



**COWICHAN VALLEY REGIONAL DISTRICT**

**NOTICE OF REGULAR BOARD MEETING**

**DATE: Wednesday, December 12, 2012**

**TIME: REGULAR SESSION  
6:00 PM**

**PLACE: BOARD ROOM**

**175 INGRAM STREET**

A handwritten signature in black ink, appearing to read "Joe Barry", is written over a horizontal line.

**Joe Barry  
Corporate Secretary**



**C·V·R·D**

**REGULAR BOARD MEETING**

**WEDNESDAY, DECEMBER 12, 2012**

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

---

**AGENDA**

**PAGE**

**1. CALL TO ORDER**

**2. ELECTIONS**

1. Nominations for Chair
2. Nominees - Brief Address to Board
3. Election By Ballot
4. Proclaim Chair for 2013
5. Nominations for Vice Chair
6. Election By Ballot
7. Proclaim Vice Chair for 2013

**3. APPROVAL OF AGENDA:**

**4. ADOPTION OF MINUTES:**

- |    |                                                                    |    |
|----|--------------------------------------------------------------------|----|
| M1 | Minutes of the November 14, 2012 Regular Board meeting be adopted. | 1  |
| M2 | Minutes of the November 30, 2012 Special Board meeting be adopted. | 21 |

**5. BUSINESS ARISING FROM THE MINUTES:**

**6. DELEGATIONS:**

- |    |                                                                                                                    |    |
|----|--------------------------------------------------------------------------------------------------------------------|----|
| D1 | Judy Stafford, Executive Director, Cowichan Green Community<br>Re: Video Presentation - Year in Review             | 25 |
| D2 | Cameron McLean, Vice-President, Projects, Hazco/Tervita<br>Re: Corporate Overview and Contaminated Soil Management | 27 |

**7. REPORT OF THE CHAIRPERSON:**

- |     |                     |                  |
|-----|---------------------|------------------|
| RC1 | 2012 Year in Review | Verbal<br>Report |
|-----|---------------------|------------------|

**8. CORRESPONDENCE:**

C1	Vancouver Island Regional Library Re: 2013 Appointments	29
C2	Tom Baker Re: Application No. 17-B--DP (Pertaining to CR1, Item #5)	31

**9. INFORMATION:****10. COMMITTEE REPORTS:**

CR1	Electoral Area Services Committee - Director Walker Report and Recommendations of Meeting of November 20, 2012	33
CR2	Electoral Area Services Committee - Director Walker Report and Recommendations of Meeting of December 4, 2012	35
CR3	Regional Services Committee - Director Lefebure Report and Recommendations of Meeting of November 28, 2012	37
CR4	Engineering & Environmental Services Committee - Director Iannidinardo Report and Recommendations of Meeting of November 28, 2012	39
CR5	Soil Relocation Committee - Director Giles Report and Recommendations of Special Meeting of November 19, 2012	Verbal Report
CR6	Community Safety Advisory Committee - Director Iannidinardo Report and Recommendations of Meeting of October 26, 2012	41
CR7	Communications Committee - Director Fraser Report and Recommendation of Meeting of November 20, 2012	43
CR8	Transit Committee - Director Morrison Report and Recommendations of Meeting of December 12, 2012	To Be Distributed
CR9	Central Sector Liquid Waste Management Plan - Director Lefebure Report and Recommendations of Meeting of November 22, 2012	45
CR10	Municipal Finance Authority Semi-Annual Meeting at UBCM - Director Morrison Verbal Report of Semi-Annual Meeting	Verbal Report

**11. STAFF REPORTS:**

SR1	Staff Report from the Deputy Corporate Secretary Re: Results of Alternate Approval Process - "CVRD Bylaw No. 3630 - Malahat Fire Protection Service Loan Authorization (Type 2 Fire Engine) Bylaw, 2012" and	47
-----	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----

	"CVRD Bylaw No. 3634 - Electoral Area A - Mill Bay/Malahat Critical Location Street Lighting Service Amendment Bylaw, 2012"	
SR2	Staff Report from the Deputy Corporate Secretary Re: Results of Alternate Approval Process - "CVRD Bylaw No. 3607 - In-House Curbside Collection Service Loan Authorization (Trucks and Totes) Bylaw, 2012"	51
SR3	Staff Report from the Manager, Legislative Services Division Re: Change in Voting Strength	55
SR4	Staff Report from the Manager, Island Savings Centre Re: Island Savings Centre Liquor License Amendment Application	59
SR5	Staff Report from the Manager, Development Services Re: OCP Amendment Bylaw No. 3564 and Zoning Amendment Bylaw No. 3565 (Van Isle Waterfront Corporation)	61
SR6	Staff Report from the Manager, Recycling and Waste Management Re: Curbside Collection Request for Proposals	63
<b>12.</b>	<b><u>PUBLIC HEARINGS:</u></b>	
PH1	Public Hearing Report and Minutes Re: Official Community Plan Amendment Bylaw No. 3564 and Zoning Amendment Bylaw No. 3565, applicable to Electoral Area I – Youbou/Meade Creek (Van Isle Development Corp.)	65
PH2	Public Hearing Report and Minutes Re: Zoning Amendment Bylaw No. 3502, applicable to Electoral Area B – Shawnigan Lake (Conner)	81
<b>13.</b>	<b><u>BYLAWS - ALL DIRECTORS:</u></b>	
B1	"CVRD Bylaw No. 3607 - In-House Curbside Collection Service Loan Authorization (Trucks and Totes) Bylaw, 2012", be adopted.	87
B2	"CVRD Bylaw No. 3619 - Central Sector Liquid Waste Management Plan Study Service Area Establishment Bylaw, 2012", be granted 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> reading.	89
B3	"CVRD Bylaw No. 3622 - Community Safety Advisory Commission Establishment Bylaw, 2012", be granted 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> reading.  "CVRD Bylaw No. 3622 - Community Safety Advisory Commission Establishment Bylaw, 2012", be adopted.	93
B4	"CVRD Bylaw No. 3630 - Malahat Fire Protection Service Loan Authorization (Type 2 Fire Engine) Bylaw, 2012", be adopted.	97



- |     |                                                                                                                                                                                                                                                                                                                                                                                                                                |     |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| B5  | "CVRD Bylaw No. 3631 - Malahat Fire Protection Specified (Local Service) Area Machinery and Equipment Reserve Fund Expenditure (Type 2 Fire Engine Bylaw, 2012", be granted 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> reading.<br><br>"CVRD Bylaw No. 3631 - Malahat Fire Protection Specified (Local Service) Area Machinery and Equipment Reserve Fund Expenditure (Type 2 Fire Engine Bylaw, 2012", be adopted. | 99  |
| B6  | "CVRD Bylaw No. 3632 - Kerry Village Water System Service Amendment Bylaw (PID 026-683-032), 2012", be granted 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> reading.                                                                                                                                                                                                                                                  | 101 |
| B7  | "CVRD Bylaw No. 3634 - Electoral Area A - Mill Bay/Malahat Critical Location Streetlighting Service Amendment Bylaw, 2012", be adopted.                                                                                                                                                                                                                                                                                        | 103 |
| B8  | "CVRD Bylaw No. 3650 - Cobble Hill Drainage System Management Bylaw, 2012", be granted 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> reading.<br><br>"CVRD Bylaw No. 3650 - Cobble Hill Drainage System Management Bylaw, 2012", be adopted.                                                                                                                                                                           | 105 |
| B9  | "CVRD Bylaw No. 3657 - Douglas Hill Water System Management Amendment Bylaw, 2012", be granted 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> reading.<br><br>"CVRD Bylaw No. 3657 - Douglas Hill Water System Management Amendment Bylaw, 2012", be adopted.                                                                                                                                                           | 119 |
| B10 | "CVRD Bylaw No. 3658 - Honeymoon Bay Local Service (Community Water Supply and Distribution) Amendent Bylaw, 2012", be granted 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> reading.                                                                                                                                                                                                                                  | 127 |
| B11 | "CVRD Bylaw No. 3659 - Honeymoon Bay Water System Debt Repayment Service Amendment Bylaw, 2012, be granted 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> reading.                                                                                                                                                                                                                                                      | 129 |
| B12 | "CVRD Bylaw No. 3660 - Lambourn Estates Sewer System Service Amendment Bylaw, 2012", be granted 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> reading.                                                                                                                                                                                                                                                                 | 131 |
| B13 | "CVRD Bylaw No. 3661 - Electoral Area E - Community Parks Park Land Acquisition Reserve Fund Expenditure (\$70,000) Bylaw, 2012, be granted 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> reading.<br><br>"CVRD Bylaw No. 3661 - Electoral Area E - Community Parks Park Land Acquisition Reserve Fund Expenditure (\$70,000) Bylaw, 2012, be adopted.                                                                 | 133 |
| B14 | "CVRD Bylaw No. 3662 - Electoral Area E - Community Parks Capital Reserve Fund Expenditure (\$146,000) Bylaw, 2012, be granted 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> reading.                                                                                                                                                                                                                                  | 135 |

	"CVRD Bylaw No. 3662 - Electoral Area E - Community Parks Capital Reserve Fund Expenditure (\$146,000) Bylaw, 2012, be adopted.	
B15	"CVRD Bylaw No. 3663 - Electoral Area H - Community Parks Capital Reserve Fund Expenditure (\$12,000) Bylaw, 2012, be granted 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> reading.  "CVRD Bylaw No. 3663 - Electoral Area H - Community Parks Capital Reserve Fund Expenditure (\$12,000) Bylaw, 2012, be adopted.	137
B16	"CVRD Bylaw No. 3664 - Electoral Area I - Community Parks Capital Reserve Fund Expenditure 117,500) Bylaw, 2012, be granted 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> reading.  "CVRD Bylaw No. 3664 - Electoral Area I - Community Parks Capital Reserve Fund Expenditure 117,500) Bylaw, 2012, be adopted.	139
B17	"CVRD Bylaw No. 3668, Electoral Area B - Shawnigan Lake Community Parks and Trails Master Plan Bylaw, 2012", be granted 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> reading.  "CVRD Bylaw No. 3668, Electoral Area B - Shawnigan Lake Community Parks and Trails Master Plan Bylaw, 2012", be adopted.	141
B18	"CVRD Bylaw No. 3669, Electoral Area C -Cobble Hill Community Parks and Trails Master Plan Bylaw, 2012", be granted 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> reading.  "CVRD Bylaw No. 3669, Electoral Area C - Cobble Hill Community Parks and Trails Master Plan Bylaw, 2012", be adopted.	277

**14. BYLAWS - ELECTORAL AREA DIRECTORS:**

BEA1	"CVRD Bylaw No. 3502 - Area B - Shawnigan Lake Zoning Amendment Bylaw (Conner), 2011" be granted 3 <sup>rd</sup> reading.  "CVRD Bylaw No. 3502 - Area B - Shawnigan Lake Zoning Amendment Bylaw (Conner), 2011" be adopted .	389
BEA2	"CVRD Bylaw No. 3520 - South Cowichan Zoning Bylaw, 2012" be granted 1 <sup>st</sup> and 2 <sup>nd</sup> reading.	393
BEA3	"CVRD Bylaw No. 3557 - South Cowichan Official Community Plan Amendment Bylaw (Logan), 2011", be adopted.	539
BEA4	"CVRD Bylaw No. 3558 - Area A - Mill Bay/Malahat Zoning Amendment Bylaw (Logan), 2011", be adopted.	543
BEA5	"CVRD Bylaw No. 3620 - South Cowichan Official Community Plan Amendment Bylaw (Maxwell), 2012", be granted 3 <sup>rd</sup> reading.	547

- "CVRD Bylaw No. 3620 - South Cowichan Official Community Plan Amendment Bylaw (Maxwell), 2012", be adopted.
- BEA6 "CVRD Bylaw No. 3621 - Area A - Mill Bay/Malahat Zoning Amendment Bylaw (Maxwell), 2012", be granted 3<sup>rd</sup> reading. 551
- "CVRD Bylaw No. 3621 - Area A - Mill Bay/Malahat Zoning Amendment Bylaw (Maxwell), 2012", be adopted.
- BEA7 "CVRD Bylaw No. 3665 - Development Application Procedures and Fees Amendment Bylaw (APC Referrals), 2012" be granted 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading. 555
- "CVRD Bylaw No. 3665 - Development Application Procedures and Fees Amendment Bylaw (APC Referrals), 2012" be adopted.
- BEA8 "CVRD Bylaw No. 3666 Official Community Plan Amendment Bylaw (Living Forest Communities) Bylaw, 2012", be granted 1<sup>st</sup> and 2<sup>nd</sup> reading. 557
- BEA9 "CVRD Bylaw No. 3667 Zoning Amendment Bylaw (Living Forest Communities) Bylaw, 2012", be granted 1<sup>st</sup> and 2<sup>nd</sup> reading. 561
- 15. RESOLUTIONS:**
- RES1 Appointments to Cowichan Lake Recreation Commission 571
- RES2 Appointment to Electoral Area A - Mill Bay/Malahat Parks and Recreation Commission 573
- RES3 Appointment to Electoral Area C - Cobble Hill Advisory Planning Commission 575
- RES4 Appointments to Area F - Cowichan Lake South/Skutz Falls Advisory Planning Commission 577
- 16. UNFINISHED BUSINESS:**
- 17. NOTICE OF MOTION:**
- 18. NEW BUSINESS:**
- NB1 "CVRD Bylaw No. 3608 - Kerry Park Recreation Centre Service Amendment Bylaw, 2012", be granted 1st, 2nd and 3rd reading. 579  
**(Requires two-thirds majority vote of participating members)**
- "CVRD Bylaw No. 3608 - Kerry Park Recreation Centre Service Amendment Bylaw, 2012", be adopted.  
**(Requires two-thirds majority vote of participating members)**

NB2	Staff Report from the Manager, Community & Regional Planning Re: Minor Corrections to South Cowichan Zoning Bylaw No. 3520 following EASC Agenda	581
NB3	Staff Report from the Chief Administrative Officer Re: BC Ferries Consultation and Engagement	583
NB4	Grant in Aid Request - Electoral Area C, Cobble Hill Re: Cowichan Seniors Care Foundation	605
NB5	Appointments to Electoral Area H - North Oyster/Diamond Advisory Planning Commission	607

**19. QUESTION PERIOD:****20. 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.

CS1	M1 - Adoption of Closed Session Minutes of November 14, 2012.	1 Closed
CS2	IN1 - Potential Litigation {Sub (1) (g)}	5 Closed
CS3	CR1 - Provision of a Municipal Service {Sub (1) (k)}	To Be Distributed
CS4	SR1 - Commission Appointments {Sub (1) (a)}	7 Closed
CS5	SR2 - Intergovernmental Negotiations {Sub (2) (b)}	11 Closed
CS6	SR3 - Land Acquisition {Sub (1) (e)}	27 Closed
CS7	SR1 - Land Disposal {Sub (1) (e)}	29 Closed

**21. ADJOURNMENT:**

The next Regular Board meeting will be held Wednesday, January 9, 2013 at 6:00 PM, in the Board Room, 175 Ingram Street, Duncan, BC.

Minutes of the Regular meeting of the Board of the Cowichan Valley Regional District held in the Board Room, 175 Ingram Street, Duncan BC, on Wednesday, November 14, 2012 at 6:02 pm.

**PRESENT** Chair R. Hutchins  
 Director M. Walker  
 Director B. Fraser  
 Director G. Giles  
 Director L. Duncan  
 Director I. Morrison  
 Director M. Dorey  
 Director M. Marcotte  
 Director P. Weaver  
 Director T. McGonigle  
 Director P. Kent  
 Director B. Lines  
 Director R. Hartmann  
 Director J. Lefebure  
 Alternate Director L. Heinio

**ALSO PRESENT** Warren Jones, Chief Administrative Officer  
 Joe Barry, Corporate Secretary  
 Brian Dennison, General Manager, Engineering & Environmental Services  
 Ron Austen, General Manager, Parks, Recreation & Culture  
 Jacob Ellis, Manager, Corporate Planning  
 Jason Adair, Manager, Solid Waste Operations Superintendent  
 John Elzinga, Manager, Island Savings Centre  
 Bob McDonald, Manager, Recycling & Waste Management  
 Harmony Huffman, Environmental Technologist  
 Shannon Carlow, Recording Secretary

**ABSENT** Director L. Iannidinardo

**APPROVAL OF AGENDA**

12-489 It was moved and seconded that Bill Dumont be added to the agenda as Delegation #3.

**MOTION CARRIED**

- 12-490** It was moved and seconded that the agenda be amended with the addition of ten New Business items as follows:
- D3** Delegation - Bill Dumont  
Re: Alternate Approval Process;
  - NB1** Verbal Report - Director Morrison  
Re: Appointment of Dave Darling as CVRD Representative to the Cowichan Lake Forest Cooperative;
  - NB2** Staff Report from the Senior Environmental Technologist, Water Management  
Re: Honeymoon Bay Water System and Debt Service Area – Request for Exclusion;
  - NB3** Parks Committee – Director Dorey  
Report and Recommendations of Meeting of November 14, 2012;
  - NB4** Staff Report from the General Manager, Planning & Development Department  
Re: CVRD Appreciation for Advisory Planning Commissions and Parks Commissions;
  - NB5** "CVRD Bylaw No. 3643 – Five Year Financial Plan (2012-2016) Amendment Bylaw, 2012", be granted 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading;
  - NB5** "CVRD Bylaw No. 3643 – Five Year Financial Plan (2012-2016) Amendment Bylaw, 2012", 1<sup>st</sup>, be adopted;
  - CSNB1** Parks Committee (Closed Session) – Director Dorey  
Re: Report and Recommendations of Meeting of November 14, 2012 - Land Acquisition {Sub (1) (e)};
  - CSNB2** Intergovernmental Negotiations {Sub (2) (b)};
  - CSNB3** Employee Appointment {Sub (1) (a)}; and
- that the agenda, as amended, be approved.

**MOTION CARRIED****ADOPTION OF MINUTES**

- M1** Regular Board meeting minutes of October 10, 2012.
- 12-491** It was moved and seconded that minutes of the October 10, 2012 Regular Board meeting be adopted.

**MOTION CARRIED**

**DELEGATIONS**

**D1** Ray Anthony and Pema Wangchen, Cowichan Intercultural Society Re: Overview of Projects and Presentation of Resource Materials

Ray Anthony and Pema Wangchen of the Cowichan Intercultural Society provided a presentation on current projects, including resource materials, and urged the Board to consider sponsorship of the inclusive workplace program.

**D2** Ross Tennant and Mike Hanson, South Cowichan Chamber of Commerce Re: Review of Waste Management Process

Mike Hanson and Ross Tennant of the South Cowichan Chamber of Commerce provided an overview of current waste management processes in the community. They requested that the Board revisit Bylaw No. 3607 once the Alternate Approval Process deadline has passed.

**D3** Bill Dumont Re: Alternate Approval Process

Bill Dumont provided an outline of his concerns with the Alternate Approval Process, and Bylaw No. 3607.

**CORRESPONDENCE**

**C1** Cowichan Valley School District No. 79 Re: School Community Connections Program was considered.

**12-492** **It was moved and seconded that the Board support School District No. 79's grant application to the School Community Connections Program, to assist with funding its Adventure Playground Project.**

**MOTION CARRIED**

**C2** Vancouver Island Health Authority Re: Local Health Area Profiles was considered.

**12-493** **It was moved and seconded that the October 15, 2012 correspondence from the Central Island Chief Medical Health Officer, Dr. Paul Hasselback be received; and further, that Dr. Hasselback be invited to a future Board meeting.**

**MOTION CARRIED**

**COMMITTEE REPORTS:**

**CR1** The report and recommendations from the Electoral Area Services Committee meeting of October 16, 2012 listing nine items were considered.

**12-494 It was moved and seconded:**

- 1. That a Reserve Fund expenditure bylaw be prepared authorizing expenditure of no more than \$12,000 from the Electoral Area H (North Oyster/Diamond) Community Parks Capital Reserve Fund (CVRD Establishment Bylaw No. 2744) for the purpose of completing minor capital projects at Elliot's Beach Park and Raise Road Public Beach Access; and further, that the bylaw be forwarded to the Board for consideration of three readings and adoption.**
- 2. That a grant in aid, Area C – Cobble Hill, in the amount of \$500 be given to South Island Mountain Bike Society to assist with the Take-A-Kid Mountain Biking Day event on Cobble Hill Mountain.**
- 3. That a grant in aid, Area C – Cobble Hill, in the amount of \$1,500 be given to CMS Food Bank to assist with on-going community needs.**

**MOTION CARRIED**

**12-495 It was moved and seconded:**

- 4. That Application No. 1-B-12ALR (Wikkerink), for construction of a second dwelling on Lot A, Sections 3 and 4, Range 6, Shawnigan District, Plan VIP86278 (PID: 027-817-806), be forwarded to the Agricultural Land Commission with a recommendation to approve the application.**
- 5. That Application No. 2-C-12ALR (Pink), for retention of a double wide mobile home on Lot 2, Section 10, Range 9, Shawnigan District, Plan 25791 (PID: 002-678-551), be forwarded to the Agricultural Land Commission with a recommendation to approve the application subject to decommissioning the single wide mobile home.**
- 6. That Application No. 9-B-12DP submitted by Craig Partridge on behalf of Robert Taylor, respecting Lot A, Shawnigan Suburban Lots, Shawnigan District, Plan 44987, for subdivision of three new lots be approved subject to:**
  - a) Substantial compliance with the rainwater management feasibility report prepared by Lowen Hydrogeology Consulting Ltd, dated July 5th, 2012, and implementation of recommendations at building permit stage on each new lot;**
  - b) Removal and appropriate disposal of invasive plant species on site.**
- 7. That Application No. 1-G-10RS (Laird/Christie) proceed to public hearing subject to conditions as noted in March 14, 2012 Board resolution #12-097.**
- 8. 1. That the proposed Planning & Development Landscape Security Policy (intended to establish standards for the**



- submission of landscape plans) be forwarded to the Board for consideration of adoption.
2. That an appropriate resolution for submission to AVICC be drafted respecting "landscape security" issues.
  9. That an amendment bylaw be prepared that would amend Development Application Procedures and Fees Bylaw No. 3275 to not require development permit applications for the subdivision of less than three new lots to be referred to the Advisory Planning Commission; and further, that the amendment bylaw be forwarded to the Board for consideration of three readings and adoption.

**MOTION CARRIED**

**CR2** The report and recommendations from the Electoral Area Services Committee meeting of November 6, 2012 listing 15 items were considered.

**12-496** It was moved and seconded:

1. That the following appointments to the CVRD Volunteer Fire Departments for a two (2) year term to expire December 31, 2014, be approved:
  1. Mesachie Lake VFD: Gary Eve, Fire Chief; David Middlemost, Deputy Fire Chief;
  2. Youbou VFD: Orest Smycniuk, Fire Chief; Stu McKee, Deputy Fire Chief;
  3. North Oyster VFD: Jason deJong, Fire Chief; Jason Layman, Deputy Fire Chief;
  4. Honeymoon Bay VFD: Keith Bird, Fire Chief; Brian Peters, Deputy Fire Chief;
  5. Malahat VFD: Rob Patterson, Fire Chief; Tanya Patterson, Captain; Nick Patterson, Lieutenant; and
  6. Sahtlam VFD: Allan Reid, Fire Chief; Mike Lees, Deputy Fire Chief.
3. That the submission to the Western Economic Diversification Canada Community Infrastructure Improvement Fund (CIIF) for \$117,500 in grant funding towards the revitalization of Arbutus Park in Electoral Area I – Youbou/Meade Creek, be supported; and that a Reserve Fund expenditure bylaw be prepared authorizing expenditure of no more than \$117,500 from the Electoral Area I Community Parks Capital Reserve Fund for the purpose of capital improvements to Arbutus Park; and further, that the bylaw be forwarded to the Board for consideration of three readings and adoption.
4. That the application from Miles and James Cutt, backed by the Cowichan Valley Stingrays Club, to host the Fast, Food Run in support of the Cowichan Valley Food Bank at Glenora Trailhead Park on Sunday, November 25, 2012, be approved subject to the following conditions:

1. Proof of the \$5,000,000 liability insurance that the event organizer has to cover the event which also identifies the CVRD named as additional insured;
  2. Confirmations that there will be notices of the event posted along the trail in advance of, and during the day of, the event that advises other trail users of the race; and,
  3. Confirmation that the proposed running route on the Cowichan Valley Trail has been approved by the Province of British Columbia, as owners of the former railway corridor.
5. That a grant in aid, Area D – Cowichan Bay, in the amount of \$750 be given to Cowichan Estuary Nature Centre, to purchase a recycle bin and craft supplies.
  6. That CVRD Bylaw No. 39 – Fireworks Sale and Discharge Regulation Bylaw, 1970 (as amended), be further amended to include the following sentence to Section 4(c): “Special request dates must be approved by the CVRD Board”; and further, that amendment bylaw, "CVRD Bylaw No. 3655, - Fireworks Sale and Discharge Regulation Amendment Bylaw, 2012", be forwarded to the Board for consideration of three readings and adoption.
  8. That a grant in aid, Area F – Cowichan Lake South/Skutz Falls, in the amount of \$1,100 be given to Cowichan Lake and District Chamber of Commerce, to assist with producing their 2013-2015 desktop maps.
  9. That a grant in aid, Area I – Youbou/Meade Creek, in the amount of \$1,100 be given to Cowichan Lake and District Chamber of Commerce, to assist with producing their 2013-2015 desktop maps.

**MOTION CARRIED**

It was moved and seconded:

2. That the Cobble Hill Community Parks and Trails Master Plan be received as the basis to define the future direction, policies, priorities and actions of the Community Parks and Trails program in Electoral Area C over the next 10 to 20 years (2012-2032); and further, that the Parks and Trails Master Plan Bylaw be forwarded to the Board for consideration of three readings and adoption.

12-497

It was moved and seconded that the motion be amended by adding “be amended by substituting the words Cobble Hill Common wherever the Plan references Cobble Hill Commons, and” after “Plan” in the first sentence.

**MOTION CARRIED**

**VOTING RESUMED ON THE ORIGINAL MOTION AS AMENDED**

Motion restated for clarification:

**12-498** It was moved and seconded:

2. That the Cobble Hill Community Parks and Trails Master Plan be amended by substituting the words Cobble Hill Common wherever the Plan references Cobble Hill Commons, and be received as the basis to define the future direction, policies, priorities and actions of the Community Parks and Trails program in Electoral Area C over the next 10 to 20 years (2012-2032); and further, that the Parks and Trails Master Plan Bylaw be forwarded to the Board for consideration of three readings and adoption.

**MOTION CARRIED**

6:47 pm Director Marcotte advised that she was the applicant for the next item and declared a conflict of interest. Director Marcotte left the Board Room at 6:47 pm.

**12-499** It was moved and seconded:

7. That a Fireworks Discharge Permit be issued to the Ladysmith Harbour Christmas Lights Cruise to discharge fireworks on December 8, 2012, pending adoption of "CVRD Bylaw No. 3655, - Fireworks Sale and Discharge Regulation Amendment Bylaw, 2012".

**MOTION CARRIED**

6:48 pm Director Marcotte returned to the Board Room.

**12-500** It was moved and seconded:

10. That Application No. 1-A-12DVP by Mill Bay Marina to vary the parking requirements outlined in Table 1 of CVRD Bylaw No. 1001 be approved with the number of required parking stalls on Block "C", Sections 1 and 2, Range 9, Shawnigan District, Plan 1720, except part in Plans 29781 and 30142 (PID: 001-027-433) and Foreshore Lease Lot 459 (Lease No. 112643) reduced from 65 to 51 parking stalls.
11. That Application No. 3-E-12DVP by Travis Whitaker to vary Section 5.23 of Zoning Bylaw No. 1840, by increasing the maximum permitted length of a small suite mobile home, from 13 metres to 20 metres on Lot 1, Section 7, Range 10, Sahtlam District, Plan VIP52637 (PID 017-420-423), be approved.
12. That the appropriate documents be executed to release Covenant FB227735 (1994 West Shawnigan Lake Road/Perrett) in favour of the Cowichan Valley Regional District registered November 6, 2008, as the subject conditions within the covenant referring to the dedication of 611.2 square metres of land for park purposes to the CVRD, will be appropriately executed at the time of subdivision approval and will no longer be relevant within the covenant terms and conditions.

13. That the appropriate documents be executed for a partial release of Covenant CA1851109 (Rozen Road/Baranti) over the new Lot A, Lot B, Lot C, and Lot E, District Lots 77 and 80, Malahat District, Plan EPP21145, as the subject conditions within the covenant referring to the dedication of land for park purposes to the CVRD, over this portion of the property will be appropriately executed at the time of subdivision approval and will no longer be relevant within the covenant terms and conditions.
  
15. That a meeting be arranged with the new Minister of Community Sport and Cultural Development to discuss the CVRD's request for additional service authority for sidewalks within the Regional District.

**MOTION CARRIED**

12-501 It was moved and seconded:

14. That the Short Term Rental of Single Family Dwellings Policy be maintained with enforcement action commencing after a single complaint, and that the Policy be adopted by the Board as proposed.

Opposed: Directors Dorey, Fraser and Morrison

**MOTION CARRIED**

CR3 The report and recommendations from the Regional Services Committee meeting of October 24, 2012 listing six items were considered.

12-502 It was moved and seconded:

1. That the *User Based Funding Model* be selected as the basis for establishing a function in 2013 to provide stable, long-term funding for the Cowichan Sportsplex.

Opposed: Directors Duncan, Marcotte, Morrison, and Weaver

**MOTION CARRIED**

12-503 It was moved and seconded:

2. That the CVRD Community Wildfire Protection Plan (CWPP) - 2012 Update be approved, in principle, and that staff be directed to prioritize and implement the recommendations outlined in the report.

**MOTION CARRIED**

12-504 It was moved and seconded:

3. That "Cowichan Valley Regional District Bylaw No. 3643 – Five Year Financial Plan (2012 – 2016) Amendment Bylaw 2012", be forwarded to the Board for consideration of three readings and adoption.

MOTION CARRIED

12-505 It was moved and seconded:

4. That the Recovery of Administration/Finance Charges policy be amended to increase the charge levied against all functions that the CVRD office staff actively administer from 4%, based on previous year expenditures, to 4.5%, based on previous year operating expenditures, excluding debt, transfers to reserves, transit passes and prior year's charge, 0% on capital expenditures and 2% against functions which are either inactive, annual grants or operated under contract.

MOTION CARRIED

7:12 pm Director Morrison left the Board Room.

12-506 It was moved and seconded:

5. That funding of the CVRD's share of \$2 million to the Island Corridor Foundation (ICF) be approved, and that cost sharing be based on assessments amongst the CVRD, Regional District of Nanaimo, Comox Valley Regional District, and Alberni-Clayoquot Regional District; and further, that the CVRD fund its share through a one-time regional grant-in-aid of approximately \$488,100 and that it be included in the 2013 Budget.

MOTION CARRIED

7:14 pm Director Morrison returned to the Board Room.

12-507 *(Amended from original Committee recommendation):*

It was moved and seconded:

6. That the bid to host the November 2013 World Junior A Hockey Challenge, be supported, with a \$30,000 regional grant-in-aid; and that the funding support be conditional on the following stipulations:
  - a. that the bid be approved by Hockey Canada, and that the bid documentation meets the standard of Hockey Canada's bid guidelines;
  - b. that a non-profit society be incorporated to manage the tournament;
  - c. that the Canada West training camp prior to the event be held at the Kerry Park Arena;

- d. that a minimum of four tournament games be held at the Island Savings Centre;
- e. that teams, officials, and staff stay in hotels within the Cowichan Valley for:
  1. the Canada West Training Camp, for the dates of 26, 27, 28 October 2013;
  2. the dates of Saturday, November 2nd to Thursday, November 7th, 2013 for the three teams participating in one division of the tournament;
- f. that the Cowichan Valley Regional District, and the facilities of the Island Savings Centre and Kerry Park Arena share the profile of the event with Victoria's West Shore communities and facilities, in all media, ceremonies, etc.;
- g. that the facilities of the Island Savings Centre and Kerry Park Arena will be rented for the event, and not included in any in-kind donations;
- h. that the communities of Colwood and Langford, the province of British Columbia, and the government of Canada also contribute funding to this event;
- i. that if there is a net operating loss on the event, the Cowichan Valley Regional District will contribute 1/3 of the loss up to a maximum of \$30,000; and
- j. that if there is a net operating surplus on the event, the Cowichan Valley Regional District will receive 1/6 of the surplus which would accrue to an established legacy fund for the Cowichan Valley; 1/2 of the surplus will go to Hockey Canada, while 1/3 will go to the Victoria Grizzlies Junior A Hockey Club.

**MOTION CARRIED**

7:23 pm Director McGonigle left the Board Room.

**CR4** The report and recommendations from the Engineering & Environmental Services Committee meeting of October 24, 2012 listing nine items were considered.

**12-508** It was moved and seconded:

1. 1. That "CVRD Bylaw No. 3641 – Arbutus Ridge Sewer System Management Amendment Bylaw, 2012" be forwarded to the Board for consideration of three readings and adoption.
2. That "CVRD Bylaw No. 3640 – Arbutus Ridge Water System Management Amendment Bylaw, 2012" be forwarded to the Board for consideration of three readings and adoption.
2. 1. That the *Certificate of Sufficiency*, confirming that a sufficient petition requesting inclusion into the Kerry Village Water System Service Area be received.

2. That "CVRD Bylaw No. 2491 – Kerry Village Water System Service Establishment Bylaw, 2004", be amended to include "Lot 1, Section 2, Range 7, Shawnigan District, Plan VIP 81051", and that the amendment bylaw be forwarded to the CVRD Board for three readings and adoption.
3. That the following bylaws be forwarded to the Board for consideration of three readings and adoption:
  1. "CVRD Bylaw No. 3635 – Woodley Range Water System Management Bylaw, 2012".
  2. "CVRD Bylaw No. 3636 – Woodley Range Water System Parcel Tax Roll Bylaw, 2012".
  3. "CVRD Bylaw No. 3637 – Woodley Range Water System Capital Reserve Fund Establishment Bylaw, 2012".
4. That the following bylaws be forwarded to the Board for consideration of three readings and adoption:
  1. "CVRD Bylaw No. 3644 – Shellwood Water System Management Bylaw, 2012".
  2. "CVRD Bylaw No. 3645 – Shellwood Water System Parcel Tax Roll Bylaw, 2012".
  3. "CVRD Bylaw No. 3646 – Shellwood Water System Capital Reserve Fund Establishment Bylaw, 2012".
5. That the following bylaws be forwarded to the Board for consideration of three readings and adoption:
  1. "CVRD Bylaw No. 3647 – Carlton Water System Management Bylaw, 2012".
  2. "CVRD Bylaw No. 3648 – Carlton Water System Parcel Tax Roll Bylaw, 2012".
  3. "CVRD Bylaw No. 3649 – Carlton Water System Capital Reserve Fund Establishment Bylaw, 2012".
6.
  1. That "CVRD Bylaw No. 2967 – Honeymoon Bay Water System Debt Repayment Service Establishment Bylaw, 2007" be amended to exclude Lot 2, Plan 5744, Section 13, Renfrew Cowichan Lake District, (PID 000-279-471), and that the amendment bylaw be forwarded to the CVRD Board for three readings and adoption.
  2. That "CVRD Bylaw No. 1588 – Honeymoon Bay Local Service (Community Water Supply and Distribution) Establishment Bylaw No. 10, 1993" be amended to exclude Lot 2, Plan 5744, Section 13, Renfrew Cowichan Lake District, (PID 000-279-471), and that the amendment bylaw be forwarded to the CVRD Board for three readings and adoption.
  3. That the request from Raymond and Nancy Hughes, owners of Lot 2, Plan 5744, Section 13, Renfrew Cowichan Lake District, (PID 000-279-471), to refund their 2011 and 2012 parcel taxes for Honeymoon Bay Water System and Honeymoon Bay Debt Service System be denied.

7. That staff be authorized to proceed with a Fire Protection Study for the Sutton Creek / Gordon Bay Provincial Park area, and that the study be funded to a maximum amount of \$15,000 to be withdrawn from the Electoral Feasibility Studies Function and repaid upon establishment of a CVRD function.
8. That "CVRD Bylaw No. 3651 – Solid Waste Management Charges and Regulations Amendment Bylaw, 2012", be forwarded to the Board for consideration of three readings and adoption.
9. That the Cowichan Valley Regional District Corporate Greenhouse Gas Inventory and Emissions Reduction Plan, 2012 report be received by the CVRD Board, and further, that it be provided to the Environment Commission and the consulting group working on the Regional Environmental Strategy for inclusion where appropriate.

**MOTION CARRIED**

**CR5** The report and recommendation from the Health Advisory meeting of October 2, 2012 listing one item was considered.

**12-509** It was moved and seconded that \$57,000 for homelessness prevention; five ready-to-rent classes; outreach to landlords and property managers; additional Social Planning Cowichan staff time; additional tenants' resource; and advisory centre training of front line staff; be approved; and further that, Social Planning Cowichan be requested to provide the CVRD with an evaluation of the program by the participants, both tenant and landlord; and to develop follow-up programs as necessary.

**MOTION CARRIED**

7:28 pm Director McGonigle returned to the Board Room.

**CR6** The report and recommendation from the Economic Development meeting of October 18, 2012 listing one item was considered.

**12-510** It was moved and seconded that the CVRD Board support a Sports Tourism Implementation Program beginning in 2013, and funded through a supplemental budget item shared between the Parks Recreation and Culture Department and the Planning and Development Department, Economic Development Division.

**MOTION CARRIED**

**STAFF REPORTS:**

**SR1** Staff Report from Legislative Services Coordinator, Corporate Services Department Re: Bylaw No. 3638 - Park Land Exchange (Portion of Fern Ridge Park) - Alternative Approval Process Deadline, was considered.



**12-511** It was moved and seconded that the deadline for responses to the Alternative Approval Process for Bylaw No. 3638 be set at 4:30 pm, Thursday, January 3, 2013.

**MOTION CARRIED**

**SR2** Staff Report from the Manager, Development Services Division, Planning & Development Department Re: Zoning Amendment Bylaw No. 6342 (Area E - Funeral Home Use) was received for information.

**SR3** Staff Report from the Manager, Corporate Planning Re: 2012 Corporate Strategic Plan Progress Report was received for information.

**BYLAWS - ALL DIRECTORS**

**B1** It was moved and seconded that "CVRD Bylaw No. 3598 - Lambourn  
**12-512** Estates Sewer System Service Amendment Bylaw (PID 002-802-651), 2012", be adopted.

**MOTION CARRIED**

**B2** It was moved and seconded that "CVRD Bylaw No. 3635 – Woodley  
**12-513** Range Water System Management Bylaw, 2012", be granted 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading.

**MOTION CARRIED**

**B2** It was moved and seconded that "CVRD Bylaw No. 3635 – Woodley  
**12-514** Range Water System Management Bylaw, 2012", be adopted.

**MOTION CARRIED**

**B3** It was moved and seconded that "CVRD Bylaw No. 3636 – Woodley Range  
**12-515** Water System Parcel Tax Bylaw, 2012", be granted 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading.

**MOTION CARRIED**

**B3** It was moved and seconded that "CVRD Bylaw No. 3636 – Woodley Range  
**12-516** Water System Parcel Tax Bylaw, 2012", be adopted.

**MOTION CARRIED**

**B4** It was moved and seconded that "CVRD Bylaw No. 3637 – Woodley Range  
**12-517** Water System Capital Reserve Fund Establishment Bylaw, 2012", be granted 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading.

**MOTION CARRIED**

**B4  
12-518** It was moved and seconded that "CVRD Bylaw No. 3637 – Woodley Range Water System Capital Reserve Fund Establishment Bylaw, 2012", be adopted.

**MOTION CARRIED**

**B5  
12-519** It was moved and seconded that "CVRD Bylaw No. 3640 – Arbutus Ridge Water System Management Amendment Bylaw, 2012", be granted 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading.

**MOTION CARRIED**

**B5  
12-520** It was moved and seconded that "CVRD Bylaw No. 3640 – Arbutus Ridge Water System Management Amendment Bylaw, 2012", be adopted.

**MOTION CARRIED**

**B6  
12-521** It was moved and seconded that "CVRD Bylaw No. 3641 – Arbutus Ridge Sewer System Management Amendment Bylaw, 2012", be granted 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading.

**MOTION CARRIED**

**B6  
12-522** It was moved and seconded that "CVRD Bylaw No. 3641 – Arbutus Ridge Sewer System Management Amendment Bylaw, 2012", be adopted.

**MOTION CARRIED**

**B7  
12-523** It was moved and seconded that "CVRD Bylaw No. 3644 – Shellwood Water System Management Bylaw, 2012", be granted 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading.

**MOTION CARRIED**

**B7  
12-524** It was moved and seconded that "CVRD Bylaw No. 3644 – Shellwood Water System Management Bylaw, 2012", be adopted.

**MOTION CARRIED**

**B8  
12-525** It was moved and seconded that "CVRD Bylaw No. 3645 – Shellwood Water System Parcel Tax Roll Bylaw, 2012", be granted 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading.

**MOTION CARRIED**

**B8  
12-526** It was moved and seconded that "CVRD Bylaw No. 3645 – Shellwood Water System Parcel Tax Roll Bylaw, 2012", be adopted.

**MOTION CARRIED**

**B9  
12-527** It was moved and seconded that "CVRD Bylaw No. 3646 – Shellwood Water System Capital Reserve Fund Establishment Bylaw, 2012", be granted 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading.

**MOTION CARRIED**

**B9  
12-528** It was moved and seconded that "CVRD Bylaw No. 3646 – Shellwood Water System Capital Reserve Fund Establishment Bylaw, 2012", be adopted.

**MOTION CARRIED**

**B10  
12-529** It was moved and seconded that "CVRD Bylaw No. 3647 – Carlton Water System Management Bylaw, 2012", be granted 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading.

**MOTION CARRIED**

**B10  
12-530** It was moved and seconded that "CVRD Bylaw No. 3647 – Carlton Water System Management Bylaw, 2012", be adopted.

**MOTION CARRIED**

**B11  
12-531** It was moved and seconded that "CVRD Bylaw No. 3648 – Carlton Water System Parcel Tax Roll Bylaw, 2012", be granted 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading.

**MOTION CARRIED**

**B11  
12-532** It was moved and seconded that "CVRD Bylaw No. 3648 – Carlton Water System Parcel Tax Roll Bylaw, 2012", be adopted.

**MOTION CARRIED**

**B12  
12-533** It was moved and seconded that "CVRD Bylaw No. 3649 – Carlton Water System Reserve Fund Establishment Bylaw, 2012", be granted 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading.

**MOTION CARRIED**

**B12  
12-534** It was moved and seconded that "CVRD Bylaw No. 3649 – Carlton Water System Reserve Fund Establishment Bylaw, 2012", be adopted.

**MOTION CARRIED**

**B13  
12-535** It was moved and seconded that "CVRD Bylaw No. 3651 – Solid Waste Management Charges and Regulations Amendment Bylaw, 2012", be granted 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading.

**MOTION CARRIED**

**B13  
12-536** It was moved and seconded that "CVRD Bylaw No. 3651 – Solid Waste Management Charges and Regulations Amendment Bylaw, 2012", be adopted.

**MOTION CARRIED**

**B14  
12-537** It was moved and seconded that "CVRD Bylaw No. 3655, - Fireworks Sale and Discharge Regulation Amendment Bylaw, 2012", be granted 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading.

