC, on Wednesday, March 21, 2012 at 2:01 pm.

PRESENT: Chair R. Hutchins
Directors M. Dorey, L. Duncan, B. Fraser, G. Giles,
L. Iannidinardo, P. Kent, M. Marcotte, T. McGonigle,
I. Morrison, M. Walker, and P. Weaver

ALSO PRESENT: Warren Jones, Chief Administrative Officer
Joe Barry, Corporate Secretary
Mark Kueber, General Manager, Corporate Service
Kathleen Harrison, Deputy Corporate Secretary
Brian Dennison, General Manager,
Engineering & Environmental Services
Rob Williams, Transit Analyst
Harmony Huffman, Environmental Technologist III
Ilse Sarady, Environmental Technologist II

ABSENT: Directors R. Hartmann, B. Lines and J. Lefebure

GUEST: Holman Wang, Valkyrie Law Group, LLP

APPROVAL OF AGENDA

12-152

It was moved and seconded that the agenda be approved.

MOTION CARRIED

CORRESPONDENCE

C1

The correspondence from Cox Taylor, dated September 20, 2011 re: Fisher Road Holdings Ltd. was considered for information.

The Chair invited John Alexander of Cox Taylor to provide a brief summary and overview of Fisher Road Holdings Ltd.'s appeal.

John Alexander provided an introduction to the appeal and following the overview, John Alexander raised the issue of Director Giles being in conflict of interest on this appeal. John Alexander has learned that roughly one-third of the complaints against Fisher Road Holdings have been filed by Director Giles and referred to the *Community Charter's* Section 100 – Disclosure of Conflict provisions.

The Chair requested a motion to close the meeting to the public for the purpose of obtaining Holman Wang's advice on this issue.

RESOLVING INTO CLOSED SESSION

12-153
2:15 pm

It was moved and seconded that the meeting be closed to the public in accordance with the *Community Charter* Part 4, Division 3 Section 90, Subsection (1) (i) Receipt of Advice that is Subject to Solicitor-Client Privilege.

MOTION CARRIED

**RISE FROM
CLOSED SESSION**

12-154 **It was moved and seconded that the Board rise without report and**
2:46 pm **recess until 2:55 pm.**

MOTION CARRIED

RECESS
2:46 pm

The Board recessed at 2:46 pm.

**MEETING
RECONVENED**
2:56 pm

The Special Board meeting was reconvened at 2:56 pm.

In response to comments made earlier by John Alexander, Director Giles advised that regarding the comments made, she has thought about them very deeply and considered what was said, she does have an interest in common with the public in terms of air quality and she is capable of persuasion and so will continue to sit and adjudicate this matter.

The Chair invited Brian Dennison, General Manager, Engineering & Environmental Services, to provide a staff overview of the issue. Brian Dennison explained the actions of staff regarding this matter.

RECESS
3:32 pm

The Board agreed by consensus to take a short recess.

**MEETING
RECONVENED**
3:35 pm

The Special Board meeting was reconvened at 3:35 pm.

The Chair invited John Alexander, of Cox Taylor, to present Fisher Road Holdings Ltd.'s appeal. John Alexander outlined Fisher Road Holdings Ltd.'s position.

RECESS
4:31 pm

The Board agreed by consensus to take a short recess.

**MEETING
RECONVENED**
4:36 pm

The Special Board meeting was reconvened at 4:36 pm.

The Chair invited Holman Wang, Valkyrie Law Group, solicitor for the CVRD, to respond to Fisher Road Holdings Ltd.'s comments and Holman Wang provided a rebuttal to Fisher Road Holdings Ltd.'s position.

The Chair invited John Alexander to respond to Holman Wang's comments. John Alexander responded to the statements made by Holman Wang.

The Chair advised Fisher Road Holdings and the audience that the Board would be moving into Closed Session to consider the appeal and that the Board will reserve its decision. Once the Board has made its decision, the decision and written reasons for the decision will be made public.

John Alexander indicated to the Board that if the Directors were going to be meeting with their Counsel in Closed Session, that under the *Community Charter*, he had a right to be present as well.

The Corporate Secretary advised, that if the meeting were closed under Section 90 (1) (i) of the *Community Charter*, then the Board may allow a person other than municipal officers and employees to attend if the Board considers this necessary under Section 91 (2) (b) of the *Community Charter*.

Since the Board is closing the meeting under Section 90 (1) and not 90 (2), there is no requirement that the Board must allow John Alexander to attend the Closed Session. The Board may allow John Alexander if the Board considers this necessary.

RESOLVING INTO CLOSED SESSION

12-155

It was moved and seconded that the meeting be closed to the public in accordance with the *Community Charter* Part 4, Division 3, Section 90, Subsection (1) (i) Receipt of Advice that is Subject to Solicitor-Client Privilege and that CVRD legal counsel be in attendance.

Opposed: Directors Walker, Kent, Morrison, McGonigle, Marcotte, Weaver, Dorey and Fraser

MOTION DEFEATED

Director Kent requested the opportunity to close the meeting to the public so that the Board could give consideration to whether or not the meeting should be closed while the Board made their decision.

12-156

6:15 pm

It was moved and seconded that the meeting be closed to the public in accordance with the *Community Charter* Part 4, Division 3, Section 90, Subsection (1) (n) Consideration of Whether or not the Meeting Should be Closed Under a Provision of Section 90 of the *Community Charter*.

MOTION CARRIED

RISE FROM CLOSED SESSION

12-157

6:52 pm

It was moved and seconded that the Board rise without report and return to the open portion of the Special Board meeting.

MOTION CARRIED

RECONVENED

6:54 pm

The Special Board meeting reconvened at 6:54 pm.

The Chair advised that the Board has given consideration of whether or not the Board meeting should be closed while the Board decides on the appeal.

**RESOLVING INTO
CLOSED SESSION**

12-158
6:55 pm It was moved and seconded that the meeting be closed to the public in accordance with the *Community Charter* Part 4, Division 3, Section 90, Subsection (1) (i) Receipt of Advice That is Subject to Solicitor-Client Privilege for the Purpose of Receiving Advice Regarding Process From the CVRD's Solicitor

MOTION CARRIED

**RISING FROM
CLOSED SESSION**

12-161
9:42 pm It was moved and seconded that the Board rise without report and return to the open portion of the Special Board meeting.

MOTION CARRIED

ADJOURNMENT

12-162
9:42 pm It was moved and seconded that the Special Board meeting be adjourned.

MOTION CARRIED

The Special meeting adjourned at 9:42 pm.

Certified Correct:

Chairperson

Corporate Secretary

Dated: _____

Minutes of the Special meeting of the Board of the Cowichan Valley Regional District held in the Board Room, 175 Ingram Street, Duncan, BC, on Wednesday, March 28, 2012 at 5:50 pm.

PRESENT: Chair R. Hutchins
Directors L. Iannidinaldo, M. Dorey, L. Duncan
B. Fraser, G. Giles, R. Hartmann, P. Kent,
J. Lefebure, B. Lines, M. Marcotte, T. McGonigle,
I. Morrison, M. Walker and P. Weaver

ALSO

PRESENT: Warren Jones, Chief Administrative Officer
Joe Barry, Corporate Secretary
Mark Kueber, General Manager, Corporate Services
Tom Anderson, General Manager,
Planning and Development
Brian Dennison, General Manager,
Engineering and Environmental Services

**APPROVAL OF
AGENDA**

12-163

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

CSNB1 Information Shared in Confidence {Sub (1) (j)}

CSNB2 Municipal-Federal Negotiations {Sub (2) (b)}

and that the agenda as amended be approved.

MOTION CARRIED

STAFF REPORTS

SR1

The Staff Report from the General Manager, Corporate Services Department dated March 20, 2012 re: 2012 Five Year Financial Plan Bylaw (No. 3592) was considered for information.

SR2

The Staff Report from the Manager, Development Services Division dated March 22, 2012 re: Zoning Amendment Bylaw No. 3285 (Cherry Blossom Estates) was considered for information.

BYLAWS

B1

12-164

It was moved and seconded that "Cowichan Valley Regional District Bylaw No. 3592 – Five Year Financial Plan (2012 – 2016) Bylaw, 2012" be granted 1st, 2nd and 3rd reading.

MOTION CARRIED

B1

12-165

It was moved and seconded that "Cowichan Valley Regional District Bylaw No. 3592 – Five Year Financial Plan (2012 – 2016) Bylaw, 2012" be adopted.

MOTION CARRIED

ADJOURNMENT

12-166
5:57 pm It was moved and seconded that the Special Board meeting of March 28, 2012 be adjourned to reconvene following the Regional Services Committee meeting.

MOTION CARRIED

**MEETING
RECONVENED**

9:56 pm The Special Board meeting reconvened at 9:56 pm with the exception of Mark Kueber, General Manager, Corporate Services, Tom Anderson, General Manager, Planning and Development, and Brian Dennison, General Manager, Engineering and Environmental Services.

**RESOLVING INTO
CLOSED SESSION**

12-167
9:56 pm It was moved and seconded that the meeting be closed to the public in accordance with the Community Charter Part 4, Division 3, Section 90, Subsection (1) (j) Information Shared in Confidence and (2) (b) Municipal-Federal Negotiations.

MOTION CARRIED

**RISE FROM
CLOSED SESSION**

12-170
10:19 pm It was moved and seconded that the Board rise without report and return to the open portion of the Special Board meeting.

MOTION CARRIED

ADJOURNMENT

12-171
10:19 pm It was moved and seconded that the Special Board meeting be adjourned.

MOTION CARRIED

The Special Board meeting adjourned at 10:19 pm.

Certified Correct:

Chairperson

Corporate Secretary

Dated: _____

January 30, 2012

Our File: Youbou Road

Joe Barry, CMC
Corporate Secretary
Cowichan Valley Regional District
175 Ingram Street
Duncan BC V9L 1N8

Dear Mr. Barry:

RE: Mud and Dust issues on Youbou Road

We are in receipt of your letter dated January 17, 2012 with regard to the issues on Youbou Road and your request for this Ministry's plans to address the situation. We are well aware of this ongoing issue for Youbou residents and have met with key stakeholders.

On January 27, 2012, Ministry staff met with Timberwest, MLA Bill Routley and two of your Directors, Ian Morrison and Pat Weaver, to discuss the issue of excessive dust and mud deposits on Youbou Road. There was a universal interest in addressing this issue along with several solutions proposed. Timberwest committed to work with the Ministry to: 1) identify effective mitigation techniques based on past experience and industry research, and 2) develop a formal dust/mud control program based on one or more of these mitigations.

Ministry staff will be meeting with Timberwest in the coming weeks to begin developing a formal mitigation plan to be in place prior to May 15, 2012.

.../2

Joe Barry - CVRD
January 30, 2012
Page 2

In the mean time, we will continue to sweep the road as needed and will keep you apprised on efforts to find a solution to this issue. Should you wish to discuss this situation further, I can be reached at 250-751-3282 or by email at Kirsten.Pedersen@gov.bc.ca.

Yours truly,

A handwritten signature in black ink, appearing to be 'Kirsten Pedersen', written over a horizontal line.

Kirsten Pedersen
District Manager and Executive Director
Vancouver Island District

cc: Mark Traverso, Operations Manager – Saanich Area Office



**REGIONAL SERVICES COMMITTEE REPORT
OF MEETING HELD MARCH 28, 2012**

DATE: March 30, 2012

To: Chairperson and Directors of the Board

Your Regional Services Committee reports and recommends as follows:

1. That the CVRD Integrated Regional Sustainability Plan Terms of Reference be forwarded to the Environment, Economic Development and Regional Agricultural Advisory Commissions, District of North Cowichan, City of Duncan, Town of Ladysmith, Town of Lake Cowichan, First Nations and Electoral Areas' Area Planning Commissions for comment and support.
2. That the CVRD Climate Action Plan Terms of Reference be forward to the Environment, Economic Development and Regional Agricultural Advisory Commissions for comment and support. And further, that the CVRD Climate Action Plan be undertaken as a part of the more comprehensive Integrated Regional Sustainability Plan.
3. That the Board endorse the Inter-Regional Initiative on rainwater management and support the associated Comox Valley Regional District Gas Tax Capacity Building Grant Application to fund related inter-regional education and learning activities in the Capital Regional District, Cowichan Valley Regional District, Regional District of Nanaimo and Comox Valley Regional District.



**ELECTORAL AREA SERVICES COMMITTEE REPORT
OF MEETING HELD MARCH 20, 2012**

DATE: March 22, 2012

To: Chairperson and Directors of the Board

Your Electoral Area Services Committee reports and recommends as follows:

1. That the CVRD provide a letter of support to the World Sikh Organization supporting the recognition of the Paldi Sikh Temple as a national historic site.
2. That the Regional Board seek clarification from the Provincial government on their response to the CVRD 2011 UBCM resolution regarding Protection of Lakes and Rivers.
3. That a grant in aid, Area E – Cowichan Station/Sahtlam/Glenora, in the amount of \$1,000 be given to Cowichan Green Community to assist with producing the 2012 Cowichan Food Map.
4. That a grant in aid, Area E – Cowichan Station/Sahtlam/Glenora, in the amount of \$1,500 be given to Bench Elementary School to assist with construction of an accessible playground at Bench School.

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

5. That Application No. 1-E-12ALR, submitted by Colten Ellison, made pursuant to Section 20(3) of the *Agricultural Land Commission Act* to construct a second dwelling on the subject property for the purpose of providing a residence for a family member/ farm helper, be forwarded to the Agricultural Land Commission with a recommendation to approve the application.
6. That Application No. 2-B-11DVP (Arbutus Mountain Estates) for a variance to Section 9.21 of the CVRD's Mobile Home Park Bylaw No. 275 to remove the requirement for an outdoor storage area be approved, subject to the following conditions:
 - provision of an electrically-serviced storage building, no less than 15 square metres in area, at a location chosen by the strata council;
 - expansion of the designated common property recreation area at the south west corner of Phase 3 from 472 square metres to a minimum of 1100 square metres;
 - provision of a fully-fenced playground to CSA standards - including playground equipment, benches, tables and other amenities of no less than \$30,000 plus installation cost;
 - landscaping of the park at the developer's cost.
7. That the CVRD refer plans or applications for structures exceeding 15 metres in height within a 4 km radius of the Nanaimo Airport (YCD) to the Nanaimo Airport Commission.