**MOTION CARRIED**

**B14  
12-538** It was moved and seconded that "CVRD Bylaw No. 3655, - Fireworks Sale and Discharge Regulation Amendment Bylaw, 2012", be adopted

**MOTION CARRIED**

**BYLAWS - ELECTORAL AREA DIRECTORS:**

**BEA1  
12-539** It was moved and seconded that "CVRD Bylaw No. 3642 - Area E - Cowichan Station/Sahtlam/Glenora Zoning Amendment Bylaw (Funeral Home Use), 2012", be granted 3<sup>rd</sup> reading.

**MOTION CARRIED**

**BEA1  
12-540** It was moved and seconded that "CVRD Bylaw No. 3642 - Area E - Cowichan Station/Sahtlam/Glenora Zoning Amendment Bylaw (Funeral Home Use), 2012", be adopted.

**MOTION CARRIED**

**BEA2  
12-541** It was moved and seconded that "CVRD Bylaw No. 3652, Area E and Part of F - Cowichan-Koksilah Official Community Plan Amendment (Girl Guides of Canada, Camp Creina) Bylaw, 2012", be granted 1<sup>st</sup> and 2<sup>nd</sup> reading.

**MOTION CARRIED**

**BEA3  
12-542** It was moved and seconded that "CVRD Bylaw No. 3653, Area E - Cowichan Station/Sahtlam/ Glenora Zoning Amendment (Girl Guides of Canada, Camp Creina) Bylaw, 2012", be granted 1<sup>st</sup> and 2<sup>nd</sup> reading.

**MOTION CARRIED**

**BEA4  
12-543** It was moved and seconded that "CVRD Bylaw No. 3654, Development Application Procedures and Fees Amendment (Permit Limit Extension) Bylaw, 2012", be granted 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading.

**MOTION CARRIED**

**BEA4**            It was moved and seconded that "CVRD Bylaw No. 3654, Development  
**12-544**            Application Procedures and Fees Amendment (Permit Limit Extension)  
Bylaw, 2012", be adopted.

**MOTION CARRIED**

## **RESOLUTIONS**

**RES1**            Appointments to the Youbou/Meade Creek Parks Commission

**12-545**            It was moved and seconded that the following appointments to the  
Electoral Area I – Youbou/Meade Creek Parks Commission be approved:  
Elected for a Term to Expire March 31, 2013:  
1. Rose Davidson; and  
2. Rob Somers.

**MOTION CARRIED**

## **NEW BUSINESS:**

**NB1**            Verbal Report – Director Morrison Re: Cowichan Lake Community Forest  
Cooperative Appointment was considered.

**12-546**            It was moved and seconded that Dave Darling be appointed as the CVRD  
Alternate representative to the Cowichan Lake Community Forest  
Cooperative.

**MOTION CARRIED**

**NB2**            Staff Report from the Senior Engineering Technologist, Water Management  
Re: Honeymoon Bay Water System and Debt Service Area - Request for  
Exclusion

**12-547**            It was moved and seconded that the Certificate of Sufficiency, confirming  
that a sufficient petition requesting exclusion from the Honeymoon Bay  
Water System Service Area and the Honeymoon Bay Waste System Debt  
Repayment Service Area be received.

**MOTION CARRIED**

**NB3**            Parks Committee - Director Dorey Re: Report and Recommendations of Meeting  
of November 14, 2012

**12-548**            It was moved and seconded:

1. That priority be given to completion of sections of the Cowichan Valley Trail between Hwy 18 and the Cowichan Exhibition Grounds, and between Chemainus to Saltair/Town of Ladysmith, along with an ongoing joint effort with the Capital Regional District to complete the connection over the Malahat; and further, that the CVRD work

with the Halalt First Nation to identify potential sources of funding to complete the section of the Cowichan Valley Trail in the vicinity of their reserve lands.

**MOTION CARRIED**

12-549 It was moved and seconded:

2. That the Capital Regional District be requested to provide \$3,500 from the Trans Canada Trail Relocation Fund as matching funds for the Shawnigan Creek Bridge Design portion of the \$71,500 Trans Canada Trail Engineering and Feasibility Grant received, and that remaining funds necessary to match the grant be derived from the Regional Parks (280) Operating Budgets in 2012/2013 and the previously approved Federal Gas Tax funding for the Cowichan Valley Trail project.

**NB4** Staff Report from the General Manager, Planning & Development Department  
Re: CVRD Appreciation for Advisory Planning Commissions (APCs) and Parks Commissions

12-550 It was moved and seconded that the amended Appreciation for APCs and Parks Commissions Policy, as attached to the General Manager of Planning and Development's November 14, 2012 staff report, be approved.

**MOTION CARRIED**

**NB5** It was moved and seconded that "CVRD Bylaw No. 3643 – Five Year  
12-551 Financial Plan (2012-2016) Amendment Bylaw, 2012", be granted 1st, 2nd and 3rd reading.

**MOTION CARRIED**

**NB5** It was moved and seconded that "CVRD Bylaw No. 3643 – Five Year  
12-552 Financial Plan (2012-2016) Amendment Bylaw, 2012", be adopted.

**MOTION CARRIED**

**NB5** It was moved and seconded that staff provide public clarification regarding  
12-553 the CVRD's 2013 budget process.

**MOTION CARRIED**

#### **RESOLVING INTO CLOSED SESSION**

12-554 It was moved and seconded that the meeting be closed to the public in  
8:49 pm accordance with the *Community Charter* Part 4, Division 3, Section 90, Subsections (1) (a) Employee Appointment, (1) (e) Land Acquisition, (1) (g) Potential Litigation, (1) (k) Provision of a Municipal Service, and (2) (b) Intergovernmental Relations.

MOTION CARRIED

8:49 pm Director Kent left the meeting.

RISE FROM CLOSED SESSION

12-563 It was moved and seconded that the Board rise with report on the  
9:55 pm appropriate sections of Resolution 12-486 Land Acquisition from the October 10, 2012 Board meeting, appropriate sections of item CSCR2 Land Acquisition when suitable, and item CSNB3 Employee Appointment, and return to the Regular portion of the meeting.

MOTION CARRIED

- 12-486 1. 2. That a Reserve Fund expenditure bylaw be prepared authorizing expenditure of no more than \$70,000 from the Electoral Area E (Cowichan Station/Sahtlam/Glenora) Community Parkland (5%) Reserve Fund (CVRD Establishment Bylaw No. 2739) for the purpose of creating a community park, and that the bylaw be forwarded to the Board for consideration of three readings and adoption.
- 3. That a Reserve Fund expenditure bylaw be prepared authorizing expenditure of no more than \$146,000 from the Electoral Area E (Cowichan Station/Sahtlam/Glenora) Community Parks Capital Reserve Fund (CVRD Establishment Bylaw No. 2738) for the purpose of creating a community park, and that the bylaw be forwarded to the Board for consideration of three readings and adoption.

MOTION CARRIED

12-562 It was moved and seconded that the Board appoint Rob Harris as a CVRD Bylaw Enforcement Officer.

MOTION CARRIED

ADJOURNMENT

9:55 pm The Board agreed by consensus to adjourn the meeting.  
The meeting adjourned at 9:55 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 Friday, November 30, 2012 at 4:02 pm.

**PRESENT**

Chair R. Hutchins  
Director L. Iannidinardo <4:16 pm>  
Director M. Walker  
Director B. Fraser  
Director G. Giles  
Director L. Duncan <4:09 pm>  
Director I. Morrison  
Director M. Dorey  
Director P. Weaver  
Director T. McGonigle  
Director R. Hartmann  
Director J. Lefebure

**COWICHAN  
WATERSHED  
BOARD  
MEMBERS**

A/Chair Tim Kulchyski, Natural Resource Consultant  
Mayor Ross Forrest, Town of Lake Cowichan  
David Slade, Past President, BC Groundwater  
Association  
Andrew Thomson, Area Director – South Coast, DFO  
Darin George, Councillor, Cowichan Tribes  
David Anderson, Former Federal Cabinet Minister of the  
Environment, Retired MP  
Dr. Lorna Medd, Public Health Consultant

**ALSO  
PRESENT**

Warren Jones, Chief Administrative Officer  
Kathleen Harrison, Deputy Corporate Secretary  
Brian Dennison, General Manager, Engineering &  
Environmental Services  
Tom Anderson, General Manager, Planning &  
Development  
Kate Miller, Manager, Environmental Policy  
Rodger Hunter, Coordinator, Cowichan Watershed Board  
Craig Sutherland, Kerr Wood Leidal Consulting Engineers  
Craig Sutherland, ADM, Ministry of Forests, Lands &  
Natural Resource Operations (MFLNRO) <4:25 pm>  
Brian Houle, Catalyst Paper  
Tracy Michalski, MFLNRO  
Brian Symonds, MFLNRO (via telephone)  
Parker Jefferson, One Cowichan  
Mike Stalberg, MFLNRO

**ABSENT**

Director P. Kent  
Director B. Lines  
Director M. Marcotte

**APPROVAL OF AGENDA**

**12-564** It was moved and seconded that agenda be approved.

**MOTION CARRIED****STAFF REPORTS:**

**SR1** Staff report from the Chief Administrative Officer re: Cowichan River Water Flow and Weir Management was received for information.

The Chair provided a PowerPoint presentation regarding the history of the process for requesting a flexible rule curve/rule band for the management of the Cowichan Lake Weir and provincial operating rules.

Craig Sutherland, Kerr Wood Leidal, provided a PowerPoint presentation that included a comparison from 1962 to 2012 of the current rule curve vs. the proposed rule band and the expected improvement for management of the Cowichan Lake Weir and water levels with implementation of the rule band.

**12-565** It was moved and seconded that:

**WHEREAS on May 23, 2012 the CVRD Board resolved that the CVRD endorse a return to past spring and summer approach to operating the weir at Lake Cowichan for a three year period as a pilot project with the goal of maintaining a minimum summer and early autumn flow of 7 cms below the weir;**

**AND WHEREAS climatic, land use and ecological conditions necessitate a more flexible Cowichan Lake Weir management protocol to ensure that ecological, cultural, environmental, social and economic values attributable to a healthy Cowichan River are maintained;**

**NOW THEREFORE BE IT RESOLVED that the CVRD Board support a decision by the Province of British Columbia, or an application to the Province of British Columbia, to implement a “rule band” protocol consistent with the plan prepared by Kerr Wood Leidal entitled “Cowichan Lake Weir Proposed 2012 Provincial Operating Rules”.**

**MOTION CARRIED****ADJOURNMENT**

**12-566** It was moved and seconded that the Special Board meeting adjourn.  
**5:25 pm**

**MOTION CARRIED**

The Special Board meeting adjourned at 5:25 pm.

Certified Correct:

\_\_\_\_\_  
Chairperson

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

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



### Request to Appear as a Delegation

#### Meeting Information

Request to Address:

CVRD Board

Committee

If Committee, specify the Committee here:

Meeting Date:

Meeting Time:

#### Applicant Information

Applicant Name:

Representing:

(Name of organization if applicable)

As:

(Capacity / Office)

Number Attending:

#### Applicant Contact Information

Applicant Mailing Address:

Applicant City:

Applicant Telephone:

Applicant Fax:

Applicant Email:

#### Presentation Topic and Nature of Request:

We would like to present our annual "CGC Year in Review" Video.



**Delegation - December 12, 2012: Hazco/Tervita**

**Presenter:** Cameron McLean, Vice President – Projects, Hazco/Tervita

**Topic:**

Appearing at the request of the CVRD, Hazco will present information on its operations and how it manages contaminated soils.







RECEIVED  
NOV 27 2012

OFFICE OF THE EXECUTIVE DIRECTOR  
711 Poplar Street, Box 3333  
Nanaimo, BC V9S 5L8  
T: 250.729.2310 • F: 250.758.2482  
Email: [executivedirector@virl.bc.ca](mailto:executivedirector@virl.bc.ca)

November 23, 2012

Chair Robert Hutchins  
Cowichan Valley Regional District  
175 Ingram Street  
Duncan, BC V9L 1N8

Dear Chair Hutchins,

**Re: Appointment to the 2013 Vancouver Island Regional Library Board**

With the new year not too far off, it is time to consider your representation at the Board of Trustees of Vancouver Island Regional Library – the fourth largest library system in British Columbia that serves more than 410,000 residents on Vancouver Island, Haida Gwaii, and Bella Coola on the central coast. Vancouver Island Regional Library enhances lives through universal access to knowledge, lifelong learning, and literacy in the communities we serve.

As per the *British Columbia Library Act*, “each municipality and/or regional district that is party to the regional library district must, by resolution, appoint a representative and an alternate representative each December at the first meeting of the municipal council or regional district board. A member of the library board holds office for a term of one year, January 1 - December 31, 2013, or for the remainder of the year for which the appointment is made. A member is eligible for reappointment, but no member may serve for more than eight consecutive years. Reappointment of sitting members is encouraged in the interest of continuity...”

Provincial legislation requires certified resolutions to be submitted to Vancouver Island Regional Library by December 15, 2012. I enclose 2013 appointment forms for a Board member and alternate member to ensure we have accurate contact information.

VIRL Board of Trustees requires its members to complete a *Statement of Financial Disclosure* and, to that end, I enclose forms to be completed by your member and alternate member representatives. A copy of the form completed for municipal purposes is also acceptable.

Please complete the enclosed forms and return, along with a copy of the certified resolution, by December 15, 2012 to Heather Mink Zuvich: fax 250.758.2482 or email [hminkzuvich@virl.bc.ca](mailto:hminkzuvich@virl.bc.ca).

Thank you for your continuing support of Vancouver Island Regional Library!

Sincerely,

Rosemary Bonanno, BA, MLS  
Executive Director

Cc: Warren Jones, CAO

Original: <i>file</i>	Copies to:
Board: <i>[initials]</i>	<i>[initials]</i>
Committee(s):	<i>[initials]</i>
Disseminated: <i>[initials]</i>	Date: <i>Nov 28/12</i>
File #:	

Strong Libraries \* Strong Communities



**From:** Tom Baker [<mailto:tombaker@hotmail.com>]  
**Sent:** Tuesday, November 20, 2012 2:59 PM  
**To:** Planning and Development  
**Subject:** 17-B-12DP/RAR/VAR (Abbott)

Hello

Let me introduce myself.

My name is Tom Baker and am the owner of 2723 West Shawnigan Lake Rd.

I have a couple of concerns.  
I received a letter with a sight plan.

It shows an existing stairway toward the middle of the property.

The iron pegs that boundary are not easily visible.

There are iron pegs on the same line across the road

From these it looks as if his stairway is very close to the property line or even encroaching.

Will there be an requirement for Mr. Abbott to have a legal survey?  
My second concern is in regards to the septic field.

It is a very small piece of property.

I has a small structure, a stairway and possibly a new cabin.

Were is the sewage going to go?

My third question is more Mr Abbott's concern than mine.

Is he aware how remarkably close to high water he intends to build?

I will be looking forward to your response.

Thank you,

Tom Baker





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

**DATE:** November 22, 2012  
**To:** Chairperson and Directors of the Board

Your Electoral Area Services Committee reports and recommends as follows:

1. That the following Landscape Security resolution be accepted and forwarded to AVICC:

**“LANDSCAPE SECURITY**

**WHEREAS** Section 925 of the *Local Government Act* permits the collection of security for the performance of specified development permit conditions;

**AND WHEREAS** it is administratively costly for local governments to pursue compliance and impractical to use security to undertake required works or construction on private land;

**THEREFORE BE IT RESOLVED** that the provincial government amend Section 925 of the *Local Government Act* to allow local governments to collect a 5 percent per month administrative fee on conditions of a development permit that are deemed to be in default in order to provide further incentive for the developer to satisfy the conditions of a Development Permit.”

2. That the annual FCM membership be renewed and that the 2013-2013 renewal fee of \$5,088 be approved for payment.
3. That a grant in aid, Area F – Cowichan Lake South/Skutz Falls, in the amount of \$900 be given to Honeymoon Bay Lawn Bowling Society to assist with society start up costs and to purchase fencing to secure lawn bowling green area.
4. That a grant in aid, Area I – Youbou/Meade Creek, in the amount of \$250 be given to LCSS Dry Grad to assist with costs associated with their 2013 dry grad.

.../2

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

5. That Application No. 17-B-12 DP/RAR/VAR by Lorin Inglis on behalf of owners Trent Abbott and Moira Baird for a variance to Section 5.14 of Bylaw No. 985 to reduce the required setback from a watercourse from 15 metres down to 2.0 metres on Parcel A (DD A36174) of Lot 2, Shawnigan Lake Suburban Lots, Shawnigan District, Plan 7889 (PID: 002-516-152) be approved subject to:
  1. Submission of a letter of credit or other security in a form acceptable to the CVRD in the amount of 125% of the costs of the riparian restoration; and
  2. Compliance with the recommendations in Riparian Areas Regulation Assessment No. 2591 prepared by Justin Lange, A.Sc.T September 28, 2012.
  
6. That Application No. 16-B-12DP by Jacqueline Logan and William Hayes to subdivide Lot B, Section, 15, Range 4, Shawnigan District, Plan VIP58126 (PID: 018-606-300) be approved subject to:
  1. Tree removal being limited to the general building site and driveway locations;
  2. Ongoing invasive species removal; and
  3. All rainwater to be managed on site, with confirmation at the time of building permit that post-development rainwater runoff does not exceed pre-development runoff.
  
7. That application 4-I-12DP/RAR/VAR by Michael Dix for a single family dwelling and associated development at Island #4, Cowichan Lake (Block 1455, Cowichan Lake District, as shown on Plan 40413) be approved, subject to the following conditions:
  1. Re-submission of an RAR assessment report based on the revised dwelling location confirming compliance with the Riparian Area Regulation prior to issuance of the development permit;
  2. Strict compliance with the recommendations of the revised RAR Assessment Report;
  3. Submission of a post-development report prepared by a Qualified Environmental Professional confirming compliance with the recommendations of the revised RAR Assessment Report and development permit conditions prior to issuance of a certificate of completion by the CVRD's Planning and Development Department;
  4. Installation of a "Type 3" or better sewage disposal system, authorized by the Vancouver Island Health Authority; and
  5. Procurement all necessary approvals from Fisheries and Oceans Canada and the Ministry of Environment for the proposed dock.



**ELECTORAL AREA SERVICES  
COMMITTEE REPORT  
OF MEETING HELD DECEMBER 4, 2012**

**DATE:** December 10, 2012

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

---

---

Your Electoral Area Services Committee reports and recommends as follows:

1. That a Permit to Construct agreement be approved with BC MoT for construction of a trail within the undeveloped portion of the Clifcoe Road right-of-way to be managed under the Electoral Area G Community Parks budget.
2. That a Permit to Construct agreement be approved with BC MoT for a roadside trail and landscape trees in the section of Chaster Road right-of-way fronting Lot A, Section 13, Range 7, Quamichan District, Plan VIP84748 (Parhar Development) to be managed under the Electoral Area D Community Parks function.
3. That the existing Bright Angel Park Caretaker Contract be extended with the incumbent caretakers, Daniel and Ruth Vandewildenberg, for a further two years commencing June 1, 2013, and completing on May 31, 2015, as per conditions of the existing Bright Angel Park Caretaker Contract dated June 1, 2010.
4. That a grant in aid, Electoral Area C – Cobble Hill, in the amount of \$500 be given to Cowichan Foundation to assist with further educational opportunities for Cowichan students.
5. That the CVRD Board forward a letter to Ms. Jenny Ferris and the students of Shawnigan Lake School thanking the students for their help in planting 800 Kinnikinnick plants along the berm at the new kiosk at Cobble Hill Common.
6. That the CVRD has no objection to the application by Cobblestone Inn to allow the sale of liquor to be extended to 2:00 am on December 23 and 26 only.
7. That the building permit fee be waived for the Malahat Lions Club to expand their storage shed at the Shawnigan Cemetary, provided that the required fee does not exceed \$100.

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

8. That Application No. 6-E-10ALR, submitted by Kenyon Wilson Professional Land Surveyors on behalf of Ronald Taylor, made pursuant to Section 21(2) of the *Agricultural Land Commission Act* to subdivide, be forwarded to the Agricultural Land Commission with a recommendation to approve the application subject to:
  1. Registration of a covenant prohibiting building, driveway, and septic field construction within 20 metres of the wetland; and
  2. Dedication of the 0.14 ha piece of land north of Cowichan Lake Road to the CVRD as proposed by the applicant.
9. That Application No. 1-F-12DVP by Stan Van Basten for a variance to Section 5.12(5) of Zoning Bylaw No. 2600 by increasing the permitted maximum height of a dwelling from 7.5 metres to 7.8 metres for Lot 34, Section 35, Renfrew District, (Situate in Cowichan Lake District), Plan 40628 (PID: 000-204-854), be approved.
10. That Application No. 6-C-12DP submitted by Blue Bennefield for Lot 4, Section 14, Range 8, Shawnigan District, Plan 23783 (PID 003-143-180) for subdivision of two new lots be approved subject to:
  1. Confirmation from a Qualified Professional Engineer, at the time of building permit application, that post-development rainwater runoff will not exceed pre-development rainwater runoff;
  2. Removal of all invasive plants on the property and;
  3. Connection to community water.
11. That Application No. 12-B-12DP submitted by Helmut and Vickie Teunissen on Lot 6, Section 2, Range 5, Shawnigan District, Plan 47154 (PID: 011-850-736), for subdivision of one new lot be approved subject to:
  1. Substantial compliance with the rainwater management plan prepared by Dennis Lowen, dated October 4, 2012;
  2. Removal of invasive species, and their replacement with native vegetation, in accordance with the report prepared by Jennifer Morgen on September 21, 2012.
12. That the appropriate documents be executed to release Covenant CA2509073 in favour of the Cowichan Valley Regional District registered April 26, 2012, as the subject conditions within the covenant referring to the dedication of 2.6 hectares of land for park purposes to the CVRD, will be appropriately executed at the time of subdivision approval and will no longer be relevant within the covenant terms and conditions.
13. That draft South Cowichan Zoning Bylaw No. 3520 for Electoral Areas A, B and C be forwarded to the Board for consideration of first and second reading, and that public meetings be held in lieu of a public hearing.





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

**DATE:** December 5, 2012

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

---

Your Regional Services Committee reports and recommends as follows:

1. That staff prepare a bylaw amendment to "CVRD Bylaw No. 2497 – Economic Development Commission Establishment Bylaw, 2004" with the changes being: the quorum remain at five members as indicated in Section 5(c) but delete "one of whom must be a Director of the Board"; in Section 6(c)(i) insert "upon the request of the Board"; and in Section 6(c)(iii) delete "monthly".
2. That a public meeting for the Local Government Education & Issues Session be held at the Island Savings Centre, Duncan.





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

**DATE:** November 29, 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. 2871 – Twin Cedars Sewer System Service Establishment Bylaw, 2006", be amended to revise the service area boundaries to include the following CVRD Parks properties:
  - Quarry Nature Park:  
*PID 025-019-058, Lot 1, Sections 11 & 12, Range 5, Shawnigan District, Plan 72280*  
*PID 000-546-640 Lot A, Sections 12 & 13, Range 5, Shawnigan District, Plan 41279*
  - Cobble Hill Common:  
*PID: 006-913-211, Lot 1, Block 32, Section 12, Range 6, Shawnigan District, Plan 1809*  
*PID: 006-913-229; Lot 2, Block 32, Section 12, Range 6, Shawnigan District, Plan 1809*  
*PID: 006-913-253; Lot 3, Block 32, Section 12, Range 6, Shawnigan District, Plan 1809*  
*PID: 006-913-261; Lot 4, Block 32, Section 12, Range 6, Shawnigan District, Plan 1809*  
*PID: 006-913-300; Lot 5, Block 32, Section 12, Range 6, Shawnigan District, Plan 1809*  
*PID: 006-913-326; Lot 6, Block 32, Section 12, Range 6, Shawnigan District, Plan 1809*  
*PID: 006-913-270; Lot 7, Block 32, Section 12, Range 6, Shawnigan District, Plan 1809*  
*PID: 006-913-296; Lot 8, Block 32, Section 12, Range 6, Shawnigan District, Plan 1809*
  - Watson Avenue Wetland Park:  
*PID: 017-390-842; Lot 4, Section 12, Range 6, Shawnigan District, Plan VIP84630*
2. That "CVRD Bylaw No. 3657 – Douglas Hill Water System Management Amendment Bylaw, 2012" be forwarded to the Board for consideration of three readings and adoption.
3. That a petition be submitted to the Cowichan Bay Waterworks District to include Hecate Park and the Cowichan Bay Boat Launch (legally described as "Water Lease Lots 645 & 648, Cowichan Land District"), within the Cowichan Bay Waterworks District, and that the Board Chair and Corporate Secretary be authorized to sign the necessary documents.

4.
  1. That the *Certificate of Sufficiency*, confirming that sufficient petitions 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 the following properties:  
"PID 003-753-131, Lot 2, Section 4, Range 6, Plan 18564, Cowichan District"  
"PID 003-698-823, Lot 2, Section 4, Range 6, Plan 19165, Cowichan District"  
"PID 003-698-521, Lot 4, Section 4, Range 6, Plan 19165, Cowichan District"  
"PID 003-698-475, Lot 1, Section 4, Range 6, Plan 19165, Cowichan District"  
"PID 002-802-571, Lot 1, Section 4, Range 6, Plan 24679, Cowichan District"
  3. That the amended bylaw be forwarded to the Board for consideration of three readings and adoption.
5. That "*CVRD Bylaw No. 3650 – Cobble Hill Drainage System Management Bylaw, 2012*" be forwarded to the CVRD Board for three readings and adoption.
6. That staff be authorized to proceed with a Feasibility Study for Cowichan Bay Marinas and float homes, and further that the study be funded to a maximum amount of \$15,000 to be withdrawn from the Electoral Feasibility Studies Function and repaid upon establishment of a Debt Repayment Service Area within the Cowichan Bay Sewer System Service Area.



**COMMUNITY SAFETY ADVISORY COMMITTEE REPORT  
OF REGULAR MEETING HELD NOVEMBER 1, 2012**

**DATE:** December 3, 2012

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

---

Your Community Safety Advisory Committee reports and recommends as follows:

1. That a Regional Youth Strategy be developed.
2. That "CVRD Bylaw No. 3622 – Community Safety Advisory Commission Establishment Bylaw, 2012", be considered for three readings and adoption.





C·V·R·D

**COMMUNICATIONS COMMITTEE REPORT**  
**OF REGULAR MEETING HELD NOVEMBER 20, 2012**

**DATE:** December 3, 2012

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

---

Your Communications Committee reports and recommends as follows:

1. That the Communications Strategy and Communications Plan dated September 13, 2012 be endorsed.







**CENTRAL SECTOR LIQUID WASTE MANAGEMENT PLAN  
STEERING COMMITTEE REPORT**

**OF MEETING HELD NOVEMBER 22, 2012**

**DATE:** November 27, 2012

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

---

Your Central Sector Liquid Waste Management Plan Steering Committee reports and recommends as follows:

1. 1. That Board Resolution 12-342, dated July 11, 2012, be rescinded.
2. 2. That the CVRD enter into an agreement with Cowichan Tribes for recovery of costs associated with the re-establishment of the Central Sector Liquid Waste Management Plan Study Service Area, including the preparation and review of the Plan.
3. 3. That a portion of the costs for the Central Sector Liquid Waste Management Plan Study Service be recovered from Cowichan Tribes annually in the amount of \$4,100.
4. 4. That the Board Chair and Corporate Secretary be authorized to sign the agreement.
5. 5. That "CVRD Bylaw No. 3619 – Central Sector Liquid Waste Management Plan Study Service Area Establishment Bylaw, 2012", be forwarded to the Board for consideration of three readings and following provincial and participating area approval, be adopted.





**STAFF REPORT**

**REGULAR BOARD MEETING  
OF DECEMBER 12, 2012**

**DATE:** November 28, 2012 **BYLAW NOS.:** 3630  
3634

**FROM:** Kathleen Harrison, Deputy Corporate Secretary

**SUBJECT:** Results of Alternative Approval Process – Bylaw No. 3630 – Malahat Fire Protection Loan Authorization; and Bylaw No. 3634 – Electoral Area A – Mill Bay/Malahat Critical Location Street Lighting Service Requisition Limit Increase.

**Recommendations/Action:**

1. That the *Certificate of Results* confirming that the CVRD Board may proceed to adopt Bylaw No. 3630 be received.
2. That the *Certificate of Results* confirming that the CVRD Board may proceed to adopt Bylaw No. 3634 be received.

**Relation to the Corporate Strategic Plan:** The purchase of a Type 2 Fire Engine for the Malahat Fire Protection Service Area and the amendment to the requisition limit for Electoral Area A – Mill Bay/Malahat Critical Street Lighting Service from \$2,000 to \$5,000 are consistent with Corporate Strategic Plan objectives of reliable essential services.

**Financial Impact:** N/A

**Background:** An alternative approval process for obtaining voter approval for the adoption of "CVRD Bylaw No. 3630 – Malahat Fire Protection Service Loan Authorization (Type 2 Fire Engine) Bylaw, 2012", was launched October 17<sup>th</sup> and expired November 26<sup>th</sup> at 4:30 pm.

Five (5) *Elector Response Forms* were received from electors outside of the *Malahat Fire Protection Service Area* boundary and therefore were rejected. A total of Zero (Ø) valid *Elector Response Forms* were submitted in opposition to the adoption of Bylaw No. 3630. As outlined in the attached *Certificate of Results*, this number is less than 10% of the total eligible to sign. The Board may proceed to adopt Bylaw No. 3630.

An alternative approval process for obtaining voter approval for the adoption of "CVRD Bylaw No. 3634 – Electoral Area A – Mill Bay/Malahat Critical Location Streetlighting Service Amendment Bylaw, 2012", was launched October 17<sup>th</sup> and expired November 26<sup>th</sup> at 4:30 pm.

As outlined in the attached *Certificate of Results*, there were Zero (Ø) *Elector Response Forms* submitted in opposition to adoption of Bylaw No. 3634. This number is less than 10% of the total eligible to sign, and therefore, the Board may proceed to adopt Bylaw No. 3634.

Submitted by,

Kathleen Harrison  
Deputy Corporate Secretary

Attachments: Certificates of Results - Bylaw Nos. 3630 & 3634

<p><b>Reviewed by:</b> Division Manager:</p>
<p><b>Approved by:</b> General Manager:</p>



**C·V·R·D**

**CVRD Bylaw No. 3630  
Certificate of Results - Alternative Approval Process**

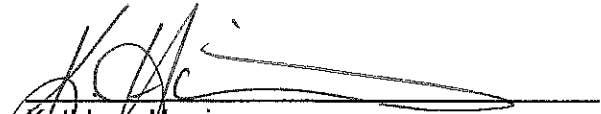
I hereby certify that Zero (Ø) valid *Elector Response Forms* were received in opposition to the adoption of "CVRD Bylaw No. 3630 – Malahat Fire Protection Service Loan Authorization (Type 2 Fire Engine) Bylaw, 2012", which authorizes the Regional District to borrow up to a maximum of Two Hundred Sixty-Five Thousand Dollars (\$265,000), for a 15-year period to help finance the purchase of a new front line Type 2 Fire Engine for the Malahat Fire Protection Service Area within a portion of Electoral Area A – Mill Bay/Malahat, and Electoral Area B – Shawnian Lake.

The total number of eligible electors in the service area to which the Alternative Approval Process applies is estimated at 395.

In accordance with Section 86(1) of the *Community Charter*, the number of valid *Elector Response Forms* received (Ø) represents less than 10% of the electors in the area to which the Alternative Approval Process applies, and the Board of Directors of the Cowichan Valley Regional District may proceed to adopt CVRD Bylaw No. 3630.

DATED at Duncan, British Columbia )  
this 28<sup>th</sup> day of November, 2012 )

)  
)  
)

  
 Kathleen Morrison  
 Deputy Corporate Secretary

<b>Number of Eligible Electors in the Service Area</b>	<b>10% of the Electors</b>	<b>Valid Elector Response Forms Received</b>
395	40	Ø



C.V.R.D


**CVRD Bylaw No. 3634  
Certificate of Results - Alternative Approval Process**

I hereby certify that Zero (Ø) valid *Elector Response Forms* were received in opposition to the adoption of "CVRD Bylaw No. 3634 – Electoral Area A – Mill Bay/Malahat Critical Location Street Lighting Service Amendment Bylaw, 2012", which increases the maximum annual requisition limit from \$2,000 to \$5,000 to assist with costs of providing critical street lighting services within Electoral Area A – Mill Bay/Malahat.

The total number of eligible electors in the service area to which the Alternative Approval Process applies is estimated at 3245.

In accordance with Section 86(1) of the *Community Charter*, the number of Elector Response Forms received represents less than 10% of the electors in the area to which the Alternative Approval Process applies, and the Cowichan Valley Regional District may proceed to adopt CVRD Bylaw No. 3634.

DATED at Duncan, British Columbia )  
This 28<sup>th</sup> day of November, 2012 )

)   
) Kathleen Harrison  
) Deputy Corporate Secretary

Number of Eligible Electors in the Service Area	10% of the Electors	Valid Elector Response Forms Received
3245	325	Ø





**STAFF REPORT**

**REGULAR BOARD MEETING  
OF DECEMBER 12, 2012**

**DATE:** December 5, 2012 **BYLAW No.:** 3607  
**FROM:** Kathleen Harrison, Deputy Corporate Secretary  
**SUBJECT:** Results of Alternative Approval Process – "Bylaw No. 3607 – In-House Curbside Collection Service Loan Authorization (Trucks and Totes) Bylaw, 2012"

**Recommendation:**

**That the *Certificate of Results* confirming that the CVRD Board may proceed to adopt Bylaw No. 3607, be received.**

**Relation to the Corporate Strategic Plan:**

This bylaw is consistent with the Corporate Strategic Plan's goals of service excellence and promoting a healthy environment and viably economy through the objectives of financial stability, efficient high performance, innovative organization, sustainable communities, leading by example, and by supporting policies and initiatives that strengthen the local economy.

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

**Background:**

An alternative approval process for obtaining voter approval for the adoption of "CVRD Bylaw No. 3607 – In-House Curbside Collection Service Loan Authorization (Trucks and Totes) Bylaw, 2012", was launched October 16<sup>th</sup> and expired November 26<sup>th</sup> at 4:30 pm.

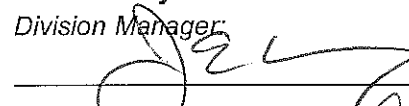
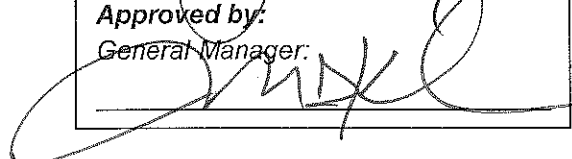
A total of 1,337 *Elector Response Forms* were submitted in opposition to the adoption of the bylaw. Sixty-Four (64) forms were rejected for the following reasons: Fifteen (15) were outside the boundary of the service area; Nine (9) forms were altered; Ten (10) had no signature; Thirteen (13) were incomplete; Two (2) were submitted as resident and non-resident property electors by the same elector for two separate properties; Two (2) had more than one elector on the form; One (1) was an e-mail submission; and lastly, Twelve (12) were faxed copies. As outlined in the attached *Certificate of Results*, there were a total of One Thousand Two Hundred Seventy-Three (1,273) valid *Elector Response Forms* submitted in opposition to adoption of the bylaw. This number is less than 10% (4.99%) of the total eligible to sign, and therefore, the Board may proceed to adopt Bylaw No. 3607.

Submitted by,



Kathleen Harrison  
Deputy Corporate Secretary  
Corporate Services Department

Attachment: Certificate of Results – Bylaw No. 3607  
Analysis of Results – Bylaw No. 3607

<p><b>Reviewed by:</b> Division Manager:</p> 
<p><b>Approved by:</b> General Manager:</p> 



**C·V·R·D**


**CVRD Bylaw No. 3607  
Certificate of Results - Alternative Approval Process**

I hereby certify that One Thousand Two Hundred Seventy-Three (1,273) valid *Elector Response Forms* were received in opposition to the adoption of "CVRD Bylaw No. 3607 – In-House Curbside Collection Service Loan Authorization (Trucks and Totes) Bylaw, 2012", which authorizes the Cowichan Valley Regional District to borrow up to a maximum of \$1,775,000 for a period of 15 years to fund the purchase of three automated curbside collection trucks and 17,500 wheeled totes for the purpose of providing in-house curbside collection services to all Nine Electoral Areas of the Regional District in place of contracted services.

The total number of eligible electors within the service area to which the Alternative Approval Process applies is estimated at 25,503.

In accordance with Section 86 (1) of the *Community Charter*, the number of valid *Elector Response Forms* received (1,273) represents less than 10% of the electors in the area to which the Alternative Approval Process applies, and the Board of Directors of the Cowichan Valley Regional District may proceed to adopt CVRD Bylaw No. 3607.

DATED at Duncan, British Columbia )  
this 5<sup>th</sup> day of December, 2012 )

)   
) Kathleen Harrison  
) Deputy Corporate Secretary

<b>Number of Eligible Electors in the Service Area</b>	<b>10% of the Electors</b>	<b>Valid Elector Response Forms Received</b>
25,503	2,550	1,273





Analysis of Results - Alternative Approval Process  
CVRD Bylaw 3607

Electoral Area	Valid	Not Valid	Comments
Electoral Area A - Mill Bay Malahat	184	5	Altered Form (1); No Signature (1); Incomplete (2); E-Mail (1)
Electoral Area B - Shawnigan Lake	495	23	Altered Form (4); No Signature (5); Submitted as Both Resident and Non-Resident (2); More Than One Elector (1); Incomplete (8); Faxed (3)
Electoral Area C - Cobble Hill	206	5	Altered Form (2); No Signature (1); Incomplete (1); Faxed (1)
Electoral Area D - Cowichan Bay	95	3	No signature (1); Faxed (2)
Electoral Area E - Sahtlam/Glenora/Cowichan Station	199	5	No Signature (2); Faxed (3)
Electoral Area F - Cowichan Lake South/Skutz Falls	42	1	More Than One Elector on Form (1)
Electoral Area G - Saltair/Gulf Islands	30	3	Incomplete (1); Faxed (2)
Electoral Area H - North Oyster/Diamond	10	1	Incomplete (1)
Electoral Area I - Youbou/Meade Creek	12	3	Altered Form (2); Faxed (1)
Town of Lake Cowichan		2	Outside of Service Area (2)
District of North Cowichan		12	Outside of Service Area (12)
First Nations		1	Outside of Service Area (1)
<b>Total</b>	<b>1273</b>	<b>64</b>	

53





STAFF REPORT

REGULAR BOARD MEETING  
OF DECEMBER 12, 2012

DATE: November 29, 2012  
FROM: J.E. Barry, Corporate Secretary  
SUBJECT: Change in Voting Strength

**Recommendation/Action:**

For information.

**Relation to the Corporate Strategic Plan:** N/A

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

**Background:**

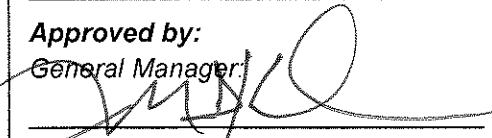
The Ministry of Community, Sport and Cultural Development has informed the CVRD that, effective December 1, 2012, the voting strength for two jurisdictions has changed due to population increases determined by the 2011 Census.

The number of votes available for Electoral Area B – Shawnigan Lake and the District of North Cowichan have both increased by one. Shawnigan Lake now has 5 votes and North Cowichan has 15 votes. As a result, the total number of votes available in a weighted vote situation has increased to 47 from the previous total of 45.

Attached is the November 15, 2012 Circular that was received from the Ministry.

Submitted by,

J.E. Barry,  
Corporate Secretary

<p><b>Reviewed by:</b> Division Manager:</p> <p style="text-align: right;">N/A</p> <hr/> <p><b>Approved by:</b> General Manager:</p> 
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



Ministry of Community,  
Sport and Cultural  
Development

Local Government Infrastructure  
and Finance  
PO Box 9838 Stn Prov Govt  
(4<sup>th</sup> Floor - 800 Johnson Street)  
Victoria BC V8W 9T1

CIRCULAR

Circular No. 12:17  
ARCS File #: 195-20

November 15, 2012

To: Regional District Chief Administrative Officers and Corporate Officers

**Re: Regional District Population and Voting Strength as a Result of 2011 Census**

In accordance with section 783 of the *Local Government Act*, the population used for the purpose of determining the voting strength and number of Directors on the Regional District Board includes persons residing on Indian Reserves.

The 2011 census figures for municipalities and electoral areas **do not** include Indian Reserve populations.

Attached to this circular is the updated population and voting strength tables for all regional districts to be used for the purpose of determining the voting strength and number of Directors on Regional District Boards. Please note that these figures are not yet official; they are effective December 1, 2012.

Should you require more information, please contact the Ministry analyst for your area.

Talitha Soldera  
Director, Local Government Finance

pc: British Columbia Statistics

Attachment

**Cowichan Valley Regional District**  
 (incorporated September 26, 1967)  
 Voting Unit: 2,000 population

	2011 Census including subsequent population changes certified by the Minister <sup>1</sup>	Number of Directors (voting strength/5)	Voting Strength (population/ voting unit)
<b>City:</b> Duncan	4,932	1	3
<b>District:</b> North Cowichan	28,807	3	15
<b>Towns:</b>			
Ladysmith	7,921	1	4
Lake Cowichan	2,974	1	2
<b>Electoral Areas:</b>			
A-Mill Bay/Malahat	4,495	1	3
B-Shawnigan Lake	8,127	1	5
C-Cobble Hill	4,837	1	3
D-Cowichan Bay	4,988	1	3
E-Cowichan Station/ Sahtlam/Glenora	4,525	1	3
F-Cowichan Lake South/ Skutz Falls	1,811	1	1
G-Saltair/Gulf Islands	2,667	1	2
H-North Oyster/Diamond	3,104	1	2
I-Youbou/Meade Creek	1,144	1	1
<b>Totals:</b>	<b>80,332</b>	<b>15</b>	<b>47</b>

Populations certified by the Minister of Community, Sport and Cultural Development under section 783 of the Local Government Act as per the definition of population in the Schedule to the Community Charter.  
 Effective December 1, 2012.

These population figures are to be used only in the determination of voting strength and Director representation.

1. Population includes people residing on Indian Reserves and boundary extensions to December 31, 2011.





## STAFF REPORT

### COWICHAN VALLEY REGIONAL DISTRICT BOARD MEETING OF DECEMBER 12, 2012

**DATE:** December 4, 2012  
**FROM:** John Elzinga, Manager, Island Savings Centre  
**SUBJECT:** Island Savings Centre Liquor License Amendment Application

#### Recommendation/Action:

That the Cowichan Valley Regional District Board has no objection should the Liquor Control and Licensing Branch approve a structural change amendment to the existing liquor licenses at the Island Savings Centre, to allow licensing the facility's arena dressing rooms, theatre dressing rooms, board room, and green room, taking into account:

1. The potential for noise if the application is approved: Noise is kept at a minimum as the amended areas are indoors. There have been no problems with noise complaints from past events.
2. The impact on the community if the application is approved: The amendments are intended to provide better service to community groups, as well as provide better control over alcohol consumption in the facility.
3. The views of nearby residents have been considered in accordance with 11.3(2)(c) of the *Liquor Control and Licensing Act*.

#### Relation to the Corporate Strategic Plan:

Under the goal of a safe and healthy community, and the objective of providing exceptional recreation, cultural and park services, and the strategic action of continually improving the quality of programs and services.

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

The Island Savings Centre Commission has approved that this additional service be provided on a break even basis.

**Background:**

In the spring of 2011, the Liquor Control and Licensing Branch of BC was considering licensing dressing rooms to provide some control for the issue of unlicensed alcohol consumption. Staff at the Liquor Control and Licensing Branch encouraged an application for licensing, to potentially bring this issue forward.

In three Island Savings Centre Commission meetings in 2011, the potential application was discussed. At the meeting of July 28, 2011 the Island Savings Centre Commission adopted the following motion:

**It was moved and seconded that the Island Savings Centre Commission make application to the Liquor Board for approval of an extension of the existing Cowichan Theatre liquor license to include the theatre house and theatre dressing rooms.**

**MOTION CARRIED.**

It should be noted that within this motion, the Cowichan Theatre's green room is included as a "dressing room", and the Board room is included as an extension with the theatre house.

At the meeting of October 13, 2011, the Island Savings Centre Commission adopted the following motion:

**It was moved and seconded that the Island Savings Centre Commission approve an application for the licensing of Arena dressing rooms, with service to be provided on a break even basis.**

**MOTION CARRIED.**

Staff at the Island Savings Centre submitted the application. The policy division of the Liquor Control and Licensing Branch could not consider the application without the change in policy to allow licensing of dressing rooms.

On September 11, 2012, the Liquor Control and Licensing Branch amended their policy to allow the licensing of facility dressing rooms.

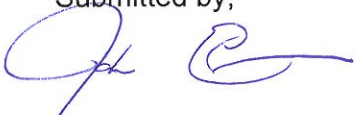
The application has been re-submitted, with a change that the theatre house not be considered at this time. The board room remains within the application.

Local government can now comment, taking into account the views of nearby residents. Nearby residents have been alerted to the proposed license amendment by:

1. Newspaper advertisements of October 31<sup>st</sup>, 2012, and November 2<sup>nd</sup>, 2012
2. A 4' x 8' sign on the exterior of the Island Savings Centre that has been in place from October 30<sup>th</sup>, 2012 through December 3<sup>rd</sup>, 2012.

It should be noted that there have been no public comments received.

Submitted by,



John Elzinga, Manager, Island Savings Centre. 60





## STAFF REPORT

### REGIONAL BOARD MEETING OF DECEMBER 12, 2012

DATE: December 3, 2012 FILE No: 1-I-09RS  
 FROM: Rob Conway, Manager Bylaw No: 3564, 3565  
 SUBJECT: OCP Amendment Bylaw No. 3564 and Zoning Amendment Bylaw No. 3565  
 (Van Isle Waterfront Development Corporation)

#### **Recommendation/Action:**

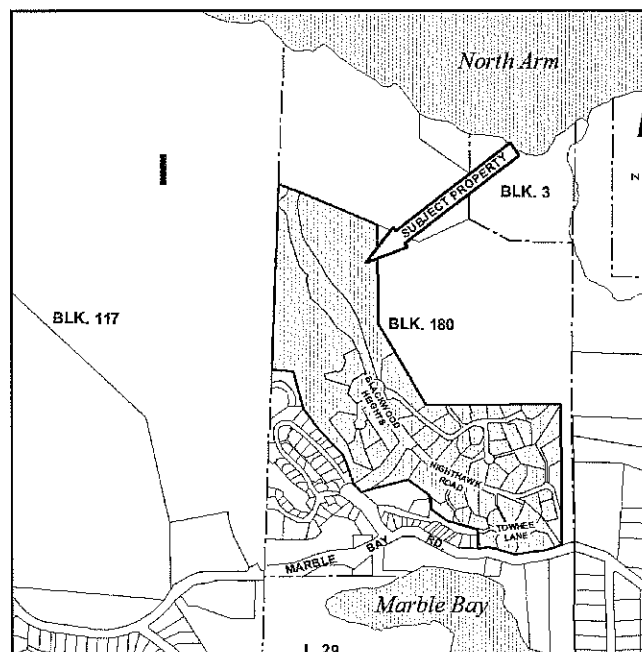
That OCP Amendment Bylaw No. 3564 and Zoning Amendment Bylaw No. 3565 (Van Isle Waterfront Development Corp.) be considered at a future meeting, and that staff be directed to prepare a report for the Electoral Area Services Committee regarding options for addressing road and intersection issues raised by the public at the October 18, 2012 public hearing.

**Relation to the Corporate Strategic Plan:** N/A

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

#### **Background:**

A public hearing was held for Bylaw No. 3564 and 3565 on October 18, 2012. The bylaws would rezone "The Cottages at Marble Bay", shown on the map below, from C-4 (Tourist Commercial 4 Zone) to a new LR-11 (Lakeview Residential 11) Zone. The new zone would remove the restriction that limits the occupancy of dwellings by an individual or family to a maximum of 22 weeks in a calendar year. It also requires that any future development be connected to a community water and community sewer system.



At the public hearing there were a number of comments and concerns expressed about the safety of the Meades Creek Road/Youbou Road intersection and the capacity of Meades Creek Road to handle additional traffic from the Cottages at Marble Bay and the Woodland Shores development.

**Staff Comment:**

To assist the CVRD Board in its consideration of the amendment bylaws, staff propose that a report be prepared that would contain information on the following:

- Comments from Ministry of Transportation and Infrastructure on the safety of the Meades Creek/Youbou Road intersection and the capacity of the roads leading to the Cottages at Marble Bay and Woodland Shores to accommodate future traffic;
- Clarification as to past commitments from the Woodland Shores development for road network improvements;
- Options for addressing intersection and road issues.

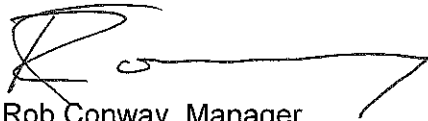
It is anticipated that the staff report would be reviewed at an Electoral Area Services Committee meeting in early 2013.

**Options:**

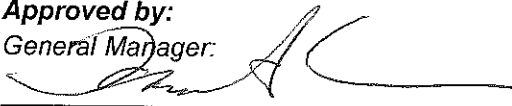
1. That OCP Amendment Bylaw No. 3564 and Zoning Amendment Bylaw No. 3565 (Van Isle Waterfront Development Corp.) be considered at a future meeting, and that staff be directed to prepare a report for the Electoral Area Services Committee regarding options for addressing road and intersection issues raised by the public at the October 18, 2012 public hearing.
2. That OCP Amendment Bylaw No. 3564 and Zoning Amendment Bylaw No. 3565 (Van Isle Waterfront Development Corp.) be included on the next Board agenda for consideration of third reading.

Option 1 is recommended.

Submitted by,



Rob Conway, Manager  
Development Services Division  
Planning & Development Department

<p><b>Approved by:</b> General Manager:</p> 
--------------------------------------------------------------------------------------------------------------------------------------

RC/ca



CVRD

## STAFF REPORT

CVRD BOARD MEETING  
OF DECEMBER 12, 2012

**DATE:** December 11, 2012 **FILE NO:** ES-020-12

**FROM:** Jason Adair, Superintendent, Solid Waste Operations

**SUBJECT:** Curbside Collection Request for Proposals

**Recommendation/Action:**

That the CVRD Board approve the award of Request for Proposals ES-020-12 for supply and delivery of three (3) automated tandem axle waste collection trucks, to Rollins Machinery & Cowichan P&R Western Star, for a total of \$855,000; and further that the Board Chair and Corporate Secretary be authorized to sign the agreement for this purchase.

**Relation to the Corporate Strategic Plan:**

This initiative relates to the Healthy Environment and Sustainable Infrastructure sections of the Corporate Strategic Plan.

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

The total cost to purchase three automated waste collection trucks and the collection totes will fall within the \$1,775,000 to be borrowed as allowed for under "CVRD Bylaw No. 3607 – In-House Curbside Collection Service Loan Authorization (Trucks and Totes) Bylaw, 2012". Results of the RFP to purchase 17,500 collection totes will be brought forward at a later date as there is no urgency to place the order and staff wish to investigate details of the proposals received. The borrowing will be done through the Municipal Finance Authority over a 15 year term and the debt will be serviced through Function 515 Curbside Collection.

**Background:**

A resolution to award the Request for Proposals (ES-020-12) for purchasing of the three automated curbside collection trucks is needed to allow sufficient delivery time for the vehicles prior to the scheduled June 1, 2013 launch date for the new program. There is currently a 4-6 month 'build time' which, if the order is placed now, allows for delivery of the vehicles in time to adequately outfit the vehicles and train appropriate staff, prior to implementation.

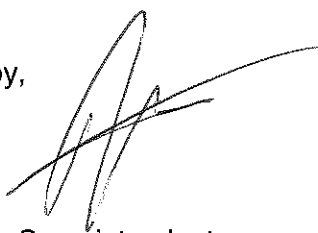
It is not recommended to delay the awarding of this RFP as deferring the June 2013 launch date may compromise the program. June is an ideal time for launching as it allows for a spring education and awareness campaign (as opposed to summertime for a Fall launch), and implementation in good weather with long days to accommodate extra servicing, switching of totes, etc.


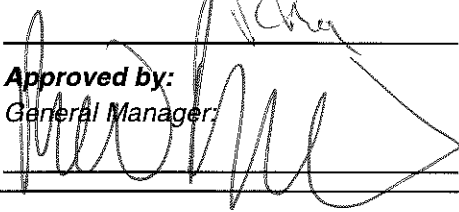
The Collection Truck proposals were evaluated by using six sets of scored criteria: lowest overall cost, mechanical service turnaround, technical specifications, fuel efficiency, warranty and delivery time. A corresponding schedule of scoring was developed and used consistently by a team of staff evaluators. The result being that the best overall proposal was rated the highest score with the award correspondingly provided to that proponent.

.../2

The Alternative Approval Process allows for a 30-day quashing period following adoption of Bylaw No. 3607. Although this is an allowance for the Board to 'reconsider' their decision on the bylaw, it is within this period that awarding of the RFP is requested for the reasons identified above.

The proposed awarding of the second RFP for the 17,500 curbside totes is not required at this time as there is a much shorter delivery time required for the totes. The tote RFP has been issued and is now closed, Staff can now confirm that the cost for these totes will fall within budget as expected. Details of this RFP will now be reviewed and brought forward to the Board early in 2013.

Submitted by,   
Jason Adair, Superintendent  
Solid Waste Operations  
Recycling & Waste Management Division

<b>Reviewed by:</b> Division Manager:	
<b>Approved by:</b> General Manager:	

JA:jlb

\\Cvrdstore1\le\_e\Administration\Staff Reports\E&E\2012\RFPs-Totes-Trucks-Board-Dec-12.docx



**PUBLIC HEARING REPORT**  
**Bylaws No. 3564 and 3565**

---

Following is a summary of the proceedings of the Public Hearing for Official Community Plan Amendment Bylaw No. 3564 and Zoning Amendment Bylaw No. 3565 (Van Isle Waterfront Development Corp.), applicable to Electoral Area I – Youbou/Meade Creek, held on Thursday, October 18, 2012, at the Youbou Community Hall (Lower Hall), 8550 Hemlock Street, Youbou, B.C. at 7:02 p.m.

**HEARING  
DELEGATES**

Director P. Weaver, Electoral Area I – Youbou/Meade Creek, Chairperson  
 Director I. Morrison, Electoral Area F – Cowichan Lake South/Skutz Falls  
 Director M. Dorey, Electoral Area G – Saltair/Gulf Islands

**CVRD STAFF  
PRESENT**

Mr. R. Conway, Manager, Planning & Development Department  
 Ms. Dana Leitch, Planner II, Planning & Development Department  
 Mr. Dave Leitch, Manager, Water Management, Engineering & Environmental Services Department  
 Ms. J. Hughes, Recording Secretary, Planning & Development Department

Members of the Public:

There were approximately 30 members of the public present.

**CALL TO ORDER**

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

**PROCEDURES**

Ms. Leitch explained the requirements under Section 890 of the *Local Government Act*. She advised that notice of the Public Hearing was advertised in two consecutive issues of the *Lake Cowichan Gazette* (Wednesday, October 3, 2012 and Wednesday, October 10, 2012) and *Leader Pictorial* (Wednesday, October 10, 2012 and Friday, October 12, 2012) and letters had also been sent to adjacent owners and occupiers of the property as required by the *Local Government Act*.

Official Community Plan Amendment Bylaw No. 3564 proposes to amend Youbou/Meade Creek Official Community Plan Bylaw No. 2560 by adding a new Tourist Recreational Commercial Policy to the Official Community Plan that would permit the occupancy of the Cottages at Marble Bay to occur on a year-round basis. Bylaw No. 3564 would also add new development permit guidelines for the upland portion of the property that is currently undeveloped.

Zoning Amendment Bylaw No. 3565 proposes to amend Electoral Area I – Youbou/Meade Creek Zoning Bylaw No. 2465 by creating a new zone, the Lakeview Recreational Zone (LR-11), adding definitions for building footprint and recreational residence, and amending Schedule A (Zoning Map) to rezone Strata Plan VIS 5772, Block 180, Cowichan Lake District and Remainder of Lot 1, Block 180, Cowichan Lake District, Plan VIP78710, from C-4 (Tourist Commercial 4 Zone) to Lakeview Recreational 11 Zone.

If approved, OCP Amendment Bylaw No. 3564 and Zoning Amendment Bylaw No. 3565 would permit both seasonal and year-round residency on the

subject properties. Under the existing zoning, the cottages can only be occupied by any one individual or family for up to a maximum of 22 weeks in a calendar year.

A covenant would be registered as a condition of rezoning that would prohibit further subdivision of the remainder of the lands until such a time as the subject properties become incorporated into a CVRD Community Sewer System and a CVRD Community Water System. A covenant would also be in place regarding the establishment of an east-west trail corridor on the upland portion of the property that is undeveloped.

Ms. Leitch stated that 12 pieces of 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, October 18, 2012, at 4:30 p.m.

Ms. Leitch gave a Power Point Presentation (EXHIBIT 1) and stated the following:

**Slide 1**

- Van Isle Waterfront Development Corporation applied for rezoning January 7, 2010.
- Applicant is requesting year-round occupancy of the Cottages at Marble Bay, which are comprised of 50 strata lots as well as the undeveloped upland remainder.
- Site is currently zoned Tourist Recreational Commercial 4, which allows high density if tourist accommodation is developed.
- The CVRD wishes to ensure that any zoning approval given also rationalizes the servicing.
- Sewer service to the existing 50 lots is presently by a private utility (which was intended to be transferred to CVRD but has not).
- Water service to the existing 50 lots is also a private utility.
- The CVRD has previously stated in writing to the applicant that no lots beyond 50 lots may be created until the existing and proposed lots are connected to a CVRD sewer system.
- This application provides an opportunity to resolve servicing issues as well as normalize the zoning with the actual use on the subject properties.

**Subject Properties Map – Slide #2**

- Subject properties are located approximately 2 kilometres from Youbou Road and are located in the Marble Bay area.
- Subject properties include 50 strata lots that range in size from 940 m<sup>2</sup> (1/4 acre) to 5700 m<sup>2</sup> (1.0 acre) and an upland undeveloped remainder that is approximately 20 acres in size.
- To the north of the properties there are residential uses and some park uses; south is the Lake and some parkland; east is some residential lands and forestry lands and to the west there is some parkland and the Woodland Shores Residential Development.

**Current Zoning - Slide #3**

- Current zoning of the property is C-4 (Tourist Commercial 4) Zone, this zoning permits a wide variety of uses including: a recreation facility, hotel, motel, campground, a resort among other uses.
- Generally this type of zoning is designed for tourists and recreational users and limits the occupancy of the users, in this case, the Cottages at Marble Bay to a maximum of 22 weeks per calendar year. This means that a

family or persons that visit or stay at any one time is limited to 22 weeks in a calendar year, and then a new family or person can occupy the cottages for 22 weeks and so on.

- An application has been made to change the zoning on these lands so that the occupants at the Cottages at Marble Bay can occupy their cottages for longer than 22 weeks in a calendar year, up to 52 weeks per calendar year if they wish to do so.
- A new zone, called the Lakeview Recreational 11 Zone is being proposed for the properties.

#### **Official Community Plan Map – Slide #4**

- Subject properties are designated Tourist Commercial in the Official Community Plan (OCP).
- With this rezoning application Planning Staff is proposing that the OCP designation for the subject properties remain Tourist Commercial and a new policy within the Tourist Commercial Policy Section be included within the OCP that would recognize year round occupancy at the Cottages at Marble Bay.

#### **Proposed Draft Covenants - Slide #5**

- Two covenants are being proposed with this rezoning application.
- One covenant is in regards to the dedication of a trail corridor on the northwest portion of the site that would connect lands in Marble Bay to the Woodlands Shores development which is located to the west of the subject properties.
- This land will be gifted to the CVRD as a separately titled lot prior to future subdivision of the lands.
- A second covenant is proposed that would restrict subdivision and development on any remaining lands until these lands are brought within the boundaries of a community sewer service and a community water service area that are both owned and operated by the Cowichan Valley Regional District, with the exception of one recreational residence.

#### **Amendment Bylaws – Slide #6**

Bylaw No. 3564 is the Official Community Plan Amendment Bylaw that proposes the following:

- Add a new Policy to the existing list of Tourist Commercial Policies that would recognize occupancy of the cottages on a year-round basis.
- Also proposed is a new development permit area called Water Management Development Permit Area in order to protect the environment and protect surrounding lands from impacts associated with the development of vacant undeveloped upland portion of the site.

Bylaw No. 3565 is the Zoning Amendment Bylaw that proposes the following:

- To rezone the existing 50 strata lots along with the vacant upland area lands to a new zone called the Lakeview Recreational 11 Zone.
- This zone is a recreational zone that would permit occupancy of the cottages on both a seasonal or year round basis beyond the 22 weeks per calendar year so the occupancy of the cottages at Marble Bay would not be limited to 22 weeks in a calendar year if this zoning was implemented on the site.

A couple of key things about the new proposed zoning:

- This is a recreational zone, not a residential zone. This zone would permit occupancy of the cottages at Marble Bay for longer than 22 weeks for a person or family in a calendar year.
- We define Recreational Residence as a building similar to single family

residences which may be occupied both seasonally and on a year round basis.

- The new Zone also contains a servicing excerpt that states that all parcels in the LR-11 Zone shall be connected to a community water and community sewer system.

### **Process to Date and Next Steps – Slide #7**

#### **Process to date**

- Application was reviewed by the Electoral Area I - Youbou/Meade Creek Advisory Planning Commission (APC) in March and April, 2012.
- The Electoral Area I – Youbou/Meade Creek APC recommended that the application be moved to a public hearing.
- The Electoral Area Services Committee (EASC) reviewed the application in May, 2012 and recommended that the application be referred to a public meeting.
- A public meeting was held on this application on May 24, 2012.
- The application was referred back to the EASC in June, 2012.
- The EASC recommended that the draft amendment bylaws be forwarded to the Regional Board for first and second reading and that the application move forward to a public hearing.
- Regional Board gave 1<sup>st</sup> and 2<sup>nd</sup> Reading of the Bylaws on July 11, 2012.
- Prior to scheduling the public hearing the preparation of two draft covenants was completed with regards to the trail dedication and the development restrictions (i.e. subdivision and development) placed on the remaining lands until such a time as the lands are connected to a CVRD community water and sewer system.

#### **Next Steps**

- After the public hearing the bylaws will be forwarded to the Regional Board along with the Public Hearing Minutes and the Regional Board will determine if the amendment bylaws receive 3<sup>rd</sup> Reading.

### **Lot 3 Covenant Release**

- In conjunction with the rezoning application the applicants have also applied to discharge a covenant over Lot 3, Block 180.
- Lot 3 is surrounded by the first 50 lots of the Marble Bay development but is not part of the strata plan and is not part of a reserve area under the *Municipal Sewage Regulation* for the 50 lots that already exist.
- This covenant prevents the property's use for anything other than a sewage disposal field.
- Because the proposed zoning for the subject properties requires the Marble Bay development lands to be connected to a Community Water and Sewer system staff feel it is reasonable to approve the removal of the Covenant from Lot 3 if the Amendment Bylaws are eventually adopted by the Regional Board.

Ms. Leitch concluded her presentation by stating that copies of both Amendment Bylaws and the draft covenants were available on the back table.

### **Correspondence**

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

- 1) CVRD Power Point Presentation (EXHIBIT 1);
- 2) Email dated October 12, 2012, from Brian O'Neill (EXHIBIT 2);
- 3) Email dated October 13, 2012, from Vic Brice, President Strata 4663,



- Bayview Village (EXHIBIT 3);
- 4) Email dated October 13, 2012, from Brian & Louise Granton (EXHIBIT 4);
  - 5) Email dated October 13, 2012, from Brian & Louise Granton (EXHIBIT 5);
  - 6) Email dated October 14, 2012, from Denny & Gail Bacon (EXHIBIT 6);
  - 7) Email dated October 15, 2012, from Craig & Debbie Rencher (EXHIBIT 7);
  - 8) Email dated October 15, 2012, from Warren & Marilyn Little (EXHIBIT 8);
  - 9) Email dated October 18, 2012, from Greg Whynacht (EXHIBIT 9);
  - 10) Email dated October 18, 2012, from Wendy Chang (EXHIBIT 10);
  - 11) Email dated October 18, 2012, from Cindy & Rick Balfour (EXHIBIT 11);
  - 12) Email dated October 18, 2012, from Alan Case & Rosemary Morris (EXHIBIT 12);
  - 13) Email dated October 18, 2012, from Derrice & John Knight (EXHIBIT 13);
  - 14) Email dated October 18, 2012, from Catheryn Stewart (EXHIBIT 14);
  - 15) Letter dated October 18, 2012, from Catherine Willows Woodrow (EXHIBIT 15);
  - 16) Letter dated October 18, 2012, from Brooke Hodson (EXHIBIT 16).

**Location of the File**

Director Weaver advised that the Information Binder was available for review on the back table along with copies of the proposed Amendment Bylaws and advised that any letters or submissions which were to be included as part of the Public Hearing record must be received at the front table prior to the close of the Public Hearing.

**APPLICANT,  
Rick Bourque/Van  
Isle Waterfront  
Development Corp.**

Joe Bourque and Rick Bourque, applicants, were present with regard to Rezoning Application No. 1-I-09RS.

- Joe Bourque, President, Van Isle Waterfront Development Corp. stated the following:
  - Has received copies of the correspondence sent to the CVRD regarding the rezoning application and stated that the amendment bylaws will not in any way nullify the usage agreement that is in place with Strata 4663 as those agreements are private documents between them and the Strata and have nothing to do with the CVRD or rezoning application;
  - Proposed amendments will bring the zoning into conformance with the current land use, as there have been some landowners who have been living on the site full time;
  - No new subdivision is being created, no changes in number of lots in Strata 5772 will occur and there will be no new groups of people on the beaches and wharves at Marble Bay;
  - If rezoning is approved the cottage owners will be permitted to use their recreational cottages on a year-round basis rather than be limited to 22 weeks per year.

Rick Bourque stated the following:

- Development at Marble Bay has taken a long time to get to the Public Hearing stage and the people enjoy the area.
- Cottages at Marble Bay were approved by the CVRD and have been brought forward in phases.
- The current C-4 Zone is defined as a commercial operating facility for transient guests used as a hotel/motel and the term of temporary accommodation is 22 weeks per year. Parcel could technically be used for an entire year as occupancy is for 22 weeks for one family and after that 22 weeks a different family could then use the property for another 22 weeks and so which leads the parcel to be used for an entire year.
- Have lost hundreds of sales due to the 22 week occupancy time limit.
- Contacted the CVRD and inquired about having the bylaw definition

amended for occupancy and the CVRD stated they would entertain a rezoning application for that change;

- Rezoning application is to amend the 22 week occupancy timeframe for the existing 50 lots to year round occupancy;
- No additional impacts on existing waterfront as anyone who purchases and builds can use the waterfront. Easement allows a total of 65 lots to have access but noted in reality it likely is no more than 50 lots created;
- Anticipates lot sales to families that want to use the lot as recreational property or to retirement people who want to use it as their recreational home base.

## QUESTION PERIOD

Director Weaver opened the public question period of the Public Hearing. She 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.

**Cathy Woodrow,  
10072 Lakeshore  
Terrace**

- Will the uplands be developed at this time or some other time in the future?

**Joe Bourque**

- Uplands will not be developed at this time but will likely at some time down the road.

**Cathy Woodrow**

- Will there be a sewer and water system that will look after the entire development?

**Rick Bourque**

- Part of the development process is they will have to bring sewer and water from the Woodland Shores development to their remainder parcel.
- They would also have to register a covenant that stated the development could only happen once that sewer and water from Woodland Shores was brought to that site.
- They also have to hook up the existing Cottages at Marble Bay lots to the sewer and water at Woodland Shores.

**Cathy Woodrow**

- Do they have an agreement with Woodland Shores?

**Dave Leitch**

- Existing Woodland Shores development has the capacity for approximately 400 homes and after he spoke with the Woodland Shores developer they advised it was going to be a very slow build out. The Marble Bay development can purchase some of that capacity and the money would go to the CVRD as it is a CVRD system and when Woodland Shores required that capacity back the money would be reinvested into the plant to bring their capacity back.
- An arrangement has been made between the Marble Bay development and Woodland Shores.

**Cathy Woodrow**

- If the Woodland Shores development needs the capacity who pays for the new development?

**Dave Leitch**

- If the new development is from the Marble Bay development then it is the Marble Bay developer who will pay for it and if it is a property located outside of the Marble Bay and Woodland Shores developments it would be up to that individual homeowner to pay their own costs to get onto the systems.

- Cathy Woodrow** ➤ Is there extra capacity for other parcels in the area to get on that system?
- Dave Leitch** ➤ At present there is capacity for the Marble Bay development but noted that there was limited capacity on site.
- Cathy Woodrow** ➤ How is it going to affect Woodland Shores?
- Dave Leitch** ➤ Presently the only request received was from the Marble Bay development.
- Bill Dixon,  
Lot 37, Marble Bay** ➤ The confusing part for persons is not knowing that Woodland Shores is already CVRD administered.
- Dave Leitch** ➤ Confirmed the CVRD owns and operates the Woodland Shores water and sewer systems.
- Bill Dixon** ➤ Will the CVRD administer the increased capacity required for the plant if the Marble Bay development is included in the Woodland Shores plant?
- Dave Leitch** ➤ Woodland Shores is a phased development that will slowly progress and the funds collected from the Marble Bay development will be placed in trust. When Woodland Shores requires it back, the funds collected would be reinvested in the treatment plant to create the capacity back for Woodland Shores.
- Joe Allan** ➤ Asked for the reason for the draft covenant wording regarding one recreational residence?
- Dana Leitch** ➤ On the upland area only one recreational residence would be permitted.
- Joe Allan** ➤ Do people in the development have to vote to get onto that sewer and water system and how will that be structured?
- Dave Leitch** ➤ There is a formal process that has to be followed but noted that the Bourques own the new development and they would be required to sign a petition to get onto it. If the strata owners adjacent to the Bourque's wanted to also get onto it they would all have to support going onto the system.
- Joe Allan** ➤ Does Woodland Shores have to agree to let others onto the system?
- Dave Leitch** ➤ CVRD Board has the authority to give the approval or non-approval for the expansion, the existing users do not have a say.
- Lorne Scheffer,  
7769 Sunset Drive** ➤ Knows the general area and sewer field very well and noted there is not much room to expand that area due to the trails and roads in the area. The next addition to the Woodland Shores development is the multi-family units and what concerns him is when the developer wants to move forward on that project what will happen at that time to the system?
- Dave Leitch** ➤ The capacity in the system is limited to the existing field.  
➤ When the sewer system was designed a mechanical plant was put in place along with a disposal area and the field is built to its maximum hydraulic capacity.  
➤ The limiting factor is the field as there will never be an expansion to that field and capacity can never go beyond the field's capacity.

- Presently the capacity of the field is greater than what Woodland Shores has and it cannot go beyond that field's capacity meaning there would be no more expansion to the sewer system.
- Brian O'Neill,  
Bayview Village**
- Is there a timeframe in which the developer at Marble Bay has to hook-up to the Woodland Shores sewer system?
- Dave Leitch**
- No timeframe in place but noted that the CVRD cannot capacity or space for Marble Bay either.
- Brian O'Neill**
- What if the Woodland Shores development proceeds before the Cottages, who will then get priority?
- Dave Leitch**
- There is enough capacity for the build-out of Woodland Shores and Marble Bay.
  - There will be no development of the upland development of Marble Bay without joining the sewer system and to join the sewer they would have to pay for it.
  - If the zoning is approved but they do not join into the sewer system and somebody else comes forward and pays for it they can take that capacity.
- Speaker**
- Is it a requirement that the upland area cannot start development until they connect into the system?
- Dave Leitch**
- Correct, the covenant states upland area must be connected prior to being developed.
- Speaker**
- What if development does not fit the number of lots required for the zone, can development proceed with its own water and sewer systems?
- Dave Leitch**
- If the development occurred prior to the Zoning Bylaw the developer would have to meet the municipal sewer and VIHA regulations in place.
  - The Marble Bay development existed prior to the Zoning Bylaw.
- Speaker**
- Concerned if the zoning is changed there could be 50 cottages on full time residency under a septic system that would not be managed by the CVRD.
  - Looking at full time residency on the site should be reviewed carefully with regard to impact on water, sewer and roads.
- Rob McCowan,  
Lot 10, Cottages at  
Marble Bay**
- President of Marble Bay.
  - If the zoning changes they would be permitted to occupy their properties for 52 weeks per year but noted that he felt that would not likely happen.
  - They are limited to the septic treatment system on site; it is a good, modern functioning system with low flush facilities.
  - Speaking on behalf of the Marble Bay owners they do not feel that anything would change on site if the zoning was approved.
  - Wants to see the zoning pass but does not want to upset their Bayview neighbours.
- Lorne Scheffer**
- Telephoned the Fire Chief and asked if a fire tanker truck could get into the area as it is unpaved gravel roads. His response was that the development could be accessible in the summer but not sure about winter months as he was not sure if the roads would be plowed or salted.
  - Is the CVRD aware that the fire hydrants have not been approved by the Fire Underwriters Association?

- Dave Leitch** ➤ It is a privately owned utility and not a CVRD system so he could not answer questions regarding the Marble Bay water utility as he has no involvement in their water and sewer facilities.
- Rick Bourque** ➤ When the development was created they had to receive approval from the Province for their water utility and at that time all regulations were in compliance.
- Lorne Scheffer** ➤ Read something that was located on their site that the developer could not guarantee to the water users the cleanliness of the water or health reports.  
➤ Do they have a water licensed purveyor for the site?
- Rick Bourque** ➤ They do have a licensed water purveyor who has all the credentials and runs the system and takes samples.  
➤ Has a letter from the previous Fire Chief that was forwarded to the Province that stated all conditions were met.
- Lorne Scheffer** ➤ Asked if they have fire underwriters for the site?
- Rick Bourque** ➤ The system had been previously approved but it is not a requirement that they do that.
- Dana Leitch** ➤ It was referenced in one of the Staff Reports that a fire hydrant on Nighthawk Road was underperforming and may not work in case of an emergency. The applicant was requested to have the hydrant tested and the CVRD has received the formal testing documentation that states the hydrant is working fine.
- Speaker** ➤ Concerned about the zoning and wording changes that are in conflict with the existing easement in place.
- George deLure,  
9808 Miracle Way** ➤ Not a property owner in the development but is a concerned citizen.  
➤ May 1, 2012, he appeared before the EASC regarding transportation issues in the Bald Mountain area. Concerns go back to 1988 where road issues and promises were made in the past.  
➤ Is there any update to the questions he presented to the EASC at the May 1<sup>st</sup> meeting regarding upgrades to Youbou Road and Meades Creek Road intersection as well as improving the widths of the access roads in the area?
- Director Weaver** ➤ Public Hearing is in the question section and formal comments should be made during the official comment section.
- George deLure** ➤ Has anything happened with the Ministry of Transportation regarding the existing roads?
- Dana Leitch** ➤ Met with Ross Deveau, Ministry of Transportation (BC MoT), regarding concerns at the Meades Creek Road and Youbou Road intersection. One previous recommendation during the Woodland Shores development was that the intersection be upgraded. After further research it was determined that improvements to the intersection would require the purchase of private property as there was not enough public road right-of-way to upgrade the intersection.  
➤ BC MoT only owns the road where the tires hit the asphalt and they have no right-of-way land to work with as that is private property.

- George deLure** ➤ Safety aspect and due diligence to expropriate property must be addressed as those were promises made to the community during development discussions and those commitments need to be upheld.
- Dana Leitch** ➤ Has been advised that BC MoT does not expropriate land anymore.
- Cathy Woodrow** ➤ How do the safety issues get resolved on that Road as they need to be addressed?
- Director Morrison** ➤ Pressure would have to be made on BC MoT by going higher up in the Ministry.
- Lorne Scheffer** ➤ Has a copy of the Public Meeting Minutes for the Woodland Shores rezoning and on just about every page road safety issues were brought up and asked how the CVRD can entertain any other development proposals when the road has not yet been upgraded?
- Brooke Hodson** ➤ Asked if the money was received from Woodland Shores for the road upgrades?
- Dana Leitch** ➤ Does not know about money being received from Woodland Shores as she did not personally work on that rezoning file.
- Brooke Hodson** ➤ The community does not have trust because what was said in the past was not carried out.  
➤ How do we know the CVRD will exercise the covenants, as he is aware of a covenant that was passed by CVRD Board resolution and not implemented by staff and asked how that happen?
- Rob Conway** ➤ Hard to answer that question because he does not know what covenant he was speaking about.  
➤ Covenants are put in place and the CVRD Board has the power to enforce them.
- Brooke Hodson** ➤ Can a covenant be modified without the public's knowledge?
- Rob Conway** ➤ Covenants are associated with rezoning and if there was an amendment the appropriate process would be to take it back to a public hearing.
- Brooke Hodson** ➤ Can a covenant be modified after the public hearing stage?
- Rob Conway** ➤ Yes, covenants are usually in draft stage at a public hearing, but noted that after a hearing the Board can also put on additional terms and conditions.
- Brooke Hodson** ➤ Would a riparian area protection covenant have to go back to a public hearing?
- Rob Conway** ➤ Not aware that a riparian area covenant is proposed as part of the subject rezoning proposal.
- Speaker** ➤ Asked for further clarification between the two proposed Amendment Bylaws and if they were both proposed to be changed?
- Dana Leitch** ➤ OCP designation was not being changed only a new policy was being added and the zoning was being proposed to change from C-4 (Tourist Commercial 4 Zone) to Lakeview Recreational 11 Zone.

- Diana Gunderson, Meades Creek Road**
- Increased traffic on the road has made it very dangerous.
  - Development has occurred over the years in the Meade Creek/Marble Bay area and there have been no road improvements.
  - Wants to know when the transportation infrastructure is going to be put in place as she is not against development but has concerns about more development impacting the existing transportation infrastructure that is in place.
  - Existing road is not safe for more traffic and when will it be upgraded?
- Director Weaver**
- Roads fall under BC MoT's jurisdiction.
- Rick Bourque**
- Throughout their development process they have gone through MoT, received their Preliminary Layout Approvals and have addressed all their concerns on Marble Bay Road.
- Diana Gunderson**
- Meades Creek Road is her issue not Marble Bay Road.
- Rick Bourque**
- When they have carried out development in the past they have also had to do infrastructure improvements.
- Diana Gunderson**
- More development should not proceed until the road improvements have been carried out.
- Cathy Woodrow**
- Why is a new zone being created?
- Dana Leitch**
- The applicant applied for rezoning because they wanted to keep the property in a recreational zone and not rezone to a strict residential zone.
- Cathy Woodrow**
- Proposed rezoning would make it residential.
- Dana Leitch**
- A residential zone was not being proposed for the property.
- Cathy Woodrow**
- New zone would allow residents living on site 52 weeks a year making it residential.
- Dana Leitch**
- If approved the new zone would permit residency up to 52 weeks a year.
  - Under the present zoning only one person can live on a property for 22 weeks but noted then another person could come onto that same property for another 22 weeks and so on.
  - Applicant did not apply for residential rezoning they applied for a recreational zone.
- Rob Conway**
- In a residential zone people are not be permitted to occupy a residence for a recreational purpose, it can only be occupied as a residential use.
  - The developer asked to rezone in order to have occupancy up to 52 weeks per year in a recreational zone.
- Cathy Woodrow**
- Does that mean because she is not a full time resident she cannot be on her property part time?
- Rob Conway**
- Anyone can have a second home but it cannot be rented out on a weekly basis in a residential zone.
- Brooke Hodson**
- Is the reason the present utility system is not a community water system is because it does not meet the CVRD standards?

- Dave Leitch** ➤ Correct.
- Brooke Hodson** ➤ Is it possible to hold the development in abeyance until it is hooked up into the Woodland Shores water and sewer system?
- Rob Conway** ➤ Yes it could, but noted that presently the occupancy on site has been more than 22 weeks by one person.
- Brooke Hodson** ➤ Wants an assurance that the sewer and water issues are addressed.
- Dave Leitch** ➤ That could be a condition of the permit and could possibly be enforced by Ministry of Environment (MoE).
- Rick Bourque** ➤ Sewer system was designed and approved with a reserve field and the water system has fire hydrants and is governed by the Province of BC.
- Rob McCowan** ➤ Jurisdiction falls between the MoE and CVRD and they are in a limbo spot and if they can one day hook up into Woodland Shores that would solve their issues.  
➤ All the cottages are their second homes and are used as a recreational property but they do pay residential taxes.
- Lorne Scheffer** ➤ How many properties do they plan on developing in the future?
- Joe Bourque** ➤ Not sure at the present time. They still have 20 acres that they could apply to rezone in the future.
- Cathy Woodrow** ➤ Is short term rentals permitted in the LR-11 Zone?
- Rob Conway** ➤ Short term rentals are permitted under the current C-4 zoning and under the proposed LR-11 zoning.
- Bill Nixon,  
Whiterock, BC** ➤ Understands that it would be the renters who would not be entitled to beach access?
- Rick Bourque** ➤ It would be the lot that is infracting the easement that would lose the easement over the waterfront.
- Joe Allan** ➤ Why does the CVRD not just change the restriction on the 22 week restriction time limit in the existing zone?
- Rob Conway** ➤ If the restriction is changed that would affect all other C-4 zoned properties in Area I – Youbou/Meade Creek not just this development making it a bigger impact to the area.
- Joe Allan** ➤ How many C-4 zoned parcels would be affected in Area I?
- Dana Leitch** ➤ Did not know the exact number but felt it was approximately six C-4 parcels in Area I.
- Rob Conway** ➤ Other C-4 zoned parcels that permit campgrounds might not want to see 52 weeks occupancy.  
➤ That issue could be reviewed when the OCP is reviewed in the future.



- Director Weaver** Asked for further questions from the public present three times regarding Official Community Plan Amendment Bylaw No. 3564 and Zoning Amendment Bylaw No. 3565.
- BREAK** The Chair declared a five minute break at 8:25 p.m. and reconvened the Public Hearing at 8:30 p.m.
- PUBLIC COMMENTS** The Public Hearing was then opened to those members of the public present who deemed themselves affected by the proposed Amendment Bylaws. Chair Weaver reminded the public that the Information Binder was available for review located on the back table along with copies of the proposed Amendment Bylaws and draft covenants, and that all submissions must be received at the head table prior to the close of the Public Hearing.
- Director Morrison**
- Stated that there is public frustration with the Ministry of Transportation. He explained that for four years he has tried to get some paving work carried out on South Shore Road and with the Town's road upgrade contract he was hoping they might get approximately 3.4 km of paving out of the 13 km stretch done but noted he was advised the paving would be only 1.2 km. Unfortunately that paving has now been delayed until the Spring of 2013. He then put in a request that Mainroad carry out patching and hole repairs but noted that to his surprise paving crews recently arrived in Mesachie Lake and carried out upgrades and that he had no idea how all that came about so he too also feels the public's frustration with the Ministry of Transportation.
- Floyd Augustine,  
10214 Youbou Road**
- No approvals should be granted until all road improvements are carried out.
- Brooke Hodson,  
10680 Lake  
Boulevard**
- Opposed to Bylaws 3564 and 3565.
  - If the application is to be considered an irrevocable Letter of Credit should be posted with the CVRD prior to any further work being carried out.
- Lorne Scheffer,  
7769 Sunset Drive**
- Opposed to the project due to traffic issues that have not been carried out on Meades Creek and Marble Bay Roads.
  - Previous rezoning commitments and covenants were placed on the rezoning and they should be kept.
  - Expressions of the public need to be addressed prior to rezoning approval.
- Keith Nelson,  
7440 Nantree Road**
- Supports the proposed application and has lived in the area for 35 years.
  - What the developer is requesting in the rezoning is that people be permitted to stay on site for more than the existing 22 week time limit.
  - Road issues should have been dealt with during the Woodland Shores development process and not now during this rezoning process.
- George Delure,  
9808 Miracle Way**
- Project should not go forward until the Ministry of Transportation has upgraded and fixed Marble Bay Road, Meades Creek Road and the Youbou Road intersection.
- Roy Chambers**
- General Contractor in the Lake Cowichan area and rezoning is about the economy.
  - Wants to see people coming to the area as they support the area.
  - Does not want to see kids having to leave the area due to no jobs.
- Catherine Woodrow,**
- Opposed to the proposed Bylaws until all previous conditions have been

**10072 Lakeshore Terrace**

met with regard to water and sewer issues and road access safety.

**Noni Bannstra,  
10050 Youbou Road**

- Has been a weekender for 47 years and she does support the area.
- Does not want to see taxes raised in the area to fix the problems that have been created as that would not be fair.

**Vic Brice  
Lot 2, Marble Bay Road**

- President Strata 4663
- Many of their members are concerned about extra traffic being generated from a residential zoning in their recreational neighbourhood.

**Dan**

- Opposed to the proposed development although he does support changing the 22 week time limit.
- Does not support the zoning change with the water and sewer issues at hand and thought should be given to the long term.

**Brian O'Neill,  
146 Bayview Village**

- Opposed to the development as there are lots of residential zoned land around the Lake for sale for full time residents. The existing zoning does not need to be changed to make that happen.

**Diana Gunderson,  
8816 Meades Creek Road**

- If the application is approved it will at some time in the future increase traffic and the narrow roads need to be improved.

**Joe Allan,  
Skutz Falls**

- Not very often there is a rezoning where there is no increase in density.
- Does see a problem with the water and sewer proposal and there must be another way to go about that.

**Bill Dixon,  
Whiterock,  
Lot 37**

- His wife does not want to live on their recreational lot all year round but he would love to but noted he was happy with the 22 weeks per year.
- Why he came to the meeting was to hear what issues are and what he has heard is that the road issues need to be addressed.
- It is important to appreciate the fact that by changing the 22 week time limit that would make the remaining unsold lots more attractive to sell and that would also help them to get onto the CVRD's system which would also be a benefit for the community.

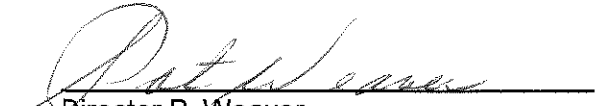
**ADJOURNMENT**


Chairperson Weaver asked for public comments or submissions three times from the public present regarding Official Community Plan Amendment Bylaw No. 3564 and Zoning Amendment Bylaw No. 3565.