C·V·R·D

**ELECTORAL AREA SERVICES
COMMITTEE REPORT**

OF MEETING HELD APRIL 3, 2012

DATE: April 4, 2012

To: Chairperson and Directors of the Board

Your Electoral Area Services Committee reports and recommends as follows:

1. That a grant in aid, Area C – Cobble Hill, be given to South Cowichan Rotary Association in the amount of \$1,500 to assist with an addition to the CMS Food Bank.
2. That a grant in aid, Area C – Cobble Hill, be given to Cowichan Therapeutic Riding Association in the amount of \$500 to assist with their program
3. That a grant in aid, Area C – Cobble Hill, be given to Cowichan Family Caregivers Support Society in the amount of \$500 to assist with their support program.
4. That a grant in aid, Area C – Cobble Hill, be given to The Cowichan Spirit of Women Women's Resource Centre in the amount of \$250 to assist educational programs.
5. That a grant in aid, Area C – Cobble Hill, be given to the Ecole Mill Bay Elementary School in the amount of \$500 to assist in the organization of the 2012 Ecostravaganza.
6. That a grant in aid, Area I – Youbou/Meade Creek, be given to Cowichan Lake Lady of the Lake Society in the amount of \$500 to assist with the 2012 Lake of the Lake ambassador expenses.
7. That a grant in aid, Area I – Youbou/Meade Creek, be given to Lake Cowichan Secondary School in the amount of \$500 to assist with their 2012 scholarship/bursary program.
8. That a grant in aid, Area I – Youbou/Meade Creek, be given to Cowichan Lake and River Stewardship Society in the amount of \$500 to assist with their ongoing fish habitat signage project.
9. That a grant in aid, Area I – Youbou/Meade Creek, be given to Cowichan Lake Salmonid Enhancement Society in the amount of \$500 to assist with their fry salvage program.
10. That a grant in aid, Area I – Youbou/Meade Creek, be given to Cowichan Lake District Chamber of Commerce in the amount of \$7,500 to assist with the visitor centre operating expenses.

11. That a grant in aid, Area D – Cowichan Bay, be given to the Cowichan Wooden Boat Society in the amount of \$1,000 to assist with expenses for the annual Prawn Festival.
12. That a grant in aid, Area D – Cowichan Bay, be given to the Cowichan Family Caregivers Support Society in the amount of \$500 to assist with their support program.
13. That a grant in aid, Area F – Cowichan Lake South/Skutz Falls, be given to Honeymoon Bay Community Society in the amount of \$500 to assist with hosting the 2012 Heritage Days event.
14. That a grant in aid, Area G – Saltair/Gulf Islands, be given to Chemainus Harvest House Society in the amount of \$500 to assist with their food bank program
15. That a grant in aid, Area D – Cowichan Bay, be given to Cowichan Land Trust in the amount of \$1,000 to assist with costs of the opening celebrations of the Cowichan Estuary Nature Centre.
16. That a grant in aid, Area D – Cowichan Bay, be given to Kerry Park Men's Curling League in the amount of \$250 to assist with costs to attend the Pacific International Cup Event.
17. That a grant in aid, Area C- Cobble Hill, be given to Kerry Park Men's Curling League in the amount of \$250 to assist with costs to attend the Pacific International Cup Event.
18. That a grant in aid, Area A – Mill Bay/Malahat, be given to Kerry Park Men's Curling League in the amount of \$250 to assist with costs to attend the Pacific International Cup Event.
19. That the Electoral Areas Curbside Collection project be eliminated from the gas tax funding list and the \$300,000 be allocated to Tier I and Tier II projects; and further, that staff be directed to recommend to the Committee how all Tier I and II projects could fit within the available 2012-2014 gas tax funding envelope.
20. That the 2012 Major and Minor Capital Work Program Schedule for Community and Sub-Regional Parks be endorsed as the order and priority list for undertaking completion of capital project work approved in the 2012 budget.
21. That the building permit fee for the proposed 380 sq.ft. addition to the CMS Food Bank on Lashburn Road be waived.
22. That the General Manager, Planning and Development Department, be directed to forward a letter to the Minister of Transportation and Infrastructure outlining concerns regarding lack of appropriate Ministry action respecting loss of public access to private properties due to a washout at the end of Doupe Road in Cowichan Station and request that the appropriate action be taken.
23. That Gordon Dickinson be appointed to the vacant elected position on the Area C Parks Commission for a term to expire December 31, 2012, and that the appropriate information be provided to Mr. Dickinson.

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

24. That Development Permit No. 3-H-09DP (Kiwi Cove Lodge/Kolosoff) be extended for one year until April 14, 2013.
25. That Application No. 2-F-11DVP by Stan Van Basten to vary Section 3.22 of Zoning Bylaw No. 2600 on Lot 34, Section 35, Renfrew District, (situate in Cowichan Lake District), Plan 40628 by reducing the minimum setback from a water course from 15 metres to 3 metres for the purpose of constructing a cantilevered deck and dormers, be approved.
26. That Application No. 1-A-11 TUP submitted by Mark Wyatt on behalf of Malahat Holdings Ltd. Inc. for a Temporary Use Permit on 8.0 ha of District Lot 72, Malahat District Except Those Parts in Plans 518W and 49974 and VIP 86314 proceed to a public meeting in accordance with South Cowichan Official Community Plan Policy 12.23.
27. That Application No. 2-E-12ALR by Douglas Williams made pursuant to Section 20(3) of the *Agricultural Land Commission Act* to construct a small suite on the subject property, be forwarded to the Agricultural Land Commission with a recommendation to approve the application subject to decommissioning of the existing cabin.
28. That Application No. 5-E-12DP/RAR/VAR by Donna Corby for a variance to Section 5.18 of Bylaw No. 1840 in order to reduce the required Streamside Protection and Enhancement Area setback from 7.5 metres down to 2.8 metres on Lot B, Section 8, Sahtlam District, Plan VIP53018 (PID: 017-475-503) be approved, subject to compliance with the recommendations of RAR Report No. 2294.
29. That CVRD Zoning Bylaws No. 2000, 985,1405, 1015, 1840, 2600, 1020 and 2465 be amended to remove recycling and composting uses from all zones, while simultaneously developing a new recycling/ composting zone that may be applied to appropriate parcels upon successful rezoning/ application, and that a public hearing be held in the north, south, central and west sectors of the Regional District; and further, that the following referral agencies be notified of the proposed amendment: Ministry of Transportation and Infrastructure, Ministry of Environment, Regional District of Nanaimo, Capital Regional District, City of Duncan, Town of Lake Cowichan, Town of Ladysmith, North Cowichan District, Stz'uminus First Nation, Lake Cowichan First Nations, Ditidaht First Nation, Cowichan Tribes and Malahat First Nation.



CR3

**ENGINEERING & ENVIRONMENTAL SERVICES COMMITTEE REPORT
OF MEETING HELD MARCH 28, 2012**

DATE: April 2, 2012

To: Chair and Directors of the Cowichan Valley Regional District

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

1. That CVRD Bylaw No. 3591 – Solid Waste Management Charges and Regulations Amendment Bylaw, 2012 be forwarded to the Board for consideration of three readings and adoption.
2. That a bylaw be prepared to amend "CVRD Bylaw No. 2790 – Sentinel Ridge Sewer System Service Establishment Bylaw, 2006", to increase the maximum requisition from \$42,400 to \$53,125, and that the amendment bylaw be forwarded to the Board for consideration of three readings and adoption.
3. That two *critical location streetlights* be installed at the following locations in Electoral Area C:
 1. Intersection of Cobble Hill Road and Empress Avenue
 2. Intersection of Cobble Hill Road and Fisher Roadand further that priority for installation be given to item Number 1 above.
4.
 - .1 That the *Certificate of Sufficiency*, confirming that a sufficient petition requesting inclusion into the Lambourn Estates sewer service area be received.
 - .2 That CVRD Bylaw No. 3052 – Lambourn Estates Sewer System Service Establishment Bylaw, 2008, be amended to include "*PID 002-802-651, Lot 7, Section 4, Range 6, Cowichan District, Plan 24679, except part in Plans 39250 and VIP60753.*"
 - .3 That the amendment bylaw be forwarded to the Board for consideration of three readings.
 - .4 That the amendment bylaw not be considered for adoption until the following conditions have been met:
 - i. A covenant be registered on title of this property, addressing CVRD Planning concerns.
 - ii. A Lambourn Estates Sewer and Water Servicing Agreement be executed by the Developers and the CVRD.



CR5

COWICHAN LAKE RECREATION COMMISSION REPORT

OF MEETING HELD MARCH 22, 2012

DATE: March 28, 2012

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

Your Cowichan Lake Recreation Commission reports and recommends as follows:

1. That the CVRD Board, accept, with regret, the letter of resignation from Sheila McFarlane and that a letter of appreciation be sent to Ms. McFarlane for her years of dedication and service to the Cowichan Lake Recreation Commission



CR6

**KERRY PARK RECREATION CENTRE COMMISSION REPORT
OF MEETING HELD MARCH 29, 2012**

DATE: March 30, 2012

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

Your Kerry Park Recreation Centre Commission reports and recommends:

1. That the CVRD Chair and Corporate Secretary be authorized to enter into a three year agreement with Coca Cola Refreshments Canada on behalf of the CVRD for the Kerry Park Recreation Centre for the provision of soft drinks for the period of April 1, 2012 to March 31, 2015.



SR1

STAFF REPORT

**REGULAR BOARD MEETING
OF APRIL 11, 2012**

DATE: April 3, 2012 **FILE NO:**
FROM: Linda Blatchford, Manager, Cowichan Lake Recreation
SUBJECT: Temporary Extension of Licensed Areas for Special Events

Recommendation/Action:

1. That staff be authorized to proceed with the liquor license extension application process for the following events:
 - a) Extension of Liquor Primary Liquor License #163104 – Curling Lounge, to cover the annual Lake Days Dance to be held Saturday, June 9, 2012 in the Cowichan Lake Sports Arena;
 - b) Extension of Liquor Primary Liquor License #300537 – Youbou Community Bowling Alley, to cover the annual Youbou Regatta Dance to be held on Saturday, August 11, 2012 and the New Year's Eve Dance to be held Monday, December 31, 2012 in the Youbou Hall.
2. That the CVRD Board has no objection should the Liquor Distribution Branch approve the request for an extension of both licenses for the events listed and takes into account:
 - The potential for noise if the applications are approved: Noise is kept at a minimum for all events as they are all held indoors. There have been no problems with noise complaints from past events.
 - The impact on the community if the applications are approved: These are annual community events that provide great community benefit. Members of the community will be involved through participation and volunteer activities.

For event (a) there will be security on the premises; event hosts will be in place throughout the facility; a designated driving program will be in place; and the local RCMP will be invited to have a presence at this event.

For event (b) event hosts will be in place throughout the facility and the local RCMP will be invited to have a presence at both of these events.

 - Whether the amendment may result in the establishment being operated in a manner that is contrary to its primary purpose: Both facilities as identified for events (a) and (b) will be operated as a Liquor Primary facility for the purposes of these events.
3. That the Board Chair and Corporate Secretary be authorized to sign the extension application on behalf of the CVRD.

.../2

Relation to the Corporate Strategic Plan:

Provision of exceptional recreation, cultural and park services

Financial Impact: (Reviewed by Finance Division: _____)

The cost of each application (\$330) has been budgeted for in the 2012 Operating Budget.

Background:

In an effort to ensure that staff have sufficient time to process the annual Liquor Extension applications after taking into account the dates of the next Cowichan Lake Recreation Commission meeting and the subsequent CVRD Board May meeting as well as Liquor Distribution Branch application deadlines, staff polled the Cowichan Lake Recreation Commission via email with respect to the above noted recommendation. Eight Commission members were polled with six responding with a "Yes" vote and two Commission members did not respond at the time of writing this Staff Report. Copies of all email responses have been kept on file.

Submitted by,

Linda Blatchford
Manager, Cowichan Lake Recreation

<p>Reviewed by: Division Manager: <i>Linda Blatchford</i></p> <p>Approved by: General Manager: <i>[Signature]</i></p>



SR2

STAFF REPORT

REGULAR BOARD MEETING
OF APRIL 11, 2012

DATE: April 4, 2012 FILE NO: 1-A-11RS
FROM: Rob Conway BYLAW NO: 3511 and 3498
Manager, Development Services Division
Planning and Development Department
SUBJECT: Bamberton Bylaws and Covenants

Recommendation/Action:

For Information and Board consideration of final version of Covenants relative to Board Resolution of February 8, 2012.

Relation to the Corporate Strategic Plan: N/A

Financial Impact: N/A

Background:

At the Regular Board meeting of February 8, 2012, the CVRD Board granted third reading to South Cowichan Official Community Plan Amendment Bylaw No. 3511 and Zoning Amendment Bylaw No. 3498 (Bamberton Business Park/Industrial). The following resolution was also passed at the same meeting:

That prior to consideration of adoption of Bylaw No. 3511 and 3498, staff be directed to work with the applicants to address covenant deficiencies, including but not limited to:

- **Transfer of the McCurdy Point dedication at no cost to the CVRD;**
- **Limiting restrictions on the transfer of McCurdy Point lands to the prohibition on commercial and industrial use, with no positive obligations or indemnity;**
- **Removal of delegation authority to the General Manager of Planning and Development;**
- **Acceptance of the “as is, where is” transfer of McCurdy Point, but without additional positive obligations or release or indemnity to Bamberton;**
- **Inclusion of dedication as an option for protection of RAR and SEI areas upon agreement of the parties;**
- **Acceptance of a five year early termination clause for the Southlands covenant is not preferred but may be considered if modified to account for unfettered consideration and acceptable amendments rezoning applications;**
- **Ongoing monitoring of the Oceanview Improvement District’s well, at the applicant’s cost.**

- **Such other matters as discussed with the applicants and recommended by CVRD staff and legal counsel prior to the public hearing;**

And further, that upon mutual agreement of the amended covenants, the Corporate Secretary and Regional Board Chair be authorized to execute the covenants on behalf of the CVRD. Should mutual agreement not be achieved, staff are directed to prepare a report describing any outstanding covenant deficiencies.

Since the February 8, 2012 Board meeting, 17 statutory covenants under the authority of section 219 of the *Land Title Act* (the "Covenants") were finalized and mutual agreement reached with Bamberton, staff and the Regional Board Chair who executed the Covenants; they were submitted for registration April 2, 2012 (final confirmation of registration to be confirmed prior to consideration by Board). The following reports on each of the Resolution conditions, noting that some differences from the February 8th resolution require the attention and approval of the Board with a new Resolution recommending acceptance of the Covenants so registered (if the Board so chooses):

1. *Transfer of the McCurdy Point lands at no cost to the CVRD;*

Satisfied: The applicant has agreed to survey and transfer 12 hectares of land at McCurdy Point to the CVRD at no cost.

2. *Limiting restrictions on the transfer of McCurdy Point lands to the prohibition on commercial and industrial use, with no positive obligations or indemnity;*

Satisfied: The restriction on the use of the McCurdy Point Lands will be contained within a common law Restrictive Covenant. All positive obligations or restrictions associated with the transfer have been removed.

3. *Removal of delegation authority to the General Manager of Planning and Development;*

Satisfied: The delegation of authority to the Manager has been removed.

4. *Acceptance of the "as is, where is" transfer of McCurdy Point, but without additional positive obligations or release or indemnity to Bamberton;*

For Further Consideration: All of the indemnity and release language that was in the draft McCurdy Point transfer covenant has been removed with one exception, being a release relating to CVRD's responsibility for McCurdy Point after the Transfer Date. The applicant insisted on the following "release" language:

"7. The Transferee [i.e. CVRD] agrees:

(e) to assume all responsibility for actions and omissions relating to McCurdy Point from and after the Transfer Date and to hereby release the Transferor and its affiliates, shareholders, directors, officers, employees, agents, successors and assigns from and against any and all claims, causes of actions, liabilities, costs or expenses relating to matters that arise from and after the Transfer Date related to McCurdy Point."

5. *Inclusion of dedication as an option for protection of RAR and SEI areas upon agreement of the parties;*

Satisfied: These Covenant have been modified to include the option of dedication to protect identified Riparian Area Regulation (RAR) and Sensitive Ecosystem Inventory (SEI) areas.

6. *Acceptance of a five year early termination clause for the Southlands covenant is not preferred but may be considered if modified to account for unfettered consideration and acceptable amendments [to] rezoning applications;*

Satisfied: The Southlands Covenant continues to have a clause that would allow it to be terminated after five years, however language has been added to clarify that the CVRD Board's discretion over future zoning changes is not fettered by the Covenant.

7. *Ongoing monitoring of the Oceanview Improvement District's well, at the applicant's cost;*

For further consideration: The Water Protection Covenant provides that monitoring of the OID well will be required at the applicant's cost if an independent qualified professional (paid for by Bamberton) determines that monitoring of the well is advisable. Other forms of monitoring may also be required if recommended by the professional. The covenant requires that the professional determine:

"...the nature and extent of any additional groundwater monitoring required (if any) including related to the Oceanview Improvement District ("OID") well and the assessment shall include the reasoning or rationale for the recommended monitoring or lack thereof,"

8. *Such other matters as discussed with the applicants and recommended by CVRD staff and legal counsel prior to the public hearing;*

Satisfied: There have been a number of other adjustments made to the Covenants to reach mutual agreement on the covenants, including:

- (a) clarifying and expanding the exemptions in some Covenants to include access and servicing of adjacent lands;
- (b) extending the requirements for SEI and RAR assessment to include new areas of District Lot 183 not involved in the rezoning and not previously covered by the draft Southlands Covenant;
- (c) structuring the covenants so that they apply to legal parcels rather than zoning boundaries;
- (d) modifying and adding further restrictions in the Water Protection Covenant;
- (e) clarifying the Wild Play exemption;
- (f) adding legal descriptions, Explanatory Plans and mete and bounds descriptions to delineate the areas affected;
- (g) modifying recitals to be more descriptive, including adding the Southlands covenant area acreage;
- (h) adding further language in the donative intent release clause for the CVRD's benefit;
- (i) adding a clause for the Board to authorize activities without need for Covenant modification;

- (j) adding explanatory notes for the follow-up (post-assessment) Riparian and SEI covenants; and
- (k) adding "counterparts" clause to facilitate executions.

Copies of the completed Covenants have been placed in the Director's lounge, should the Directors wish to review them.

Summary:

Staff confirm the covenants continue to address their intended purpose and objectives. They have been adjusted in accordance with the direction given in the February 8, 2012 Board Resolution, although, as noted above, there are a couple of matters for the Board's further consideration prior to consideration of adoption of the amendment bylaws.

As staff and the applicant have reached mutual agreement on the amended terms and conditions of the covenants, the CVRD Board Chair and Corporate Secretary have executed the Covenants, as authorized by the resolution. The covenants have been filed at the Land Titles Office and we are awaiting confirmation of registration. Should confirmation be received prior to the April 11, 2012 Board meeting, the Board could consider adoption of South Cowichan Official Community Plan Amendment Bylaw No. 3511 and Zoning Amendment Bylaw No. 3498 (Bamberton Business Park/Industrial) at that meeting.

Suggested Resolution:

That the Board considers:

1. the final version of the Bamberton covenants to be consistent with their intended purposes and objectives in relation to South Cowichan Official Community Plan Amendment Bylaw No. 3511 and Zoning Amendment Bylaw No. 3498 (Bamberton Business Park/Industrial);
2. there to be no material deviations from the resolution of February 8, 2012, and the amendments to the covenants to be acceptable; and
3. that the Chair and Corporate Secretary were properly authorized to execute the covenants;

and, as such, the Covenants and their execution are expressly ratified.

Submitted by,



Rob Conway, MCIP
 Manager, Development Services Division
 Planning and Development Department

RC/ca

<p>Approved by: General Manager: <u>NOT AVAILABLE</u></p>
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C·V·R·D

PUBLIC HEARING REPORT
Bylaw No. 3445

Following is a summary of the proceedings of the Public Hearing for Official Community Plan Amendment Bylaw No. 3445 (Bill 27), applicable to Electoral Area F – Cowichan Lake South/Skutz Falls, held on Thursday, March 22, 2012, at the Cowichan Lake Sports Arena, Multi Purpose Room, 311 South Shore Road, Lake Cowichan, B.C. at 6:00 p.m.

**HEARING
DELEGATES**

Director I. Morrison, Electoral Area F – Cowichan Lake South/Skutz Falls,
Chairperson
Director P. Weaver, Electoral Area I – Youbou/Meade Creek

Absent:

Director L. Iannidinardo, Electoral Area D – Cowichan Bay

**CVRD STAFF
PRESENT**

Ms. A. Garnett, Planner I, Planning & Development Department
Ms. J. Hughes, Recording Secretary, Planning & Development Department

Members of the Public:

There were no members of the public present.

CALL TO ORDER

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

PROCEDURES

Ms. Garnett explained the requirements under Section 890 of the *Local Government Act*. She advised that notice of the Public Hearing was advertised in two consecutive issues of the *Lake Cowichan Gazette* (Wednesday, March 7, 2012 and Wednesday, March 14, 2012) and also within the *Leader Pictorial* (Friday, March 9, 2012) and *Citizen* (Friday, March 16, 2012) as required by the *Local Government Act*.

Official Community Plan Amendment Bylaw No. 3445 proposes to amend CVRD Electoral Area F – Cowichan Lake South/Skutz Falls Official Community Plan Bylaw No. 1945 by introducing a new section to the Plan, entitled “Climate, Land, Resources and Energy Efficiency (Bill 27)”. This proposed section states that, within the CVRD, vehicle related transportation is the single largest contributor of greenhouse gas emissions. Acknowledging that Electoral Area F - Cowichan Lake South/Skutz Falls' potential to influence greenhouse gas emissions is largely through land use planning, the proposed Plan amendment establishes objectives to reduce emissions by making wise and efficient use of lands and resources.

The bylaw amendment includes targets to reduce greenhouse gas emissions, and introduces policies intended to support achievement of those targets, including retention of forestry designated lands, increasing viability of the transit system, encouraging compact settlement patterns, developing water and sewer infrastructure, and supporting local agricultural production and consumption, and the local economy. This new section of the Plan encourages the CVRD Board to consider greenhouse gas emissions targets when evaluating land use change decisions, and also

encourages development of a climate change action plan.

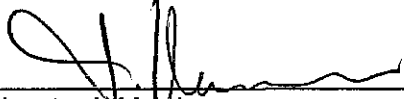
The purpose of Official Community Plan Amendment Bylaw No. 3445 is to bring the Area F Plan into compliance with Bill 27 of the Province of British Columbia. Bill 27 requires that all Official Community Plans contain greenhouse gas reduction targets and the objectives and policies designed to move towards compliance with these targets.

No correspondence 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, March 22, 2012, at 4:30 p.m.

Correspondence	No correspondence was received.
Location of the File	Director Morrison advised that the Information Binder was available for review on the side table, along with copies of the proposed Amendment Bylaw 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.
QUESTION PERIOD	<p>Director Morrison 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.</p> <p>Due to no public present there were no questions.</p>
Director Morrison	Asked for further questions from the public present three times regarding Official Community Plan Amendment Bylaw No. 3445.
PUBLIC COMMENTS	<p>The Public Hearing was then opened to those members of the public present who deemed themselves affected by the proposed Amendment Bylaw. Chair Morrison reminded the public that the Information Binder was available for review located on the back table, along with copies of the proposed Amendment Bylaw, and that all submissions must be received at the head table prior to the close of the Public Hearing.</p> <p>Due to no public present there were no comments received.</p>
ADJOURNMENT	<p>Chairperson Morrison asked for public comments or submissions three times from the public present regarding Official Community Plan Amendment Bylaw No. 3445.</p> <p>Chairperson Morrison declared the Public Hearing closed at 6:15 p.m.</p>

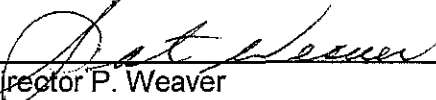
CERTIFICATION:

We attended the Public Hearing on Thursday, March 22, 2012, and hereby certify that this is a fair and accurate report of the Public Hearing.



Director I. Morrison

Date 04/03/12



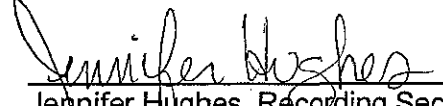
Director P. Weaver

Date April 3/12



Alison Garnett, Planner I

Date March 30, 2012



Jennifer Hughes, Recording Secretary

Date March 30, 2012.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3467

A Bylaw to Amend the Boundaries of the Sentinel Ridge Drainage Service Area

WHEREAS the Board of the Cowichan Valley Regional District established the *Sentinel Ridge Drainage Service Area* under the provisions of Bylaw No. 2852, cited as "CVRD Bylaw No. 2852 – Sentinel Ridge Drainage System Service Establishment Bylaw, 2006", as amended;

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

- PID 009-346-520, Parcel D (DD 33154I) of District Lot 77, Malahat District;
- PID 009-346-511, Parcel C (DD 436941I) of District Lot 77, Malahat District; and
- PID 009-346-554, That Part of District Lot 77, Malahat District, Lying to the South of the South Boundaries of Parcel C (DD 43694I) and Parcel D (DD 33154I) of Said Lot and Except Those Parts in Plans 518RW, 50504 and VIP86314;

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

AND WHEREAS the Director of Electoral Area A – Mill Bay/Malahat has consented, in writing, to the adoption of this bylaw;

NOW THEREFORE the Board of the Cowichan Valley Regional District, in open meeting assembled, enacts as follows:

1. **CITATION**

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 3467 – Sentinel Ridge Drainage Service Amendment Bylaw, 2012**".

2. **AMENDMENT**

That Bylaw No. 2852 be amended by deleting the existing Schedule A and replacing it with the Schedule A attached to this bylaw.

READ A FIRST TIME this _____ day of _____, 2012.

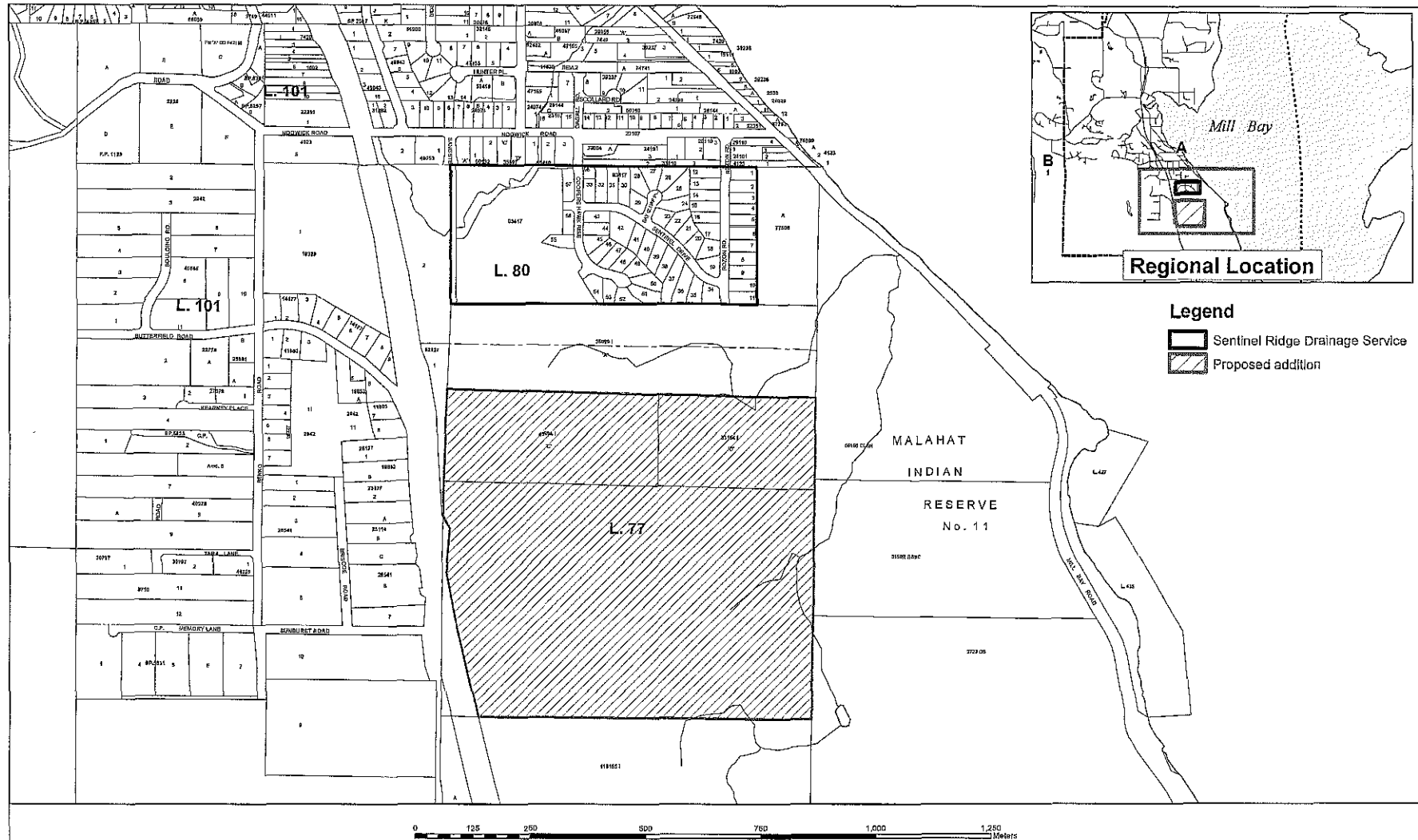
READ A SECOND TIME this _____ day of _____, 2012.