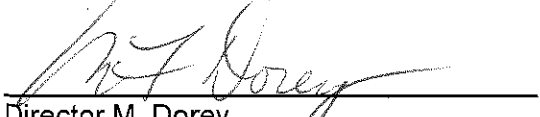
Chairperson Weaver declared the Public Hearing closed at 8:47 p.m.

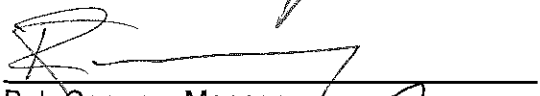
CERTIFICATION:

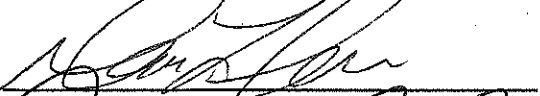
We attended the Public Hearing on Thursday, October 18, 2012, and hereby certify that this is a fair and accurate report of the Public Hearing.

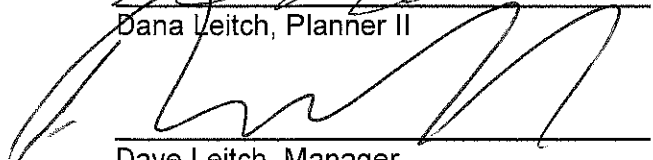
  
Director P. Weaver Date Nov. 20/12

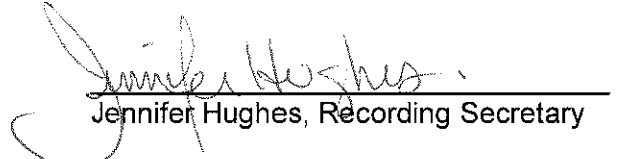
  
Director I. Morrison Date Nov. 27, 2012

  
Director M. Dorey Date November 20, 2012

  
Rob Conway, Manager Date Nov. 22, 2012

  
Dana Leitch, Planner II Date November 20, 2012

  
Dave Leitch, Manager Date Nov 20 /2012

  
Jennifer Hughes, Recording Secretary Date November 20, 2012





**PUBLIC HEARING REPORT**  
**Bylaw No. 3502**

---

Following is a summary of the proceedings of the Public Hearing for Zoning Amendment Bylaw No. 3502 (Conner), applicable to Electoral Area B – Shawnigan Lake, held on Monday, November 19, 2012, at the Shawnigan Lake Community Centre, 2804 Shawnigan Lake Road, Shawnigan Lake, B.C. at 7:00 p.m.

**HEARING DELEGATES**

Director B. Fraser, Electoral Area B – Shawnigan Lake, Chairperson  
Director G. Giles, Electoral Area C – Cobble Hill  
Director I. Morrison, Electoral Area F – Cowichan Lake South/Skutz Falls

**CVRD STAFF PRESENT**

Ms. R. Rondeau, Planner I, Planning & Development Department  
Ms. J. Hughes, Recording Secretary, Planning & Development Department

Members of the Public:

There were approximately 8 members of the public present.

**CALL TO ORDER**

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

**PROCEDURES**

Ms. Rondeau explained the requirements under Section 890 of the *Local Government Act*. She advised that notice of the Public Hearing was advertised in two consecutive issues of the *Citizen* (Friday, November 9, 2012 and Wednesday, November 14, 2012) and *Leader Pictorial* (Friday, November 9, 2012 and Wednesday, November 14, 2012) and letters had also been sent to adjacent owners and occupiers of the property as required by the *Local Government Act*.

Zoning Amendment Bylaw No. 3502 proposes to amend Electoral Area B – Shawnigan Lake Zoning Bylaw No. 985 by creating a new zone – C-2C Local Commercial Zone, and rezoning Parcel A (DD 420571) of Lot 8, Block 4, Sections 3 and 4, Range 4, Shawnigan District, Plan 218 from R-3 (Urban Residential) to C-2C (Local Commercial) Zone.

The purpose of Amendment Bylaw No. 3502 is to permit commercial uses on the property, which would allow a restaurant, ice cream shop and coffee bar in addition to the residence. The proposed C-2C Local Commercial Zone would permit the following commercial uses:

- Retail stores, excluding convenience stores and external storage of goods;
- Offices, banks, credit unions, and other financial establishments;
- Restaurants, catering, excluding drive-through;
- Personal service establishment;
- Bed and breakfast; and
- Single family dwelling.

No letters of response had been received at the CVRD office from the date the advertising was placed within the local newspapers to the close of the CVRD office today (November 19, 2012) at 4:30 p.m.

<b>Correspondence</b>	No correspondence was received.
<b>Location of the File</b>	Director Fraser advised that the Information Binder was available for review on the back table along with copies of proposed Zoning Amendment Bylaw No. 3502 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.
<b>APPLICANT, Deborah and Daryl Conner</b>	<p>Deborah and Daryl Conner, applicants, were present with regard to Rezoning Application No. 2-B-10RS.</p> <p>Daryl Conner stated the following:</p> <ul style="list-style-type: none"> <li>➤ The idea of opening an organic low fat ice cream shop came forward after much internet research and also during that time they also discovered there were not a lot of suppliers for that product.</li> <li>➤ As well as opening up an ice cream store the idea of opening a coffee shop would be good too.</li> <li>➤ They previously lived in the Beach Estates until the subject property came available on the market noting its great location across from Mason's Beach; it's at a busy intersection which is also good for business and its close proximity to Shawnigan Village.</li> <li>➤ The ice cream shop and coffee house would be located on the ground floor in the house which requires a full commercial kitchen and they then decided to open a small restaurant upstairs on the main floor and their living quarters are located in the loft/attic above.</li> <li>➤ The house is a beautiful heritage home built in 1922 with its original fir flooring; renovations were carried out on the inside and exterior floors and their living loft/attic area.</li> <li>➤ Living and working on the property is a benefit for them.</li> <li>➤ Will not be a busy restaurant as they will be limited to only 30 seats as per the on-site septic system restrictions.</li> </ul> <p>Deborah Conner stated:</p> <ul style="list-style-type: none"> <li>➤ The restaurant will offer local fresh organic foods that are also family affordable.</li> </ul>
<b>QUESTION PERIOD</b>	Director Fraser 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.
<b>Speaker</b>	<ul style="list-style-type: none"> <li>➤ Is BC Assessment Authority contacted regarding the proposed zoning change during the rezoning process?</li> </ul>
<b>Rachelle Rondeau</b>	<ul style="list-style-type: none"> <li>➤ Not part of the CVRD process to notify BC Assessment.</li> <li>➤ CVRD referred the application to the following Agencies: Vancouver Island Health Authority (septic), Lidsteck Holdings (community water system), local Fire Department, Ministry of Transportation and various CVRD Departments.</li> </ul>
<b>Brian Jackson, 2460 Renfrew Road</b>	<ul style="list-style-type: none"> <li>➤ What change will there be to the commercial tax base for Shawnigan?</li> </ul>
<b>Director Fraser</b>	<ul style="list-style-type: none"> <li>➤ Commercial tax rate is higher.</li> </ul>
<b>Scott</b>	<ul style="list-style-type: none"> <li>➤ There is a lack of use of the existing commercial space already in</li> </ul>

**2740 Dundas Road**

- Shawnigan Lake and with the proposed zoning that would open up more.
- Owns businesses in Shawnigan Village and lives by Mason's Beach and to him it looks like Shawnigan has been pieced together.
  - New strip was created along the main drag and since he has watched his business slowly decline making it look like a ghost town.
  - Opening up new commercial property in Shawnigan does not utilize what is already in place in Shawnigan Village.
  - Why are we not pushing to utilize the space that is already zoned commercial?

**Director Fraser**

- Existing commercial buildings in Shawnigan Lake is not what the Public Hearing is about but noted that it is also a concern and is recognized in the community.
- Public Hearing is in the question and answer section and comments on the application should be made during the official comment section of the Public Hearing.

**Erin McNeon,  
Dundas Road**

- Would the applicants be willing to contribute their ice cream and organic products to the wholesale market and to the other businesses in the area?

**Deborah Conner**

- Understood that wholesale was a different application process, the regulations did not permit the resale of ice cream and the sale of baked goods would have to also be checked into.

**Scott**

- Who made the decision that Shawnigan needed this use?

**Rachelle Rondeau**

- Purpose for the Public Hearing is the subject rezoning application as the applicants purchased the subject property and researched what business they would like to have on site. What they proposed was not permitted under the existing zoning and they in turn applied for rezoning to determine if it is an appropriate use for that site. It is very difficult for local government to determine if there is a market for an applicant's proposed use and this is up to the applicant to consider in their business planning and research.

**Brian Jackson**

- What is the impact on parking?

**Rachelle Rondeau**

- Access and parking is reviewed by the Ministry of Transportation as the CVRD has no jurisdiction over roads.
- The Ministry of Transportation requires that an access permit be granted for commercial or industrial uses and that they have stated concerns regarding the number of parking spaces available on the property.

**Brian Jackson**

- Subject property and Mason's is a very bad place to come out of and make a left hand turn.

**Rachelle Rondeau**

- Ministry of Transportation would be reviewing the road issues.

**Speaker**

- Are those reports available to the public?

**Director Fraser**

- Contact person is Ross Deveau from the Ministry of Transportation.

**Daryl Conner**

- Discussions have been held with Ministry of Transportation and they have come to an understanding that access would be granted if they complied with all their requirements. Ministry of Transportation was more concerned about trucks parking on the road and they have designed their backyard in

order that larger trucks can come onto the property and turn around.

**Brian Jackson**

- Left hand turns are of concern coming from that area.

**Daryl Conner**

- For better visibility they have removed a lot of the bush that was located out front of the property.

**Director Fraser**

- Asked for further questions from the public present with regard to Zoning Amendment Bylaw No. 3502 and also noted that the Information Binder was located on the back table for review and any letters or submissions must be received at the front table prior to the close of the Public Hearing.

**Daryl Conner**

- Originally looked at setting up their business in Shawnigan Village but noted that the subject property was already designated Commercial in the Official Community Plan.

**Director Fraser**

Asked for further questions from the public present three times regarding Zoning Amendment Bylaw No. 3502.

**PUBLIC  
COMMENTS**

The Public Hearing was then opened to those members of the public present who deemed themselves affected by the proposed Amendment Bylaw. Chair Fraser 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.

**Erin McNeon,  
2748 Dundas Road**

- A member of the Shawnigan community and wants to see it grow but noted that her concern was the existing market in the area is already struggling and it would be a huge concern to them if another coffee shop was to open.

**John Oldfield  
2740 Dundas Road**

- Has lived in Shawnigan Lake for approximately four years and does not want to see somebody else's business go under because of a new business coming in.
- Very concerned about adding more businesses in the immediate area until the whole Shawnigan strip was filled up.

**Brian Jackson**

- Proposed rezoning is building another C-2 Commercial property and for some reason the CVRD is dead set against his property being in C-2 Zone as it was being moved out of it. Concerned if he decided to sell in the future that he will not have that potential and that is disturbing to him.

**ADJOURNMENT**

Chairperson Fraser asked for public comments or submissions three times from the public present regarding Zoning Amendment Bylaw No. 3502.

Chairperson Fraser declared the Public Hearing closed at 7:30 p.m.



CERTIFICATION:

We attended the Public Hearing on Monday, November 19, 2012, and hereby certify that this is a fair and accurate report of the Public Hearing.

Bruce Fraser  
Director B. Fraser

Date Thu Dec 4 2012

Greg Giles  
Director G. Giles

Date Dec 4, 2012

[Signature]  
Director I. Morrison

Date DECEMBER 4, 2012

Rachelle Rondeau  
Rachelle Rondeau, Planner I

Date November 30 2012

Jennifer Hughes  
Jennifer Hughes, Recording Secretary

Date November 30, 2012





C·V·R·D

## COWICHAN VALLEY REGIONAL DISTRICT

### Bylaw No. 3607

#### A Bylaw to Authorize the Borrowing of Funds to Purchase Three-Fully Automated Curbside Collection Trucks and 17,500 Wheeled Totes

---

**WHEREAS** the Board of the Cowichan Valley Regional District established *Solid Waste* as a Service under the provisions of Bylaw No. 1758, cited as "CVRD – Solid Waste Management Local Service Establishment Bylaw No. 22, 1996";

**AND WHEREAS** under the authority of Bylaw No. 1758 the Board of the Cowichan Valley Regional District established a garbage and/or recyclable materials collection service, to certain areas and classes of land within the CVRD, under the provisions of Bylaw No. 1958, cited as "CVRD Bylaw No. 1958 – Cowichan Valley Regional District Garbage and/or Recyclable Materials Collection Bylaw, 1999", as amended;

**AND WHEREAS** the Board of the Cowichan Valley Regional District wishes to move from a contractor delivery service model for the collection of garbage and/or recyclable materials for the service area participants of Bylaw No. 1958, to an in-house curbside collection model;

**AND WHEREAS** the Board of the Cowichan Valley Regional District wishes to borrow money to fund the purchase of three-fully automated curbside collection trucks at a cost of \$900,000; and 17,500 wheeled totes at a cost of \$875,000, for the purpose of providing in-house curbside collection services to all Nine Electoral Areas of the Regional District;

**AND WHEREAS** the estimated total cost of purchasing the equipment to provide in-house curbside collection services to all Nine Electoral Areas of the Regional District is One Million Seven Hundred and Seventy-Five Thousand Dollars (\$1,775,000);

**AND WHEREAS** the sum to be borrowed is not to exceed One Million Seven Hundred and Seventy-Five Thousand Dollars (\$1,775,000), which is the amount of debt to be created by this bylaw;

**AND WHEREAS** the authority to borrow under this bylaw expires five years from the date on which it is adopted;

**AND WHEREAS** the Board of the Cowichan Valley Regional District has obtained the approval of the service area electors for this bylaw in accordance with the *Local Government Act* and *Community Charter*;

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

.../2

1. CITATION

This bylaw may be cited for all purposes as "CVRD Bylaw No. 3607 – In-House Curbside Collection Service Loan Authorization (Trucks and Totes) Bylaw, 2012".

2. LOAN AUTHORIZATION

The Cowichan Valley Regional District is hereby empowered and authorized to purchase the capital assets necessary to provide in-house curbside collection services to all Nine Electoral Areas of the CVRD in general accordance with the plans on file in the Regional District office, and to do all things necessary in connection therewith and, without limiting the generality of the foregoing, to borrow upon the credit of the Regional District a sum not exceeding One Million Seven Hundred and Seventy-Five Thousand Dollars (\$1,775,000).

3. TERM OF DEBENTURES

The maximum term for which debentures may be issued to secure the debt created by this bylaw is 15 years.

4. SERVICE TO WHICH THE LOAN AUTHORIZATION RELATES

This bylaw relates to the *Solid Waste Management Local Service Area* established pursuant to Bylaw No. 1758, cited as "CVRD – Solid Waste Management Local Service Establishment Bylaw No. 22, 1996"; and the *Garbage and/or Recyclable Materials Collection Service* pursuant to Bylaw No. 1958, cited as "CVRD Bylaw No. 1958 – Cowichan Valley Regional District Garbage and/or Recyclable Materials Collection Bylaw, 1999".

READ A FIRST TIME this 13<sup>th</sup> day of June, 2012.

READ A SECOND TIME this 13<sup>th</sup> day of June, 2012.

READ A THIRD TIME this 13<sup>th</sup> day of June, 2012.

I hereby certify this to be a true and correct copy of Bylaw No. 3607 as given Third Reading on the 13<sup>th</sup> day of June, 2012.

Joe Barry  
Corporate Secretary

June 26, 2012  
Date

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this 19<sup>th</sup> day of September, 2012.

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

\_\_\_\_\_  
Chairperson

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



C.V.R.D

## COWICHAN VALLEY REGIONAL DISTRICT

### BYLAW No. 3619

**A Bylaw to Establish a Liquid Waste Management Plan Study Service Area (Central Sector) Within Electoral Areas D – Cowichan Bay and E – Cowichan Station/Sahtram/Glenora, the South End of the District of North Cowichan, and the City of Duncan.**

**WHEREAS** the Board of the Cowichan Valley Regional District established a *Liquid Waste Management Plan Study Service – Central Area* under the provisions of Bylaw No. 1619, cited as "CVRD – Local Service (Liquid Waste Management Plan Study – Central Area) Establishment Bylaw No. 12, 1994", as amended;

**AND WHEREAS** the authority to continue to provide and requisition for the service established under CVRD Bylaw No. 1619 has expired pursuant to Section 774.2 of the *Local Government Act*;

**AND WHEREAS** the Board of the Cowichan Valley Regional District deems it desirable and expedient to establish a Liquid Waste Management Plan Study Service Area for the purpose of funding the study, preparation and review of the Central Sector Liquid Waste Management Plan;

**AND WHEREAS** pursuant to the *Local Government Act* and the *Community Charter*, a majority of the participants have consented, in writing, to the adoption of this Bylaw;

**AND WHEREAS** the Board of the Cowichan Valley Regional District has obtained approval of the Inspector of Municipalities in accordance with the *Local Government Act* and the *Community Charter* and exemption from elector approval pursuant to Section 24(7) of the *Environmental Management Act*;

**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. 3619 – Central Sector Liquid Waste Management Plan Study Service Area Establishment Bylaw, 2012**".

2. **SERVICE BEING ESTABLISHED**

The service being established under the authority of this bylaw is a service for the purpose of funding the study, preparation and review of the Central Sector Liquid Waste Management Plan, its programs and initiatives, within the service area. The service shall be known as the "Central Sector Liquid Waste Management Plan Study Service".

.../2

3. **SERVICE AREA BOUNDARIES**

The boundaries of the service area are the whole of Electoral Areas D – Cowichan Bay and E – Cowichan Station/Sahtlam/Glenora; the South End of the District of North Cowichan; and the whole of the City of Duncan as outlined on the attached Schedule A and forming a part of this bylaw.

4. **PARTICIPATING AREA**

The participating area for this service is: the whole of Electoral Areas D – Cowichan Bay and E – Cowichan Station/Sahtlam/Glenora; the South End of the District of North Cowichan; and the whole of the City of Duncan.

5. **METHOD OF COST RECOVERY**

The annual cost of providing this service shall be recovered by one or more of the following:

- a) property value taxes requisitioned and collected on the basis of the net taxable value of land and improvements within the service area;
- b) the imposition of fees and other charges that may be fixed by separate bylaw; and
- c) revenues raised by other means authorized by the *Local Government Act* or another Act.

6. **MAXIMUM REQUISITION**

The maximum amount of money that may be requisitioned annually in support of this service shall be the greater of \$95,900 or an amount that equals the amount raised by applying a property value tax rate of \$0.0168 per \$1,000 to the net taxable value of land and improvements in the service area.

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

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

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

I hereby certify this to be a true and correct copy of Bylaw No. 3619 as given Third Reading on the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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

\_\_\_\_\_  
Date

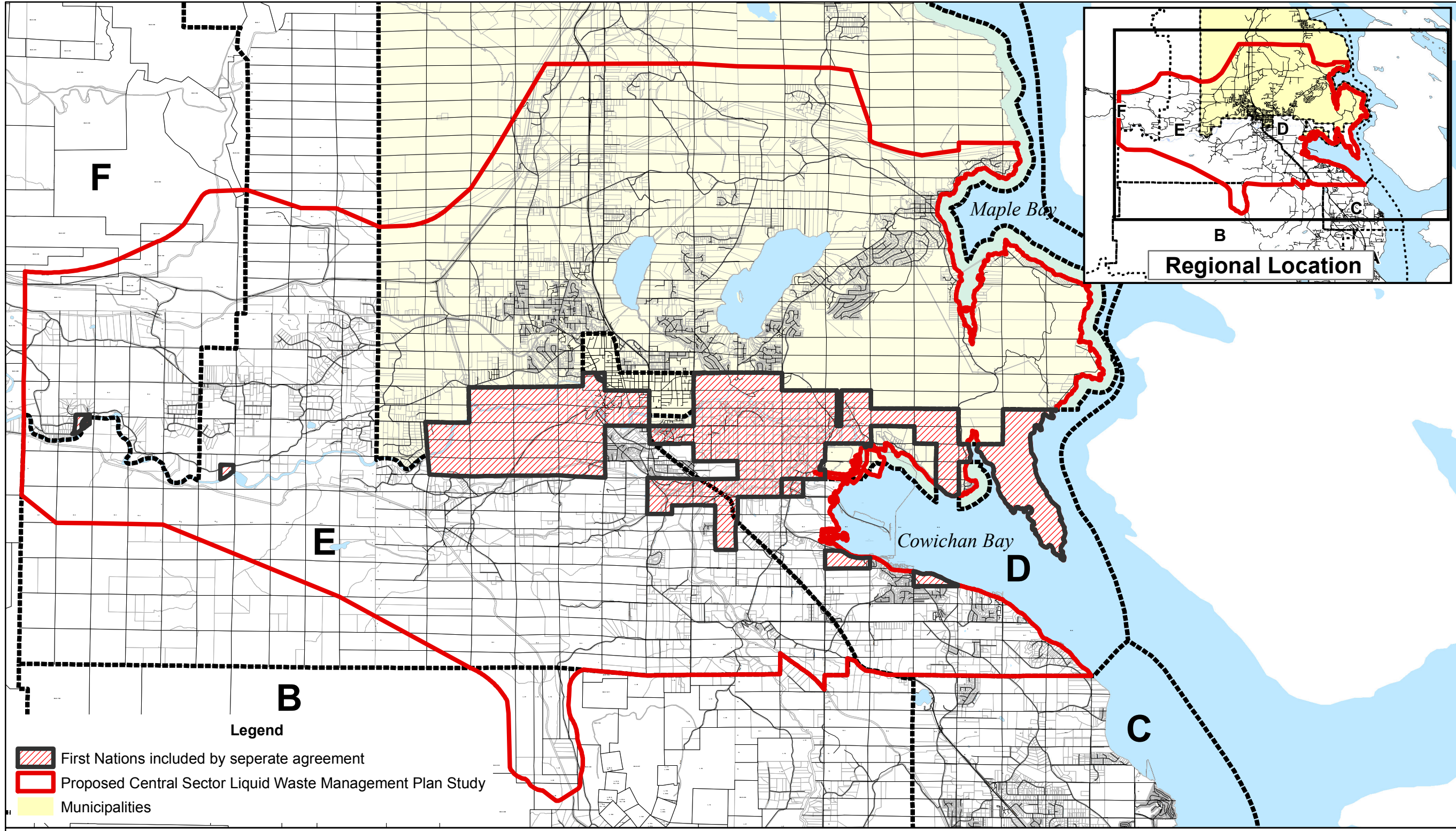
.../3




APPROVED BY THE INSPECTOR OF MUNICIPALITIES UNDER SECTION 802(3) OF THE LOCAL GOVERNMENT ACT this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

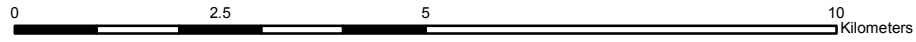
\_\_\_\_\_  
Chair

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



- Legend**
-  First Nations included by seperate agreement
  -  Proposed Central Sector Liquid Waste Management Plan Study
  -  Municipalities

Schedule A to CVRD Bylaw No. 3619 - Central Sector Liquid Waste Management Plan  
 Study Service Establishment Bylaw, 2012.



Adopted \_\_\_\_\_, 2012.





## COWICHAN VALLEY REGIONAL DISTRICT

### BYLAW No. 3622

#### A Bylaw to Establish a Community Safety Advisory Commission for the Cowichan Valley Regional District.

**WHEREAS** the Board of Directors of the Cowichan Valley Regional District wishes to establish a Community Safety Advisory Commission to provide advice on safety issues of regional, sub-regional, and interagency importance;

**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. 3622 – Community Safety Advisory Commission Establishment Bylaw, 2012**".

#### 2. DEFINITIONS

In this bylaw:

- a) "**Commission**" means the Community Safety Advisory Commission established by this Bylaw.
- b) "**Board**" means the Board of the Cowichan Valley Regional District.

#### 3. MEMBERSHIP

The Commission shall consist of fifteen members, as follows:

- a) Eight elected representatives (appointed by their respective Council or Board):
  - i) Two CVRD Electoral Area Directors
  - ii) One Councillor from the City of Duncan
  - iii) One Councillor from the District of North Cowichan
  - iv) One Councillor from the Town of Ladysmith
  - v) One Councillor from the Town of Lake Cowichan
  - vi) One Councillor from Cowichan Tribes
  - vii) One School Trustee from School District No. 79
- b) Four representatives from the following organizations:
  - i) One representative from Social Planning Cowichan
  - ii) One representative from Community Policing
  - iii) One representative from Corrections Canada Parole Board
  - iv) One representative from the Royal Canadian Mounted Police

- c) Three public representatives (selected at large following newspaper and online advertising).

#### **4. TERM OF OFFICE**

- a) The term of office for Commission members shall be as follows:
  - i) Elected Representatives:  
Begins upon their appointment by their respective Council or Board and continues until their term of office ends or their appointment expires. Each Council or Board may appoint an Alternate.
  - ii) Remaining Members: Begins upon their appointment by the Board and continues until December 31 in the year of a general local election. The Board may appoint an Alternate for the members representing organizations but not for the public representatives.
- b) Commission members may be re-appointed for a further term or terms.
- c) The Board may, at any time, terminate the appointment of a member.
- d) The Board may remove from membership any member appointed who has failed to attend three consecutive Commission meetings without good cause.

#### **5. PROCEDURE**

- a) At the first meeting following a general local election, the Commission shall elect from amongst its own members, a Chairperson and a Vice-Chairperson of the Commission who shall hold office until a successor is appointed.
- b) In the absence of the Chairperson or Vice-Chairperson, the Commission shall elect from the members present a temporary Chairperson for the purpose of that meeting only.
- c) A quorum is eight members.
- d) All decisions, resolutions and recommendations of the Commission shall be made by a majority of the members present at the meeting, with each member having one vote.
- e) Where not otherwise covered in this bylaw, the rules of procedure governing Commission meetings shall be those of the current Committee and Commissions Procedures Bylaw of the Cowichan Valley Regional District.
- f) Minutes shall be kept for all meetings of the Commission, and a copy of such minutes shall be forwarded to the Legislative Services Division of the Cowichan Valley Regional District.

.../3

6. **RESPONSIBILITIES**

The responsibilities of the Commission shall be as follows:

- a) To advise the Board on community safety issues of regional, sub-regional and interagency importance. Advice may be in reference to programs, plans, policies, guidelines, or other local government policy instruments.
- b) To serve as a forum for multi-sectoral discussion where local government and community groups can work together. The Commission has a leading role in providing advice and support to safer communities' initiatives across the region.
- c) To be a conduit for recommendations arising from its members and from community initiatives, and for issues referred by the Board, elected officials, and staff requests.
- d) To be a resource for planning staff at various local governments and to Advisory Planning Commissions

7. **GENERAL**

- a) All members of the Commission shall serve without remuneration, except for such "out of pocket" expenditures as may have received prior authorization by the Board.
- b) No recommendation of the Commission or other matter requiring ratification by the Board shall be acted upon until it has been approved by the Board

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. 3630**

**A Bylaw to Authorize the Borrowing of Funds to Help Finance the Purchase of a new First Line Type 2 Fire Engine for the Malahat Fire Protection Service Area**

---

**WHEREAS** the Board of the Cowichan Valley Regional District established the *Malahat Fire Protection Service Area* under the provisions of Bylaw No. 2414, cited as "CVRD Bylaw No. 2414 – Malahat Fire Protection Service Establishment Bylaw, 2003", as amended;

**AND WHEREAS** the Board of the Cowichan Valley Regional District wishes to borrow money to help finance the purchase of a new first line Type 2 fire engine for the Malahat Fire Protection Service Area;

**AND WHEREAS** the estimated total cost of the new first line Type 2 fire engine, including expenses incidental thereto, is Four Hundred Twenty Five Thousand Dollars (\$425,000);

**AND WHEREAS** the sum to be borrowed is not to exceed Two Hundred Sixty Five Thousand Dollars (\$265,000), which is the amount of debt to be created by this bylaw;

**AND WHEREAS** the authority to borrow under this bylaw expires five years from the date on which it is adopted;

**AND WHEREAS** the Board of the Cowichan Valley Regional District has obtained the approval of the service area electors in accordance with the *Local Government Act* and *Community Charter*;

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

1. **CITATION**

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 3630 – Malahat Fire Protection Service Loan Authorization (Type 2 Fire Engine) Bylaw, 2012.**"

.../2

2. **LOAN AUTHORIZATION**

The Cowichan Valley Regional District is hereby empowered and authorized to purchase a new first line Type 2 fire engine for the Malahat Fire Protection Service Area in general accordance with the plans on file in the Regional District office, and to do all things necessary in connection therewith and, without limiting the generality of the foregoing, to borrow upon the credit of the Regional District a sum not exceeding Two Hundred Sixty Five Thousand Dollars (\$265,000).

3. **TERM OF DEBENTURES**

The maximum term for which debentures may be issued to secure the debt created by this Bylaw is 15 years.

4. **SERVICE TO WHICH THE LOAN AUTHORIZATION RELATES**

This Bylaw relates to the *Malahat Fire Protection Service Area* established pursuant to Bylaw No. 2414, as amended, cited as "CVRD Bylaw No. 2414 – Malahat Fire Protection Service Establishment Bylaw, 2003".

READ A FIRST TIME this 12<sup>th</sup> day of September, 2012.

READ A SECOND TIME this 12<sup>th</sup> day of September, 2012.

READ A THIRD TIME this 12<sup>th</sup> day of September, 2012.

I hereby certify this to be a true and correct copy of Bylaw No. 3630 as given Third Reading on the 12<sup>th</sup> day of September, 2012.

Joe Barry  
Corporate Secretary

September 17, 2012  
Date

RECEIVED the approval of the Inspector of Municipalities this 10<sup>th</sup> day of October, 2012.

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

\_\_\_\_\_  
Chairperson

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



## COWICHAN VALLEY REGIONAL DISTRICT

### BYLAW No. 3631

A Bylaw Authorizing the Expenditure of Funds from the  
*Malahat Fire Protection Specified (Local Service) Area Machinery and  
 Equipment Reserve Fund,*  
 Established Pursuant to CVRD Bylaw No. 1301

**WHEREAS** as of July 31, 2012, there is an unappropriated balance in the *Malahat Fire Protection Specified (Local Service) Area Machinery and Equipment Reserve Fund* of One Hundred and Twenty-Nine Thousand Eight Hundred and Seventy-One (\$129,871) that has been calculated as follows:

<b>BALANCE</b> in Reserve Fund as at December 31, 2011:		\$129,059
<b>ADD:</b>	Additions to the Fund, including interest earned for the current year to date.	<u>\$ 812</u>
		\$129,871
<b>DEDUCT:</b>	Commitments outstanding under bylaws previously adopted.	<u>\$NIL</u>
<b>UNCOMMITTED BALANCE</b> In Reserve Fund as at July 31, 2012		<u>\$129,871</u>

**AND WHEREAS** it is deemed desirable and expedient to expend not more than Sixty Thousand Dollars (\$60,000) of the said balance for the purpose of assisting with the purchase of a new first line Type 2 fire engine;

**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. 3631 - Malahat Fire Protection Specified (Local Service) Area Machinery and Equipment Reserve Fund Expenditure (Type 2 Fire Engine) Bylaw, 2012**".

2. **SUM TO BE APPROPRIATED**

- a) An amount not exceeding the sum of Sixty Thousand Dollars (\$60,000), is hereby appropriated from the *Malahat Fire Protection (Local Service) Area Machinery and Equipment Reserve Fund* for the purpose of purchasing a new first line Type 2 fire engine.
- b) The expenditure to be carried out by the monies hereby appropriated shall be more particularly specified by Board Resolution No. 12-338-2-3, adopted July 11, 2012.

3. **SUMS REMAINING**

Should any of the said sum of Sixty Thousand Dollars (\$60,000) remain unexpended after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the said Reserve Fund.

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

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

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

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

\_\_\_\_\_  
Chair

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





**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW No. 3632**

**A Bylaw to Amend the Boundaries of the Kerry Village Water System Service Area**

---

**WHEREAS** the Board of the Cowichan Valley Regional District established the *Kerry Village Water System Service Area* under the provisions of Bylaw No. 2491, cited as "CVRD Bylaw No. 2491 – Kerry Village Water System Service Establishment Bylaw, 2004", 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 026-683-032, Lot 1, Section 2, Range 7, Shawnigan District, Plan VIP81051;

**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. 3632 – Kerry Village Water System Service Amendment Bylaw (PID 026-683-032), 2012**".

2. **AMENDMENT**

That Bylaw No. 2491 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.

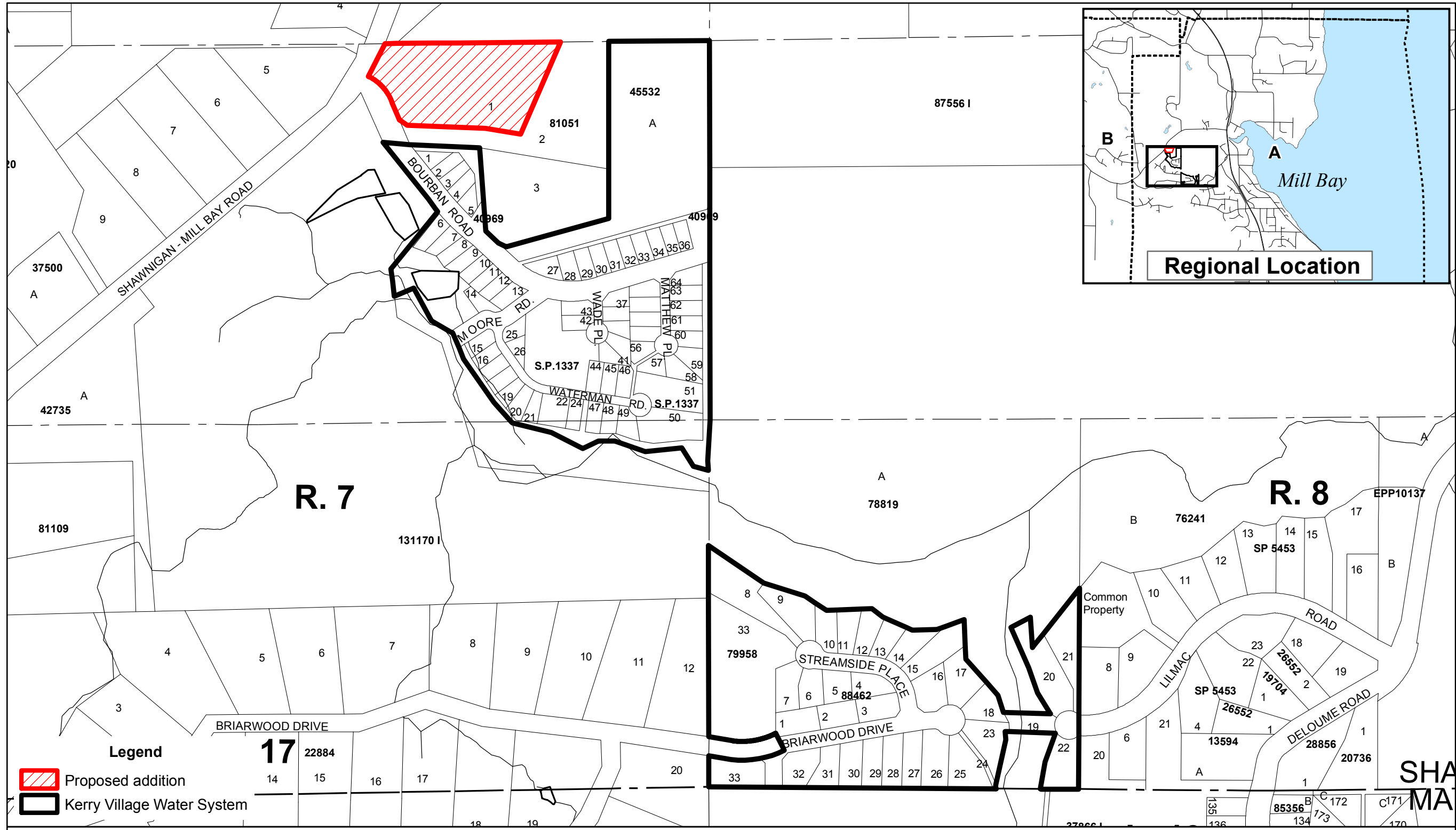
READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Chairperson

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



Schedule A to CVRD Bylaw No.2491 - Kerry Village Water System Service Establishment Bylaw, 2004.

As amended by Bylaw No. 3632, adopted \_\_\_\_\_, 2013.



C·V·R·D

**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW No. 3634**

**A Bylaw to Amend Electoral Area A – Mill Bay/Malahat Critical Location Streetlighting Service Establishment Bylaw No. 2137**

**WHEREAS** the Board of the Cowichan Valley Regional District established the *Electoral Area A – Mill Bay/Malahat Critical Streetlighting Service Area* under the provisions of Bylaw No. 2137 cited as "CVRD Bylaw No. 2137 – Mill Bay/Malahat Critical Location Streetlighting Service Establishment Bylaw, 2001";

**AND WHEREAS** the Regional District wishes to amend Bylaw No. 2137 by increasing the maximum annual requisition limit from \$2,000 to \$5,000;

**AND WHEREAS** the Board of the Cowichan Valley Regional District has obtained the approval of the service area electors in accordance with the *Local Government Act and Community Charter*;

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

1. **CITATION**

This bylaw may be cited as "**CVRD Bylaw No. 3634 – Electoral Area A – Mill Bay/Malahat Critical Location Streetlighting Service Amendment Bylaw, 2012**".

2. **AMENDMENT**

That CVRD Bylaw No. 2137 be amended by deleting the following text: "Two Thousand (\$2,000.00) 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 following text "Five Thousand Dollars (\$5,000)".

READ A FIRST TIME this        12<sup>th</sup> day of September, 2012.

READ A SECOND TIME this    12<sup>th</sup> day of September, 2012.

READ A THIRD TIME this     12<sup>th</sup> day of September, 2012.

I hereby certify this to be a true and correct copy of Bylaw No. 3634 as given Third Reading on the 12<sup>th</sup> day of September, 2012.

Joe Barry  
Corporate Secretary

September 17, 2012  
Date

RECEIVED the approval of the Inspector of Municipalities this 4<sup>th</sup> day of October, 2012.

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

\_\_\_\_\_  
Chairperson

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



## COWICHAN VALLEY REGIONAL DISTRICT

### BYLAW No. 3650

#### A Bylaw for the Regulation and Management of the Cobble Hill Drainage System

---

**WHEREAS** the Board of the Cowichan Valley Regional District established the *Cobble Hill Drainage System Service Area* under the provision of CVRD Bylaw No. 3538, cited as "CVRD Bylaw 3538 – Cobble Hill Drainage System Service Merger Bylaw, 2011", for the purpose of providing services to a defined portion of Electoral Area C – Cobble Hill;

**AND WHEREAS** it is deemed necessary and expedient that provisions be made for the regulation and management of discharge of waste into the storm sewers and watercourses, and for terms and conditions upon which stormwater services may be provided, and for a tariff of charges for such services;

**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. 3650 – Cobble Hill Drainage System Management Bylaw, 2012**".

#### 2. DEFINITIONS

In this bylaw, unless the context otherwise requires:

"**Active Floodplain**" means an area of land within a boundary that is indicated by the visible high water mark or water level of a **Stream** that is reached during annual flood events as evidenced by **Riparian Area** conditions described in the definition of "**Riparian Area**".

"**Air**" means the atmosphere but, except in a **Storm Drain** or a **Stormwater Management Facility** or as the context may otherwise require, does not include the atmosphere inside a constructed enclosure that is not open to the weather.

"**Air Contaminant**" means any **Substance** or odour whether gaseous, liquid, solid or a combination that is emitted into the air and that:

- a) injures or is capable of injuring the health or safety of a person;
- b) injures or is capable of injuring property or any life form;
- c) interferes with or is capable of interfering with visibility;
- d) interferes with or is capable of interfering with the normal conduct of business;
- e) causes or is capable of causing material physical discomfort to a person; or
- f) damages or is capable of damaging the environment.

**"Biomedical waste"** means biomedical waste as defined in "Guidelines for the Management of Biomedical Waste" established by the Canadian Council of Ministers of the Environment (CCME) and dated February, 1992 or most recent edition.

**"Board"** means the Board of Directors of the Cowichan Valley **Regional District**.

**"Colour"** means the true **Colour** of water from which turbidity has been removed, as determined by the appropriate procedure in **Standard Methods**.

**"Composite Sample"** means a sample which is composed of equivalent portions of a specified number of **Grab Samples** collected manually or automatically at the same sampling point, at specified times or flow intervals during a specified sampling period.

**"Condensed Water"** means water, which is produced through the process of condensation and includes condensate drainage from refrigeration equipment, **Air** conditioning equipment and steam heating systems.

**"Contaminant"** means any **Substance**, whether dissolved or suspended, or any **Wastewater** quality parameter that, when present above a certain concentration in **Wastewater**:

- a) injures or is capable of injuring the health or safety of a person;
- b) injures or is capable of injuring property or any life form;
- c) interferes or is capable of interfering with the proper operation of a sewer or **Stormwater Management Facility**;
- d) causes or is capable of causing material physical discomfort to a person; or
- e) damages or is capable of damaging the environment.

**"Development"** includes the construction of a building or structure, the placement of fill, the paving of land or any other alteration to land, which causes a change to the existing drainage characteristics.

**"Discharge"** means to directly or indirectly introduce a **Substance** by spilling, disposing of, abandoning, depositing, leaking, seeping, pouring, draining, emptying, or by any other means.

**"Domestic Waste"** means **Waste**, **Sanitary Waste** and the water-carried wastes from drinking, culinary uses, washing, bathing, laundering or food processing which is produced on a **Residential Property**.

**"Enactment"** means any applicable act, regulation, bylaw, order, or authorization, by a federal, provincial, regional, municipal government or their authorized representatives.

**"Fecal Coliform"** means the portion of coliform bacteria from fecal sources, as determined by the appropriate procedure in **Standard Methods**.

**"Fish-bearing Stream"** means a **Stream** in which fish are present or potentially present if introduced barriers or obstructions are either removed or made passable for fish.

**"Grab Sample"** means a sample of water or **Stormwater** collected at a particular time and place.

**"Impermeable Material"** means a paved or roof surface that prevents or retards the entry of water into the soil and which causes **Stormwater** to run off the surface in quantities and at increased flow rates greater than the quantities and the flow rates of the natural environment.

**"Improvement District"** means an Improvement District incorporated under the *Local Government Act*.

**"Manager"** means the General Manager of the Engineering & Environmental Services Department for the **Regional District** and includes any other employee acting under his authority.

**"Non-Domestic Waste"** means all **Waste**, except domestic **Waste**, **Trucked Liquid Waste**, **Sanitary Waste**, **Stormwater**, and **Uncontaminated Water**.

**"Non Fish-bearing Stream"** means a **Stream** that:

- a) is not inhabited by fish; and
- b) provides water, food and nutrients to a down.

**"Oil and Grease"** means an organic **Substance** or **Substances** recoverable by procedures set out in **Standard Methods** or procedures authorized by the **Manager** and includes, but is not limited to, hydrocarbons, esters, fats, oils, waxes, and high-molecular weight carboxylic acids.