READ A THIRD TIME this _____ day of _____, 2012.

ADOPTED this _____ day of _____, 2012.

Chairperson

Corporate Secretary



Schedule A to CVRD Bylaw No.2852 - Sentinel Ridge Drainage Service Establishment Bylaw, 2006. As amended by CVRD Bylaw No. 3467. Adopted _____ 2012.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3468

A Bylaw to Amend the Boundaries of the Sentinel Ridge Street Lighting Service Area

WHEREAS the Board of the Cowichan Valley Regional District established the *Sentinel Ridge Street Lighting Service Area* under the provisions of Bylaw No. 2851, cited as "CVRD Bylaw No. 2851 – Sentinel Ridge Street Lighting System Service Establishment Bylaw, 2006", as amended;

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

- PID 009-346-520, Parcel D (DD 33154I) of District Lot 77, Malahat District;
- PID 009-346-511, Parcel C (DD 436941I) of District Lot 77, Malahat District; and
- PID 009-346-554, That Part of District Lot 77, Malahat District, Lying to the South of the South Boundaries of Parcel C (DD 43694I) and Parcel D (DD 33154I) of Said Lot and Except Those Parts in Plans 518RW, 50504 and VIP86314;

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

AND WHEREAS the Director of Electoral Area A – Mill Bay/Malahat has consented, in writing, to the adoption of this bylaw;

NOW THEREFORE the Board of the Cowichan Valley Regional District, in open meeting assembled, enacts as follows:

1. **CITATION**

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 3468 – Sentinel Ridge Street Lighting Service Amendment Bylaw, 2012**".

2. **AMENDMENT**

That Bylaw No. 2851 be amended by deleting the existing Schedule A and replacing it with the Schedule A attached to this bylaw.

READ A FIRST TIME this _____ day of _____, 2012.

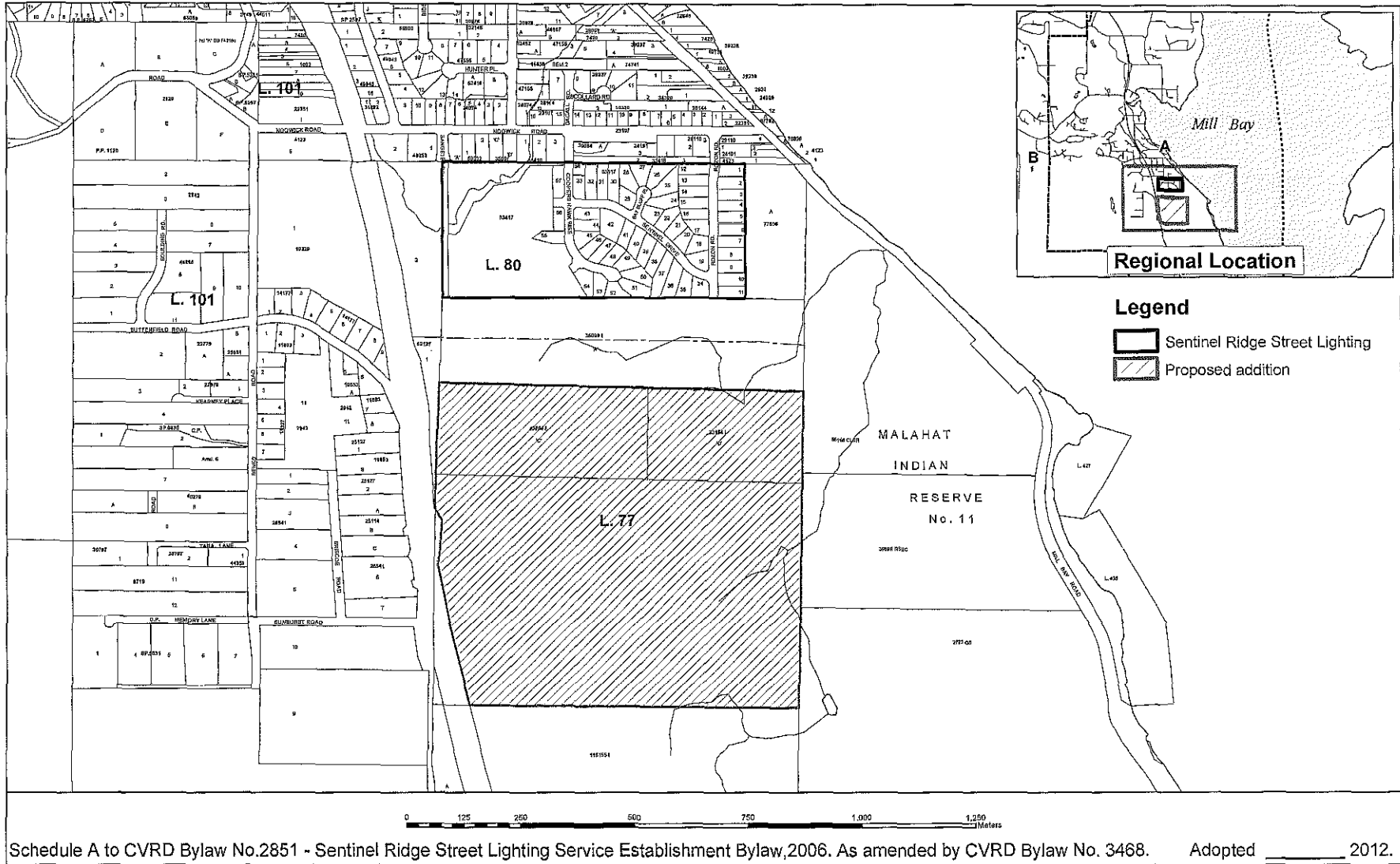
READ A SECOND TIME this _____ day of _____, 2012.

READ A THIRD TIME this _____ day of _____, 2012.

ADOPTED this _____ day of _____, 2012.

Chairperson

Corporate Secretary



Schedule A to CVRD Bylaw No.2851 - Sentinel Ridge Street Lighting Service Establishment Bylaw,2006. As amended by CVRD Bylaw No. 3468. Adopted _____ 2012.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3581

A Bylaw to Amend the Boundaries of the Brulette Place Sewer System Service Area

WHEREAS the Board of the Cowichan Valley Regional District established the *Brulette Place Sewer Service Area* under the provisions of Bylaw No. 3296, cited as "CVRD Bylaw No. 3296 – Brulette Place Sewer System Service Establishment Bylaw, 2009", as amended;

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

- PID 009-497-862, That Part of Section 4, Range 8, Shawnigan District, Shown Outlined in Red on Plan 677R Except That Part in Plan VIP52681 and VIP72005;

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

AND WHEREAS the Director of Electoral Area A – Mill Bay/Malahat has consented, in writing, to the adoption of this bylaw;

NOW THEREFORE the Board of the Cowichan Valley Regional District, in open meeting assembled, enacts as follows:

1. **CITATION**

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 3581 – Brulette Place Sewer System Service Amendment Bylaw, 2012**".

2. **AMENDMENT**

That Bylaw No. 3296 be amended by deleting the existing Schedule A and replacing it with the Schedule A attached to this bylaw.

READ A FIRST TIME this 14th day of March, 2012.

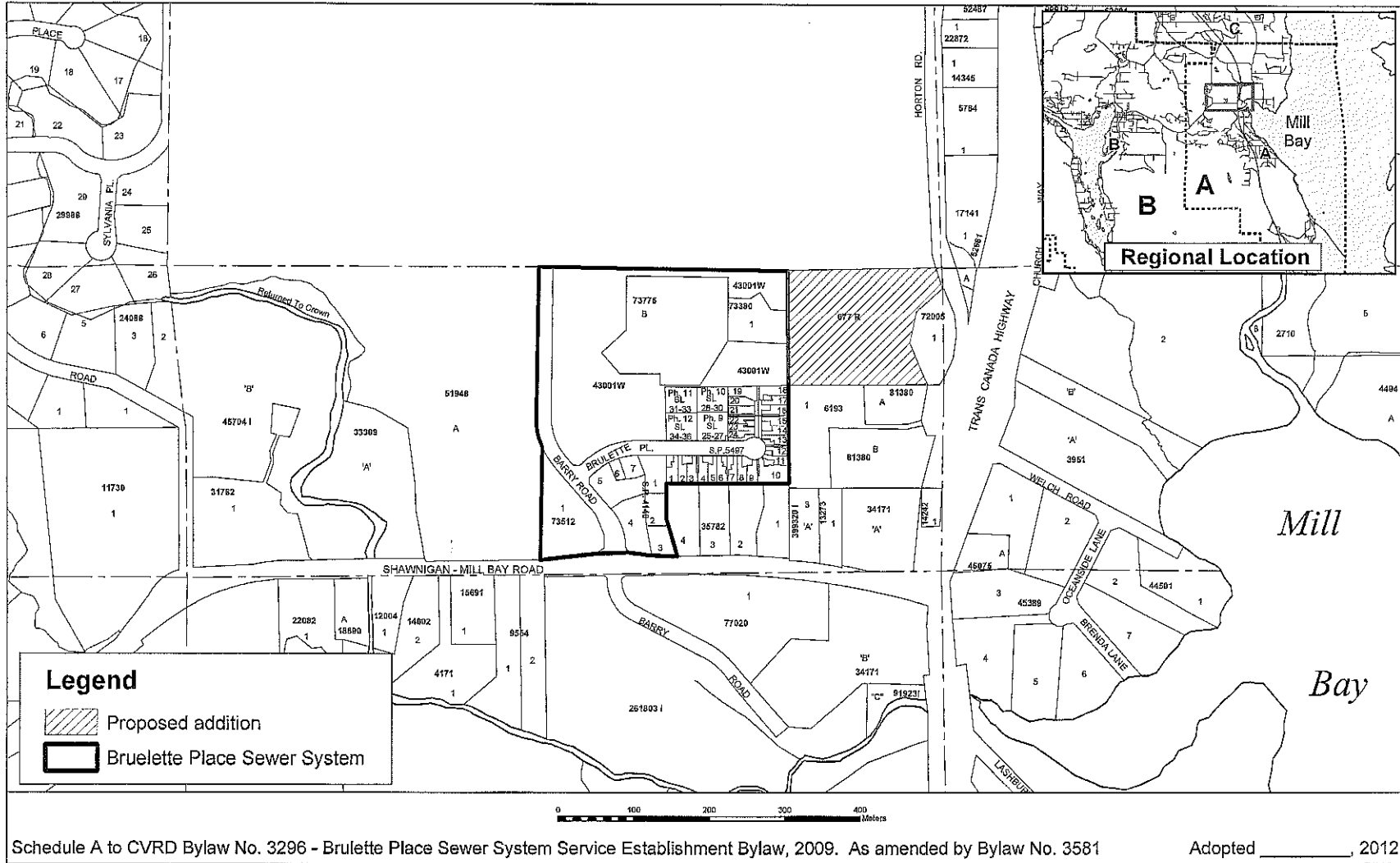
READ A SECOND TIME this 14th day of March, 2012.

READ A THIRD TIME this 14th day of March, 2012.

ADOPTED this _____ day of _____, 2012.

Chairperson

Corporate Secretary





COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3591

**A Bylaw to Amend Bylaw No. 2108 – Solid Waste Management
Charges and Regulations Bylaw.**

WHEREAS the Board of Directors of the Cowichan Valley Regional District established a scale of charges for its solid waste disposal facilities under the provisions of Bylaw No. 2108, cited as "CVRD Bylaw No. 2108 – Solid Waste Management Charges and Regulations Bylaw, 2000";

AND WHEREAS the Board deems it desirable and expedient to revise Section 2 – Definitions and Schedule B – Charges For Solid Waste, Controlled Waste and Recyclable Materials;

NOW THEREFORE the Board of Directors of the Cowichan Valley Regional District, in open meeting assembled, enacts as follows:

1. **CITATION**

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 3591 – Solid Waste Management Charges and Regulations Amendment Bylaw, 2012**".

2. **AMENDMENT**

a) That the following revisions be made under Section 2 – Definitions:

- i. The definition for "**Engineer**" be deleted in its entirety.
- ii. The definitions for "**Lead-acid Battery**" and "**Used Antifreeze**" be deleted in their entirety and replaced as follows:

"Lead-acid Battery" means an electro-chemical cell contained in a plastic case consisting of lead and lead oxide plates and containing a sulphuric acid, which is used to supply an electric power source and which is defined under the Recycling Regulation (BC 449/2004), and all amending regulations under the *BC Environmental Management Act*.

"Used antifreeze" means a liquid, such as ethylene glycol or alcohol, that may be mixed with water and has been used as a radiator fluid, but does not contain lubricating oil or petroleum products and is defined under the Recycling Regulation (BC Reg. 449/2004) and all amending regulations under the *BC Environmental Management Act*.

iii. The following definitions be added:

"Manager" means the General Manager, Engineering & Environmental Services Department of the **CVRD**, or his authorized designate.

"Used Antifreeze Containers" means containers that hold antifreeze and which are defined under the Recycling Regulation (BC Reg. 449/2004), and all amending regulations under the BC *Environmental Management Act*.

iv. The following items be added under **"Controlled Waste"** and **"Recyclable Materials"**:

- **Used antifreeze**
- **Used antifreeze Containers**

b) That Schedule B to Bylaw No. 2108 be deleted in its entirety and replaced with Schedule B attached hereto and forming part of this bylaw.

READ A FIRST TIME this _____ day of _____, 2012.

READ A SECOND TIME this _____ day of _____, 2012.

READ A THIRD TIME this _____ day of _____, 2012.

ADOPTED this _____ day of _____, 2012.

Chairperson

Corporate Secretary



C.V.R.D

SCHEDULE B

TO CVRD BYLAW NO. 2108

**CHARGES FOR SOLID WASTE,
CONTROLLED WASTE AND RECYCLABLE MATERIALS**

1. The charge for depositing *Solid Waste, Controlled Wastes and Recyclable Materials* at the *Disposal facility* is:

ITEM	#	DESCRIPTION	IN-AREA CHARGE	OUT-OF-AREA CHARGE
REFUSE	1a	As measured by weight on the scale provided at the <i>Disposal facility</i> by the <i>CVRD</i> ; or	\$140.00/tonne	\$500.00/tonne
	1b	As a minimum charge for <i>Loads</i> weighing not more than 25 kilograms (55 pounds) and delivered by a <i>Vehicle</i> .	\$5.00/load	\$50.00/load
ASPHALT ROOFING	2	As measured by weight on the scale provided at the Bings Creek Solid Waste Management Complex <i>Disposal facility</i> by the <i>CVRD</i> .	\$120.00/tonne	Not Accepted
CFC APPLIANCES	3a	No charge for <i>CVRD</i> residents or non-profit groups for quantities up to 1 unit.	No Charge	Not Accepted
	3b	No charge for <i>CVRD</i> residents or non-profit groups for quantities greater than 1 unit if the units have had all CFCs removed by a certified professional and have been labelled as such.	No Charge	Not Accepted
	3c	Per unit charge for quantities greater than 1 unit if the units have not had CFCs removed.	\$15.00/unit	Not Accepted
COMMERCIAL ORGANIC WASTE	4	As measured by weight on the scale provided at the Bings Creek Solid Waste Management Complex <i>Disposal facility</i> by the <i>CVRD</i> .	\$100.00/tonne	Not Accepted
FLUORESCENT LAMP BALLASTS	5a	No charge for <i>CVRD</i> residents or non-profit groups for quantities up to 6 units weighing not more than 2 kilograms (4.4 pounds) each..	No Charge	Not Accepted
	5b	Commercial generator/collector fees will apply to units weighing greater than 2 kilograms (4.4 pounds) each.	\$5.00/unit	Not Accepted
FLUORESCENT TUBES	6a	No charge for <i>CVRD</i> residents or non-profit groups for quantities up to 16 tubes and 16 compact fluorescents per day.	No Charge	Not Accepted
	6b	Commercial generator/collector fees: <ul style="list-style-type: none"> • Straight Fluorescent Lights (any length), U-Tubes and Compact Fluorescents • Mercury, High-Pressure and Sodium Vapour Lamps 	\$0.50/unit \$3.00 /unit	Not Accepted

.../2

ITEM	#	DESCRIPTION	IN-AREA CHARGE	OUT-OF-AREA CHARGE
GYPSUM BOARD OR DRYWALL	7	As measured by weight on the scale provided at the Bings Creek Solid Waste Management Complex <i>Disposal facility</i> by the CVRD .	\$190.00/tonne	Not Accepted
HOUSEHOLD/ DISPOSABLE BATTERIES	8a	No charge to CVRD residents or non-profit groups for quantities up to 24 units.	No Charge	Not Accepted
	8b	Commercial generator/collector fee (flat rate) will apply to a volume of material lesser than or equal to that which can be contained within a 23 litre (5 gallon) bucket.	\$120.00	Not Accepted
LUBRICATING OIL	9	No charge for CVRD residents or non-profit groups for quantities up to 20 litres.	No Charge	Not Accepted
NON-COMMERCIAL ORGANIC WASTE	10a	As measured by weight on the scale provided at the Bings Creek Solid Waste Management Complex <i>Disposal facility</i> by the CVRD ; or	\$100.00/tonne	Not Accepted
	10b	A minimum charge for Loads exceeding 23 litres (5 gallons) in volume, but weighing not more than 25 kg (55 pounds) and delivered by a Vehicle .	\$3.00/load	Not Accepted
	10c	For a volume of material lesser than or equal to that which can be contained within a 23-litre (5-gallon) bucket.	No Charge	Not Accepted
SCRAP LUMBER AND WOOD PRODUCTS	11	As measured by weight on the scale provided at the Bings Creek Solid Waste Management Complex <i>Disposal facility</i> by the CVRD .	\$85.00/tonne	Not Accepted
TIRE PRODUCTS	13	No charge for CVRD residents or non-profit groups for quantities up to 4 units, per day, with an inner diameter not exceeding 43 centimetres (17 inches) each.	No Charge	Not Accepted
USED ANTIFREEZE	14	No charge for CVRD residents or non-profit groups for quantities up to 4 litres.	No Charge	Not Accepted

2. The charge for depositing **Solid waste** that is not **Source-separated waste** at the **Disposal facility** is as outlined in Section 5 of this bylaw.
3. In the event that the scales provided are not operational, or in the event of traffic congestion, or at the discretion of the **Engineer**, weights of **Loads** and **Small loads** shall be as estimated by the **Engineer** and a fee shall be charged as outlined in Section 1 above.
4. Where the charge for depositing **Solid waste** at the **Disposal facility** is described under Section 4 of this bylaw, the charge payable shall be paid following the weighing of the empty **Vehicle** after the load is deposited and shall be based on the difference in weight between the loaded weight and the weight of the empty **Vehicle**.
5. Notwithstanding Section 5 hereof, any person depositing **Solid waste** at the **Disposal facility** on a regular basis may apply in writing to the **CVRD** for credit and if the **Treasurer** is satisfied of the credit worthiness of the person, he or she may grant credit to that person, in which case payment of the charge imposed under Section 4 shall be made and the credit extended on the conditions of the application.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3593

A Bylaw to Amend Electoral Area I – Youbou/Meade Creek Critical Location Streetlighting Service Establishment Bylaw No. 2144

WHEREAS the Board of the Cowichan Valley Regional District established the *Electoral Area I – Youbou/Meade Creek Critical Location Streetlighting Service Area* under the provisions of Bylaw No. 2144, cited as "CVRD Bylaw No. 2144 – Youbou/Meade Creek Critical Location Streetlighting Service Establishment Bylaw, 2000";

AND WHEREAS the Regional District wishes to amend Bylaw No. 2144 by increasing the maximum annual requisition limit from \$1,000 to \$1,245;

AND WHEREAS the Director for Electoral Area I – Youbou/Meade Creek has consented, in writing, to the adoption of this bylaw;

NOW THEREFORE the Board of Directors of the Cowichan Valley Regional District, in open meeting assembled, enacts as follows:

1. **CITATION**

This bylaw may be cited as "**CVRD Bylaw No. 3593 – Electoral Area I – Youbou/Meade Creek Critical Location Streetlighting Service Amendment Bylaw, 2012**".

2. **AMENDMENT**

That CVRD Bylaw No. 2144 be amended by deleting the following text: "One Thousand (\$1,000.00) Dollars", as it appears in the third Whereas clause in the Preamble of the bylaw and in the first paragraph under Section 5 – Cost Recovery; and replacing it with the text "One Thousand Two Hundred Forty-Five Dollars (\$1,245)".

READ A FIRST TIME this _____ day of _____, 2012.

READ A SECOND TIME this _____ day of _____, 2012.

READ A THIRD TIME this _____ day of _____, 2012.

ADOPTED this _____ day of _____, 2012.

Chairperson

Corporate Secretary



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3594

A Bylaw to Amend the Boundaries of the Twin Cedars Sewer System Service Area

WHEREAS the Board of the Cowichan Valley Regional District established the *Twin Cedars Sewer System Service Area* under the provisions of Bylaw No. 2871, cited as "CVRD Bylaw No. 2871 – Twin Cedars Sewer System Service Establishment Bylaw, 2006", as amended;

AND WHEREAS the Board of the Cowichan Valley Regional District wishes to extend the boundaries of the service area to include the following 14 properties:

- PID 006-909-710, Lot 1, Block 18, Section 12, Range 6, Shawnigan District, Plan 1809;
- PID 006-909-736, Lot 2, Block 18, Section 12, Range 6, Shawnigan District, Plan 1809;
- PID 006-909-744, Lot 3, Block 18, Section 12, Range 6, Shawnigan District, Plan 1809;
- PID 006-909-787, Lot 5, Block 18, Section 12, Range 6, Shawnigan District, Plan 1809;
- PID 006-909-817, Lot 6, Block 18, Section 12, Range 6, Shawnigan District, Plan 1809;
- PID 006-909-825, Lot 7, Block 18, Section 12, Range 6, Shawnigan District, Plan 1809;
- PID 006-909-850, Lot 8, Block 18, Section 12, Range 6, Shawnigan District, Plan 1809;
- PID 006-909-876, Lot 9, Block 18, Section 12, Range 6, Shawnigan District, Plan 1809;
- PID 006-909-965, Lot 19, Block 18, Section 12, Range 6, Shawnigan District, Plan 1809;
- PID 006-909-981, Lot 20, Block 18, Section 12, Range 6, Shawnigan District, Plan 1809;
- PID 006-910-017, Lot 21, Block 18, Section 12, Range 6, Shawnigan District, Plan 1809;
- PID 006-910-033, Lot 22, Block 18, Section 12, Range 6, Shawnigan District, Plan 1809;
- PID 006-910-050, Lot 23, Block 18, Section 12, Range 6, Shawnigan District, Plan 1809;
- PID 006-910-068, Lot 24, Block 18, Section 12, Range 6, Shawnigan District, Plan 1809;

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

AND WHEREAS the Director of Electoral Area C – Cobble Hill has consented, in writing, to the adoption of this bylaw;

NOW THEREFORE the Board of the Cowichan Valley Regional District, in open meeting assembled, enacts as follows:

1. **CITATION**

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 3594 – Twin Cedars Sewer System Service Amendment Bylaw, 2012**".

.../2

2. AMENDMENT

That Bylaw No. 2871 be amended by deleting the existing Schedule A and replacing it with the Schedule A attached to this bylaw.

READ A FIRST TIME this _____ day of _____, 2012.

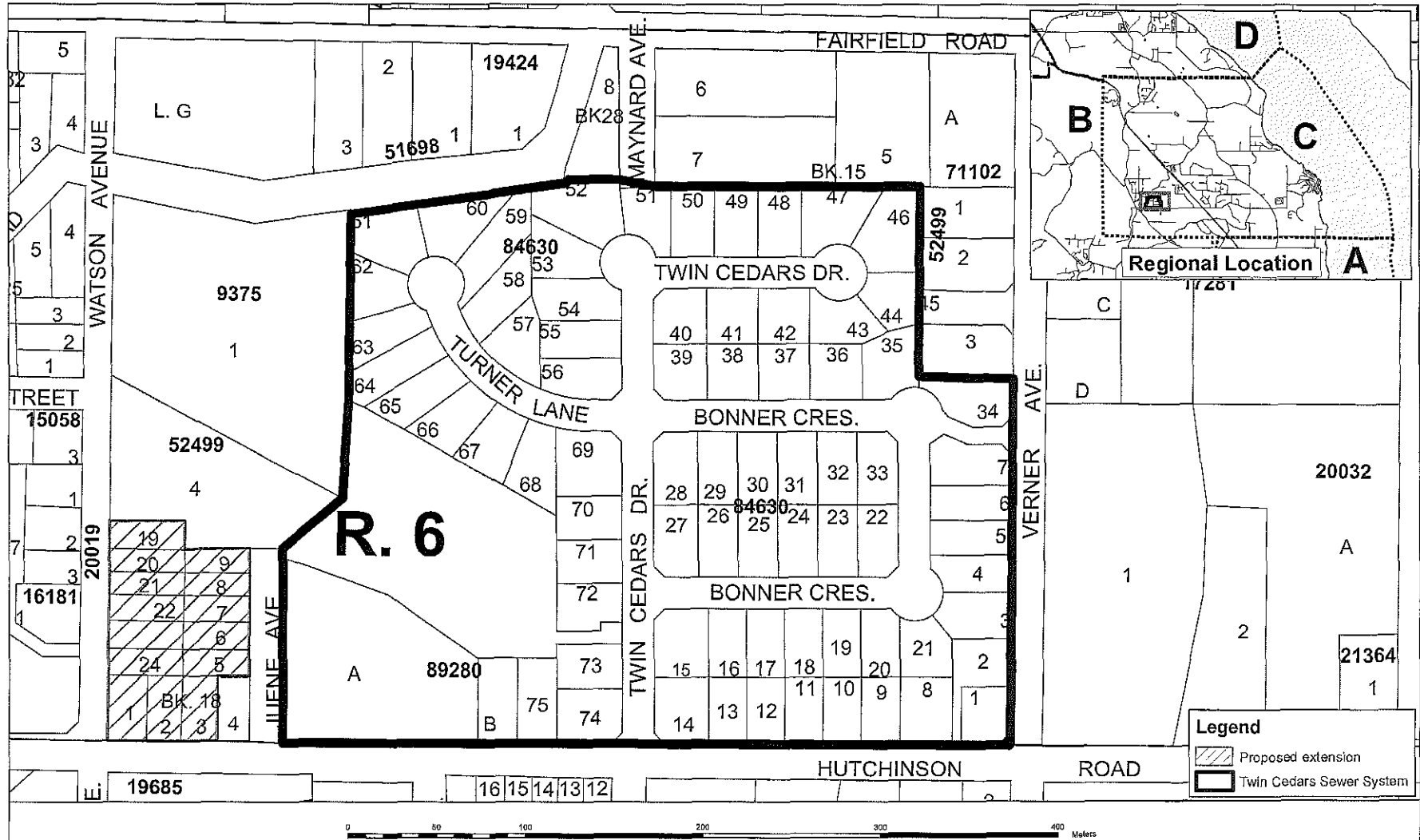
READ A SECOND TIME this _____ day of _____, 2012.

READ A THIRD TIME this _____ day of _____, 2012.

ADOPTED this _____ day of _____, 2012.

Chairperson

Corporate Secretary



Schedule A to CVRD Bylaw No. 2178 - Twin Cedars Sewer System Service Establishment Bylaw, 2006. As amended by CVRD Bylaw No. 3594. Adopted _____, 2012.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3445

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

WHEREAS the *Local Government Act*, hereafter referred to as the "*Act*", as amended, empowers the Regional Board to adopt and amend official community plan bylaws;

AND WHEREAS the Regional District has adopted an official community plan bylaw for Electoral Area F – Cowichan Lake South/Skutz Falls, that being Official Community Plan Bylaw No. 1945;

AND WHEREAS the Regional Board voted on and received the required majority vote of those present and eligible to vote at the meeting at which the vote is taken, as required by the *Act*;

AND WHEREAS after the close of the public hearing and with due regard to the reports received, the Regional Board considers it advisable to amend Community Plan Bylaw No. 1945;

NOW THEREFORE the Board of Directors of the Cowichan Valley Regional District, in open meeting assembled, enacts as follows:

1. **CITATION**

This bylaw shall be cited for all purposes as "**Cowichan Valley Regional District Bylaw No. 3445 - Area F – Cowichan Lake South/Skutz Falls Official Community Plan Amendment Bylaw (Bill 27), 2010**".