**"Owner"** means any person who is registered under the *Land Title Act* as the **Owner** of land, or any other person who is in lawful possession of land or who is in lawful possession or occupancy of any buildings situated on the land.

**"PCB"** means any monochlorinated, dechlorinated, or polychlorinated biphenyl or any mixture that contains one or more of these.

**"Permanent"** means, in relation to a **Fish-bearing Stream**, that it typically contains continuous surface waters or flows for periods more than six months in duration.

**"Permanent Structure"** means any building or structure that was lawfully constructed, placed or erected on a secure and long lasting foundation on land in accordance with any local government bylaw or approval condition in effect at the time of construction, placement or erection.

**"Pesticides"** means **Pesticides** regulated under the *Pesticide Control Act* of British Columbia.

"**pH**" means the expression of the acidity or basicity of a solution as defined and determined by the appropriate procedure described in **Standard Methods**.

"**Pollution**" means the presence in the environment of **Substances** or **Contaminants** that substantially alter or impair the usefulness of the environment.

"**Pool**" means any water receptacle designed for decorative purposes or used for swimming or as a bath or hot tub designed to accommodate more than one bather at a time.

"**Potential Vegetation**" is considered to exist if there is a reasonable ability for regeneration either with assistance through enhancement or naturally, and is considered to not exist on that part of an area covered by a **Permanent Structure**.

"**Premises**" means any land or building or both or any part thereof.

"**Prohibited Waste**" means **Prohibited Waste** as defined in Schedule "A" to this Bylaw.

"**Radioactive Materials**" means radioactive material as defined in the *Atomic Energy Control Act* of Canada and Regulations under that Act.

"**Ravine**" means a narrow, steep sided valley that is commonly eroded by running water and with slope grades greater than 3:1.

"**Regional District**" means the Cowichan Valley **Regional District**.

"**Regional District Drainage System**" means **Storm Drains** and **Stormwater** management facilities owned or operated by the **Regional District**.

"**Residential Property**" means a property, which is used primarily for the purpose of residence by persons on a **Permanent**, temporary or seasonal basis.

"**Riparian Area**" means the area adjacent to a **Stream** that may be subject to temporary, frequent or seasonal inundation, and supports plant species that are typical of an area of inundated or saturated soil conditions, and that are distinct from plant species on freely drained adjacent upland sites because of the presence of water.

"**Sanitary Waste**" means waste that contains human feces, urine, blood or body fluids originating from sanitary conveniences or other sources.

"**Special Waste**" means **Special Waste** as defined in the *Waste Management Act* of British Columbia or any legislation that replaces the *Waste Management Act*.

"**Special Waste Regulation**" means the **Special Waste Regulation** enacted pursuant to the *Waste Management Act* or any legislation that replaces the *Waste Management Act*.

"**Standard Methods**" means the most recent edition of "**Standard Methods** for the Examination of Water and **Wastewater**" jointly prepared and published from time to time by the American Public Health Association, American Water Works Association, and the Water Environment Federation.



"**Storm Drain**" means a pipe, conduit, drain or other equipment or facilities for the collection and transmission of **Stormwater** or **Uncontaminated Water**.

"**Stormwater**" means water resulting from natural precipitation from the atmosphere.

"**Stormwater Management Facility**" means an impoundment and appurtenant structures, connections and controls for containment, detention or retention of **Stormwater** and its delayed release at a controlled rate to a receiving **Storm Drain** or **Watercourse**.

"**Stream**" includes a pond, lake, river, creek, brook, spring or wetland.

"**Streamside Protection Area**" means an area adjacent to a **Stream** that links aquatic or terrestrial ecosystems and includes both the **Riparian Area** vegetation and the adjacent upland vegetation that exerts an influence on the **Stream**, the width of which is determined according to Section 5.

"**Substance**" includes any solid, liquid or gas.

"**Suspended Solids**" means the portion of total solids retained by a filter, as determined by the appropriate procedure in **Standard Methods**.

"**Top of Bank**" means the point closest to the wetted boundary of a **Stream** where a break in the slope of the land occurs such that the grade beyond the break is flatter than 3:1 at any point for a minimum distance of 15 metres measured perpendicularly from the break.

"**Top of Ravine Bank**" means the first significant break in a **Ravine** slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 metres measured perpendicularly from the break, and the break does not include a bench within the **Ravine** that could be developed.

"**Trucked Liquid Waste**" means any **Waste** that is collected and transported from the site where the **Waste** originated by means other than **Discharge** to a sewer including, but not limited to, holding tank **Waste**, septic tank **Waste**, chemical toilet contents, catch basin **Waste**, **Oil and Grease** from interceptors or traps, and other sludge of organic or inorganic origin.

"**Uncontaminated Water**" means any water excluding **Stormwater**, but including cooling water, **Condensed Water** and water from municipal waterworks or a private water supply to which no **Contaminant** has been added.

"**Waste**" means any **Substance** whether gaseous, liquid or solid, that is or is intended to be discharged or discarded, directly or indirectly, to the **Regional District Drainage System**.

"**Wastewater**" means the composite of water and water-carried wastes from residential, commercial, industrial or institutional **Premises** or any other source.

"**Wastewater quality parameter**" means any parameter used to describe the quality of **Wastewater**.

"**Water**" includes surface water, groundwater and ice.

"**Watercourse**" means:

- a) a **Stream**; or
- b) a canal, ditch, reservoir, **Stormwater Management Facility** or other man-made surface feature designed to carry or hold water or **Stormwater**, whether it contains or conveys water continuously or intermittently.

"**Waterworks**" means any works owned or otherwise under the control or jurisdiction of the City or the **Regional District** that distributes, transports, or stores drinking water.

### 3. **DISCHARGES TO STORM DRAINS AND WATERCOURSES**

1. No person shall **Discharge** or allow or cause to be discharged into a **Storm Drain** or **Watercourse** any **Domestic Waste**, **Trucked Liquid Waste**, **Prohibited Waste**, or **Sanitary Waste**.
2. Despite the prohibition contained in Section 3.1, a person may **Discharge** into a **Storm Drain** or **Watercourse** water resulting from domestic activities customarily incidental to a residential use of land including:
  - a) water resulting from natural precipitation, and drainage of such water;
  - b) water resulting from garden and lawn maintenance, non-commercial car washing, building washing and driveway washing; and
  - c) **Uncontaminated Water**.
3. Despite the prohibition contained in Section 3.1, a person may **Discharge** into a **Storm Drain** or **Watercourse** water resulting from the following non-domestic activities:
  - a) street, hydrant and water main flushing; and
  - b) firefighting activities.

### 4. **APPROVAL FOR WORK IN REGIONAL DISTRICT DRAINAGE SYSTEM**

1. No person shall, without the prior written approval of the **Manager**,
  - a) alter, repair, remove, fill in, reconstruct, divert or carry out any other works within the **Regional District Drainage System**;
  - b) enclose any **Watercourse** in a drain or culvert; or
  - c) cut or remove a tree, cut or remove vegetation, remove or deposit soil, construct or build structures, or install drainage works within a **Streamside Protection Area** of a **Watercourse** where the proposed activity or work is likely to impair the quality of **Stormwater** or alter **Stormwater** flow patterns or flow rates in a manner that is likely to increase the risk of flooding or environmental damage or interfere with the proper functioning of the **Regional District Drainage System**.

2. A person who wishes to do work referred to in Section 4.1 shall submit to the **Manager**:
  - a) a plan of the proposed work showing the design;
  - b) a written report evaluating the potential impacts of the proposed work on the quality of **Stormwater** and the **Regional District Drainage System** or **Watercourse** including changes in water flow patterns, hydraulic changes and the potential for flooding; and
  - c) a written report indicating measures that the applicant will take to minimize adverse effects on the environment while the work is carried out.
3. The **Manager** may waive the requirements under Section 4.2, if, in the opinion of the **Manager**, the proposed works are of such a minor nature that they are unlikely to have any appreciable impact on a **Watercourse** or on the **Regional District Drainage System**.
4. If the **Manager** reviews an application for approval under this section and determines that the proposed work:
  - a) will not impair the quality of **Stormwater**; and
  - b) will not alter **Stormwater** flow patterns and flow rates in a manner which is likely to increase the risk of flooding or environmental damage or interfere with the proper functioning of the **Regional District Drainage System**, then the **Manager** may issue the approval.

## 5. DETERMINATION OF THE WIDTH OF STREAMSIDE PROTECTION AREAS

1. **Streamside Protection Areas** are those areas determined with reference to the following existing or **Potential Vegetation** conditions by measuring perpendicularly away from the top of the bank or top of the **Ravine** bank on either side of a **Stream**:
  - a) intact and continuous areas of existing or **Potential Vegetation** equal to or greater than 50 metres wide;
  - b) limited but continuous areas of existing or **Potential Vegetation** equal to 30 metres wide or discontinuous but occasionally wider areas of existing or **Potential Vegetation** between 30 and 50 metres wide;
  - c) narrow but continuous areas of existing or **Potential Vegetation** equal to 15 metres wide or discontinuous but occasionally wider areas of existing or **Potential Vegetation** between 15 and 30 metres wide;
  - d) very narrow but continuous areas of existing or **Potential Vegetation** up to 5 metres wide or discontinuous but occasionally wider areas of existing or **Potential Vegetation** between 5 and 15 metres wide interspersed with **Permanent Structures**.
2. With reference to vegetation conditions in Section 5.1, **Streamside Protection Areas** must be:
  - a) if Section 5.1(a) or (b) applies, 30 metres wide measured perpendicularly away from the top of the bank for all **Fish-bearing Streams** or for **Non Fish-bearing Streams** that are **Permanent**;

- b) if Section 5.1(a), (b) or (c) applies, 15 metres wide measured perpendicularly away from the top of the bank for **Non Fish-bearing Streams** that are non-**Permanent**;
  - c) if Section 5.1(c) applies, 15 metres wide measured perpendicularly away from the top of the bank for **Non Fish-bearing Streams** that are **Permanent**;
  - d) if Section 5.1(d) applies, 15 metres wide measured perpendicularly away from the top of the bank for all **Fish-bearing Streams**;
  - e) if Section 5.1(d) applies, 5 metres wide measured perpendicularly away from the top of the bank for all **Non Fish-bearing Streams**.
3. If a **Stream** is in a **Ravine** that is less than 60 metres in total width from top of the **Ravine** bank to top of the **Ravine** bank, not including the **Stream** channel within its **Active Floodplain** boundaries, protection must be consistent with Section 5.2(a) through (e), where appropriate, from the top of the **Ravine** bank.
  4. If a **Stream** is in a **Ravine** that is more than 60 metres in total width from top of the **Ravine** bank to **Top of Ravine Bank**, not including the **Stream** channel within its **Active Floodplain** boundaries, a **Streamside Protection Area** must be 10 metres wide measured perpendicularly away from the top of the **Ravine** bank.

## 6. OBSTRUCTING WATERCOURSES

No person shall obstruct or impede the flow of a **Stream**, creek, waterway, **Watercourse**, waterworks, ditch, drain or **Storm Drain** whether or not it is located on private property.

### AUTHORITY OF THE GENERAL MANAGER,

## 7. ENGINEERING & ENVIRONMENTAL SERVICES DEPARTMENT

The **Manager** has the powers set out in this Bylaw and the responsibilities in relation to the administration of this Bylaw as set out in the Bylaw.

## 8. INSPECTION

The **Manager**, an employee of the **Regional District** authorized by the **Manager**, or a bylaw enforcement officer may enter at all reasonable times, on any property that is subject to this bylaw to ascertain whether the regulations of this bylaw are being observed or the requirements of this bylaw are being met.

## 9. DISCONNECTION

1. Where an **Owner** or occupier of real property discharges any **Domestic Waste**, trucked **Waste** or **Prohibited Wastes** into a **Storm Drain**, and where a Court of competent jurisdiction determines that the **Discharge** creates a nuisance, then the **Manager** is authorized to require the **Owner** or occupier of the real property to immediately abate the nuisance, and where the nuisance is not abated, the **Manager** is authorized to cause the nuisance to be abated by the disconnection or plugging of any **Storm Drain** connection at the expense of the person in default.
2. If action in default is taken under Section 9.1, the expense may be recovered from the **Owner** of the real property in accordance with Section 376 of the *Local Government Act*.

## 10. OFFENCES AND PENALTIES

1. A person who contravenes this bylaw commits an offence and is liable upon conviction to a fine not exceeding \$2,000.
2. Each day that a violation occurs or continues shall constitute a separate offence.

## 11. GENERAL

1. No person shall hinder or prevent the **Manager**, a person authorized by the **Manager**, or a bylaw enforcement officer from entering any **Premises** or from carrying out his duties with respect to the administration of this Bylaw.
2. The Schedules annexed to this bylaw shall be deemed to be an integral part of this bylaw.
3. If any provision of this bylaw is found to be invalid by a Court of competent jurisdiction it may be severed from the bylaw.
4. The headings in this bylaw are inserted for convenience and reference only.
5. This bylaw, other than Section 7, comes into force upon adoption.

## 12. PURPOSE:

1. This bylaw must be interpreted in accordance with this section despite any other provision of this bylaw.
2. This bylaw is enacted for the purpose of regulating **Discharges** to and works and activities in relation to **Watercourses** and the **Regional District Drainage System** in order to reduce the risk of flooding or **Pollution** or interference with the proper functioning of the **Regional District Drainage System**. The purpose of this bylaw does not extend:

- a) to the protection of any person from economic loss;
  - b) to the assumption by the Regional District of responsibility for ensuring that any **Discharge** of **Wastewater** to a **Watercourse** or the **Regional District Drainage System**, or activity or works in relation to **Watercourses** or the **Regional District Drainage System** does not cause flooding, **Pollution** or interference with the proper functioning of the **Regional District Drainage System**; or
  - c) to provide any person with a warranty that any **Discharge** of **Wastewater** or activity or works referred to in paragraph (b) will not cause flooding, **Pollution** or other nuisance to any person.
3. Nothing in this bylaw shall be interpreted as relieving a person discharging **Wastewater** from complying with Federal, Provincial and local government **Enactments** governing the **Discharge** of **Wastewater** into **Storm Drains** and **Watercourses**, and in the event of a conflict between the provisions of this Bylaw and a Federal or Provincial **Enactment**, the provisions of the Federal or Provincial **Enactment** shall prevail.

13. **REPEAL**

The following bylaws and all amendments thereto are hereby repealed and replaced with "**CVRD Bylaw No. 3650 – Cobble Hill Drainage System Management Bylaw, 2012**":

- a) "CVRD Bylaw No. 3123 – Cobble Hill Village Drainage #2 System Management Bylaw, 2008, and amendments thereto, is hereby repealed; and
- b) "CVRD Bylaw No. 2948 – Twin Cedars Drainage System Management Bylaw, 2008, and amendments thereto, is hereby repealed.

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 A  
TO CVRD BYLAW NO. 3650

---

**PROHIBITED WASTE**

*Prohibited Waste* means:

1. **Special Waste**

*Special Waste* as defined by the *Waste Management Act* (British Columbia) and its Regulations or any legislation that replaces the *Waste Management Act*.

2. **Biomedical Waste**

Any *Biomedical Waste*.

3. **Air Contaminant Waste**

Any *Waste* which, by itself or in combination with another *Substance*, is capable of creating, causing or introducing an *Air Contaminant*, causing *Air Pollution* outside any *Storm Drain* or *Stormwater Management Facility* or is capable of creating, causing or introducing an *Air Contaminant* within any *Storm Drain* or *Stormwater Management Facility* which would prevent safe entry by authorized personnel.

4. **Flammable or Explosive Waste**

Any *Waste*, which by itself or in combination with another *Substance*, is capable of causing or contributing to an explosion or supporting combustion in any *Storm Drain*, *Watercourse* or *Stormwater Management Facility* including, but not limited to gasoline, naphtha, propane, diesel, fuel oil, kerosene or alcohol.

5. **Obstructive Waste**

Any *Waste* which by itself or in combination with another *Substance* is capable of obstructing the flow of, or interfering with, the operation, performance or flow of any *Storm Drain*, *Watercourse* or *Stormwater Management Facility* including, but not limited to earth, sand, sweepings, gardening or agricultural *Waste*, ash, chemicals, paint, metal, glass, sharps, rags, cloth, tar, asphalt, cement-based products, plastic, wood, *Waste*, portions of animals, fish or fowl, and solidified fat.

6. **Corrosive Waste**

Any *Waste* with corrosive properties which, by itself, or in combination with any other *Substance*, may cause damage to any *Storm Drain* or *Stormwater Management Facility* or which may prevent safe entry by authorized personnel.

**7. High Temperature Waste**

- a) Any **Waste** which, by itself or in combination with another **Substance**, will create heat in amounts which will interfere with the operation and maintenance of a **Storm Drain** or **Stormwater Management Facility**;
- b) Any **Waste** which will raise the temperature of **Waste** discharged by a **Storm Drain**, **Watercourse** or **Stormwater Management Facility** by 1 degree Celsius or more; or
- c) Any **Waste** with a temperature of 18 degrees Celsius or more at the point of **Discharge**.

**8. PCB's and Pesticides**

Any **Waste** containing **PCB's** or **Pesticides**.

**9. Pool Water**

Any water from a **Pool** containing residual chlorine, chloramine, bromine or chloride.

**10. Radioactive Waste**

Any **Waste** containing **Radioactive Materials** that, prior to the point of **Discharge** into a **Storm Drain** or **Watercourse**, exceeds radioactivity limitations as established by the Atomic Energy Control Board of Canada.

**11. pH Waste**

Any **Waste** which, prior to the point of **Discharge** into a **Storm Drain** or **Watercourse**, has a **pH** lower than 6.5 or higher than 9.0 as determined by either a **Grab Sample** or **Composite Sample**.

**12. Dyes and Colouring Material**

Dyes or colouring materials that produce, in a **Grab Sample** or **Composite Sample**, a **Colour** value greater than or equal to 50 true **Colour** units, or that causes discolouration of water to such an extent that the **Colour** cannot be determined by the visual comparison method as set out in **Standard Methods** except where the dye is used by a municipality or **Regional District** as a tracer.

**13. Miscellaneous Wastes**

Any **Waste** which by itself or in combination with another **Substance**:

- a) constitutes or may constitute a health or safety hazard to any person;
- b) causes **Pollution** in any **Storm Drain**, **Watercourse** or **Stormwater Management Facility**.

**14. Disinfectant Process Water**

Any water from a waterworks containing residual chlorine or chloramine remaining from the disinfection of the waterworks or any part of the waterworks, but does not include water containing chlorine or chloramine ordinarily added to a supply of potable water by a municipality, the **Regional District** or an **Improvement District**.

**15. Fill**

Soil, sand, clay, gravel, rock or other material of which land is composed.



**16. Oily Wastewater**

Any **Wastewater** that contains visible oil floating on the surface.

**17. Wastewater containing *Suspended Solids***

Any **Wastewater** that contains ***Suspended Solids*** in concentrations that would:

- a) exceed 75 milligrams per litre as determined by either a ***Grab Sample*** or a ***Composite Sample***, or
- b) cause the ***Water Quality*** in the ***Watercourse*** receiving the ***Wastewater*** to exceed the ***Suspended Solids*** criteria as set out in Table 2, title "Summary of Approved Water Quality Criteria for Particulate Matter" in the "British Columbia Approved Water Quality Guidelines (Criteria): 1998 Edition, 2000", or the most recent edition, published by the Ministry of Environment.

**18. Wastewater containing *Fecal Coliform***

Any **Wastewater** that contains ***Fecal Coliform*** in concentrations above 200 colony counts/100-ml as determined by a ***Grab Sample*** or ***Composite Sample***.





C·V·R·D

COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3657

A Bylaw to Amend the Douglas Hill Water System Management Bylaw No. 3406

WHEREAS the Board of the Cowichan Valley Regional District established the management of the Douglas Hill Water System pursuant to "CVRD Bylaw No. 3406, cited as "CVRD Bylaw No. 3406 – Douglas Hill Water System Management Bylaw, 2010";

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

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

1. CITATION

This Bylaw may be cited for all purposes as "CVRD Bylaw No. 3657 - Douglas Hill Water System Management Amendment Bylaw, 2012".

2. AMENDMENT

That Schedules B and C be deleted in their entirety and replaced with Schedules B and C attached to 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



**SCHEDULE B**

**TO BYLAW NO. 3406**

**DOUGLAS HILL METERED WATER RATES**

**Water Rates and Charges**

The *Consumer* of *District Water* supplied through *Water Meters*, shall pay the minimum charge set out in subsection (b) below. A 10% will be applied for timely payment.

**Water Rates and Charges per Classification per three (3) month period:**

CLASSIFICATION	USER CHARGES			
	Water Use		Charge	
<b>Group A</b>				
<b>Single Family Dwelling:</b> Per Dwelling	0	- 150 m <sup>3</sup>	\$ 62.50	
<b>Laundromat:</b> Minimum charge for each washing machine	151	- 225 m <sup>3</sup>	\$ 62.50	+ 1.00 per m <sup>3</sup> over 150 m <sup>3</sup>
<b>Elementary/Middle School:</b> Minimum charge per 20 students or portion thereof	226	- 300 m <sup>3</sup>	137.50	+ 1.50 per m <sup>3</sup> over 225 m <sup>3</sup>
	over 300	m <sup>3</sup>	250.00	+ 2.25 per m <sup>3</sup> over 300 m <sup>3</sup>
<b>Group B</b>				
<b>Apartment:</b> Per Unit	0	- 120 m <sup>3</sup>	\$ 46.88	
<b>Mobile/Modular Home Park:</b> Per Unit	121	- 180 m <sup>3</sup>	\$ 46.88	+ 1.00 per m <sup>3</sup> over 120 m <sup>3</sup>
		181 - 240 m <sup>3</sup>	106.88	+ 1.50 per m <sup>3</sup> over 180 m <sup>3</sup>
	over 240	- m <sup>3</sup>	196.88	+ 2.25 per m <sup>3</sup> over 240 m <sup>3</sup>
<b>Group C</b>				
<b>Commercial:</b> Minimum charge for each 10 employees or portion thereof per shift	0	- 98 m <sup>3</sup>	\$ 37.50	
	99	- 146 m <sup>3</sup>	\$ 37.50	+ 1.00 per m <sup>3</sup> over 98 m <sup>3</sup>
	147	- 195 m <sup>3</sup>	\$ 86.25	+ 1.50 per m <sup>3</sup> over 146 m <sup>3</sup>
	over 195	- m <sup>3</sup>	159.38	+ 2.25 per m <sup>3</sup> over 195 m <sup>3</sup>
<b>Group D</b>				
<b>Continuing Care Facility:</b> Minimum charge for each bed	0	- 75 m <sup>3</sup>	\$ 31.25	
	76	- 113 m <sup>3</sup>	\$ 31.25	+ 1.00 per m <sup>3</sup> over 75 m <sup>3</sup>
	114	- 150 m <sup>3</sup>	\$ 68.75	+ 1.50 per m <sup>3</sup> over 113 m <sup>3</sup>
	over 150	- m <sup>3</sup>	\$125.00	+ 2.25 per m <sup>3</sup> over 150 m <sup>3</sup>
<b>Group E</b>				
<b>RV Trailer Park/Campground-Site Connected to Sewer:</b> <u>Per service pad or Site</u>	0	- 50 m <sup>3</sup>	\$ 20.83	
	51	- 75 m <sup>3</sup>	\$ 20.83	+ 1.00 per m <sup>3</sup> over 50 m <sup>3</sup>
<b>Restaurant:</b> Per 10 seats or patrons, or portion thereof	76	- 100 m <sup>3</sup>	\$ 45.58	+ 1.50 per m <sup>3</sup> over 75 m <sup>3</sup>
<b>Hotel/Motel:</b> per housekeeping unit	over 100	- m <sup>3</sup>	\$82.71	+ 2.25 per m <sup>3</sup> over 100 m <sup>3</sup>

<b>Group F</b> <b>Bed &amp; Breakfast House:</b> includes the minimum charge for a single family dwelling unit as defined in Group A above, plus a minimum charge per each Guest Group	0 - 30 m <sup>3</sup>	\$ 12.50			
	31 - 45 m <sup>3</sup>	\$ 12.50 + 1.00 per m <sup>3</sup> over 30 m <sup>3</sup>			
	46 - 60 m <sup>3</sup>	\$ 27.50 + 1.50 per m <sup>3</sup> over 45 m <sup>3</sup>			
	over 60 - m <sup>3</sup>	\$ 50.00 + 2.25 per m <sup>3</sup> over 60 m <sup>3</sup>			
<b>Group G</b> <b>RV Trailer Park/Campground-Site not Connected to Sewer:</b> - Per service pad or Site	0 - 15 m <sup>3</sup>	\$ 6.25			
	16 - 23 m <sup>3</sup>	\$ 6.25 + 1.00 per m <sup>3</sup> over 15 m <sup>3</sup>			
	24 - 30 m <sup>3</sup>	\$ 13.75 + 1.50 per m <sup>3</sup> over 23 m <sup>3</sup>			
	over 30 - m <sup>3</sup>	\$ 25.00 + 2.25 per m <sup>3</sup> over 30 m <sup>3</sup>			
<b>Group H</b> <b>High School:</b> Minimum charge per 20 students or portion thereof per shift	0 - 203 m <sup>3</sup>	\$ 78.13			
	204 - 304 m <sup>3</sup>	\$ 78.13 + 1.00 per m <sup>3</sup> over 203 m <sup>3</sup>			
	305 - 405 m <sup>3</sup>	179.38 + 1.50 per m <sup>3</sup> over 304 m <sup>3</sup>			
	over 405 - m <sup>3</sup>	331.25 + 2.25 per m <sup>3</sup> over 405 m <sup>3</sup>			
<b>Group I</b> Hotel/Motel: per room or suite	0 - 38 m <sup>3</sup>	\$ 15.63			
	39 - 56 m <sup>3</sup>	\$ 15.63 + 1.00 per m <sup>3</sup> over 38 m <sup>3</sup>			
	57 - 75 m <sup>3</sup>	\$ 34.38 + 1.50 per m <sup>3</sup> over 56 m <sup>3</sup>			
	over 75 - m <sup>3</sup>	\$ 62.50 + 2.25 per m <sup>3</sup> over 75 m <sup>3</sup>			
<b>Group J</b> <b>Licensed Premises:</b> Per 10 seats or portion thereof	0 - 62 m <sup>3</sup>	\$ 25.00			
	63 - 94 m <sup>3</sup>	\$ 25.00 + 1.00 per m <sup>3</sup> over 62 m <sup>3</sup>			
	95 - 125 m <sup>3</sup>	\$ 56.50 + 1.50 per m <sup>3</sup> over 94 m <sup>3</sup>			
	over 125 - m <sup>3</sup>	\$103.75 + 2.25 per m <sup>3</sup> over 125 m <sup>3</sup>			

**UNDETECTED LEAKS**

User Charges will be adjusted on a one-time forgiveness basis where an undetected leak on the consumer’s property has resulted in water usage greatly exceeding typical usage of water, according to the applicable classification(s), and where there is no indication that water was knowingly allowed to run to waste. Written verification from the consumer describing the nature of the leakage and the action taken to rectify the problem must be shown to the satisfaction of the Manager before the one-time forgiveness will be granted. The water service must be replaced in its entirety, or for longer than typical water services a significant portion of the water service must be replaced, to prevent any re-occurrence of leakage. Consumers are required to report to the **Manager** within 30 days of the most recent billing date.

The leakage problem must be rectified by the consumer within 30 days upon discovery or notification of the problem. Forgiveness will only be considered for a single billing period. Additionally, a cap of \$1,500.00 per owner is in place for subsequent leaks after the first “forgiveness” of a water overage charge.

## USER CLASSIFICATION DESCRIPTIONS

**Single Family Dwelling:** Applies to any connection servicing a single segregated self-contained residential dwelling used for, or intended for the domestic use of one or more individuals as a single housekeeping unit with cooking, living, sleeping and sanitary facilities including, but not limited to a townhouse, semi-detached, residential home, duplex and a cabin.

**Apartment:** Applies to any connection servicing a multiple occupancy residential building(s) with self-contained and segregated units consisting of two or more rooms used for, or intended for the domestic use by one or more individuals as a single housekeeping unit with cooking, living, sleeping and sanitary facilities.

**Mobile/Modular Home Park:** Applies to a connection servicing land used or occupied for the purposes of providing space for the accommodation of mobile homes either on a rental or ownership basis. A mobile home means any structure containing one dwelling whether ordinarily equipped with wheels, or not, that is designated, constructed or manufactured to be moved from one place to another by being towed, or carried, but not including travel trailers, campers, or other vehicles exempt from the provisions of the Mobile Home Act.

**RV Trailer Park/Campground:** Applies to any connection servicing land used, temporarily occupied for the purpose of providing space for the accommodation of recreational vehicles or recreational structures. A recreational vehicle or recreational structure means a vehicle, trailer, coach, tents, structure, or conveyance designed to travel, or be transported on a highway and constructed and equipped to be used as temporary living or sleeping quarters for travellers.

Where individual spaces for the above accommodations are connected directly to a **Sanitary Sewer** disposal system, the minimum charge shall be based on the charges set forth in the applicable schedule(s).

Where individual spaces or sites are not serviced directly by an individual and/or separate **Sanitary Sewer** disposal system, but have the use of common or centrally located sanitary facilities, the minimum charge shall be based on the charges set forth in the applicable schedule(s).

**Hotel/Motel:** Applies to any connection servicing a building or structure that contains sleeping units for the overnight accommodation of transient paying guests. Auxiliary assembly, commerce, entertainment, or restaurant uses as well as areas licensed to service alcoholic beverages and staff accommodation shall pay the charges according to the classification set forth in the applicable schedule(s).

Where units contain cooking facilities, the minimum charge shall be based on the charges set forth in the applicable schedule(s) per housekeeping or kitchenette unit.

Where units contain sleeping and sanitary facilities only, the minimum charge shall be based on the charges set forth in the applicable schedule(s) per room or suite.

**Restaurant:** Applies to any connection servicing a building or structure, or segregated self-contained unit used for, or intended to be used for, the commercial sale of refreshments, prepared or assembled food, and/or meals together with non-alcoholic beverages for sale to the public.

**Licensed Premises:** Applies to the connection servicing a licensed beverage establishment as governed by the Liquor Licensing Board of British Columbia, and includes, but is not limited to pubs, restaurants, eateries, lounges, cafeterias and private clubs where alcoholic beverages are served.

**Laundromat:** Applies to a connection servicing a building, self-contained unit, or separately owned business entity where washing machines are available for public use for a fee or charge.

**Commercial:** Applies to a connection servicing a complex, facility, or parcel of land used to manufacture, sell, repair goods, or provide a service including, but not limited to retail stores, offices, convenience store, service establishment, and light industrial.

**Elementary School and High School:** Applies to a connection servicing an institution of learning, or teaching facility, as defined by the School Act.

**Continuing Care Facility:** Applies to a connection servicing a multiple occupancy complex providing long-term care, and living accommodations that include residents requiring full-time professional care, including living, sleeping, cooking, and sanitary facilities, but not including an acute care facility.

**Bed & Breakfast:** Applies to any connection servicing a single family dwelling, with an accessory use for overnight accommodation for transient paying guests in which breakfast is the only meal served.

**Rooming House:** Applies to any connection servicing a single family dwelling with an accessory use of rooms for rent by individuals for living and sleeping, but with common cooking and sanitary facilities shared by the occupants.



**C·V·R·D**

**SCHEDULE C**

**TO CVRD BYLAW NO. 3406**

**UNMETERED WATER CHARGES**

**WATER RATES:**

The **Consumer** of **Unmetered District Water** shall pay the charges set out below. A 10% will be applied for timely payment.

**Water Rates and Charges per Classification per three (4) month period:**

	<b><u>Charge</u></b>
<b>Single Family Dwelling:</b>	\$62.50
<b>Apartment/Suite</b>	46.88
<b>Mobile Home Park:</b>	46.88
<b>RV Trailer Park/Campground:</b>	
<u>Site Connected to Sewer:</u> per serviced pad or site.	20.83
<u>Site Not Connected to Sewer -</u> per pad or site.	20.83
<b>Hotel/Motel:</b>	
a) Room or Suite: per room or suite.	15.63
b) Kitchenette or Housekeeping Unit:	20.83
<b>Restaurants:</b>	
Minimum charge for the first 10 seats or patrons or portion thereof	20.83
Each additional 10 seats or patrons or portion thereof .	20.83
<b>Licensed Premises:</b>	
Minimum charge for the first 10 seats or patrons or portion thereof .	25.00
Each additional 10 seats or patrons or portion thereof .	25.00
<b>Laundromat:</b> Minimum charge for each washing machine	62.50
<b>Commercial:</b>	
Minimum charge for the first 10 employees or portion thereof per shift.	37.50
Each additional 10 employees or portion thereof per shift .	37.50
<b>Elementary/Middle School:</b> Minimum charge for 20 students or portion thereof	62.50
<b>High School:</b> Minimum charge for 20 students or portion thereof	78.13



Charge

**Continuing Care Facility:** Minimum charge for each bed 31.25

**Bed & Breakfast/Rooming House:**

The minimum charge for such facility shall include the minimum charge for a single family dwelling unit plus a minimum charge for each and every guest room .

- a) Single Family Dwelling 62.50
- b) Per guest room 12.50

**Other:**

The minimum charge and the volume of water to be apportioned for a three (3) month period for other types of developments that, in the opinion of the **Manager**, do not fall within the above classifications shall be determined by the Manager of Engineering Services and his decision shall be final.

**Aggregate Allotment:**

Where more than one of the above classifications including **“Other”** is in use, or intended for use, then the applicable charges shall be applied to each and every classification.

**Single Family Dwelling**

Applies to any connection servicing a single segregated self-contained residential dwelling used for, or intended for the domestic use of one or more individuals as a single housekeeping unit with cooking, living, sleeping and sanitary facilities including, but not limited to a townhouse, semi-detached, residential home, duplex and a cabin.

**Apartment:**

Applies to any connection servicing a multiple occupancy residential building(s) with self-contained and segregated units consisting of two or more rooms used for, or intended for the domestic use by one or more individuals as a single housekeeping unit with cooking, living, sleeping and sanitary facilities.

**Mobile/Modular Home Park:**

Applies to a connection servicing land used or occupied for the purposes of providing space for the accommodation of mobile homes either on a rental or ownership basis. A mobile home means any structure containing one dwelling whether ordinarily equipped with wheels, or not, that is designated, constructed or manufactured to be moved from one place to another by being towed, or carried, but not including travel trailers, campers, or other vehicles exempt from the provisions of the Mobile Home Act.

**RV Trailer Park/Campground:**

Applies to any connection servicing land used, or temporarily occupied for the purpose of providing space for the accommodation of recreational vehicles or recreational structures. A recreational vehicle or recreational structure means a vehicle, trailer, coach, tents, structure, or conveyance designed to travel, or be transported on a highway and constructed and equipped to be used as temporary living or sleeping quarters for travelers.

Where individual spaces for the above accommodations are connected directly to a sanitary sewer disposal system, the minimum charge shall be based on the **Allotment** of water as set forth in the applicable schedule(s).

Where individual spaces or sites are not serviced directly by an individual and/or separate sanitary sewer disposal system, but have the use of common or centrally located sanitary facilities, the minimum charge shall be based on the **Allotment** of water as set forth in the applicable schedule(s).

***Hotel/Motel:***

Applies to any connection servicing a building or structure, which contains sleeping units for the overnight accommodation of transient paying guests. Auxiliary assembly, commerce, entertainment, or restaurant uses as well as areas licensed to service alcoholic beverages and staff accommodation shall pay the charges according to the classification set forth in the applicable schedule(s).

***Restaurant:***

Applies to any connection servicing a building or structure, or segregated self-contained unit used for, or intended use for the commercial sale of refreshments, prepared or assembled food, and/or meals together with non-alcoholic beverages for sale to the public.

***Licensed Premises:***

Applies to a connection servicing a licensed beverage establishment as governed by the Liquor Licensing Board to British Columbia, and includes, but is not limited to pubs, restaurants, eateries, lounges, cafeterias and private clubs where alcoholic beverages are served.

***Laundromat:***

Applies to a connection servicing a building, self-contained unit, or separately owned business entity where washing machines are available to public use for a fee or charge.

***Commercial:***

Applies to a connection servicing a complex, facility, or parcel of land used to manufacture, sell, repair goods, or provide a service including, but not limited to retail stores, offices, convenience store, service establishment, and light industrial.

***Elementary School and High School:***

Applies to a connection servicing an institution of learning, or teaching facility, as defined by the School Act.

***Continuing Care Facility:***

Applies to a connection servicing a multiple occupancy complex providing long-term care, and living accommodations that include for residents requiring full-time professional care that include living, sleeping, cooking, and sanitary facilities, but not including an acute care facility.

***Bed & Breakfast:***

Applies to any connection servicing a single family dwelling, with an accessory use for overnight accommodation for transient paying guests in which breakfast is the only meal served.



C·V·R·D

**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW No. 3658**

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

**WHEREAS** the Board of the Cowichan Valley Regional District established the *Honeymoon Bay Water System Service Area* under the provisions of Bylaw No. 1588, cited as "CVRD – Honeymoon Bay Local Service (Community Water Supply and Distribution) Establishment Bylaw No. 10, 1993", as amended;

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

- PID 000-279-471, Lot 2, Section 13, Renfrew District (Situates in Cowichan Lake District), Plan VIP5744;

**AND WHEREAS** the owners of the above noted property have petitioned the Regional District to have their property excluded from the service area;

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

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

1. **CITATION**

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 3658 – Honeymoon Bay Local Service (Community Water Supply and Distribution) Amendment Bylaw, 2012**".

2. **AMENDMENT**

That Bylaw No. 1588 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.

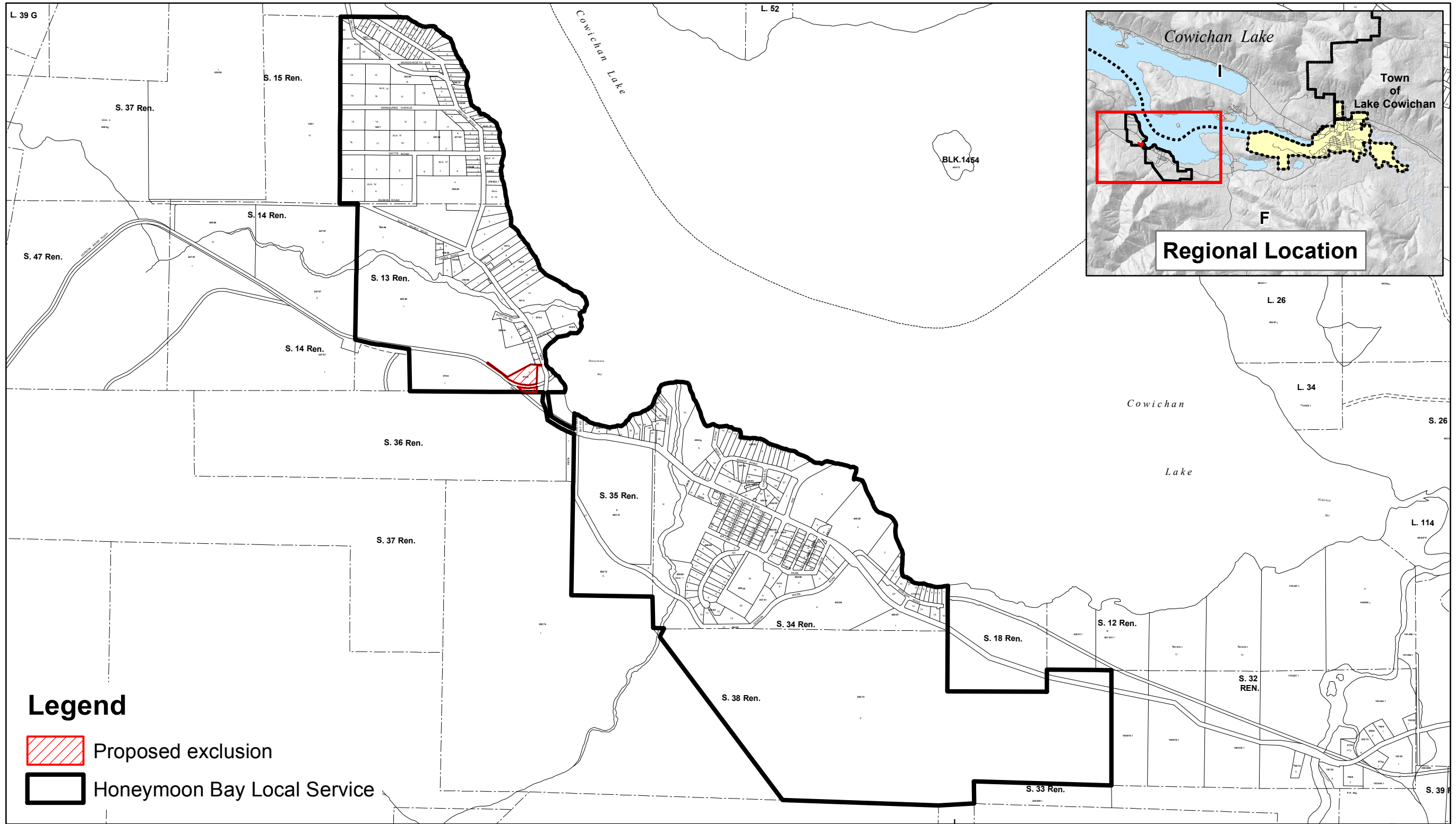
READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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

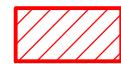

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Chairperson

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



**Legend**

-  Proposed exclusion
-  Honeymoon Bay Local Service

Schedule A to CVRD Bylaw No. 1588 - CVRD - Honeymoon Bay Local Service (Community Water Supply and Distribution )  
 Establishment Bylaw No. 10, 1993.  
 As amended by Bylaw No. 3658.



Adopted \_\_\_\_\_, 2013.



C·V·R·D

**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW No. 3659**

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

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

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

- PID 000-279-471, Lot 2, Section 13, Renfrew District (Situates in Cowichan Lake District), Plan VIP5744;

**AND WHEREAS** the owners of the above noted property have petitioned the Regional District to have their property excluded from the service area;

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

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

1. **CITATION**

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 3659 – Honeymoon Bay Water System Debt Repayment Service Amendment Bylaw, 2012**".