2. **AMENDMENTS**

Cowichan Valley Regional District Official Community Plan Bylaw No. 1945, as amended from time to time, is hereby amended as outlined on the attached Schedule A.

3. CAPITAL EXPENDITURE PROGRAM

This bylaw has been examined in light of the most recent Capital Expenditure Program and Solid Waste Management Plan of the Cowichan Valley Regional District and is consistent therewith.

READ A FIRST TIME this 8th day of December, 2010.

READ A SECOND TIME this 8th day of December, 2010.

READ A THIRD TIME this _____ day of _____, 2012.

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

ADOPTED this _____ day of _____, 2012.

Chairperson

Corporate Secretary



C·V·R·D

SCHEDULE "A"

To CVRD Bylaw No. 3445

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

- 1) The following is inserted as Section 20 Climate, Land, Resources, and Energy Efficiency (Bill 27), and added to the Table of Contents.

20. Climate, Land, Resources, and Energy Efficiency (Bill 27)

Background

Bill 27, the *Local Government Statutes Amendments Act* (2008), requires that all local governments establish targets for reducing greenhouse gas emissions. In addition, all Official Community Plans (OCP) must include actions and policies which outline how those reduction targets will be achieved. The CVRD recognizes that Bill 27 raises some very important issues. Firstly, it should hasten the regional response to reduce emissions which are responsible for climate change. But the legislated amendments also provide a unique opportunity to review, strengthen and improve good community planning principles in this Plan. Policies that reduce greenhouse gas (GHG) emissions are based on reduced fossil fuel consumption and efficient use of energy, land and resources. Increased efficiency has a positive impact on improved health and quality of life for the region's residents, and overall environmental sustainability.

Vehicle related transportation is by far the largest contributor to overall emissions in this region. It represented an estimated 82.9% of the GHG emissions produced in 2007¹, as a result of driving to work, schools, and other daily activities. The distribution of land uses, which means the location of homes, workplaces, schools and recreational opportunities, and the preservation of resource lands, is controlled to a large extent by local governments. Understanding the connection between land use and transportation related emissions is one step; the imperative to incorporate climate change into the decisions on land use is another.

The CVRD realizes the urgent need to respond to climate change, and has set targets to reduce emissions. To move towards the established targets, the first proposed action is to undertake a climate change action plan throughout the CVRD as a whole, a process involving comprehensive community engagement and aggressive policies. A climate change action plan that is fully integrated into the OCP could take the region a step beyond emission reductions, to prepare mitigation measures for the anticipated consequences associated with climate change.

.../2

¹ Province of BC, Cowichan Valley Regional District Community Energy and Greenhouse Gas Emissions Inventory: 2007 (2009)

OBJECTIVES

- a. To reduce total greenhouse gas (GHG) emissions in the plan area by 33% from current levels by 2020, and by 80% from current levels by 2050;
- b. To reduce overall energy consumption in the region, encourage an efficient use of the land base and other resources, and promote a healthy and high quality of life for residents.

POLICIES

Policy 20.1:

To meet the CVRD GHG reduction targets of 33% by 2020, and 80% by 2050, the CVRD Board will endeavour to adopt a climate change action plan, which would provide a more comprehensive set of targets, indicators, policies and actions specific to this Plan area.

Policy 20.2:

The CVRD Board will make the greenhouse gas emissions reduction targets noted in this Plan a fundamental consideration in future land use change decisions.

Policy 20.3:

To support local agricultural opportunities, community gardens, farmers markets and food processing facilities will be encouraged in appropriate locations within the Plan area, and the Board will consider creating new agricultural zones that facilitate small scale agricultural production.

Policy 20.4:

The CVRD Board will consider existing and future transit infrastructure in all land use planning decisions, as public transit is a critical component in reducing the area's GHG contribution. Furthermore, the CVRD will continue to pursue opportunities to make the Cowichan Valley Regional Transit System a viable transportation option in the region.

Policy 20.5:

The CVRD Board values and recognizes the natural carbon sequestration potential of the forestry lands within the Plan area. The CVRD encourages the Province of British Columbia to manage forest lands to maximize their ability to sequester carbon. For its part, the CVRD Board will focus on retaining sufficient forestry designated lands.

Policy 20.6:

In the future, the CVRD Board and community will consider identifying village areas, where mixed residential, commercial and institutional land uses will be focused. Complete and compact settlement patterns benefit community health, decrease the cost of transit and other servicing, and help achieve the greenhouse gas reduction targets.

Policy 20.7

The CVRD Board will encourage development that provides major infrastructure such as sewer and water improvements for existing communities in the Plan area, which in turn would allow for infilling and densification and help achieve the greenhouse gas reduction targets.

Policy 20.8

The CVRD Board will endeavour to attract economic development to the Plan area, to promote a sustainable economy, provide local places of employment and recreation, and thereby reduce vehicle travel out of the community.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3511

A Bylaw for the Purpose of Amending South Cowichan Official Community Plan Bylaw No. 3510, Applicable to Electoral Area A – Mill Bay/Malahat, Electoral Area B – Shawnigan Lake and Electoral Area C – Cobble Hill

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 A – Mill Bay/Malahat, Electoral Area B – Shawnigan Lake and Electoral Area C – Cobble Hill, that being South Cowichan Official Community Plan Bylaw No. 3510;

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. 3510;

NOW THEREFORE the Board of Directors of the Cowichan Valley Regional District, in open meeting assembled, enacts as follows:

1. **CITATION**

This bylaw shall be cited for all purposes as "**CVRD Bylaw No. 3511 – South Cowichan Official Community Plan Amendment Bylaw (Bamberton Business Park/Industrial), 2011**".

2. **AMENDMENTS**

South Cowichan Official Community Plan Bylaw No. 3510, 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 22nd day of June, 2011.

READ A SECOND TIME this 22nd day of June, 2011.

SECOND READING RESCINDED this 13th day of July, 2011.

SECOND READING AS AMENDED this 13th day of July, 2011.

READ A THIRD TIME this 8th day of February, 2012.

Exempt from approval by the Minister of Community, Sport and Cultural Development under Section 2 (a) and (b) of the *Cowichan Valley Regional District Approval Exemption Regulation* pursuant to Ministerial Order No. MO36, February 21, 2011.

ADOPTED this _____ day of _____, 2012.

Chairperson

Corporate Secretary



C·V·R·D

SCHEDULE "A"

To CVRD Bylaw No. 3511

Schedule A to Official Community Plan Bylaw No. 3510, is hereby amended as follows:

1. The following is added after Policy 12.23:

POLICY 12.24

Notwithstanding other policies in this Plan to the contrary, lands in the Rural Resource designation that are also identified on Figure 10A may be zoned for light industrial and outdoor recreational uses while remaining in the Rural Resource designation, and such lands, other than for lease purposes, will remain subject to a 80 hectare minimum parcel size requirement, similar to that of the Rural Resource designation. However, long-term leases may be registered over such lands. In the event that these lands are eventually proposed to be redesignated and rezoned for subdivision for industrial, commercial or residential purposes, the CVRD Board expects that a zoning for amenities provision would be enacted which would entail the permanent protection in the public realm of sensitive ecosystem lands to the immediate south of the lands subject to redesignation and rezoning.

POLICY 12.25

Notwithstanding other policies in this Plan to the contrary, lands in the Rural Resource designation that are within a 1 kilometre radius of the Bamberton Highway interchange, and are on the west side of the Trans Canada Highway, may be eligible to be redesignated and rezoned for light industrial and business park uses, and for subdivision to lot sizes suitable for the proposed uses. In considering whether to apply this policy to any particular site, the Board will have regard for:

- a) the suitability of the site for light industrial and business park uses;
 - b) the availability of similar sites in the existing business and light industrial park in the immediate vicinity and the likelihood that an expansion will be needed to meet market demand;
 - c) the availability of community sewer and water services;
 - d) the possibility of capturing new economic development opportunities for the region;
 - e) Protection sensitive environmental features from development and protection of the appearance of this area from vantage points within the Cowichan Valley.
2. Schedule B to the South Cowichan Official Community Plan – the Plan Map – is amended by redesignating part of Block 176, Malahat District, as shown shaded in grey on the Schedule B, Plan No. Z-3511 attached hereto and forming part of this bylaw, from Rural Resource to Industrial.

3. The following is added to the guidelines of the South Cowichan Rural Development Permit Area:

24.4.16A Industrial/Business Park Guidelines

The Industrial/Business Park Guidelines apply to the subdivision of land and construction of buildings or structures or landscaping for all industrial zoned lands in the Plan Area as follows:

- (a) *the guidelines regarding environmental protection (guidelines a) 1 to 4 and b) 1 to 3), natural hazards (guideline a) 5) and views (guideline b) 5) shall apply to all lands that are zoned I-2.*
- (b) *all guidelines shall apply to all other industrial zoned lands.*

Where these guidelines collide with those in other Sections, these guidelines shall prevail.

a) **Land Subdivision Guidelines**

Environmental Protection

1. Lands in a proposed subdivision plan that contain or are adjacent to riparian features should respect the existence of the riparian area by having a substantial additional usable site area beyond the Streamside Protection and Enhancement Area (SPEA). Ongoing protection of the riparian areas generally and the SPEAS in particular is strongly encouraged through mechanisms such as dedication of these lands to the CVRD or the use of covenants in favour of the CVRD. This should minimize the likelihood of difficult-to-develop industrial parcels being created and protect the riparian areas from damage.
2. Buffer areas beyond the SPEA should be landscaped with naturalized plantings. Orientation and positioning of driveways and potential building envelopes on proposed parcels should be sensitive to these features. A development permit may specify additional setbacks from a Streamside Protection and Enhancement Area (SPEA) as required in the zoning bylaw, where such additional setback would be required to offer adequate protection to the riparian area due to the nature of the proposed land use.
3. Infiltration systems, constructed wetlands, and other features in open spaces that are forested should be designed and planted with species that require minimal irrigation and/or have a role in supporting indigenous birds and other small fauna.
4. The site grading of all proposed parcels should be designed at the subdivision stage to direct rainfall that will be collected on roofs and paved surfaces into infiltration systems wherever feasible. These systems should be engineered to allow slow infiltration of rainwater into the ground in locations that will reduce the effect of increased flows on existing watercourses and wetlands.

Natural Hazards

5. A report concerning potential natural hazards to the subdivision will be submitted along with an application, and the report will contain the following:
 - a) Assessment of the risk of geotechnical hazards by an appropriately qualified professional engineer or professional geoscientist with experience in natural hazard assessment and mitigation.
 - b) Assessment of the risk of wildland/urban fire transfer by a qualified professional in the field. The report will contain advice for the subdivision layout and describe in its recommendations the appropriate protective measures to mitigate any risk.

Lot Layout

6. A report on the proposed measures for rainwater management should be prepared by a appropriately qualified professional engineer as part of each DP application for subdivision.
7. Lots should front on roads that have been laid out in response to the topography in order to minimize grades by following contour lines where feasible and appropriate.
8. The subdivision plan should indicate the parcel lines, the potential building envelope reflecting required setbacks and other siting constraints.
9. If appropriate, parcel lines should not be symmetrical across the street in all locations. Lot sizes should vary occasionally to take advantage of environmental features and for variety and to encourage visual interest.

Local Roads

10. Local roads should be designed with rights-of-way and paved lanes to the narrowest width that would still be suitable for business park and light industrial traffic, with a view to minimizing the disruption to the landscape on sloped areas.
11. Preference will be given to main local roads with a surface swale of adequate capacity to collect rainwater from the development sites uphill from it.
12. Where permitted by the Road Authority, street trees should be planted within the right-of-way along streets where they will not affect driveways, sight lines or other infrastructure features, except where a road traverses an area of retained or replaced natural forest. The street tree planting scheme should use a variety of tree types chosen from a range of native and drought-tolerant species and planted in informal rhythms and clusters rather than in regularly spaced lines. To achieve the desired integration with the natural forest context, a minimum of 20% of trees planted should be coniferous species.
13. The local road network should be adapted to the requirements of local transit service, including, for example, transit stops.

Landscape Character

14. Street tree planting, if permitted by the Road Authority, should use a variety of tree species. The Development Permit application for subdivision should include a conceptual street tree planting scheme prepared by a registered Landscape Architect that sets out the species selection for each street from among appropriate drought-tolerant and climate compatible species.

Streetscape Furniture

15. As part of the development permit application for subdivision, the project Landscape Architect shall identify a suite of furnishings for the public realm: bench, light standards, waste receptacle, bike rack, and bollard for use throughout the Business Park and adjacent Industrial Park. This suite of furnishings should be integrated in terms of materials and design expression and should express a contemporary, industrial character. Lighting selections shall be made that have low light emissions into the night sky. Site furnishing specifications of metal, concrete, stone and/or wood should be used to express the Pacific Northwest theme yet blend into the background landscape; aluminum, stainless steel, or painted / powder coated in natural tones (including grey) should be considered; wood, wood-like materials, concrete or metal are suitable as a trim especially for the seating surface of benches.

Visual Buffers

16. A visual natural buffer comprised of natural forest should be provided along the majority of the Trans-Canada Highway to a minimum depth of 10 metres. It should be comprised of retained existing forest vegetation to the greatest extent feasible.
17. Limited gaps in the visual landscape buffers along the Trans-Canada Highway will be provided to achieve visual recognition of the presence of the Business Park. Additional gaps may be provided for specific users in both the Business Park and the adjacent Light Industrial Park, subject to consideration of the quality of building design, landscaping proposed and the resultant overall appearance of the land use.

Signs

18. Pylon signs may be used along the Trans-Canada Highway to identify the Business Park site, which generally should not be backlit and will not contain LCD/LED elements or video/scrolling message elements. The sign should be mounted on a well engineered base and be up to 6 metres in height, allowing visibility to drivers along the highway for an appropriate distance before the exit ramp from the Trans-Canada Highway, while still being below the height of the background trees in the highway buffer strip.

b) Site Development and Building/Structure Form and Character Guidelines

Environmental Protection

1. Where feasible, the use of "green" roof structures is encouraged, to reduce heating and cooling needs and to buffer rainwater flows. Total site imperviousness figures will be submitted with any application and the measures utilised to reduce the effective impervious areas will be described in material accompanying the application.
2. Applications for development permits for buildings and development generally on the parcels for which a development permit application is made must take account of the industrial processes that will occur within the buildings and on the land, and where the proposed uses involve potential contaminants of land or water, sufficient containment measures to prevent spills of potential contaminants shall be taken in the design of both buildings and the site upon which such activities will take place. A report by a qualified professional respecting the measures to be taken in this regard may be required as a precondition to consideration of development permit issuance, and where the report makes recommendations concerning the measures required to contain such potential risks, these shall be made a requirement of the development permit. Air emissions are regulated directly by the Province of British Columbia.
3. Parking areas and any other portions of the parcel that would have machinery and other equipment parked or installed on it should be surfaced in a way that intercepts potential contaminants and separates them from rainwater, allowing for their regular removal or treatment.

Building Form, Character and Signs

4. Building façade articulation, such as recessed window and door penetrations, is encouraged to create variation and visual interest. Front entries should be marked with architectural features and where more than one entry point is proposed, the main entry should be most prominent. Entrances should be illuminated in keeping with their hierarchy of importance at levels to achieve safety and security for users. Large expanses of building façade without windows are discouraged, but where necessary, these should be oriented to side and rear yards or, if facing the front yard, should be given an architectural treatment to achieve visual interest. Building lighting must be designed to avoid overspill into the public realm or the night sky.
5. Particular attention must be paid, in the building and landscape design, to the appearance from the Trans-Canada Highway and the surface waters of Saanich Inlet. Buildings and structures which blend into the landscape by virtue of careful colour palette control and appropriate form, materials and scale are preferred to those which would present a visually imposing presence more typical of an urban area, which would be at odds with the generally scenic rural resource lands in this area.

6. Finishing materials of buildings and structures should be appropriate to local climatic conditions and durable so as not to require frequent replacement over the building's lifespan. Acceptable exterior materials include: wood, brick, stone, stucco, concrete slab or block, and metal, fiberglass, cementitious and composite panels. Wherever possible building colours should be selected from a palette of natural tones that express the intention of integrating the Business Park into the surrounding natural environment.
7. Using landscape strategies to reduce the need for heating and cooling including: using deciduous trees on the southern and western facing side of a building to maximize the warming effect of solar radiation in winter months and the cooling effect of shade in the summer, locating evergreen trees so they block winter winds without blocking solar access.
8. Signs should be designed in coordination with the site and any buildings on it. Signage for individual industrial or commercial development sites should be either integrated with the building architecture or freestanding within the front yard landscaped area. Consideration should be given to coordinating new signs with the style of the prevailing informational and directional signage for the business area.

Landscape and Parking Area Standards

9. A comprehensive landscaping plan should be prepared by a Landscape Architect to BCSLA/BCNTA standards, and be submitted along with the application form. Plantings should consist of a variety of plant species, dominated by native and drought tolerant types appropriate to this biogeoclimatic zone.
10. Site imperviousness figure shall be calculated by the applicant. Effective impervious surfaces of paved areas should be reduced through the use of mitigating measures such as infiltration wells for cleansed rainwater where feasible, such measures collectively being designed to reduce the surface runoff in rainfall events to a level that approaches that of the site before it was developed.
11. Fences should be constructed of wood, stone, brick, black coloured chain-link, ornamental metal work or suitable alternative materials of similar appearance.
12. Garbage and recycling containers, utility boxes, fans, vents, and outdoor storage areas should be screened from viewers in the adjacent public realm.
13. End-of-trip facilities for cyclists, including bike lockers or at a minimum, bike racks, should be provided.

24.4.16B Industrial/Business Park Guideline Exemptions

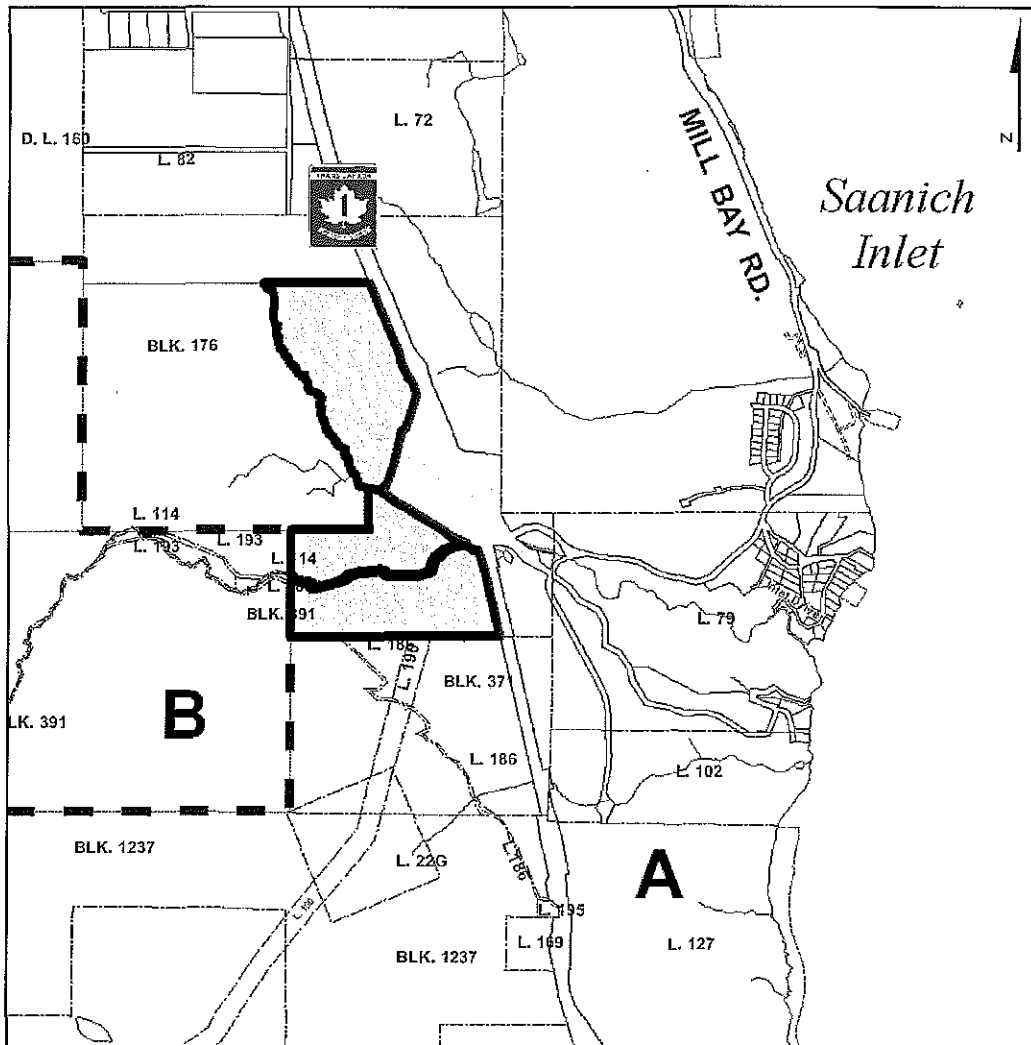
The Industrial/Business Park Guidelines do not apply to:

- a. Interior renovations to existing buildings;
- b. Minor exterior alterations to existing buildings;
- c. Changes to the logo, words or other information on an existing sign;
- d. A boundary adjustment between two or more existing parcels of land, provided all provisions of the otherwise applicable guidelines can be maintained following the adjustment (e.g. Buffer Area).

PLAN NO. Z-3511

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

3511



THE AREA OUTLINED IN A SOLID BLACK LINE IS REDESIGNATED FROM

Rural Resource

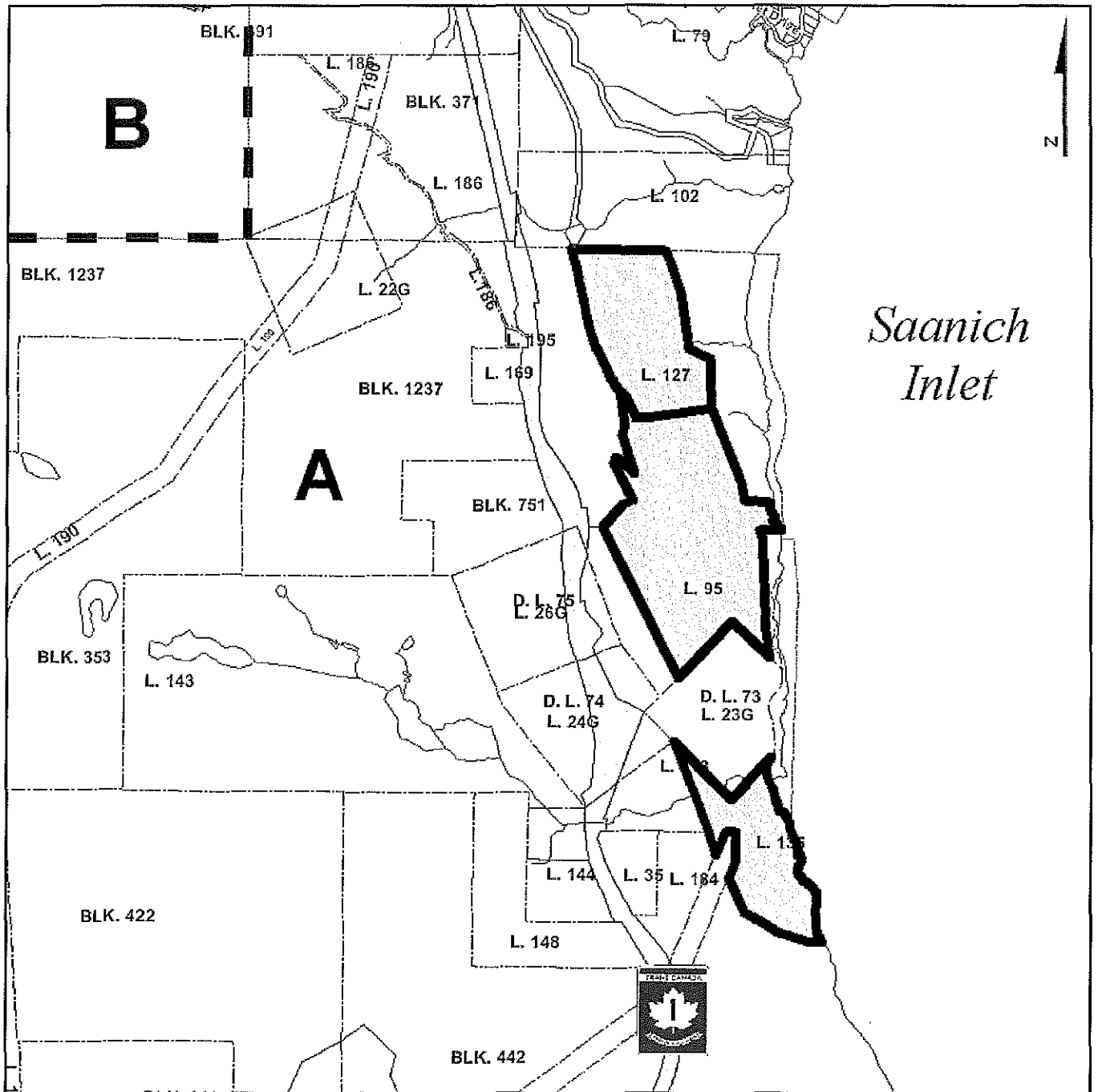
TO

Industrial

APPLICABLE

TO ELECTORAL AREA A

FIGURE 10A





COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3498

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

WHEREAS the *Local Government Act*, hereafter referred to as the "Act", as amended, empowers the Regional Board to adopt and amend zoning bylaws;

AND WHEREAS the Regional District has adopted a zoning bylaw for Electoral Area A – Mill Bay/Malahat, that being Zoning Bylaw No. 2000;

AND WHEREAS the Regional Board voted on and received the required majority vote of those present and eligible to vote at the meeting at which the vote is taken, as required by the *Act*;

AND WHEREAS after the close of the public hearing and with due regard to the reports received, the Regional Board considers it advisable to amend Zoning Bylaw No. 2000;

NOW THEREFORE the Board of Directors of the Cowichan Valley Regional District, in open meeting assembled, enacts as follows:

1. **CITATION**

This bylaw shall be cited for all purposes as "**CVRD Bylaw No. 3498 – Electoral Area A – Mill Bay/Malahat Zoning Amendment Bylaw (Bamberton Business Park Industrial), 2011**".

2. **AMENDMENTS**

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

a) The following is added after Section 11.2:

I-3 ZONE – BAMBERTON LIGHT INDUSTRIAL 3

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

(a) **Permitted Uses**

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

- (1) Agriculture, horticulture, silviculture;
- (2) Aquaculture, depuration of shellfish;
- (3) Assembly;
- (4) Boat and/or watercraft building, sales and repair and storage, marine services;

- (5) Building and construction material supply;
- (6) Commercial parking;
- (7) Concrete batch plant and concrete products manufacturing;
- (8) Contractor's workshop and yard;
- (9) Convenience store;
- (10) Equipment sales, repair, storage and rental;
- (11) Electronic equipment manufacturing and repair with accessory sales;
- (12) Feed, seed and agricultural supplies, sales and storage;
- (13) Food preparation and catering, including culinary education services;
- (14) Food and beverage manufacturing, processing, packaging, distribution, and storage, bakery, brewery, excluding fish cannery and abattoir;
- (15) Funeral services;
- (16) Indoor recreational facilities;
- (17) Laboratory, research and development centre;
- (18) Lumber and storage yards, sale of wholesale and retail building supplies;
- (19) Manufacturing;
- (20) Motor vehicle sales, service and repair, including autobody restoration and repair but excluding wrecking or salvaging;
- (21) Modular home, mobile home, truss and prefabricated home manufacturing;
- (22) Offices;
- (23) Outdoor recreation;
- (24) Personal services establishment;
- (25) Port facilities;
- (26) Printing and publishing;
- (27) Processing and sale of gardening and landscaping supplies and materials;
- (28) Recreational vehicle manufacturing, with accessory sales;
- (29) Research and development centre;
- (30) Restaurant, coffee shop including take-out, but not including a drive-through;
- (31) Retail sales, unrelated to any other principal permitted use, limited to a maximum of 250 m² in total retail floor area;
- (32) Secondary processing and manufacturing of wood products;
- (33) Software engineering office and accessory uses;
- (34) Technical services;
- (35) Trade/vocational school;
- (36) Warehousing, including mini-warehousing, distribution and forwarding of freight;
- (37) Welding shop, steel and metals fabrication, extrusion, finishing and accessory sales;
- (38) Wholesale sales;

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

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

(b) Conditions of Use

For any lease area in an I-3 zone:

1. The coverage shall not exceed 60 percent of total lease area for all *buildings* and *structures*;
2. The *height* of all *buildings* and *structures* shall not exceed 20 m;
3. Not more than three single family residences are permitted per lease area of land, only in conjunction with a principal permitted use under Section 11.3(a) above;
4. Buildings and structures shall be set back not less than 7.5 metres from any lease area boundary or lot line that abuts a non-industrial zone.
5. Buildings and structures shall be set back not less than 7.5 metres from a Streamside Protection and Enhancement Area (SPEA) as designated in a Riparian Assessment Report.
6. A convenience store shall not be larger than 230 m² in floor area.