2. **AMENDMENT**

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

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

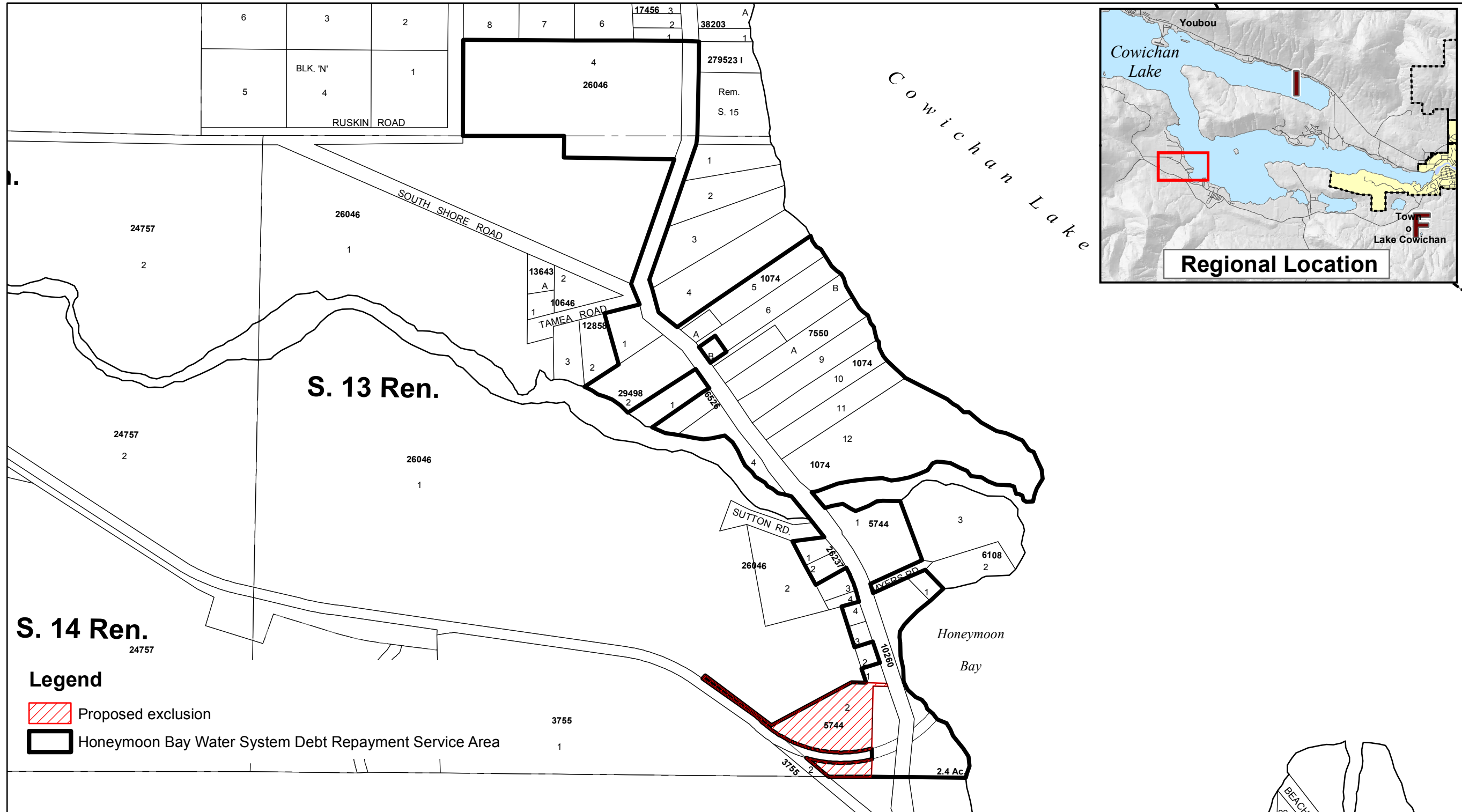
READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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

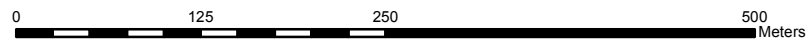
ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Corporate Secretary  
129



Schedule A to CVRD Bylaw No. 2967 – Honeymoon Bay Water System  
 Debt Repayment Service Establishment Bylaw, 2007.  
 As amended by Bylaw No. 3659.



Adopted \_\_\_\_\_, 2013.



**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW No. 3660**

**A Bylaw to Amend the Boundaries of the Lambourn Estates Sewer System Service Area**

---

**WHEREAS** the Board of the Cowichan Valley Regional District established the *Lambourn Estates Sewer System Service Area* under the provisions of Bylaw No. 3052, cited as "CVRD Bylaw No. 3052 – Lambourn Estates Sewer System Service Establishment Bylaw, 2008", 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 five properties:

- PID 003-753-131, Lot 2, Section 4, Range 6, Cowichan District, Plan 18564;
- PID 003-698-823, Lot 2, Section 4, Range 6, Cowichan District, Plan 19165;
- PID 003-698-521, Lot 4, Section 4, Range 6, Cowichan District, Plan 19165;
- PID 003-698-475, Lot 1, Section 4, Range 6, Cowichan District, Plan 19165;
- PID 002-802-571, Lot 1, Section 4, Range 6, Cowichan District, Plan 24679;

**AND WHEREAS** the owners 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 D – Cowichan Bay 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. 3660 – Lambourn Estates Sewer System Service Amendment Bylaw, 2012**".

2. **AMENDMENT**

That Bylaw No. 3052 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.

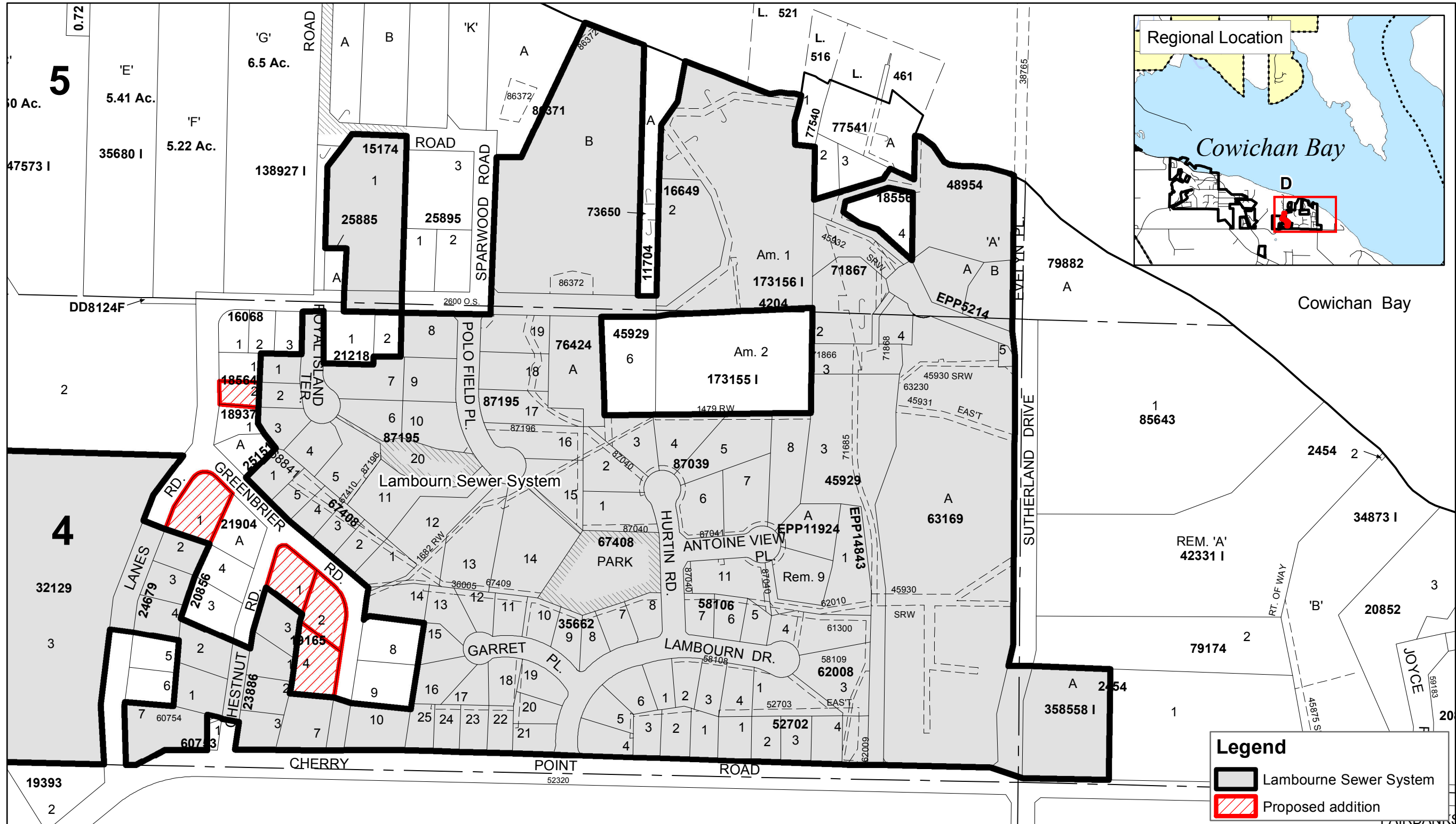
READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Chairperson

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





Schedule A to CVRD Bylaw No. 3052 - Lambourn Estates Sewer System Service Establishment Bylaw, 2009. As amended by Bylaw No. 3660, Adopted \_\_\_\_\_, 2012.





**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW No. 3661**

A Bylaw Authorizing the Expenditure of Funds from the *Electoral Area E (Cowichan Station/Sahtlam/Glenora) Community Parks Park Land Acquisition Reserve Fund*, Established Pursuant to CVRD Bylaw No. 2739

**WHEREAS** as of October 31, 2012, there is an unappropriated balance in the *Electoral Area E (Cowichan Station/Sahtlam/Glenora) Community Parks Park Land Acquisition Reserve Fund* of Eighty-Four Thousand Two Hundred and Sixty-Five (\$84,265) that has been calculated as follows:

<b>BALANCE</b> in Reserve Fund as at September 30, 2012:	\$84,184
<b>ADD:</b> Additions to the Fund, including interest earned for the current year to date.	<u>\$ 81</u>
	\$ 84,265
<b>DEDUCT:</b> Commitments outstanding under bylaws previously adopted.	<u>\$NIL</u>
<b>UNCOMMITTED BALANCE</b> in Reserve Fund as at October 31, 2012:	<u>\$84,265</u>

**AND WHEREAS** it is deemed desirable and expedient to expend not more than Seventy Thousand Dollars (\$70,000) of the said balance for the purpose of creating a community park;

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

1. **CITATION**

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 3661 – Electoral Area E - Community Parks Park Land Acquisition Reserve Fund Expenditure (\$70,000) Bylaw, 2012**".

2. **SUM TO BE APPROPRIATED**

- a) An amount not exceeding the sum of Seventy Thousand Dollars (\$70,000), is hereby appropriated from the *Electoral Area E (Cowichan Station/Sahtlam/Glenora) Community Parks Park Land Acquisition Reserve Fund* for the purpose of creating a community park.
- b) The expenditure to be carried out by the monies hereby appropriated shall be more particularly specified by Board Resolution No. 12-486-1-2 adopted November 14, 2012.

3. **SUMS REMAINING**

Should any of the said sum of Seventy Thousand Dollars (\$70,000) remain unexpended after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the said Reserve Fund.

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

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

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

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

\_\_\_\_\_  
Chair

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



**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW No. 3662**

A Bylaw Authorizing the Expenditure of Funds from the  
*Electoral Area E (Cowichan Station/Sahtlam/Glenora)*  
*Community Parks Capital Reserve Fund,*  
Established Pursuant to CVRD Bylaw No. 2738

---

**WHEREAS** as of October 31, 2012, there is an unappropriated balance in the *Electoral Area E (Cowichan Station/Sahtlam/Glenora) Community Parks Capital Reserve Fund* of One Hundred and One Hundred and Fifty-Two Thousand One Hundred and Forty-Eight (\$152,148) that has been calculated as follows:

<b>BALANCE</b> in Reserve Fund as at September 30, 2012		\$154,026
<b>ADD:</b>	Additions to the Fund, including interest earned for the current year to date.	<u>\$ 148</u>
		\$154,174
<b>DEDUCT:</b>	Commitments outstanding under bylaws previously adopted.	<u>\$2026</u>
<b>UNCOMMITTED BALANCE</b> in Reserve Fund as at October 31, 2012:		<u>\$152,148</u>

**AND WHEREAS** it is deemed desirable and expedient to expend not more than One-Hundred and Forty-Six Thousand Dollars (\$146,000) of the said balance for the purpose of creating a community park;

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

1. **CITATION**

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 3662 – Electoral Area E - Community Parks Park Capital Reserve Fund Expenditure (\$146,000) Bylaw, 2012**".

2. **SUM TO BE APPROPRIATED**

- a) An amount not exceeding the sum of One-Hundred and Forty-Six Thousand Dollars (\$146,000), is hereby appropriated from the *Electoral Area E (Cowichan Station/Sahtlam/Glenora) Community Parks Capital Reserve Fund* for the purpose of creating a community park.
- b) The expenditure to be carried out by the monies hereby appropriated shall be more particularly specified by Board Resolution No. 12-486-1-3 adopted November 14, 2012.

3. **SUMS REMAINING**

Should any of the said sum of One-Hundred and Forty-Six Thousand Dollars (\$146,000) remain unexpended after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the said Reserve Fund.

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

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

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

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

\_\_\_\_\_  
Chair

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



**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW No. 3663**

A Bylaw Authorizing the Expenditure of Funds from the  
*Electoral Area H (North Oyster/Diamond)*  
*Community Parks Capital Reserve Fund,*  
 Established Pursuant to CVRD Bylaw No. 2744

**WHEREAS** as of October 31, 2012, there is an unappropriated balance in the *Electoral Area H (North Oyster/Diamond) Community Parks Capital Reserve Fund* of One Hundred and Fifty Thousand and Eight (\$150,008) that has been calculated as follows:

<b>BALANCE</b> in Reserve Fund as at September 30, 2012:	\$156,357
<b>ADD:</b> Additions to the Fund, including interest earned for the current year to date.	<u>\$ 151</u>
	\$156,508
<b>DEDUCT:</b> Commitments outstanding under bylaws previously adopted.	<u>\$6500</u>
<b>UNCOMMITTED BALANCE</b> in Reserve Fund as at October 31, 2012:	<u>\$150,008</u>

**AND WHEREAS** it is deemed desirable and expedient to expend not more than Twelve Thousand Dollars (\$12,000) of the said balance for the purpose of assisting with the completion of minor capital projects and public beach access at Elliot’s Beach Park and Raise Road Public Beach.

**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. 3663 – Electoral Area H - Community Parks Park Capital Reserve Fund Expenditure (\$12,000) Bylaw, 2012**".

2. **SUM TO BE APPROPRIATED**

- a) An amount not exceeding the sum of Twelve Thousand Dollars (\$12,000), is hereby appropriated from the *Electoral Area H (North Oyster/Diamond) Community Parks Capital Reserve Fund* for the purpose of completing minor capital projects and providing public beach access at Elliot’s Beach Park and Raise Road Public Beach.
- b) The expenditure to be carried out by the monies hereby appropriated shall be more particularly specified by Board Resolution No. 12-494-1 adopted November 14, 2012.

3. **SUMS REMAINING**

Should any of the said sum of Twelve Thousand Dollars (\$12,000) remain unexpended after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the said Reserve Fund.

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

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

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

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

\_\_\_\_\_  
Chair

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



**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW No. 3664**

A Bylaw Authorizing the Expenditure of Funds from the  
*Electoral Area I (Youbou/Meade Creek)*  
*Community Parks Capital Reserve Fund,*  
 Established Pursuant to CVRD Bylaw No. 2746

**WHEREAS** as of October 31, 2012, there is an unappropriated balance in the *Electoral Area I (Youbou/Meade Creek) Community Parks Capital Reserve Fund* of One Hundred and Seventy-Three Thousand and Six Hundred and Fifty-Five (\$173,655) that has been calculated as follows:

<b>BALANCE</b> in Reserve Fund as at September 30, 2012:	\$173,488
<b>ADD:</b> Additions to the Fund, including interest earned for the current year to date.	<u>\$ 167</u>
	\$173,655
<b>DEDUCT:</b> Commitments outstanding under bylaws previously adopted.	<u>\$NIL</u>
<b>UNCOMMITTED BALANCE</b> in Reserve Fund as at October 31, 2012:	<u>\$173,655</u>

**AND WHEREAS** it is deemed desirable and expedient to expend not more than One Hundred and Seventeen Thousand and Five Hundred Dollars (\$117,500) of the said balance for the purpose of assisting with capital improvements to Arbutus Park.

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

1. **CITATION**

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 3664 – Electoral Area I - Community Parks Park Capital Reserve Fund Expenditure (\$117,500) Bylaw, 2012**".

2. **SUM TO BE APPROPRIATED**

- a) An amount not exceeding the sum of One Hundred and Seventeen Thousand and Five Hundred Dollars (\$117,500), is hereby appropriated from the *Electoral Area I (Youbou/Meade Creek) Community Parks Capital Reserve Fund* for the purpose of assisting with capital improvements to Arbutus Park.
- b) The expenditure to be carried out by the monies hereby appropriated shall be more particularly specified by Board Resolution No. 12-496-3 adopted November 14, 2012.

3. **SUMS REMAINING**

Should any of the said sum of One Hundred and Seventeen Thousand and Five Hundred Dollars (\$117,500) remain unexpended after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the said Reserve Fund.

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

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

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

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

\_\_\_\_\_  
Chair

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





**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW No. 3668**

**A Bylaw to Adopt the Electoral Area B – Shawnigan Lake  
Community Parks and Trails Master Plan**

---

---

**WHEREAS** the Board of Directors of the Cowichan Valley Regional District adopted CVRD Bylaw No. 2669 – Electoral Area B Community Parks Service Establishment Bylaw, 2005 for the purpose of providing community parks and trails;

**AND WHEREAS** the Board of Directors deems it necessary to adopt a Community Parks and Trails Master Plan for Electoral Area B – Shawnigan Lake to provide an overall strategy for the planning, acquisition and management of community parks and trails within Electoral Area B – Shawnigan Lake;

**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. 3668, Electoral Area B – Shawnigan Lake Community Parks and Trails Master Plan Bylaw, 2012**".

2. The Shawnigan Lake Community Parks and Trails Master Plan, marked as "Schedule A" attached hereto and forming part of this bylaw is hereby designated as the Electoral Area B – Shawnigan Lake Community Parks and Trails Master Plan.

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

## *Shawnigan Lake*



## *Community Parks and Trails Master Plan*

Prepared for: Cowichan Valley Regional District Parks and Trails Division



May 2010

**Prepared by:** HB Lanarc Consultants Ltd.

## ACKNOWLEDGEMENTS

We are very pleased to submit the Shawnigan Lake Community Parks and Trails Master Plan. This plan has been prepared for the Cowichan Valley Regional District (CVRD) by HB Lanarc Consultants Ltd. The project was conducted with the assistance of CVRD Parks staff, Tanya Soroka and Brian Farquhar, with additional support from CVRD staff. Their commitment and interest have been central to the project.

Input from the Shawnigan Lake Parks and Recreation Commission was instrumental in the development of the plan. The members' observations, knowledge, and ideas provided meaningful information which helped form the basis of the plan.

Shawnigan Lake Parks and Recreation Commission Members:

Ken Cossey –Area B Director	Bill Savage
Margaret Symon – Chair	Trina White
Al Brunet	Betty Lord
Lori Treloar	Catherine Whittome
Bob Austad (past member)	
Gerry Gustensohn (past member)	

Throughout the planning process, residents from the Shawnigan Lake community gave their time and perspectives through public response forms and attending open houses. Thank you for sharing your insights and ideas.



## EXECUTIVE SUMMARY

*Set in a forested landscape, Shawnigan Lake is the central feature and focus of this community. While protecting the lake and its watershed, our community parks and trails will connect people and places; provide opportunities for recreation; and enhance daily life for all residents.*

This Community Parks and Trails Master Plan was initiated for the community of Shawnigan Lake by the Cowichan Valley Regional District and the Shawnigan Lake Parks and Recreation Commission. The purpose of this plan is to set priorities for community parks and trails over the next 10 to 20 years in Shawnigan Lake. This plan outlines key linkages and parkland opportunities within the community that should be considered alongside future development – to ensure an ecologically and socially cohesive network of parks and trails is accessible to residents and visitors, now and into the future.

In developing the Community Parks and Trails Master Plan, public input was sought through open houses and public response forms. The ideas and priorities for the future of parks and trails in the Shawnigan Lake community presented in this plan are based on input from the public, the Parks and Recreation Commission and the CVRD Parks staff. Each recommendation is weighted against four principles pulled from the Shawnigan Lake vision for community parks and trails:

Protecting the lake and its watershed,

Connecting people and places,

Providing opportunities for outdoor recreation, and

Enhancing daily life for all residents.

### Priority Recommendations (Years 1 - 10)

- Acquire Elsie Miles School and surrounding property to supplement the existing Shawnigan Lake Community Centre and Dougan Park.
- Proceed with Implementation of the Shawnigan Hills Athletic Park Plan.
- Update Masons Beach Park with the goal of improving safety and enhancing its role as a central recreational amenity.
- Pursue either a “lease to occupy” or enter into an agreement with the Ministry of Transportation and Infrastructure to

acquire some or all of the road ends that abut Shawnigan Lake to facilitate improved public access to the lake for recreation..

- Undertake a Shawnigan Lake Boat Launch Facility Review to assess options and the capacity to relocate the existing boat launch at Shawnigan Wharf Park (Phase 1).
- Develop and improve Old Mill Park’s lakefront amenities (washroom and change room facilities) to help take pressure off Masons Beach and Shawnigan Wharf Park as beach destinations.
- Secure areas of Old Baldy Mountain as Community Park for the protection of its sensitive slopes and outdoor recreational resources.
- Improve public awareness for the Cowichan Valley Trail (CVT) and support the development of the Cowichan Valley Trail – CRD Connector by providing signage at key community trail connector locations in Electoral Area B neighbourhoods.
- Develop a multi-use rail/trail between Mason’s Beach Park and Shawnigan Wharf Park along the E&N Rail Corridor.
- Upgrade Shawnigan Wharf Park to provide better separation of boating and swimming activities.
- Improve and extend the Silvermine Trail to connect Shawnigan Lake/Cobble Hill Road through to the Koksilah River.

### **Secondary Recommendations (Beyond Year 10)**

Additional detailed recommendations are also provided in the following categories: Improvements to Existing Parks; Trail Developments; Recommendations for Park Acquisitions; and System-Wide Improvements. Secondary recommendations have not been included within the 10 year implementation timeline.

**TABLE OF CONTENTS**

1. INTRODUCTION ..... 1

1.1 What are Community Parks & Trails?..... 1

1.2 Previous Publications & Related Literature ..... 3

1.3 Purpose of this Plan ..... 13

1.4 Master Planning Approach..... 14

1.5 Mapping..... 16

2. COMMUNITY PARKS CONTEXT ..... 19

2.1 Shawnigan Lake within the CVRD ..... 19

2.2 Statistical Trends ..... 27

2.3 Community Lifestyles ..... 33

2.4 Land Use and the Environment ..... 34

3. EXPLORING THE CURRENT COMMUNITY  
PARKS & TRAILS SYSTEM ..... 42

3.1 Existing Parks..... 42

3.2 Existing Trails ..... 56

4. PLANNING A FUTURE COMMUNITY PARKS  
& TRAILS SYSTEM..... 60

4.1 Recreation Trends..... 60

4.2 Funding Sources ..... 70

4.3 Public Response..... 73

4.4 Vision & Objectives ..... 77

5. RECOMMENDATIONS ..... 81

5.1 Developing an Implementation Approach..... 82

5.2 Priority Recommendations (Year 1 - 10) ..... 83



5.3 Secondary Recommendations (Beyond Year  
10) ..... 93

5.4 System-Wide Recommendations ..... 103

6. IMPLEMENTING THE PARKS STRATEGY..... 117

7. SOURCES..... 122

## 1. INTRODUCTION

Recognizing the need to create a community parks and trails system that will evolve alongside future development and growth within Electoral Area B (Shawnigan Lake), the Cowichan Valley Regional District (CVRD) along with the Shawnigan Lake Parks and Recreation Commission, launched a process to create a Community Parks and Trails Master Plan. This Master Planning document is intended to set direction and priorities for the next 10 to 20 years for community parks and public trail corridors in and around Shawnigan Lake.

### 1.1 WHAT ARE COMMUNITY PARKS & TRAILS?

Community parks and trails are established to provide local, publicly accessible green spaces for residents of the Shawnigan Lake Community. These sites often have a variety of purposes, including sports or passive recreation, environmental protection, access to the lakeshore, or preservation of unique landscapes or historical features.



*Community parks offer recreational opportunities for residents and visitors to Shawnigan Lake.*

Provincial Parks, Regional Parks and Regional Recreation Areas also make up a portion of Shawnigan Lake's larger recreation fabric, but are not part of the *community* parks function. Community Parks are typically smaller parks distributed throughout existing and developing residential neighbourhoods.

Each of the nine electoral areas in the CVRD have their own system of community parks as well as funds to acquire and develop Community Parks which are levied separately by each Electoral Area.

### Community Parks Administration

Within the Cowichan Valley Regional District, community parks are administered by the Regional District. However, community parks and trails are funded individually by each Electoral Area. This means that community parks and trails in Electoral Area B should directly benefit the people who live in the Shawnigan Lake community. The Shawnigan Lake Parks and Recreation Commission, encompassing residents of Shawnigan Lake appointed to the Commission by the Cowichan Valley Regional District Board makes recommendations to the CVRD Board on

park policy, various parks projects, and volunteer coordination in community parks.

### The Benefits of Community Parks & Trails

It can be difficult to quantify the benefits of parks and trails, but they are certainly worth investment and attention. As an essential part of any community, parks and trails contribute to many aspects of resident life.

**Community Health** – Parks and trails provide people with places to enjoy safe and convenient recreational activities. Health trends have shown a steady decline in activity levels of both adults and youth, a related increase in health problems and, in turn, increased health care costs. As physical activity has been consistently shown to reduce health risks, providing access to parks and trails will in turn help diminish physical inactivity and thus contribute to a healthier community.

**Crime Prevention** – Programmed and unprogrammed recreation provide children and youth with a healthy and productive way to channel energy. Access to recreational resources in a community has been shown to reduce inappropriate or anti-social behaviour.

**Economic Development & Investment** – Parks and trails are considered a quality-of-life indicator for a community. Residents and businesses looking for a location that provides a high standard of living, are more likely to consider a community with a well-developed parks and trails system.

**Tourism** – A parks and trails system that offers unique and enjoyable outdoor experiences will bring tourism to a community. Various outdoor recreation events occur on a regular basis in the Shawnigan community such as the Shawnigan Lake Subaru Half Ironman, BC Bike Race, the Mind over Mountain Adventure Race, and the Shawnigan Lake Half Marathon, each bringing many people to the community.

**Social Interaction** – Parks and trails can be a focal point for a community. These areas are places for the community to come together in a friendly, interactive setting.

**Culture** – Parks and trails can often be part of a community's historic and modern culture. They can also be used to protect and interpret historical resources in a community. Art in parks is becoming more popular as a way to bring imagination and



*Cyclists prepare to depart from Shawnigan Lake School at the 2008 BC Bike Race. (Photo: Chris, Picasa Web)*

creativity to people’s daily lives. Public art has the capacity to enhance our environment, heighten our awareness, and question our assumptions.

### How are Community Parks Acquired?

Community parks sites are added to the Shawnigan Lake parks and trails system in various ways, including:

1. Private or public donation.
2. Land dedication at the time of subdivision or re-zoning of individual properties.
3. Cash-in-lieu, as an alternative to land dedication at subdivision, whereby money received is held for future parkland purchase. These monies may only be used to purchase lands in the Electoral Area in which the subdivision occurred. (i.e.; Shawnigan Lake Electoral Area B)
4. Acquisition with funds generated through the Community Parkland Acquisition Reserve Fund. Each Electoral Area within the Cowichan Valley Regional District has their own parkland acquisition reserve fund.

## 1.2 PREVIOUS PUBLICATIONS & RELATED LITERATURE

Community green space has long been an important part of Shawnigan Lake’s planning and development. Multiple past studies, inventories and policies that recognize the importance and value of community parks and trails have been undertaken in Shawnigan Lake over the years and the information from these prior studies is relevant to the development of this Community Parks and Trails Master Plan.

The following key studies and documents provided background information and direction for the Shawnigan Lake Community Parks and Trails Master Plan:

### South Cowichan Official Community Plan (OCP) Study – Ongoing

A new South Cowichan Official Community Plan (OCP) encompassing Cobble Hill, Shawnigan Lake and the Mill Bay Electoral Areas Communities is being prepared. Key elements to

this Community Parks and Trails Master Plan emerging from the OCP update are:

- Support the identification, acquisition and development of multi-purpose community trails and pathways to improve non-automobile connections.
- Explore the potential need for additional active outdoor recreation areas.
- Support the continued development, expansion and formalization of community involvement in community parks development and acquisition, and park stewardship activities.

### Shawnigan Lake Parks and Open Space User Survey Summary of Results – 2007

This survey, performed through collaboration between the Shawnigan Lake Parks and Recreation Commission and the CVRD Parks and Trails Division, invited feedback from residents, landowners and visitors of Electoral Area B to record their perception of existing parks in the area, the importance of activities within these parks, as well as priorities for the near future. 108 people responded to the survey.

Key findings to this Community Parks and Trails Master Plan were:

- 40.7% of respondents were full-time residents of Shawnigan Lake,
- 2.8% were seasonal residents,
- 5.6% were long-term visitors,
- 5.6% were short-term visitors,
- 25.0% were day users, and
- 20.4% were from other neighbouring electoral areas.

Several parks were cited as favourites, along with suggestions for improving the parks:

**Old Mill Park** – Improve washrooms, clean beach, provide recycling, extend trail, allow more sun, additional picnic tables and swimming amenities (ie. diving board, slide, etc.),

maintenance, dog facilities, parking, improved security, extended beach area.



Williams River Park

**Shawnigan Wharf Park** – Improve washrooms, clean beach, add play facilities, concession, lifeguards, extended beach, remove boat launch, security, better signage, more amenities (ie. picnic tables, water fountain, garbage cans, etc), beach grade, better boat access, maintenance, more parking for swimmers, improve safety.

**Mason’s Beach Park** – Expand parking, improve washrooms, more amenities (ie. picnic tables, playground, garbage receptacles), larger area, screen from road, more separation from motorized boats, improved boat docking.

**West Shawnigan Lake Park** – Add boat launch, campground, picnic tables, garbage receptacles, washrooms, play structure, beach area.

**Cowichan Valley Trail (Regional Trail)**– Motorized vehicle conflicts, dog facilities, maintenance and clean-up, restore Kinsol Trestle.

**Gibsons Park** – Too shady, upgrade play equipment, improve washroom, parking.

**Dougan Park** – No improvements suggested.

**Shawnigan Hills Athletic Park** – Add playground, add water park, add washrooms, field maintenance, soccer nets, picnic area and shelter.

**Kingburne Park** – No improvements suggested.

**Old Baldy Mountain Trail** – Remove broom, improve trail, improve summit, security.

**Silvermine Park** – No improvements suggested.

**Memory Island Park** – Fix/add picnic tables, add sand, docking for boats, maintenance and clean-up.

**Suggestions of parks and trails to be added:**

- Sandy, sunny waterfront beach park on Shawnigan lake
- Playground Park
- Biking/Hiking area
- Spray park



Old Mill Park



Kingburne Park

- Trail/pathway Connection between Old Mill Park, Shawnigan Wharf Park and Masons Beach Park
- Path around lake
- Community hiking/walking trails
- Dog park
- Additional boat launch on the Lake
- Horse riding park
- Kayak launches
- Neighbourhood parks in: Strathcona Heights area, Ingot area, Melrose area, Beach Estates area

**Park activities received the following ranking of importance:**

1. Swimming
2. Hiking/Walking
3. Picnicking
4. Playground
5. Sunbathing
6. Sports Activities
7. Nature Viewing
8. Dog Walking
9. Boating – Non-motorized
10. Cycling
11. Jogging
12. Fishing
13. Nature Photography
14. Boating – Motorized
15. Mountain Biking
16. Horseback Riding

**Priorities for parks and trails received the following ranking of importance:**

1. Protect the natural environment
2. Maintain existing facilities
3. Secure additional lands for parks and trails
4. Undertake projects to enhance natural habitats
5. Enforce park regulatory bylaws
6. Provide more swimming beaches



7. Develop additional community pathways
8. Provide more beach access to the Lake
9. Develop additional hiking trails (tie)
10. Provide more washrooms (tie)
11. Provide designated dog off-leash areas
12. Provide more playgrounds
13. Develop additional cycling/mountain biking trails
14. Provide more information for park visitors
15. Improve existing boat launch facilities
16. Provide more volunteer opportunities
17. Provide more organized programs in parks
18. Provide more boat launch facilities

### **Shawnigan Lake Road ends study (2004 & 1978)**

Shawnigan Lake currently has 74 road ends owned by the Ministry of Transportation and Infrastructure (MOT), located around the Lake. Many provide public access to the water and beaches of Shawnigan Lake. While it would be impractical and costly to develop all these properties for water access, several key road end developments could reduce demand on existing water access points and provide additional recreational opportunities.

In order to develop any road end, the CVRD will have to either apply to the MOT for a “lease to occupy” and construct a trail, or enter into an agreement to acquire some or all of the road ends leading to Shawnigan Lake and take on as Community Park

### **CVRD South Sector Parks Strategy – 1996**

This strategy, prepared by CitySpaces Consulting Ltd., was developed as a guide for the selection, acquisition, development and management of a system of parks for the Mill Bay, Shawnigan Lake, and Cobble Hill areas of the CVRD.

Recommendations from the 1996 study that remain relevant to development of the Shawnigan Lake Community Parks and Trails Master Plan are:



- Establishment of a comprehensive system of natural trails and pathways should be a priority, providing a linkage through the three communities. It should also include existing parks, natural areas and schools.
- Consider the following specific acquisitions in the Electoral Area B - Shawnigan Lake Area:
  - Crown land adjacent to Electoral Area C – Cobble Hill’s Quarry Nature Park. (These crown lands are located in Electoral Area B-Shawnigan Lake and are currently managed as the Cobble Hill Mountain Regional Recreation Area under the CVRD’s Regional Parks Program.)
  - Further lands along the Koksilah River corridor in addition to Koksilah Provincial Park, Koksilah River Community Park and Silvermine Park.
  - Shawnigan Creek corridor (one small portion secured to date as Campbell River Park ).

### Shawnigan Village Comprehensive Development Plan – 1991

The plan was developed to address planning and servicing issues in Shawnigan Lake including: water and sewer, revitalization opportunities, circulation, ‘village’ atmosphere preservation and improvements to lakeshore activities.

Recommendations from the 1991 Plan which remain applicable for consideration to the Shawnigan Lake Community Parks and Trails Master Plan are:

- Acquire and develop a new community park located between Mason’s Beach and Dougan Park.
- Develop lakeshore road-ends, particularly for local pedestrian access.
- Create a lakeshore walkway from Mason’s Beach to the public wharf (Shawnigan Wharf Park) with linkage to the Community Centre and commercial area.
- Improve pedestrian accessibility along the following routes:
  - Shawnigan/Cobble Hill Road from Mason’s Beach to Malta Road
  - Shawnigan/Mill Bay Road from the Village Core for 5km
  - Heald Road, Shawnigan Lake Road south of the Village, and Dundas Road.

### Shawnigan Lake Child Play Spaces Study - 1990

The purpose of this study was to evaluate where child play spaces should be developed in Electoral Area B.

Recommendations key to the Shawnigan Lake Community Parks and Trails Master Plan are:

- Separate spaces for pre-school children and school age children where possible, as recreation needs of preschool children are significantly different than school-age children.
- Select children play spaces that are:

- Visible to surrounding recreational uses or neighbourhood areas;
- Adjacent to school play spaces;
- Adjoining community centres; or
- Readily accessible to young children and their parents.
- Consider the following estimated “rules of thumb” when selecting a new play space:
  - For pre-school child play spaces: one facility for each 2000 persons with a parcel size of 0.40 hectares (1.0 acres).
  - For school-age play spaces: one facility for each 2500 persons with a parcel size of 1.21 hectares (3.0 acres).
- Because of Shawnigan Lake’s rural nature, it is difficult to provide child play spaces within 0.81 km (0.5 miles) to all residents. A practical approach is to provide centralized areas which would have maximum utilization by all neighbourhoods.

Consider the following suitable locations for playgrounds:

- Old Mill Park
- Dougan Park expansion (between Dougan Park and Masons Beach)
- Discovery School (school playground with adjacent tot-lot)
- Elsie Miles School (school playground with adjacent tot-lot)
- Ceylon Road Park
- Wilmot Road Park (now Gibsons Park)

### **Shawnigan Lake Official Community Plan, Bylaw No. 1010 – Adopted 1987**

The purpose of the current OCP is to guide development in Electoral Area “B”, with the overall aim “to accept a reasonable share of Vancouver Island Growth while protecting and enhancing Electoral Area “B” recreation, scenic and forest resources.” While a new OCP is currently under development, policies within the adopted OCP with respect to parks and trails

should be given consideration toward preparation of the Shawnigan Lake Community Parks and Trails Master Plan, in particular:

- Endeavour to secure control over lands adjacent to lakes and watercourses when they become available. Where environmentally acceptable, establish a linear trail system along protected watercourses.
- Acquire West Shawnigan Lake Provincial Park.
- Develop a community park on the lakeshore between Dougan Park and Mason's Beach.
- When land is dedicated at subdivision, give preference to sites exhibiting good recreational capability or connections. Where parkland is deemed to be inadequate or poorly located, accept cash-in-lieu.
- Calculate cash-in-lieu for parkland on the basis of 5% of the value of the land before subdivision in accordance with the Municipal Act (Local Government Act).
- Encourage and support volunteer assistance in acquisition, development and management of community parks.
- Protect the Koksilah River and lands immediately adjacent to it.
- Acquire the private forest land that forms the summit of Old Baldy Mountain.
- Develop pedestrian trails to provide public access to beaches, parks and other areas of interest.
- Encourage all major roads to be designed to accommodate walking/cycling paths or sidewalks.

### **A Recreation Survey of Electoral Districts A, B, C & D of the CVRD – 1981**

Completed in 1981, this survey was performed to provide the Recreation Commission with a base of information upon which to make decisions. While this information can be generally assumed to be outdated, a few key points continue to be relevant to outdoor recreation in Shawnigan Lake today, as follows:

- **Beach Access** – When this report was developed, only three public beaches existed on Shawnigan Lake. While it

appeared to be sufficient at the time, the report predicted growth would create demand for more public waterfront on the Lake.

- **Potential Areas to be Considered for Parkland** – In 1981, the following sites were considered valuable to outdoor recreation:
  - Old Baldy Mountain
  - Canadian National Railway corridor on the west side of Shawnigan Lake (now the Cowichan Valley Trail)
  - Koksilah River recreation corridor
  - Shawnigan hydro right-of-way
  - Malahat hydro right-of-way
  - Waterfront property on Shawnigan Lake
- **Eagle Heights** – At the time of this report, Eagle Heights was already a popular destination for trail bikers, off-road enthusiasts, and horse-back riders using logging roads. It was recommended that these trails be secured and developed.
- **Lakes** – Outside Shawnigan Lake, several opportunities for lake recreation were identified including:
  - Wild Deer Lake
  - Tadjiss Lake
  - Lois Lake
  - Grant Lake (identified as being privately owned)

### 1.3 PURPOSE OF THIS PLAN

Over the past five years, Shawnigan Lake's growth rate has matched the CVRD average, and growth and development in this area is predicted to continue. By recognizing that its population is changing, the community parks program of the Cowichan Valley Regional District also recognizes a need to plan how Shawnigan Lake's recreational spaces can accommodate this evolution.

In Spring 2008, the CVRD began to develop a Community Parks and Trails Master Plan specific to the Shawnigan Lake (Electoral Area B) community. This process unfolded to address seven key objectives:

- Develop a clear vision and mandate for the Electoral Area B Community Parks and Trails system;
- Describe the current Parks and Trails Inventory;
- Research historical, regional and site specific context of Electoral Area B Parks;
- Compile and review existing research and studies;
- Develop strategies to address gaps and priorities;
- Determine funding policy and opportunities; and
- Develop an implementation action plan based on community input.

## 1.4 MASTER PLANNING APPROACH

The Community Parks and Trails Master Plan for Shawnigan Lake was completed in four phases, beginning in Spring 2008.

### Phase 1 – Understanding the Current System

To begin thinking about the future of parks and trails in Shawnigan Lake the first step was to look at what currently exists, using the following key steps.

1. Held a start-up meeting with the Shawnigan Lake Parks and Recreation Commission and CVRD Parks and Trails Staff to clarify the objectives of the project, and develop a clear process.
2. Identified, with the assistance of CVRD Parks and Trails Staff, key stakeholder groups that would be invited to provide direct input in the plan.
3. Assembled and reviewed background documents and information related to Shawnigan Lake's parks and trails (summarized in Section 1.2).
4. Collected digital data for Shawnigan Lake, and developed a project GIS Database.
5. Researched trends and demographics relevant to parks, trails and recreation in Shawnigan Lake, BC and Canada as a whole.
6. Completed site visits and detailed analysis of existing parks and trails resources in Shawnigan Lake.

### Phase 2 – Community Outreach

The second phase focused on the future of parks and trails through the eyes of the public, stakeholders, CVRD staff and all those interested in Shawnigan Lake's parks and trails, using the following key steps:

1. Held an introductory open house in conjunction with an OCP open house event to inform residents of the development of the Community Parks and Trails Master Plan and to gather preliminary ideas and information.
2. Consulted with local stakeholders including Provincial and Federal agencies, the Electoral Area B Parks and Recreation

Commission, Land Trust agencies, local First Nations, and community groups. This was an opportunity to provide these groups with information on the master planning process and to gain preliminary feedback.

3. Worked with the Shawnigan Lake Parks and Recreation Commission to gather their knowledge of the area and begin identifying key issues, opportunities and ideas.

### Phase 3 – Drafting a Plan

Using the information gathered from the public, stakeholders and the Shawnigan Lake Parks and Recreation Commission, a Draft Parks and Trails Master Plan was prepared and reviewed using the following key steps:

1. Mapped proposed community parks and trails improvements and additions within the Shawnigan Lake Community (Electoral Area B).
2. Developed a preliminary vision to guide future decisions about community parks and trails in Shawnigan Lake.
3. Developed a draft implementation plan which included prioritizing community parks and trails projects and assigning preliminary cost estimation data to potential projects.
4. Held a public open house to review the ideas developed to date, provide feedback on any gaps in the information and review priorities for future community park and trail improvements and additions.
5. Made recommendations for policy, maintenance and operations, educational and volunteer opportunities, funding options and raising awareness about parks and trails in Shawnigan Lake.
6. Summarized all elements into a draft report prepared for CVRD Parks and Trails staff and the Shawnigan Lake Parks and Recreation Commission.
7. Worked with the Shawnigan Lake Parks and Recreation Commission to review, analyze, and finalize the report.



**Phase 4 – Finalizing the Plan**

The final phase of the process was to revise the draft master plan in accordance with the input received during Phase 3, using the following key steps:

1. Incorporated CVRD Parks and trails staff and the Shawnigan Lake Parks and Recreation Commission feedback into the plan and modified it to develop the final Community Parks and Trails Master Plan.
2. Provided the plan to CVRD Parks and trails staff for final review and comment by staff and the Shawnigan Lake Parks and Recreation Commission.
3. Prepared the final plan inclusive of feedback from CVRD Parks and Trails staff and the Parks and Recreation Commission for presentation to the CVRD Board for consideration of adoption for implementation to guide the community parks and trails program in Shawnigan Lake for the next 10-15 years..

**1.5 MAPPING**

Mapping resources for this project were gathered from Provincial and Regional sources and compiled into working maps by the consulting team. Table 1 below provides a summary of source information used in the master planning process.

*Table 1. Data sources used for mapping purposes.*

Type of Information	Source
CVRD GIS Geodatabase Layers: contours, district roads, municipal boundary, parcels, parks, sewer, neighbourhoods, water, zoning	CVRD GIS Data
CVRD Orthophoto	CVRD

Sensitive Ecosystems Inventory for East Vancouver Island and Gulf Islands	SEI Mapping Project by Environment Canada, Ministry of Sustainable Resource Management, and Ministry of Water, Land and Air Protection, 1997, updated 2004
Old Growth Management Areas (OGMA) Non Legal	Strategic Land Policy and Legislation Branch, updated 2008
Corporate Watershed Base (CWB) Lakes	Crown Registries and Geographic Base Branch (ILMB), updated 2006

**Description of Maps:**

Four maps were generated during this process and can be found at the end of Chapter 6.

**Map 1: Existing Parks in Shawnigan Lake** – This map shows all existing Electoral Area Community parks, identified by park type: Community Park; Neighbourhood Park; Nature Park; Community Forest; River Corridor Park; Special Purpose Park; Linear Park; and Lakefront Park in addition to parks and trails managed under the CVRD’s Regional Parks Program and those Provincial Parks under the jurisdiction of BC Parks.

**Map 2: Future Community Parks in Shawnigan Lake** – This map shows callouts that identify improvements to existing community parks and new potential park locations.

**Map 3: Future Community Trail Connections in Shawnigan Lake** – This map shows existing and proposed trails and roadway linkages. Priority projects are identified on the map.

*NOTE: This Map is intended for planning purposes only and is not to be used as an outdoor trail map.*

**Map 4: Potential Road Ends for Parkland** – This map identifies road ends that abut Shawnigan Lake which are under the ownership/administration of the Provincial Ministry of Transportation and Infrastructure. These road ends have the potential to offer community outdoor recreation value in the

form of beach access, boat launch opportunities, and/or pocket picnic areas.

## 2. COMMUNITY PARKS CONTEXT

### 2.1 SHAWNIGAN LAKE WITHIN THE CVRD

Shawnigan Lake sits at the southern portion of the Cowichan Valley Regional District (CVRD), and is one of the few Electoral Areas within the Regional District not bordered by ocean (Figure 1). The area is comprised primarily of mature second growth forest (85%), with the remaining area consisting of rural residential and residential land surrounding the picturesque Shawnigan Lake. Smaller residential clusters are located in the Koksilah River area and along Royce Road and Campbell Road. The commercial core of the Electoral Area is centered at Shawnigan Village on the northeast side of the lake. In the northeast corner of the Electoral Area, there is a small amount of

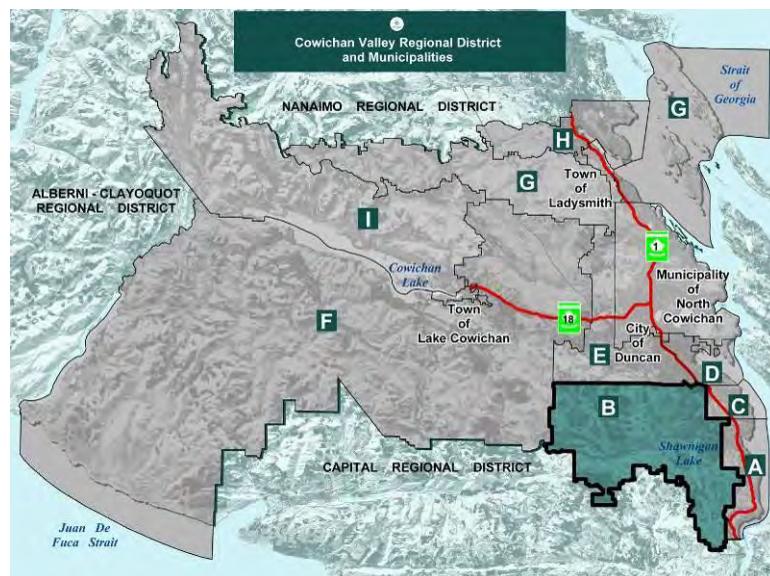


Figure 1. Shawnigan Lake, Electoral Area B, occupies over 300 km<sup>2</sup> of the southern CVRD.

farmland in the provincial Agricultural Land Reserve (ALR).

#### Key Facts

- Area = **306.23 km<sup>2</sup>** (8.82% of CVRD Land Mass, third largest Electoral Area in the CVRD)
- Population = **7,562** (9.83% of CVRD total Population, most populated Electoral Area in the CVRD, excluding municipalities)

- Population Density = **24.7 people/km<sup>2</sup>** (Fourth lowest population density in the CVRD)
- Privately Held Land = **87.1%** of land base of the Electoral Area.
- Publicly Held Land = **12.9%** of land base (including Provincial Crown, Federal Crown, Provincial Parks, CVRD Parks)

### Historical Context

Shawnigan Lake's development can be traced back to several historical growth periods. The first known visitors were the Quw'utsun people who hunted and fished near the lake. Many arrowheads and points have been found in the area and it is likely that the current East Shawnigan Lake Road, which was developed as the Goldstream Trail in 1862, is based on a much older Native trading route.

Late in the 19<sup>th</sup> century, homesteaders were encouraged to settle in the Cowichan Valley and a few made their way toward Shawnigan Lake. By 1885, a year before the rail line was in operation the first hotel, Morton House, was built on the waterfront at Shawnigan Lake. On August 13, 1886 the last spike of the rail line was driven at Shawnigan Lake by the Prime Minister, Sir John A. MacDonald. The Esquimalt to Nanaimo (E&N) Railway was the last piece of railroad necessary to fulfill Sir John's promise of a rail line that would connect Canada from sea to sea.

The E & N rail line was instrumental in the development of the community of Shawnigan Lake. By 1890, a sawmill on the lakeshore, and logging operations around the lake, attracted workers from India, China, Japan and other countries. Many of these workers had come to British Columbia to build the railroad and, with that done, turned their efforts to sawmilling and logging. The Shawnigan Lumber Company mill used the railroad to transport its lumber to markets rather than the more traditional method of floating logs to the ocean.



*The Strathcona Hotel developed to accommodate people coming to Shawnigan Lake via the E & N Railway was built in 1900 and was set to open in May but burned to the ground. It was rebuilt immediately and opened in September. It was a hotel until 1927 and then became a girls' boarding school. Unfortunately, the building was bulldozed in 1969.*

The Shawnigan Lake hotels relied on the railroad to bring people, from Victoria, on a regular basis thus making the area a popular resort destination.

The sawmill, and logging activities, played a significant role in the economic development at Shawnigan Lake. Many employees chose to buy property in the area, get married and raise their families in the community. It was difficult for the community when the sawmill burned down in the mid 1940s and was not replaced. *Old Mill Park* is a beautiful legacy of Shawnigan's industrial past.

Private Schools were another attraction that brought people to Shawnigan Lake and provided employment. Since 1916, Shawnigan's many well-respected boarding schools have brought boys and girls to the area. Many parents were wooed by the idea that the clean air at Shawnigan Lake had health benefits for young people.

The Malahat Drive portion of the Trans Canada Highway, built in 1911, improved access to Shawnigan Lake but the train continued to be the important transportation link until well into the 1930s as most people did not own automobiles. Malahat Drive was improved in 1958, which shortened the driving time

and increased the number of summer homes around the lake. Shawnigan Lake has had a small, but permanent, population since the turn of the 20<sup>th</sup> century and the community has always been strong and vibrant. A 1960s and 1970s residential housing boom made the Cowichan Valley one of Canada's fastest growing areas, and Shawnigan Lake felt the impact with a large influx of residents. Since that time, many summer homes have been transformed into permanent residences.

Shawnigan Lake's proximity to urban centres and amenities continues to attract residents seeking a mild climate and semi-rural lifestyle.

### Settlement Context

The official community plan adopted in 1987 suggests 10 loosely defined "neighbourhoods" for Shawnigan Lake. Development over the past 20 years have added to these areas, with the emergence of three additional distinct "neighbourhoods" for a total of 13 as follows (each area is characterized by a combination of having distinct location and physical features). (Figure 2).

1. **Hillbank Road** – At the north end of Electoral Area B, the Hillbank neighbourhood consists of relatively isolated rural properties. It is accessible only off the Trans Canada Highway through the adjoining Electoral Area E. Properties in this area are a mix of agricultural parcels and are of varying sizes.
2. **Riverside Road** – This rural community is separated from the rest of Shawnigan Lake's population by the Koksilah River. It is accessible via Cowichan Station in Electoral Area E.
3. **Kingburne Drive** – The Kingburne Drive neighbourhood sits on the east side of the river, with larger rural residential lots. Primary access to the community is via Electoral Area C - Cobble Hill, although Thain Road provides a connection to Shawnigan Lake Village.
4. **Royce Road – Campbell Road** – Situated between Shawnigan Lake and Cobble Hill villages, this area is a mixed neighbourhood with lots varying in size from 0.4 to 5 hectares. This area continues to develop, most recently developing around Ingot Road.



5. **Shawnigan Village – Mason’s** – The greatest concentration of settlement is on the north side of the lake in Shawnigan Lake Village and includes the commercial core and Shawnigan Lake community centre. The residential area in and around the village generally consists of lots between 0.2 to 0.8 hectares.
6. **Carlton Drive – Deloume Drive** – East of the village, this area is characterized by 0.8 hectare suburban lots,

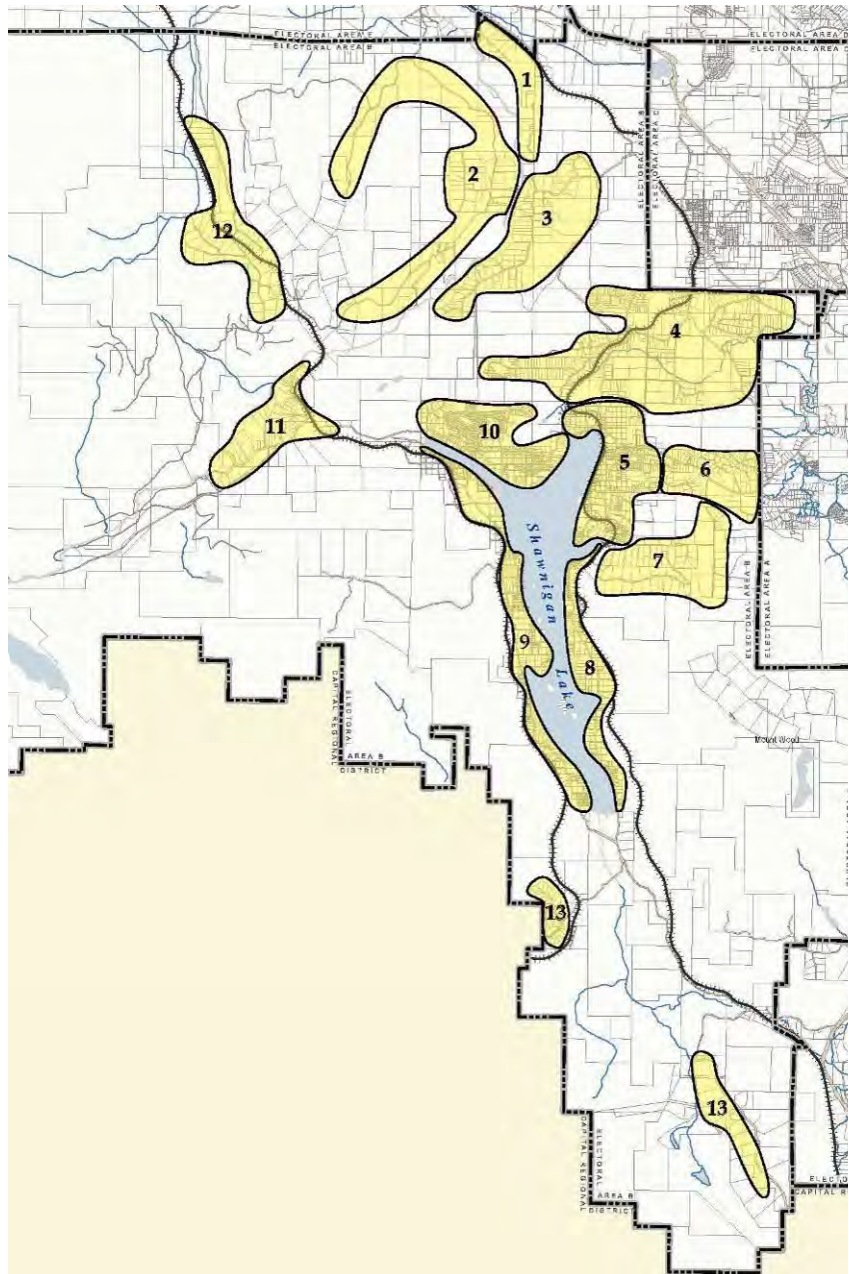


Figure 2. Shawnigan Lake's residential areas can be divided into 13 general neighbourhoods.



surrounded by agricultural lands. Much of the development in this area occurred in the early 1980s.

7. **Baldy Mountain – Sylvester Road** – South of the main village, this area is a mix of agricultural lands and 5 hectare lots.
8. **East Shawnigan Lake** – South of the village, this is one of the oldest development areas, with residential lots stretching the entire east shore of the lake. The size of lots in this area are up to 0.8 hectares, and are built with a mix of permanent housing and summer cottages.
9. **West Shawnigan Lake** – Much like the east side of the lake, the west side of the lake is largely developed with very small to 0.8 hectare residential lots with a mix of permanent and summer housing.
10. **Shawnigan Beach Estates** – Beginning in the late 1970s, the development known as Shawnigan Beach Estates added +/- 300 small-lot parcels to the community. This area is also home to some long established housing at the north end of the lake.
11. **Glen Eagles** – West of the lake along Renfrew Road, Glen Eagles is comprised mostly of acreages and large-lot development. New subdivisions with higher densities.
12. **Mountain Road** – This rural residential area is characterized by 5 hectare lots along the Cowichan Valley Trail and is separated from the rest of Electoral Area B by the Koksilah River. It is accessed via Mountain Road from the Electoral Area E - Cowichan Station area.
13. **South Shawnigan** - Sooke Lake Road and Stebbings Road-Goldstream Heights areas are the most recently developed areas, providing medium-to-large-lot residential development south of Shawnigan Lake.

The western portion of Electoral Area B, beyond Koksilah River is largely undeveloped and unpopulated. Much of this area is privately owned forested lands.

One private school is significant to the population of Shawnigan Lake. Shawnigan Lake School, located on the north end of the lake, is a private boarding school for nearly 450 students grades 8 – 12.

The only public school in Shawnigan Lake is Discovery Elementary, which has about 350 students in Kindergarten through Grade 5. All Shawnigan Lake public school students Grade 6 and above must travel by bus to schools in other Electoral Areas or the City of Duncan.



*Shawnigan Lake School is the largest of Shawnigan Lake's private schools. (Photo: <http://www.sls.bc.ca/ourcampus.html>)*

## Transportation Context

Transportation corridors have had a major impact on the composition and character of Shawnigan Lake.

**E&N Railway** - The Railway runs adjacent to the east side of Shawnigan Lake and passes between the Lake and Shawnigan Village. VIA Rail operates Budd cars on the E&N line, passing through Shawnigan twice daily; travelling north from Victoria in the morning and south from Courtenay in the afternoon. Currently rail traffic is minimal, and pedestrians and vehicles can readily cross the corridor. However, if rail traffic were to increase, the rail could present challenges for community access between the residential areas and public lakefront parks if not adequately planned and coordinated.

**Highway 1** - The Trans Canada Highway completely bypasses Shawnigan Lake.

**Main Roads** – Shawnigan Lake is accessed by three main routes: Shawnigan/Mill Bay Road from the east, Shawnigan/Cobble Hill Road from the North, or South Shawnigan Lake Road from the south. All three of these main roads connect directly to the Trans Canada Highway to the east, Shawnigan Lake East Road, Shawnigan Lake West Road and Renfrew Road form a complete loop around the lake. All main roads within Shawnigan Lake were developed as two-lane vehicle corridors, with narrow shoulders and no sidewalks, providing little to no accommodation for pedestrians and cyclists.



*West Shawnigan Lake Road is a typical example of the area's narrow roads without paved shoulders. (Photo: Explore Vancouver Island)*

## 2.2 STATISTICAL TRENDS

The composition of a population gives insight into the people living in a community and how parks and trails need to be planned to accommodate particular user groups, age ranges and predicted growth.



### Population Growth

Shawnigan Lake has experienced steady population growth over the last two decades. The 2006 census counted 7,562 residents. The mean annual population growth is approximately 192 persons/year since 1986 (SCH analysis, 2008 by CVRD)

Shawnigan Lake's growth rate mirrors growth rates in the rest of the CVRD, showing a 6.8% population increase between 2001 and 2006, slightly down from the 7.4% growth rate between 1996 and 2001. Census data predicts approximately 2,387 new residents in Shawnigan Lake by the year 2026 bringing the total population of Electoral Area B – Shawnigan Lake to an estimated 9,950 residents with 2100 people, <19 years of age, living in Electoral Area B (BC Stats, 2006).

### Housing Analysis

The CVRD performed a Housing Analysis study in February 2008, to review the supply and demand for housing in the South Cowichan Region (Mill Bay/Malahat, Shawnigan Lake, Cobble Hill). Shawnigan Lake has seen:

- On average, 61 housing starts per year over the past five years.
- On average, 115 new lots per year created over the past five years.

- 268 parcels of land presently coded as vacant by the BC Assessment Authority.
- An estimated 795 potentially sub-dividable lots, based on present land use zoning of properties in the Electoral Area.

These numbers show a moderately high growth rate in Shawnigan Lake, compared to other South Cowichan communities, and demonstrate a capacity for immediate continued growth in Shawnigan Lake.

### Population Age

Shawnigan Lake's current population shows a higher proportion of children between 0 – 19 and middle aged adults between 45 – 64 than elsewhere in British Columbia (Figure 3). As the baby boomer population ages, Shawnigan Lake, like the rest of British Columbia, may have seniors representing a greater proportion of the population. Migration trends also tend to favour older adults moving to Vancouver Island, although this is less prevalent in the CVRD than in neighbouring Regional Districts such as the Regional District of Nanaimo (RDN) and the Capital Regional District (CRD). The following quote speaks to this age shift as it will be seen in the entire province:

*“The proportion of age 65+ older adults will increase from 13.6% in 2001 to approximately 24.1% in 2031, while the proportion of children age 0-14 will decrease from 18.1 to 13.1% over that same period.”(BCRPA, pg. 49, 2008).*

Currently, Electoral Area B's senior population (ages 65+) comprise only 9% of population, lower than BC's average of 14%. One of the reasons behind fewer seniors could be Shawnigan Lake's shortage of certain community attributes that help seniors “age in place.”

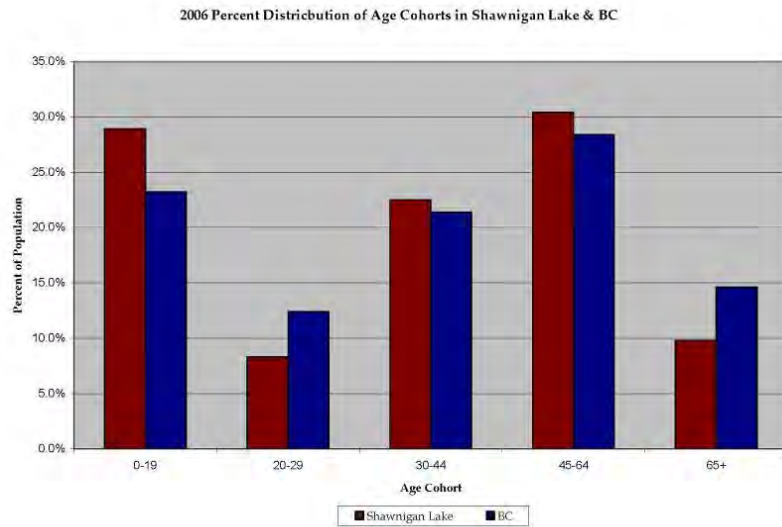


Figure 3. The 2006 Canadian Census for Shawnigan Lake shows the trend towards an increasing population of seniors in the next 10-20 years. Similarly, a large number of children and youth will be maturing to young adults and will potentially be seeking outdoor recreational opportunities in the Shawnigan Lake area.

Canadian Mortgage and Housing Corporation Research suggests six indicators for communities accommodating seniors:

1. Neighbourhood walkability
2. Transportation options
3. Access to services
4. Housing choice
5. Safety
6. Community engagement

Shawnigan Lake currently lacks several of these indicators, notably neighbourhood walkability and community engagement which are directly related to community parks and trails planning. These deficiencies will likely lead to greater demand for improvements to neighborhood walkability in and around Shawnigan Lake, as aging seniors may be less inclined to move from the community in which they have spent any years of their lives.



With BC's population trend leaning toward an aging population, parks and trails planning should take into account opportunities to accommodate this expected shift.



*Flyfishing - a quiet passive sport for all ages.*



*Kinsol Trestle prior to rehabilitation work beginning*

**Population Density**

Population density refers to the number of people per square kilometre. Large urban centres, such as Victoria or Vancouver, have a much higher population density than village communities like Shawnigan Lake (Table 2).

*Table 2. When comparing BC communities, Shawnigan Lake Village and the overall Electoral Area B, have relatively small population densities.*

Community	2006 Population	Size (sq.km)	Population Density (Persons/sq.km)
Vancouver	578,041	114.7	5,039
Victoria	78,057	19.7	3,966
Duncan	4,986	2.1	2,432
Cobble Hill Village	1,775	3.7	477
Shawnigan Lake Village	1,262	6.7	188
Electoral Area B	7,562	306.23	25

A challenge faced by lower density communities is the provision of convenient access to open spaces for all residents. The spread-out nature results in a need for more parks and trails to serve a smaller population if achieving and maintaining reasonable and convenient access to community parks and trails across the spread out neighborhoods within the Electoral Area. Funding such a system can be more challenging, as a lower population means less resources are available to add and fund community parks and trails.

Shawnigan Lake has struggled with this issue, having numerous local parks, however, many have not received funding to be developed for recreational use, either active or passive in part due to limited funding resources.



Transportation

Typical of a semi-rural community, Shawnigan Lake residents working outside the home mostly choose to drive independently to their jobs. About 83% of Shawnigan Lake’s labour force drives independently to work, while about 10% ride as passengers in vehicles; 6% walk or cycle and 1% use public transit. Fewer Shawnigan Lake residents are walking or cycling than elsewhere in the CVRD and BC (Figure 4).

These trends may be partly explained by the high number of Shawnigan Lake residents working outside their Electoral Area. Only about 11% of Electoral Area B residents work in the Shawnigan Lake Community; 43% work in other CVRD Electoral Areas or Municipalities; and 45% work outside the CVRD.

While Shawnigan Lake has a large population commuting to work outside the community, an improved, interconnected trails system could provide employees working in Shawnigan Lake and adjacent communities such as Cobble Hill and Mill Bay, increased alternatives for cycling and walking to work.

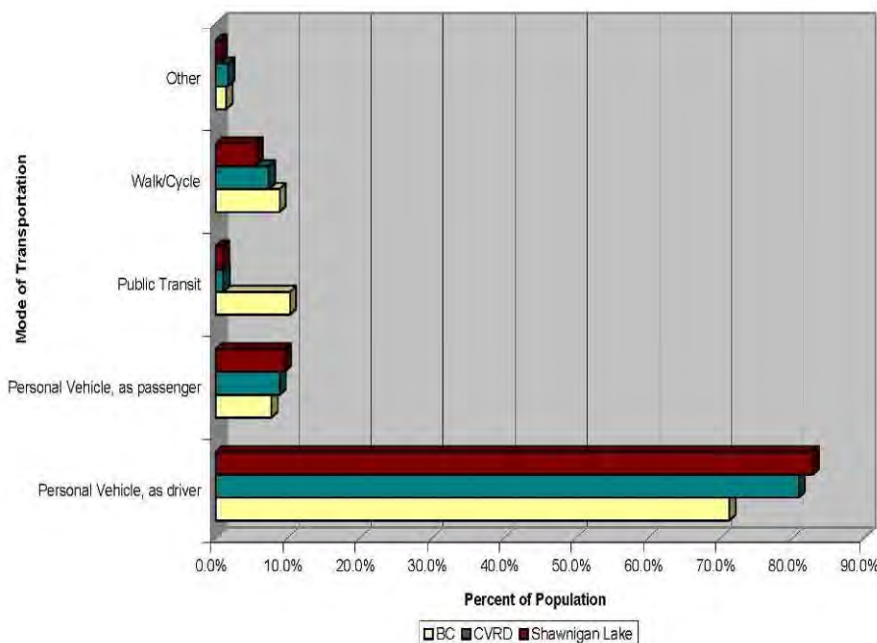


Figure 4. Almost 83% of Shawnigan Lake residents working outside their homes are driving personal vehicles to work, above the CVRD and BC averages.

### Other Relevant Statistics

Other local trends relevant to this Community Parks and Trails Master Plan:

- In Electoral Area B, the average number of children per family is 1.1, consistent with BC's average of 1.0. Ideally, residential areas with children should have play areas within walking distance (+/- 500m).
- 95.3% of Shawnigan Lake residents live in Single-Detached houses, much higher than BC's average of 49.0%. Shawnigan Lake has no high density development areas, Low density development consumes the most land, and recreational and environmental open space should be set aside prior to future development to ensure preservation.

## 2.3 COMMUNITY LIFESTYLES

Locally, Shawnigan Lake is known for its outdoor recreational amenities, specifically the lake itself. The lake has long been a destination for boating, fishing, swimming and sun-bathing. Multiple summer homes sit along the lake, intermixed with year-round dwellings. Shawnigan Lake's population increases sharply during the summer months.



*Waterskiing on Shawnigan Lake*

Canada-wide, Stats Canada (2007) found that rising incomes and interest in health and wellness have increased recreation spending across the country. The BCRPA (2008) noted an increase in walking, cycling, gardening, cultural activities, outdoor education and ecotourism. However, Sports Canada has seen a national decrease in sports participation for adults over the age of 16 (Conference Board of Canada, 2005). This shift from strenuous team-oriented activities to more culturally-based, low-impact activities is expected to continue.

## 2.4 LAND USE AND THE ENVIRONMENT

This section describes existing land uses and the local environment within Shawnigan Lake.

### Sensitive Ecosystems Inventory

The *Shawnigan Lake Official Community Plan Bylaw 1010 (adopted 1987)* specifies nine environmentally sensitive locations in Electoral Area B:

**Area 1: Shawnigan Lake** – Water surface, water source for residents of Shawnigan Lake.

**Area 2: Strathcona Bay** – Marsh and wetland area, winter flooding.

**Area 3: South End of Shawnigan Lake** – Low lying scrub bush, wetland vegetation, noted wildlife habitat and nesting ground . 18.9 hectares owned by CVRD and managed as a nature park reserve – Shawnigan Lake Nature Park.

**Area 4: End of West Arm** – Low lying scrub bush, wetland vegetation, important waterfowl area.

**Area 5: Devereux Lake** – Headwaters of Shawnigan Lake and Shawnigan Creek, important for water quality.

**Area 6: Old Baldy Mountain** – Significant regional feature, exposed bedrock and sparse vegetation, unique natural habitat.

**Area 7: Malahat Ridge** – Majority of south-east sector of Shawnigan, steep slopes, poor drainage, organic soils, potential use of Oliphant Lake as future water supply.

**Area 8: Shawnigan Creek between Cameron-Taggart Road and Bamberton Road** – Poorly drained, sensitive to erosion and run-off.

**Area 9: North of Renfrew Road** – Organic soils and swampy conditions, sensitive to run-off.

Additionally, in 1997 the Canadian Wildlife Service, the Ministry of Sustainable Resource Management, and the Ministry of Water, Land and Air Protection, conducted a Sensitive Ecosystems Inventory (SEI) for East Vancouver Island and the Gulf. The purpose of this inventory was: “to identify areas of greatest ecological concern...to promote a proactive approach to land use decisions” (SEI Introduction, 2004). Air photo analysis and field

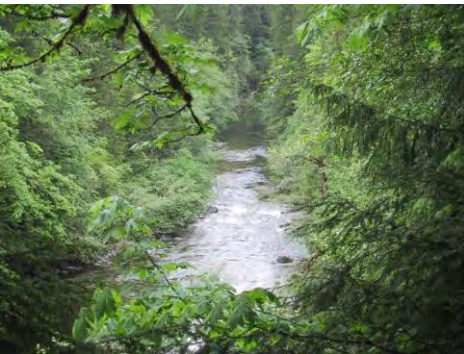
observations during 1993 to 1997 were the methods used to identify and then map rare and ecologically sensitive ecosystems existing in a relatively natural state. Eight percent of the study area contained natural sensitive ecosystems. In 2004, the study was updated and areas of disturbance were mapped to determine the ecosystems lost during the previous decade. The outcome showed over 11% of these original sensitive areas had been lost.

There is consistency between the environmentally sensitive areas identified in Shawnigan Lake's OCP and the provincial SEI mapping. Of the nine Sensitive Ecosystems defined by the study, the following seven are situated within Shawnigan Lake:



*Old Baldy Mountain*

**Terrestrial Herbaceous:** Terrestrial Herbaceous ecosystems are open wildflower meadows and grassy hilltops, usually interspersed with moss-covered rock outcrops. They typically occur as small openings in forested areas with gentle to moderate slopes and are found in areas of shallow soils and bedrock near shorelines and at the summit of hills and mountains. Mossy rock outcrops and upland meadows on the upper slopes of Mt. Baldy are designated as Terrestrial Herbaceous ecosystems. Encroachment from invasive species (i.e. broom) is a significant threat to native flora and fauna at these ecosystems.



*Koksilah River watershed*

**Older Forest:** Older Forest is defined as conifer-dominated forest with an average tree age of 100 years or greater. These stands are structurally complex, with an understory that may contain snags, coarse woody debris in all stages of decomposition and a fully developed moss layer. The trees are generally large and tall, reaching up to 1.5m in diameter and over 50m in height. Older Forest is often found in combination with Older Second Growth Forest and occasionally with Terrestrial Herbaceous ecosystems. At lower elevations (<150m), Douglas-fir is the dominant canopy tree. Low soil moisture conditions favour open stand structure and low growth of herbs, grasses and woody shrubs in the understory.

Proposed parkland additions along the Koksilah River will capture Older Forest (particularly old seral stage Douglas-fir, western red-cedar), helping to maintain natural processes in the Koksilah watershed.



**Riparian:** Riparian ecosystems are found on floodplains adjacent to lakes, streams and rivers, where high soil moisture and light conditions support distinct soils and plant communities. They vary in width from less than one metre along stream banks to more than 100 metres near large rivers. Riparian ecosystems have largely been modified by human disturbance at Shawnigan Lake. Examples of intact riparian ecosystems are found in parkland at the southern end of Shawnigan Lake, and in several small MoTH road end public rights-of-way scattered around Shawnigan Lake.



*Riparian area along Koksilah River*

**Wetland:** Wetland ecosystems are characterized by seasonal or year-round water, either at or above the soil surface, or within the root zone of plants. They are found in areas of flat, undulating terrain and colder, wetter climates. Wetlands encompass a range of plant communities unique to wet environments. Like riparian ecosystems, wetland ecosystems at and near developed areas of Shawnigan Lake have been significantly modified by human disturbance factors over the last 150 years. Small wetlands are distributed throughout Area B. A wetland is incorporated in the CVRD green space/parkland at the core of Shawnigan Beach Estates subdivision. Numerous small wetlands are found in the forests within Electoral Area B.



*Shawnigan Beach Estates Greenbelt*

**Older Second Growth Forest:** Older Second Growth Forests are the most common forested ecosystem in the SEI study area. They function as both essential habitat areas for many wildlife species, and as primary connections between ecosystems in the highly fragmented landscape of the Georgia Basin. All Second Growth Forests have been disturbed by logging or other human activities since the settlement of Vancouver Island and the Gulf Islands began in the middle of the 19th century. Stands of Older Second Growth Forest are well represented in forested parklands throughout Electoral Area B. As an example, Dougan Park, which encompasses the Shawnigan Lake Community Centre, contains a stand dominated by older Douglas-fir/western red-cedar.



*Dougan Park and Shawnigan Lake Community Centre*

**Woodland:** Woodland ecosystems are open forested areas composed of pure stands of Garry oak (the only native oak species in western Canada) and mixed stands of Douglas-fir/Garry oak, arbutus/Garry oak, and arbutus/Douglas-fir. These ecosystems support a rich assemblage of plants, insects, reptiles, and birds. Garry oak woodlands boast an exceptionally high



*Top of Baldy Mountain*



*Sparsely vegetated Landscape*

number of plant species. Woodland ecosystems on mid to upper slopes of Mt. Baldy support open stands of Garry oak/Douglas-fir/arbutus, and a wide diversity of flora and fauna. Like the Terrestrial Herbaceous ecosystems, encroachment from broom is a threat to native flora and fauna, including many species red- and blue-listed by the BC Ministry of Environment Conservation Data Centre.

**Sparsely Vegetated:** Sparsely Vegetated lands are distinguished by shallow soils, usually without any organic layer and vegetation that comprises as little as 5%. Bedrock and sand typically make up the remaining area. Cliffs and bluffs would be the type of sparsely vegetated sensitive ecosystem found in the Shawnigan Lake area. Exposed upland slopes of Mt. Baldy and small rock outcroppings around Shawnigan Lake are examples of sparsely vegetated ecosystems.

**Seasonally Flooded Agriculture Fields:** Seasonally Flooded Agricultural Fields are lands that have been modified for agricultural use, but have important wildlife habitat value during specific times of the year. They are especially valuable as migrating and wintering waterfowl habitats. Farmland comprises a small component of the land base in Electoral Area B. As such, existing parklands at Shawnigan Lake contain an insignificant proportion of seasonally flooded agricultural fields.

Because Vancouver Island is becoming an increasingly attractive place to live and more people are moving here, the need to identify, protect and monitor sensitive ecosystems is more important than ever. This Master Plan considers the potential of these areas for permanent protection as parkland. Sensitive ecosystems are significant for many reasons, they:

- Represent specific habitats that cannot be found elsewhere;
- Offer breeding and/or nesting grounds for numerous fauna species;
- Support rare soil and climatic conditions required for rare or endangered native plant species;
- Contribute greenway environmental corridor linkages; and
- Showcase historical value.

To help protect these habitats both for the functions they serve people and for the perseverance of other species, specific actions may be undertaken:

- place a vegetated buffer around sensitive ecosystems and their associated systems;
- allow natural ecological processes and succession to occur;
- restrict access by humans, livestock, pets, feral animals, etc.;
- control / prevent the introduction and spread of invasive plant species;
- prevent disturbance of nesting or breeding areas;
- prevent disturbance of hydrologic cycles and drainage patterns;
- conduct an ecological inventory prior to development; and
- plan and implement all development activities in a manner that will not adversely affect or disturb the ecosystem.



*View of Shawnigan Lake*



### Agricultural Land Reserve

*“The Agricultural Land Reserve (ALR) is a provincial zone in which agriculture is recognized as the priority use. Farming is encouraged and non-agricultural uses are controlled.” (Provincial Agricultural Land Commission, 2008).*

In Electoral Area B, 4.20% of the land base, or **1,286.45ha (3178.89 acres)**, is designated within the ALR (Figure 5). These lands are given priority for agricultural use. Shawnigan Lake’s adopted OCP supports the ALR designation by encouraging future roads, highways and improvements to existing roads be routed around ALR lands. However, the OCP does not address the development of trails within Shawnigan Lake’s ALR.

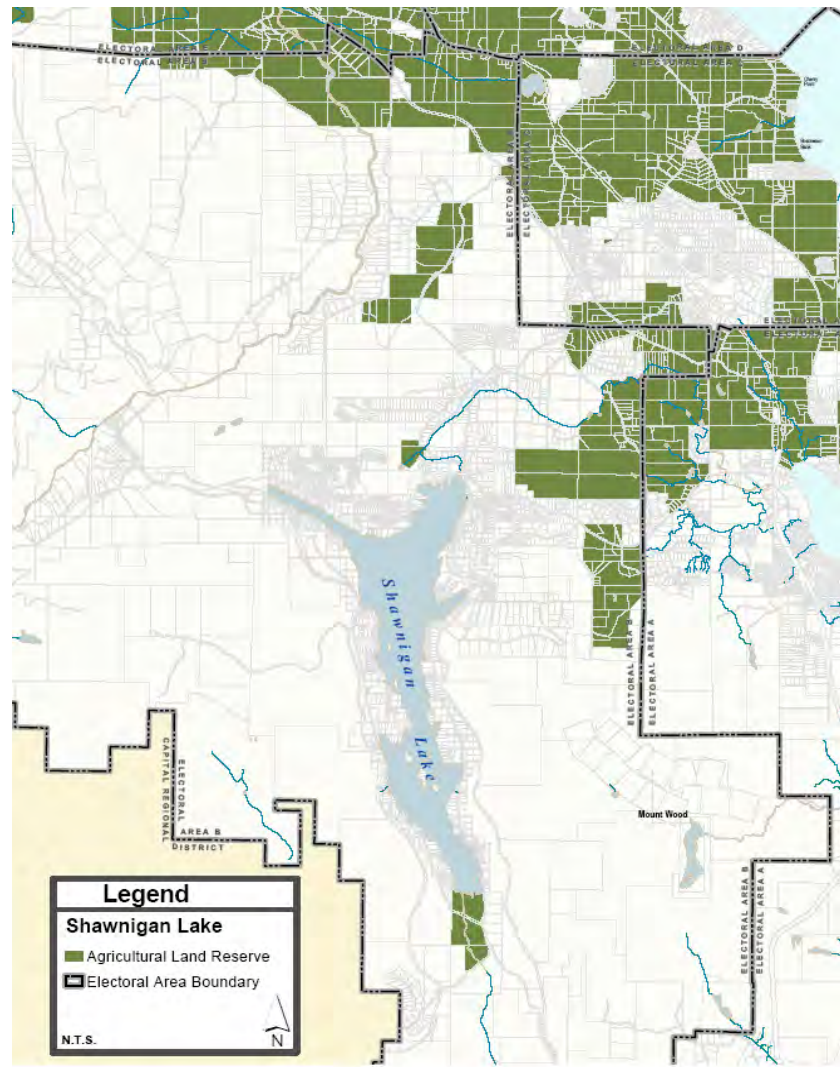


Figure 6. The majority of Shawnigan Lake’s dedicated ALR lands are in the northeast corner of the Electoral Area.



According to the ALR Planning Guidelines, proposed recreational trails through ALR lands require approval of the Agricultural Land Commission (ALC). Trail planning through ALR areas also requires early consultation with the ALC and affected landowners to ensure appropriate separation and buffering of trails from adjoining areas (ALR Planning Guidelines, 2008).

### Forestry Lands

A large area of the Shawnigan Lake Electoral Area is designated as forestry land by the adopted OCP (+/- 85%). Several OCP policies relate to recreational use of these forestry lands:

- Outdoor recreational activities are an appropriate use, provided these activities do not involve permanent structures.
- Uplands with potential for outdoor recreation should be protected for use by future generations in conjunction with the management of the forest.
- Controlled use of private logging roads and areas for public recreational activities is permitted where possible, pursuant to forest company policies and except during periods of high forest fire hazard.
- If a parcel of primary forestry is under application for re-zoning to secondary forestry, preference will be given to proposals that dedicate a substantial area to park and/or community forest. This not only serves as a buffer between active forestry and residential land uses, but also provides a public amenity.
- Recreational resources on forestry designated lands are not protected indefinitely. These areas are susceptible to development, logging activities and closure to reduce private landowner liability. Key recreation areas in forest lands should be identified and monitored closely. If the recreation area has potential to be lost, it could be considered for park.

In addition to the policies outlined in the OCP, the province has defined Old Growth Forest Management Areas (OGMAs). The purpose of these areas is to protect existing forest with high-quality old-growth attributes, or manage specific areas to become old-growth forests.

Fourteen non-legal OGMAs are currently identified by the Integrated Land Management Bureau for Shawnigan Lake. Forestry licensees are required to achieve old growth biodiversity targets in their Forest Stewardship Plans. OGMAs, defined by the Province, may be retained and referenced by the licensee as the area used to meet these targets. The Shawnigan Lake OGMAs are non-legal, meaning forest licensees are not required to follow these directions, and may choose to manage required old growth biodiversity targets in other ways.

Parks could potentially align with OGMAs, providing long-term protection for old-growth areas.

### 3. EXPLORING THE CURRENT COMMUNITY PARKS & TRAILS SYSTEM

#### 3.1 EXISTING PARKS

The current parks and trails system within Shawnigan Lake includes:

- CVRD managed/owned Community Park Properties = **38**
- Community Park Area = **+/-336 hectares** (1.1% of Electoral Area B's land base)
- Provincial Parks = **4** (Koksilah River Provincial Park, West Shawnigan Lake Park, Spectacle Lake Park, Memory Island Park).
- Regional Recreation Areas = **1** (Cobble Hill Mountain)

Shawnigan Lake's parks and trails system has several significant assets including lakefront access, varied outdoor recreational opportunities and existing natural areas. However, it also faces challenges. Narrow vehicle roadways without pedestrian allowance, limited connections between parks and key areas, a dense village core, underused existing parkland and increasing population all present challenges to Shawnigan Lake's open space systems. It is necessary to analyze and understand gaps and opportunities in the existing system.

- Undeveloped Lakefront Ministry of Transportation Road Ends = **74**  
(While not community parks, many are used by the community to access the lake shore).

#### Park Classes

The Shawnigan Lake community has a variety of parks varying in type, size and amenities. As with any community, the residents of Shawnigan Lake represent a wide-range of user groups with differing abilities and interests. To meet these diverse needs, a range of recreation options ranging from high-impact adventure to low-impact relaxation is required.

**Park Jurisdiction**

Jurisdiction for local parks in Electoral Area B is under the Community Parks function of the Cowichan Valley Regional District. The community parks service for Shawnigan Lake was established by the Cowichan Valley Regional District at the formal request of residents in the community at the time. As with community parks services provided in both Shawnigan Lake and other Electoral Areas across the Region, each Electoral Area funds separately through local taxation the community parks service, which is administered and operated by the CVRD through the Community Parks and Trails Division. While the CVRD owns many of Shawnigan Lake’s community parks, the Regional District can also enter into land use agreements with other agencies/landowners to manage non-CVRD owned lands as park for the local community. Table 3 details a list of jurisdictional arrangements the CVRD currently has for maximizing non-CVRD owned sites as local parks.

*Table 3. Jurisdictional arrangements for CVRD parks.*

<b>Jurisdiction</b>	<b>Description</b>
Crown Park	Parkland dedicated through subdivision that is parkland vested in the ownership of the Provincial crown. Under the Land Title Act, the CVRD as the local Regional District government, has the authority and control of these crown Parks to manage/develop as local community parks.
Crown Lease	Crown lands that are leased to the CVRD for use as community park sites.
MOTI	Lands owned by the Ministry of Transportation and Infrastructure and leased to the CVRD. Typically undeveloped road right of ways (ROW) for park or trail corridor development and use.
Strata Corp.	Parkland owned by a strata corporation but under an agreement to be managed by the CVRD as a community park.

---

CPR Lease	Canadian Pacific Railway lands that are leased to the CVRD to be managed as CVRD community park.(i.e. Masons Beach Park)
BC Parks	Issuance of a Park operation Permit to CVRD for operation of one or more Provincial Parks (Currently Memory Island and West Shawnigan Lake Park are operated by CVRD under the Electoral Area B community Parks function).

---

**Proposed Park Classification**

The Community Parks and Trails Master Plan identifies eight park types for the community parks system in Shawnigan Lake:

- Community Park,
- Neighbourhood Park,
- Nature Park,
- Community Forest,
- River Corridor Park,
- Special Purpose Park,
- Linear Park, and
- Lakefront Park.