(c) Minimum Parcel Size for Subdivision

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

(d) Lease Areas

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

(e) Definition

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

(f) Parking

Notwithstanding CVRD Off-Street Parking Bylaw No. 1001, or any other CVRD bylaws that may require off-street parking spaces, the minimum number of off-street parking spaces required on a parcel in the I-3 Zone is 1 space per 48 m² of gross floor area, plus one space per accessory residential dwelling.

11.3A I-3A ZONE – LIGHT INDUSTRIAL 3A

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

(a) Permitted Uses

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

- (1) Agriculture, horticulture, silviculture;
- (2) Aquaculture, depuration of shellfish;
- (3) Assembly;
- (4) Boat and/or watercraft building, sales and repair and storage, marine services;
- (5) Building and construction material supply;
- (6) Commercial parking;
- (7) Contractor's workshop and yard;
- (8) Convenience store;
- (9) Equipment sales, repair, storage and rental;
- (10) Electronic equipment manufacturing and repair with accessory sales;
- (11) Feed, seed and agricultural supplies, sales and storage;
- (12) Food preparation and catering, including culinary education services;
- (13) Food and beverage manufacturing, processing, packaging, distribution and storage, bakery, brewery, excluding fish cannery and abattoir;
- (14) Funeral services;
- (15) Furniture manufacturing with accessory sales;
- (16) Indoor recreation;
- (17) Laboratory, research and development centre;
- (18) Lumber and storage yards, sale of wholesale and retail building supplies;
- (19) Manufacturing;
- (20) Motor vehicle sales, service and repair, including autobody restoration and repair but excluding wrecking or salvaging;
- (21) Modular home, mobile home, truss and prefabricated home manufacturing;
- (22) Offices;
- (23) Outdoor recreation;
- (24) Personal services establishment;
- (25) Printing and publishing;
- (26) Processing and sale of gardening and landscaping supplies and materials;
- (27) Recreational vehicle manufacturing, with accessory sales;
- (28) Research and development centre;
- (29) Restaurant, coffee shop including take-out, but not including a drive-through;
- (30) Retail sales, unrelated to any other principal permitted use, limited to a maximum of 250 m² in total retail floor area;
- (31) Secondary processing and manufacturing of wood products;
- (32) Software engineering office and accessory uses;
- (33) Technical services;
- (34) Trade/vocational school;
- (35) Warehousing, including mini-warehousing, distribution and forwarding of freight;

- (36) Welding shop, steel and metals fabrication, extrusion, finishing and accessory sales;
- (37) Wholesale sales;

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

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

(b) Conditions of Use

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

1. All parcels shall be connected to a community water and community sewer system;
2. The coverage shall not exceed 60 percent of total parcel area for all *buildings* and *structures*;
3. The *height* of all *buildings* and *structures* shall not exceed 20 m;
4. Not more than three single family residences are permitted per parcel of land, only in conjunction with a principal permitted use under Section 11.3A(a) above;
5. A convenience store shall not be larger than 230 m² in floor area;
6. The following setbacks apply in the I-3A Zone:

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

(c) Minimum Parcel Size

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

(d) Parking

Notwithstanding CVRD Off-Street Parking Bylaw No. 1001, or any other CVRD bylaws that may require off-street parking spaces, the minimum number of off-street parking spaces required on a parcel in the I-3A Zone is 1 space per 48 m² of gross floor area, plus one space per accessory residential dwelling.

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

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

(a) Permitted Uses

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

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

- (30) Restaurant, café, coffee shop including take-out and catering, but not including a drive-through;
- (31) Retail sales, unrelated to any other principal permitted use, limited to a maximum of 250 m² in total retail floor area per enterprise;
- (32) Secondary processing and manufacturing of wood products;
- (33) Software engineering office and accessory uses;
- (34) Technical services;
- (35) Warehousing, including mini-warehousing, self-storage distribution and forwarding of freight;
- (36) Wholesale sales;

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

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

(b) Conditions of Use

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

1. All parcels shall be connected to a community water and community sewer system;
2. The *parcel coverage* shall not exceed 60 percent for all *buildings* and *structures*;
3. The *height* of all *buildings* and *structures* shall not exceed 18 m;
4. Not more than three single family residences are permitted per parcel of land, only in conjunction with a principal permitted use under Section 11.4(a) above;
5. A convenience store shall not be larger than 230 m² in floor area;
6. The following minimum *setbacks* apply:

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

(c) Minimum Parcel Size

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

(d) Parking

Notwithstanding CVRD Off-Street Parking Bylaw No. 1001, or any other CVRD bylaws that may require off-street parking spaces, the minimum number of off-street parking spaces required on a parcel in the I-4 Zone is 1 space per 48 m² of gross floor area, plus one space per accessory residential dwelling.

b) The following is added after Section 7.1:

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

(a) Permitted Uses

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

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

(b) Conditions of Use

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

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

COLUMN I Type of Line	COLUMN II Residential, Recreational & Accessory Buildings & Structures	COLUMN III Forestry, Agricultural and Other Permitted Buildings & Structures
Front Parcel Line	7.5 metres	30 metres
Interior Side Parcel Line	3.0 metres	15 metres
Exterior Side Parcel Line	4.5 metres	15 metres

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

(c) Minimum Parcel Size

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

c) The following definitions are inserted into Section 3.1:

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

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

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

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

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

(a) Permitted Uses

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

- (1) Boat buildings, repair and storage;
- (2) Clothing cleaning, manufacture, repair and storage;
- (3) Contractor's workshop, yard and storage;
- (4) Dry land log sorting;
- (5) Equipment repair, sales, storage and rental;
- (6) Feed, seed and agricultural supplies, sales and storage;
- (7) Food and candy products manufacturing, storage, processing, packaging, frozen food locker, cold storage plan, but excluding fish cannery and abattoir;
- (8) Forest products processing, milling and storage, excluding pulp and paper mill;
- (9) Industrial manufacturing, repair, storage and packaging;
- (10) Kennels for the keeping, boarding, raising, training and/or breeding of cats and dogs and animal hospital;
- (11) Lumber and storage yards, sale of wholesale and retail building supplies;
- (12) Manufacturing, repair, treatment and storage of products, materials, fabric or compounds;
- (13) Motor vehicle repair, sales, body repair, painting, wrecking, storage, salvage;
- (14) Modular or prefabricated home structure, and truss manufacturing;
- (15) Outdoor recreation;

- (16) Parking garage;
- (17) Processing and sale of gardening and landscaping supplies and materials;
- (18) Retail and wholesale sale of petroleum products and accessory storage of petroleum products not exceeding 455,000 litres;
- (19) Secondary processing and manufacturing of wood products;
- (20) Recycling, sorting and storage of any substance or material, and excluding external storage of any type of septage, animal material or animal substance;
- (21) Residential suite;
- (22) Restaurant;
- (23) Warehousing, including mini-warehousing;
- (24) Welding shop;
- (25) Wholesale sales;
- (26) Office accessory to a principal use permitted in Section 11.2(a)(1-25);
- (27) Retail sales accessory to a principal use permitted in Section 11.2(a)(1-25);
- (28) One single family dwelling unit per parcel accessory to a use permitted in Section 11.2(a)(1-25).

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

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

g) Schedule B (Zoning Map) is amended by rezoning Part of Block 176, Part of District Lot 95, Part of District Lot 127, District Lot 135, Part of District Lot 118 and a small part of District Lot 183, all of Malahat Land District, being those areas shown outlined in a thick black line on the Schedule A, Plan No. Z-3498 attached hereto and forming part of this bylaw, from Primary Forestry (F-1) to Bamberton Light Industrial 3 (I-3), Light Industrial 3A (I-3A), Business Park Industrial/Commercial 4 (I-4) and Forestry/Outdoor Recreation (F-1A) as indicated on Schedule A, Plan No. Z-3498 and adding these new zones to the legend.

3. **FORCE AND EFFECT**

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

READ A FIRST TIME this 22nd day of June, 2011.

READ A SECOND TIME this 22nd day of June, 2011.

SECOND READING RESCINDED this 13th day of July, 2011.

READ A SECOND TIME AS AMENDED this 13th day of July, 2011.

SECOND READING RESCINDED this 9th day of November, 2011.

READ A SECOND TIME AS AMENDED this 9th day of November, 2011.

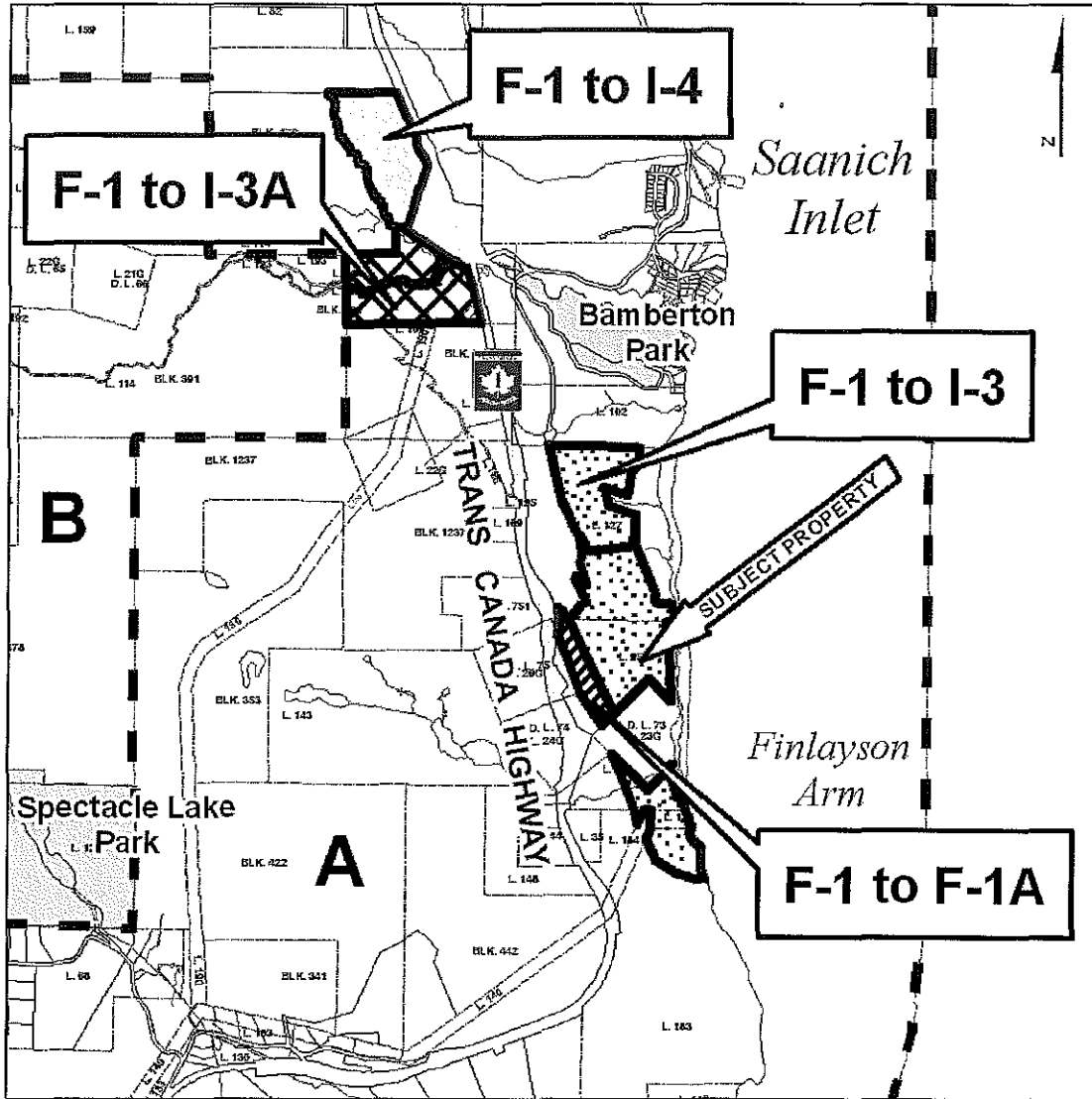
READ A THIRD TIME this 8th day of February, 2012.

ADOPTED this _____ day of _____, 2012.

Chairperson

Corporate Secretary

SCHEDULE "A" TO ZONING AMENDMENT BYLAW NO. 3498
OF THE COWICHAN VALLEY REGIONAL DISTRICT



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

Primary Forestry (F-1) TO

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

TO ELECTORAL AREA A



RES1

APPOINTMENTS

**BOARD MEETING
OF APRIL 11, 2012**

DATE: March 27, 2012
FROM: Director Weaver
SUBJECT: Youbou Fire Service Commission Appointments

Recommendation:

That the following appointments to the Youbou Fire Service Commission be approved:

Elected for a Term to Expire March 31, 2014:

**George de Lure
Bill Gibson
Gerry Walker**

Appointed for a Term to Expire March 31, 2013:

Betty Abbott



RES2

APPOINTMENTS

**BOARD MEETING
OF APRIL 11, 2012**

DATE: March 29, 2012
FROM: Director Fraser
SUBJECT: Shawnigan Lake Community Centre Commission Appointments

Recommendation:

That the following appointments to the Shawnigan Lake Community Centre Commission be approved:

Elected for a Term to Expire March 31, 2013:

**Barb Shultz
Sarah Malerby
Marion Davies
Shelagh Bell-Irving**



NEW BUSINESS SUMMARY

BOARD MEETING APRIL 11, 2012

NB1 Appointment to the Cowichan Lake Recreation Commission

CSNB1 Potential Litigation {Sub (1) (g)} and Law Enforcement {Sub (1) (f)}



NB1

APPOINTMENTS

**BOARD MEETING
OF APRIL 11, 2012**

DATE: April 11, 2012
FROM: Director Weaver
SUBJECT: **Cowichan Lake Recreation Commission - Appointment**

Recommendation:

That the following appointment to the Cowichan Lake Recreation Commission be approved:

**Appointed for a Term to Expire December 31, 2012:
Betty Abbott**