While some existing parks within Shawnigan Lake could fit into multiple park types, the predominant park type is identified for each park currently within the system. The following tables also summarize the area (in hectares) of each type of park type. The tables also identifies those parks which are developed with recreational amenities. Recreational amenities include: sports fields, trails, benches, signage, washrooms, or other user comforts. A detailed summary of existing parks and amenities is provided in Appendix A.

**Community Parks**

“Community Parks” are intended to provide passive and/or active recreation for the entire community. These spaces are generally large, over 10 hectares in size (25 acres). Community parks can protect valuable environmental features and provide a diverse range of recreational and cultural facilities/venues. These

parks may appeal to both residents and visitors, and typically offer some space for passive activities like walking and picnicking and/or space for active uses like sports and community events. There are currently no community parks identified within the current system of parks within Electoral Area B – Shawnigan Lake

*Table 4. Existing Community Parks in Shawnigan Lake*

Park Name	Jurisdiction	Size (Ha)	Recreational Amenities
<b>Total Area (Ha)</b>		<b>0</b>	

### Neighbourhood Parks

Neighbourhood parks respond to the open space and outdoor recreation needs of local residents at the neighbourhood level across the community/Electoral Area. These neighborhood Parks are generally smaller than community parks, with designation based on value to nearby residents. Neighbourhood parks are especially important in more developed neighbourhoods providing community space and outdoor recreation amenities. A combination of features and facilities are typical for neighbourhood parks including: lawn areas, picnic facilities, nature paths, tot lots/playgrounds, natural vegetation and un-programmed open space. Ideally, each neighbourhood should have easy access to a neighbourhood park. The parks are typically centralized and within walking distance (+/- 400m). The park size is generally 6 hectares (>15 acres) in size. The following Table 5 identifies developed neighbourhood Parks within Shawnigan Lake.

*Table 5. Existing Developed Neighbourhood Parks in Shawnigan Lake*

Park Name	Jurisdiction	Size (Ha)	Recreational Amenities
Galland Road Park	Strata Corp.	0.46	Yes
Gibsons Park	Crown Park	0.61	Yes
Melrose Park	CVRD	0.61	Yes
Williams River Park	CVRD	0.26	Yes
<b>Total Area (Ha)</b>		<b>1.94</b>	

Table 6 identifies Proposed neighbourhood parks that are currently undeveloped but the potential to develop the park is high.

*Table 6. Proposed Neighbourhood Parks in Shawnigan Lake*

Park Name	Jurisdiction	Size (Ha)	Proposed Recreational Amenities
Courtenay Way Park	Crown	1.03	Picnic area, playground, trails
<b>Total Area (Ha)</b>		<b>1.03</b>	

Table 7 identifies the expansion potential of a current special purpose park into a community park through acquisition of the former Elsie Miles School site and upgrades to the existing park.

*Table 7. Proposed Community Parks in Shawnigan Lake*

Park Name	Jurisdiction	Size (Ha)	Proposed Recreational Amenities
Dougan Park expansion (Includes Elsie Miles property)	CVRD	3.5	Picnic area, field, playground, amphitheatre
<b>Total Area (Ha)</b>		<b>3.5</b>	

### Nature Parks

Nature parks protect natural systems and preserve sensitive features such as watercourses, plant communities, ravines, habitat, significant flora or other unique natural elements. By preserving these spaces, important environmental features may be protected now and for future generations. While Shawnigan Lake includes extensive undeveloped lands to the west, much of this area is privately owned, and could be subject to forestry or development in the future. Recreational use of nature parks is generally limited to pedestrian trails, although other amenities could be incorporated which do not unduly impact the environmental aesthetics of the park. The size of individual Nature Parks vary due to variety of factors including the attributes of the environmental feature being protected, the circumstances providing for the land acquisition, future land expansion opportunities etc.

*Table 8. Existing Nature Parks in Shawnigan Lake*

Park Name	Jurisdiction	Size (Ha)	Recreational Amenities
Kingburne Park	Crown Park	5.99	Yes
Old Mill Park	CVRD	6.94	Yes
Nugget Park	CVRD	1.60	Yes
McGee Creek Park	CVRD	0.60	No
Shawnigan Beach Estates Greenbelt	Crown Park	15.00	No
Shawnigan Creek Nature Park	CVRD	18.90	No
Silvermine Park	Crown Park	3.66	Yes
<b>Total Area (Ha)</b>		<b>52.69</b>	

### Community Forests

Community forests are large tracts of public lands managed by the CVRD for the benefit of the entire community. Community forests support habitat protection and passive recreation, especially the development of public trails. While selective harvesting of community forests may be of consideration for these lands in the future, the Regional District would need to



formally establish a community forest program through bylaw to define the scope and terms of the program, as well as funding sources and direction for revenues raised through such a program.

*Table 9. Existing Community Forests in Shawnigan Lake*

Park Name	Jurisdiction	Size (Ha)	Recreational Amenities
Sooke Lake Road Community Forest	CVRD	67.27	No
Stebbing Road Community Forest	CVRD	156.70	No
<b>Total Area (Ha)</b>		<b>223.97</b>	

**River Corridor Parks**

River corridor parks are nature parks that are designated specifically for their location along the path of a watercourse. These parks protect the river shores and riparian areas, and in some cases, provide access for people. Generally, river corridor parks protect lands along one or both sides of a river or stream course.

*Table 10. Existing River Corridor Parks in Shawnigan Lake*

Park Name	Jurisdiction	Size (Ha)	Recreational Amenities
Campbell Park	Crown Park	2.99	No
Kelvin Creek Park	Crown Park	0.16	No
Koksilah River Park	Crown Park	28.15	No
Peerless Road Park	Crown Park	0.04	No
<b>Total Area (Ha)</b>		<b>31.34</b>	

**Special Purpose Parks**

Special Purpose Parks are developed to serve specific user groups or protect particular community resources. A Special Purpose Park provides specific activities that may not fit a particular set of open space standards. These may include points of interest including historical, cultural, and social attractions or provide built facilities for specific outdoor recreational activities.

*Table 11. Existing Special Purpose Parks*

Park Name	Jurisdiction	Size (Ha)	Recreational Amenities
Dougan Park	CVRD	2.08	Yes
Shawnigan Hills Athletic Park	CVRD	3.77	Yes
Recreation Road Boat Launch	MOT	0.09	Yes
<b>Total Area (Ha)</b>		<b>5.94</b>	

### Linear Parks

Connecting open spaces and interconnecting neighbourhoods is one of the most important functions of a parks and trails system. While these connections are often made through trail and pathway development, linear parks also play a role in providing connections, as well as walking, hiking and cycling opportunities.

*Table 12. Existing Linear Corridor Parks in Shawnigan Lake*

Park Name	Jurisdiction	Size (Ha)	Recreational Amenities
Bob O' Link Trail	Crown Park	0.23	Yes
Ida Road (CVT) Access	Crown Park	0.76	Yes
Jack Fleetwood Trail (Kinsol Bypass Trail)	Island Timberlands (Lease)	0.20	Yes
Millicent Road (CVT) Access	Crown Park	0.09	Yes
Old Baldy Mountain Trail	Crown Park	0.54	Yes
Royce Park	Crown Park	0.44	Yes
Silvermine Trail	CVRD	4.08	Yes
<b>Total Area (Ha)</b>		<b>6.34</b>	

**Lakefront Park**

Access to Shawnigan Lake is one of the unique benefits of living in Electoral Area B. However, there are a limited number of public parks around the lake that provide lake access. These parks include public beach areas, swimming areas and boat launches for motorized and non-motorized watercrafts. Lake access is also available in Old Mill Park (Nature Park).

*Table 13. Existing Lakefront Parks in Shawnigan Lake*

Park Name	Jurisdiction	Size (Ha)	Recreational Amenities
Masons Beach Park	CPR Lease	0.70	Yes
Memory Island Park	BC Park lease/CVRD Operated	0.97	Yes
West Shawnigan Lake Park	BC Park lease/CVRD Operated	11.05	Yes
Shawnigan Wharf Park	Crown Lease	1.24	Yes
<b>Total Area (Ha)</b>		<b>13.96</b>	

**Undefined Parks**

The following Table 14 identifies all the other parks in the Shawnigan Lake Community Parks system that currently are indefinable in their use. There are no recreational amenities or trails in the parks and some could possibly be considered for disposal through sale of land or other means. Leonard Park, Meadowview Park and Hill Park are three examples of parks that could be disposed.

*Table 14. Existing undefined Parks (For future consideration of development or disposal)*

Park Name	Jurisdiction	Size (Ha)	Recreational Amenities
Ceylon Park	Crown Park	1.03	No
Courtney Way Park	Crown Park	1.34	No
Empress Park	CVRD	0.96	No
Highland Ridge Park	Crown Park	0.40	No
Leonard Park	Crown Park	0.07	No

Ingot Drive Park	CVRD	6.78	No
Mountain Park	Crown Park	1.23	No
Hill Park	Crown Park	0.88	No
Meadowview Park	CVRD	0.23	No
Taylor Park	CVRD	2.13	No
<b>Total Area (Ha)</b>		<b>15.05</b>	

**Regional Parks, Provincial Parks & Regional Recreation Areas**

Beyond the scope of the CVRD Community Parks Program, there are areas managed by other agencies to provide additional open space accessible to Shawnigan Lake residents for outdoor recreation. While these areas are not managed under CVRD Community Parks jurisdiction, it is important to recognize the attributes and contributions these open space areas provide to the overall outdoor recreation and natural space values and opportunities within the community of Shawnigan Lake.

*Table 15. Regional Parks, Provincial Parks and Regional Recreation Area in Shawnigan Lake*

Park Name	Jurisdiction	Approx. Size (Ha)	Recreational Amenities
Koksilah River Provincial Park	BC Parks	221.10	Yes
Spectacle Lake Regional Park	BC Parks/CVRD Operated	61.77	Yes
Cobble Hill Mountain Regional Recreation Area	Crown Lease/CVRD Managed	64.91	Yes
<b>Total Area (Ha)</b>		<b>347.78</b>	

**Summary of Existing Parks**

The existing parks system in Shawnigan Lake is summarized below (Table 16). It breaks down the amount of each type of park in the system, as well as the hectares of parkland / 1000 residents (parkland area divided by 7.6 given that approximately 7,600 people live in Electoral Area B).

A minimum of 5.0 ha/1000 residents is a common ‘rule of thumb’ for active parkland/open space within a community. This information is a general observation and is intended to provide a general idea of the level of investment other communities strive for in their parks programs. Shawnigan Lake’s existing active community park area (44.02 ha/1000 residents) is well above of the general rule. However, while Shawnigan Lake has extensive park space, a relatively small amount of this parkland is readily available for community recreation, as Nature Parks and River Corridor Parks incorporate the majority of parks land base under the Community Parks Program in Shawnigan Lake.

It should be noted that any area per population-based standard has limited utility as a measure of sufficient parks space. Rather than a standard, the appropriate amount of parks space should be targeted to the natural environmental sensitivities and the values and objectives of the community.

*Table 16. Summary of Existing Parks in Shawnigan Lake*

<b>Park Classification</b>	<b>Area – Community Wide (Ha)</b>	<b>Ha / 1000 Population</b>	<b>% of Open Space</b>
Community Parks	0	0	0
Neighbourhood Parks	1.94	0.25	1.5
Nature Parks	52.69	6.93	41.4
River Corridor Parks	31.34	4.12	24.6
Special Purpose Parks	5.94	0.78	4.7
Linear Parks	6.34	0.83	5.0
Lakefront Parks	13.96	1.84	11.0
Undefined Parks	15.05	1.98	11.8
<b>Shawnigan Lake Community Parks Total</b>	<b>127.26</b>	<b>16.7</b>	<b>100</b>

**Existing Passive vs. Active Parks**

The following parks are categorized based on their active or passive recreational use.

**Active Park** – An Active Park refers to a mix of uses in a park that includes one or more of the following facilities or facility types:

- athletic fields,
- building or structures for recreational activities,
- concession,
- community garden,
- sport courts,
- children's play area,
- dog play area, or
- bike path.

**Passive Park** - A Passive Park refers to use(s) in a park, which can typically include one or more of the following which can be a formal or informal use/function of the park:

- landscaped area,
- natural area,
- ornamental garden,
- non-landscaped greenspace,
- stairway,
- decorative fountain,
- picnic area,
- water body, or
- trail.

*Table 17. Passive versus Active Parks in Shawnigan Lake*

<b>Park Classification</b>	<b>Area – Community Wide (Ha)</b>	<b>Park Classification</b>
<b>Passive Parks</b>		
Ceylon Park	1.03	Undefined Park
Courtney Way Park	1.34	Undefined Park
Empress Park	0.96	Undefined Park
Highland Ridge Park	0.4	Undefined Park

## SHAWNIGAN LAKE

## COMMUNITY PARKS AND TRAILS MASTER PLAN

Meadowview Park	0.23	Undefined Park
Taylor Park	2.13	Undefined Park
Williams River Park	0.26	Neighbourhood Park
Hill Park	0.88	Undefined Park
Kingburne Park	5.99	Nature Park
Nugget Park	1.6	Nature Park
McGee Creek Park	0.6	Nature Park
Mountain Park	1.23	Undefined Park
Shawnigan Beach Estates Greenbelt	15.0	Nature Park
Shawnigan Creek Nature Park	18.9	Nature Park
Silvermine Park	3.66	Nature Park
Campbell Park	2.99	River Corridor Park
Kelvin Creek Park	0.16	River Corridor Park
Koksilah River Park	28.15	River Corridor Park
Peerless Road Park	0.04	River Corridor Park
Ingot Drive Park	6.78	Undefined Park
Leonard Park	0.07	Undefined Park
Recreation Road Boat Launch	0.09	Special Purpose Park
Bob O' Link Trail	0.23	Linear Park
Ida Road (CVT) access	0.76	Linear Park
Millicent Road (CVT) access	0.09	Linear Park
Old Baldy Mountain Trail	0.54	Linear Park
Royce Park	0.44	Linear Park

Memory Island Park	0.97	Nature Park
West Shawnigan Lake Park	11.05	Lakefront Park
<b>Total Passive Parks</b>	<b>106.57</b>	

### Active Parks

Dougan Park	2.08	Special Purpose Park
Old Mill Park	6.94	Nature Park
Shawnigan Hills Athletic Park	3.77	Special Purpose Park
Galland Road Park	0.46	Neighbourhood Park
Gibsons Park	0.61	Neighbourhood Park
Melrose Park	0.61	Neighbourhood Park
Jack Fleetwood Trail	0.2	Linear Park
Masons Beach Park	0.7	Lakefront Park
Shawnigan Wharf Park	1.24	Lakefront Park
<b>Total Active Parks</b>	<b>16.61</b>	



### 3.2 EXISTING TRAILS

Trails provide a diversity of opportunities that appeal to all ages and abilities – from athletes looking to train outdoors, to individuals looking for a pleasant place for an afternoon walk, to families who wish to cycle to the playground together. Research supports the concept that trails within a community encourage people to use alternative modes of transportation.

Currently pedestrian and cyclist routes in Shawnigan Lake are primarily limited to narrow road shoulders shared with vehicle traffic. However, there are several developed non roadside trail networks within Shawnigan Lake as follows:

- **The Cowichan Valley Trail** – +/- 19km of multi-use Regional Trail (part of the Trans Canada Trail) runs through Electoral Area B along the former CN Rail Bed from Sooke Lake Road to North of the Kinsol Trestle.
- **Jack Fleetwood Trail (Kinsol Bypass Trail)** – 4km of trail on the North side of the Koksilah River connecting the CVT to Renfrew Road (Burnt Bridge), across private lands and through the Koksilah River Provincial Park thus providing a bypass route around the Kinsol Trestle until the trestle rehabilitation is complete.
- **Silvermine Trail** – 4.08km trail from the start of Coleman Road running due West through the Ingot Drive development, then south into Nugget Park.
- **Trails in local Parks** – Many parks have existing trails inside their park boundaries.
- **Cobble Hill Mountain Regional Recreation Area** – A portion of the Recreation area which is managed under the CVRD Regional Parks Program is within the Shawnigan Lake Electoral Area. There are numerous designated trails in this area for hiking, cycling and horseback riding.
- **Informal trails** – Much of Shawnigan Lake’s trail systems occur on informal trails located on private or Provincial crown lands, including old logging roads and footpaths that have been used for many years.



*Cowichan Valley Trail*



*Kinsol Bypass Trail*



*Silvermine Trail*



*View from top of Cobble Hill Mountain*

## Trails Classification

Four types of trails are identified for Shawnigan Lake. While not all of these classes are traditional trail types, it is important for the master plan to analyze and understand the extent of the entire pedestrian, cyclist and equestrian network.

### 1. Multi-Use Trails

Multi-use trails are ideal for walking, hiking, cycling and/or horseback riding.

*Key Characteristics:*

- Separate from roads and adjacent land uses.
- Generally part of a large system that connects to significant designations.
- Used by local residents, visitors and tourists for recreation and commuting.

*Examples in Shawnigan Lake:*

- Cowichan Valley Trail (Regional Trail)



*Cowichan Valley Trail*

### 2. Walking/Hiking Trails

Walking/hiking trails are smaller, neighbourhood-scale sections of the trail network.

*Key Characteristics:*

- Often only pedestrian access due to more demanding terrain, environmental sensitivity and/or local community desires.
- Used primarily by local residents providing: recreation, alternative transportation and access to natural areas.
- Often located within existing parks.

*Examples in Shawnigan Lake:*

- Trails in Old Mill Park
- Trails in Gibsons Park



*Old Mill Park*

### 3. Shared Roadway

Shared roadways are routes that incorporate cycling and/or pedestrian movement with vehicle traffic. The Ministry of Transportation and Infrastructure is the road authority for the development and maintenance of all public roads in Electoral Area B (Shawnigan Lake). Cycling in Shawnigan Lake already occurs on local roads shared with vehicle traffic as well as pedestrian use of road shoulders.

#### *Key Characteristics:*

- Lightly used rural roads can provide cycling and walking opportunities.
- Used mostly by cyclists, but also by pedestrians.

#### *Examples in Shawnigan Lake:*

- Streets in Shawnigan *Beach Estates*
- *Courtney Way*, Treit Road, Elford Road in the village



*Shared Roadway*

### 4. Shoulder Walkway

A shoulder walkway is also a road that shares vehicle, cyclist and pedestrian traffic, but provides a shoulder divided by a painted line. Care must be taken to ensure signage, line painting, and maintenance to minimize conflict between uses. When road improvements are planned to possible shoulder walkways, cyclist and pedestrian facilities should be expanded to increase safety. As noted above the MoTI is responsible for public roadways within Shawnigan Lake.

#### *Key Characteristics:*

- Moderately used roadways that provide minimum 1m additional shoulder surfacing for cycling/pedestrian use.
- Moderate traffic speeds (typically 50 kph to 80 kph).
- Clearly painted white line to separate vehicle traffic from other uses.

#### *Examples in Shawnigan Lake:*



*Shoulder walkway*

No roadways have yet been developed in Shawnigan Lake that provide for <1 metre minimum shoulder walkway.

### **Informal Trails**

Informal trails are often on private or crown lands, and have no formal trail designation. These areas warrant monitoring and consideration for formal addition to the Shawnigan Lake community parks and trails system as opportunities arise.

#### *Key Characteristics:*

- Can have varied surfacing and width, based on use.
- Often developed for recreation use by: mountain bikers, hikers, walkers seeking a shortcut, horseback riders or ATV users.
- Often old logging roads are used as informal trails.
- Have no official designation or protection. Could be lost to forestry activity, development and/or closure.

## 4. PLANNING A FUTURE COMMUNITY PARKS & TRAILS SYSTEM

### 4.1 OUTDOOR RECREATION TRENDS

Studies in recreation trends throughout BC and Canada help us understand how people's outdoor recreation needs are changing. The information below is summarized from several resources to provide a brief outline of key trends significant to Shawnigan Lake's community parks and trails.

#### Demographics

##### More People Demanding Recreation Amenities

Population growth plays a role in the amount of recreation space that the community requires. Population estimates suggest over 2,300 more people may be living in Shawnigan Lake by 2026.

*Implications for community parks and trails:*

- Increasing population will place higher demand on existing parks, facilities and programs.
- High growth areas will need to be identified, to ensure parkland development coincides with these locations.



*Trying to get wet in Shawnigan Lake*

##### Changing Household Composition

Shawnigan Lake, like other Canadian communities, is seeing a change in its household composition. Generally, the number of



people in each household is decreasing (from 2.9 persons in 1996 to 2.7 persons in 2006). Households without children and single-person households are increasing.

*Implications for community parks and trails:*

- Smaller families often exhibit a desire to spend leisure time in a setting that fosters social interaction, as it may not be available in the home setting.
- Fewer children affect the recreational services a community must provide.

### **Aging Population**

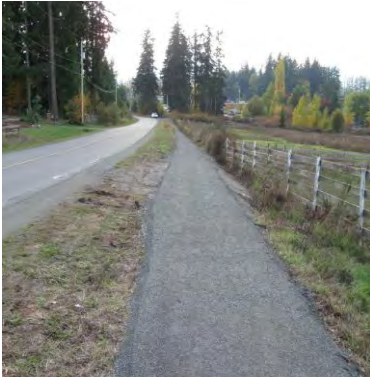
The Canada-wide aging population trend affects use of parks and recreation facilities in a community. Activity preferences, capability and time to participate in outdoor recreation changes with age. Studies have shown that the older a person, the less likely they are to participate in physical activity. The physical activities they choose to participate in are generally less physically rigorous and less structured such as gardening, golfing, hiking, walking and boating.

*Implications for community parks and trails:*

- Relatively few senior's outdoor recreation activities are currently available in Shawnigan Lake. To facilitate a population with more seniors, convenient access to multiple low-impact outdoor recreation activities and programs should be available.
- Shawnigan Lake's limited opportunities for safe roadside and non-roadside walking trails and pathways may discourage seniors from walking for exercise. Creating greater opportunity for walking through an integrated network of roadside and non-roadside pathways and trails can facilitate improved outdoor recreation access and participation by not only seniors, but the community at large.
- Activity Choices

### **Fewer People Participating in Sports**

A 2005 study by Statistics Canada developed from the results of a General Social Survey, shows that Canada's national sport



*Example of off road walkway completed in Cowichan Bay. Safe division between vehicles and pedestrians*

participation rate continued to drop through 2005. *“Participation in sport declined from 45% in 1992 to 28% in 2005 in Canada”* (Statistics Canada, 2005).

The study identifies multiple reasons that may contribute to this decline:

- **Aging population** – An increasing proportion of the Canadian population is over the age of 55, negatively influencing the levels of sport participation. As baby boomers age (the largest cohort), this trend will continue.
- **Family responsibilities and Time pressures** – Leisure time has declined 5% from 6.1 hours per day in 1998 to 5.8 hours per day in 2005.
- **Careers** – Canadians spend on average 7.9 hours a day on work related activities, up from 7.2 hours in 1992.
- **Lack of interest in participation and changes in leisure activities priorities** – Other leisure activities such as watching television and internet use have increased, reducing time available to participate in sport.

The study does note however, that while Canadians are participating less in organized sport, other activities such as physical programs or classes, jogging, gardening, etc. provide people with regular physical activity. According to the 2005 Canadian Health Survey in 2005, 51% of Canadians were participating in some type of leisure physical activity, up from 46% in 1999 (Statistics Canada, 2005).

Other relevant observations from the study:

- Participation is concentrated in about 20 sports. The top 10 sports include (in order): Golf, ice hockey, swimming, soccer, basketball, baseball, volleyball, downhill skiing, cycling, and tennis.
- Volunteering in sports activities such as coaching and administration is increasing.
- Children aged 5 to 14 prefer to play soccer, making it the number one sport played by children in Canada.
- Spectators of amateur sports have almost doubled since 1992.



*Enclosed Swimming area*



- The most important benefit of sport participation was listed to be relaxation, followed by health and fitness.

*Implications for community parks and trails:*

- Careful consideration and demand analysis should be undertaken when contemplating the addition of organized sport facilities to the system.
- Of the most common sports, facilities for soccer will likely be most important for youth recreation.
- Where sport facilities are developed, spectator participation should be accommodated.

### **More People Pursuing Individual Activities**

Related to the decline of sport participation is the shift to individual recreation. This trend may be attributed to several factors:

- Interest in exploring a greater diversity of individual pursuits.
- Desire for recreation that fits with individual schedules to accommodate the higher number of people with non-traditional work weeks and schedules.
- Interest in activities that require less commitment and more compressed timeframes.

*Implications for community parks and trails:*

- Informal recreation facilities should be considered a priority for addition to the system.
- Recreation systems that can be safely used at any time, to





accommodate people's shifting lifestyles.

### **Adult Lifestyle and Wellness**

Increased awareness around the health benefits of physical activity has outdoor recreation appealing to a greater number of people. People who place importance on a healthy lifestyle increase demand for recreation resources that support active living.

The 2007 BC Healthy Living Alliance (BCHLA) published a strategy that focused on improving inactivity of adults aged 35 to 54. This age range, which comprises 43% of BC's population, displays a high rate of physical inactivity and has the potential to influence other populations including children, older adults and parents. A key strategic initiative identified by the report was to improve the built environment and active transportation opportunities. The presence or absence of parks, trails and other quality public recreational facilities have been shown to affect people's ability to be physically active (BCHLA, 2007).

*Implications for community parks and trails:*

- Active planning to provide a linked system that satisfies a broad range of users will help facilitate adult physical activity.
- Awareness of recreational opportunities and locations of facilities in the community should be a priority to ensure people are aware of all that is available to them.

### **Children & Youth Inactivity**

Even as adult physical lifestyles are improving, children and youth inactivity is reaching unprecedented levels. "Screen time" or time spent with the television, video games and the internet, has dramatically increased. In turn, children are pursuing less active forms of recreation and may be developing lifestyles they maintain throughout their lifetime.

Children often exhibit a diversity of interests and values and one type of youth recreation, program or facility will most often not meet the needs of all children in a community.

*Implications for community parks and trails:*

- A community must listen to its children and determine what types of facilities, programs and activities will encourage them to get out and play.
- Providing safe, convenient locations can encourage outdoor play which may reduce the need for parental supervision.
- Facilities that families can enjoy together will encourage outdoor play for all generations.

**Environmental Factors****Public Stewardship**

As environmental awareness increases, natural areas and nature-based recreation takes on additional significance. Parks programs are beginning to evolve beyond outdoor recreation, to also serve as spaces for preserving natural values such as clean air and water. Additionally, there is a growing desire by citizens to learn about the natural environment through outdoor experience and a willingness to participate in projects that protect or restore sensitive environmental areas.

*Implications for community parks and trails:*

- Consideration of environmental values when setting out park acquisition priorities.
- Sound and sensitive operations and management policies for parks and trails.
- Increased visibility of the ecological contribution of community parks and open spaces.

- Engagement of local citizens and groups in environmental stewardship activities in parks.

### Stormwater Management

Parks and open spaces are highly valued for their ability to absorb rainfall and balance impacts of development on watersheds. Additionally, some parks have evolved to include stormwater collection and treatment facilities such as bioswales, detention ponds and constructed wetlands. In Shawnigan Lake, watershed protection is a high priority and community parks could play a role in this protection.

*Implications for community parks and trails:*

- Identification of where stormwater facilities can be designed and developed to include recreational aspects (ie. trails).
- Consider stormwater management techniques during parks development or improvement.
- Consider the educational and demonstrative benefits of stormwater techniques in parks.



*Stormwater infiltration swale*

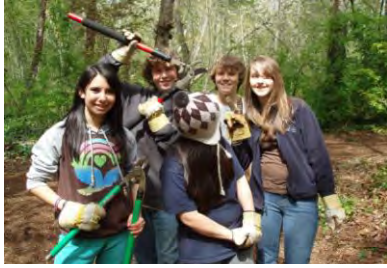
## Social & Economic Factors

### Social Services

In communities throughout BC, Parks and Recreation departments are being required to respond to a myriad of community-based social issues. Leisure is becoming more widely recognized as a tool for social change. The use of recreation programs and services are advocated for reducing crime, reducing risk factors for youth, breaking down ethnic divisions, and creating better understanding between cultures.

*Implications for community parks and trails:*

- The positive social impacts of parks and trails projects should be considered when determining community funding.
- Developing parks and trails that foster social behaviours, such as gathering spaces, facilities that encourage active participation, and spaces that facilitate family recreation should be priorities.



*School group annual volunteer day in Old Mill Park*

**Volunteerism**

Volunteers are important to recreational programs, but volunteerism is on the decrease. Attracting and keeping volunteers is vital to leisure and recreational development and is largely related to the quality of volunteer management strategies within local parks programs.

*Implications for community parks and trails:*

- Organized, quality volunteer programs help volunteers feel as if they have contributed to their community.
- Consider creative ways to communicate volunteer opportunities to the general public, user groups and community groups (ie. schools) and ways to show appreciation to these volunteers.

**Recreation Tourism**

More and more community leisure programs and facilities are taking on a greater role in attracting tourism and economic development. In particular, games, tournaments, exhibitions and races are bringing more people into communities that attract and support such events.

*Implications for community parks and trails:*

- Develop recreation facilities with the capacity for increasing tourism in mind.
- Identify existing opportunities in outdoor recreation and



*Tour bus on Sooke Lake Road Cowichan Valley Trail head*

events to invite tourism into the community.

### Ability to Respond to Demand

Leisure needs may be affected by fluctuations in economic growth, increasing costs for new development, need to address current facility maintenance and concerns over taxation increases.

*Implications for community parks and trails:*

- A parks and trails plan must provide multiple opportunities and avenues for parks and trails improvements, that can be adjusted to reflect the changing needs of a community.
- By offering multiple priority levels for projects, priority shifts can be made in accordance to demand.
- Be flexible to redefine policy where necessary in response to changing economics.

### Aging Infrastructure

A BC-wide trend has been the aging of infrastructure due to lack of preventative maintenance.

*Implications for community parks and trails:*

- Some recreation infrastructure (ie. outdated playground structures) no longer meets current safety regulations and need to be decommissioned or replaced.
- Careful planning around aging infrastructure to recognize where and when replacements will be necessary.



*In time, existing infrastructure needs replacing or updating.*

### Local Finances

Despite evidence that supports the need for strong parks and recreation programs in BC, budget pressures often reduce financing available for parks, trails, operations, and maintenance. Although the demand for more parks, recreation and cultural services is increasing, expectations still exist that service levels, labour costs and other costs for parks and trails systems will remain the same.

*Implications for community parks and trails:*

- Realistic parks and trails budgets must take into consideration development, operations and maintenance costs of all projects.
- Increase awareness among government representatives and the local community about the level of financial commitment that is required for a successful community parks and trails program.
- Development of low-maintenance parks and trails help extend a communities budget.
- Proper planning helps staff to make informed recommendations about the financing required to create a parks and trails system that satisfies its community.

**Partnerships**

In order to develop facilities that support the requirements of a community, partnerships are becoming more common. These range from sharing of capital costs to the operation of entire facilities, to program operation and sponsorship.

*Implications for community parks and trails:*

- Active identification of potential partners for specific projects should be undertaken.
- A list of groups and organizations should be kept that would have similar interests for projects taken on by community parks and trails.
- Careful planning of clear agreements to ensure positive gain for all parties involved.



## 4.2 COMMUNITY PARKS FUNDING SOURCES

In planning, designing, developing and maintaining parks and trails, funds must be acquired, often from a variety of sources. Outside funding opportunities, such as provincial grants, NGO grants, fundraising opportunities or donations can help secure funds that would not normally be available for parks and trails. This section presents a variety of options for funding sources that are relevant to community parks and trails capital projects.

### Local Government Funds

**Community Parks Service Establishment Authority** - The authority to tax for and provide community parks and trails services in Electoral Areas is the Cowichan Valley Regional District, which under Province of British Columbia legislation is the local government authority for the unincorporated electoral areas within the region. Establishment of the community parks and trails services in Electoral Area B – Shawnigan Lake dates back to 1991 when the local community was formally asked if it approved creating such a service, which the community at the time supported. This authority for taxation for the service is currently provided through “Cowichan Valley Regional District Bylaw No 2669 – Electoral Area B Community Parks Service Establishment Bylaw, 2005” The community parks and trails service under the authority of the Bylaw provides for the acquiring, developing, operating and maintaining of community parks within Electoral Area B - Shawnigan Lake.

**Parkland Acquisition Reserve Funds** – Funds are accumulated in a Parkland Acquisition Reserve Fund held by the CVRD which can accrue from the sale of surplus parkland and/or cash-in-lieu funds received as part of subdivision developments. The funds are to be used for park acquisition projects in the respective Electoral Area.

**Cash-in-Lieu** – Section 941 of the Local Government Act provides for the acceptance of cash-in-lieu of parkland dedication under the provisions of the Act. Where cash-in-lieu is accepted by the Regional District for developments occurring in Electoral Area B – Shawnigan Lake, these funds must be held in the Parkland Acquisition Reserve Fund and can only be expended on the purchase of lands for park purposes within Electoral Area B – Shawnigan Lake.

**Residual Parks Capital** – Unspent annual parks and trails capital funds can be transferred to Reserve Funds for future expenditure on park development or land acquisition for park purposes in Electoral Area B.

**Parks Fees** – Revenue from user fees can provide funding to assist with operations and maintenance of community parks and trails. User fees are generally associated with booked group use of parks (i.e. sports field use) or can be used as a strategy to manage the number of visitors to parks (i.e. parking fees).

### Senior Government Funds

**Provincial and Federal Grant Programs** – Parks and trails specific funding programs from time to time are available through senior levels of government to assist local and regional governments at various stages of park planning, design and construction. Examples of such programs include:

- ActNowBC – Local*Motion* Program, which supports capital projects that build bike paths, walkways and greenways, and also enhance accessibility to seniors and those with disabilities. <http://www.localmotion.gov.bc.ca/>
- BikeBC – Cycling Infrastructure Partnership Program, which aims to support commuter cycling (to and from work, school, and errands) as a means of reducing traffic congestion and green house gas emissions. <http://www.th.gov.bc.ca/BikeBC/CIPP.html>
- Environment Canada’s EcoAction – Community Funding Program, which encourages project submissions that will protect, rehabilitate or enhance the natural environment. [http://www.ec.gc.ca/ecoaction/what\\_is\\_e.html](http://www.ec.gc.ca/ecoaction/what_is_e.html)

As the funding programs change and new ones are announced, it is important to regularly check on funding program updates and eligibility requirements.

### Private Funds

**Private Grant Programs** – Similar to senior government funding, several private funding programs that support parks and trails development exist and can be found on the internet. Examples of such programs include:



- The Victoria Foundation and other Community Foundations of Canada  
<http://www.victoriafoundation.bc.ca/web/grantingprograms/available>
- Endswell Foundation – Offers support to charitable organizations dedicated to conservation and related public education in British Columbia. <http://www.endswell.com/>
- Heritage Legacy Fund of British Columbia – A joint initiative between The Land Conservancy and Heritage Society of BC Conservation that supports local projects that protect, preserve or rehabilitate heritage resources.  
<http://www.heritagelegacyfund.ca/>

**Commemorative Gifting & Donations** – On occasion, private donors may give monies for the purposes of enhancing community parks and trails. If not used right away, these funds would be best placed in the Parkland Acquisition Reserve Fund. Donation of lands for community park purposes can also benefit the community. Evaluation of the lands being proposed for gifting is important to ensure the lands have suitable outdoor recreational/environmental value in keeping with the objectives and vision of the community parks and trails master plan and intent of the community. The Cowichan Valley Regional District is recognized as a charitable organization and can issue tax donation receipts under certain circumstances for donations of lands and in-kind contributions.

**In-kind Donation** – While not a direct source of funding, in-kind donations result in direct cost-savings as organizations or individuals donate their time or services for the parks and trails system.

## Partnerships

Partnering with interested agencies or organizations joins efforts for both funding and developing parks and trails. The Shawnigan Lake Parks and Recreation Commission and the CVRD could consider partnership opportunities for community parks and trails projects with:

- Sports/Outdoor Recreation Organizations
- Province of British Columbia

- Conservation Organizations
- Private Landowners
- Local First Nations

### 4.3 PUBLIC RESPONSE

An integral part of community parks and trails planning is public consultation. Two Open Houses were held during the development of the Shawnigan Lake Community Parks and Trails Master Plan to encourage public input on the future of parks and trails in Shawnigan Lake. Stakeholder input was also sought (Appendix B). In addition, meetings with the Shawnigan Lake Parks and Recreation Commission offered additional data and information about current and future parks and trails.

#### Shawnigan Lake Parks and Recreation Commission

The Shawnigan Lake Parks and Recreation Commission is comprised of members of the Shawnigan Lake community and helped to guide the Community Parks and Trails Master Plan process. During this process, meetings with the Commission served as milestones to assess progress and provide additional input as needed. Input from the commission, along with feedback from the general public and CVRD Parks Staff, provided direction for future acquisitions as well as improvements to existing parks and trails in Shawnigan Lake.

#### Community Outreach

Both open houses followed a similar format. Posters were displayed to explain the Master Planning process and maps showing the existing parks and trails in the Electoral Area were used to collect public input. At each outreach session, response forms were used to document public input.

The first Open House was held in the spring on May 23<sup>rd</sup>, 2008. Public insights on current issues as well as gaps and opportunities related to parks and trails in Shawnigan Lake were documented. A map of the Electoral Area served as a tool to identify gaps in the trail network, to locate sites the public felt

warranted consideration for future parks, and to note any improvements that were important for existing parks and trails.

The second Open House was held in the fall on September 25<sup>th</sup>, 2008 and focused on setting priorities. Ideas for an enhanced trail network, potential future park sites, and proposed improvements to existing parks were identified. Key future beach access locations incorporating Ministry of Transportation and Infrastructure (MoTI) road ends along the lakefront were also presented on a separate map. Feedback from the public, the Parks and Recreation Commission and CVRD Parks Staff was used to identify high, medium and low priorities for improvements.

### What We Heard

Brief summaries of the public input received via the public response forms are presented here. Complete summaries of the response forms from Open House 1 and 2 can be found in Appendix C and D respectively.

#### OPEN HOUSE 1 – Collecting ideas

The majority of the 36 respondents to the first Open House questionnaire were residents of Shawnigan Lake, and the greatest number of respondents was between the ages of 35 and 54.

#### Vision

Respondents were asked to provide key words and phrases that should describe the future of Shawnigan Lake's parks and trails; these words and phrases were used to build a vision statement for the future of Shawnigan Lake Parks and Trails. A long list of ideas covering recreational, environmental, economical and aesthetic values were also suggested. These ideas were used to build the Vision and Objectives outlined in Section 4.4. A complete list of words and phrases are in Appendix C.

#### Existing Community Parks & Trails

When asked to list their favourite parks in Shawnigan Lake, respondents most commonly cited:

- Old Mill Park



*Kinsol Trestle View from North side*

- Cowichan Valley Trail (*Managed under the CVRD Regional Parks Program*)
- Masons Beach Park
- Kinsol Trestle

When asked what their favourite outdoor recreations activities are, respondents most commonly cited:

- Hiking
- Biking
- Swimming/beach visits
- Walking

**Future Community Parks & Trails**

When asked what the priority for future community parks and trails should be within Shawnigan Lake – Electoral Area B:

- 42% of respondents felt the acquisition of new parks and trails should be the main priority
- 28% felt that improvements to existing parks and trails should be the main priority
- 3% felt both of these actions should be weighted equally
- 27% of respondents did not respond

When asked which additions to the parks and trails system were the most important, respondents most commonly noted:

- hiking trails
- walking paths
- nature parks and protected greenspace
- beach access for swimming



*Old Mill Park swimming area*

Other main themes expressed by the questionnaire respondents included:

- better connections throughout the community for pedestrians and cyclists;

- a greater appreciation and protection of the natural landscape, including the forests, the lake and the watershed;
- greater community involvement in beautification efforts such as keeping parks clean of debris;
- compatibility between different users (ATV-use, dog-walkers, hikers and cyclists).

## OPEN HOUSE 2 – Setting priorities

The focus of this public session was to gain insight on project priorities.

The first question asked respondents to choose park projects they felt were highest priority for Shawnigan Lake. Most noted were:

- Potential Park Locations:
  - Old Baldy Mountain
  - Acquisition of parkland at the south end of Shawnigan Lake
  - Addition of Elsie Miles School land to Dougan Park.
  - Crown land at the end of Skrimshire Road (potential nature park)
- Existing Community Parks that need Improvements:
  - Masons Beach Park
  - Shawnigan Creek Nature Park
  - Shawnigan Wharf Park
  - Old Mill Park
  - Koksilah River Park

The second question asked respondents to identify MoTI lakefront road ends they felt should be highest priority for making improvements for public access in Shawnigan Lake. Most noted were:

- Shawnigan / Mill Bay Road (road end #1 on Map 4)
- Path from Dougan Park (road end #74 on Map 4)
- Bell-Irving Road (road end #18 on Map 4)
- Stowood Road (road end #8 on Map 4)

- Clearihue Road (road end #57 on Map 4)
- Worthington Road (road end #70 on Map 4)

The third question asked respondents to identify new trail projects they felt should be the priority for Shawnigan Lake. Most noted were:

- Old Baldy Mountain Trail
- Shawnigan Wharf Park to Masons Beach Park (part of E&N Rail Trail)
- Silvermine Trail
- Shawnigan Lake Walking Loop
- Beach Estates to Village Core (potential partnership)

#### 4.4 VISION & OBJECTIVES

A Vision Statement is a guiding principle by which decisions about parks and trails are made, and which can measure progress and success as the plan unfolds.

##### Community Parks & Trails Vision

To develop a vision that clearly reflected Shawnigan Lake's character, the participants from the community attending the open houses were asked to contribute words or phrases that they felt would best describe the ideal future parks and trails system. These words and phrases were crafted, with the direction of the Shawnigan Lake Parks and Recreation Commission, into a vision. This vision was used to guide decisions of this master plan, and is intended to measure success of its implementation:

**The Proposed Vision statement is:**

*Set in a forested landscape, Shawnigan Lake is the central feature and focus of this community. While protecting the lake and its watershed, our community parks and trails will connect people and places; provide opportunities for recreation; and enhance daily life for all residents.*

## Key Principles for Community Parks & Trails

Embedded in the vision statement are four broad principles for community parks and trails within the Shawnigan Lake Community, and are as follows.

### A) Protecting Shawnigan Lake and its Watershed

Shawnigan Lake is the heart of the community, and above all else, should be protected and appreciated through:

- Identification, acquisition and preservation of key sensitive ecosystems, unique habitats and significant ecological sites.
- Enhancing the role of Community Parks to educate land owners, visitors and decision-makers on protecting and preserving the watershed.
- Fostering native flora and fauna within community park sites.

### B) Connecting people and places

Community parks and trails have the ability to bring together members of the community both physically and socially, while improving the overall liveability of the community through:

- Development of a community trails system that provides residents with alternatives to motorized travel and recreational connections.
- Creation of links between key places and neighbourhoods within the community as well as to neighbouring communities.
- Provision of recreational opportunities and public gathering spaces for all residents.
- Information that lets people know about the system available to them.

### C) Providing opportunities for outdoor recreation

The provision of recreational opportunities remains a fundamental purpose of a community parks system. The community has historically had fairly unrestricted access to large undeveloped private lands within the Electoral Area. However an increasing population, liability concerns of private



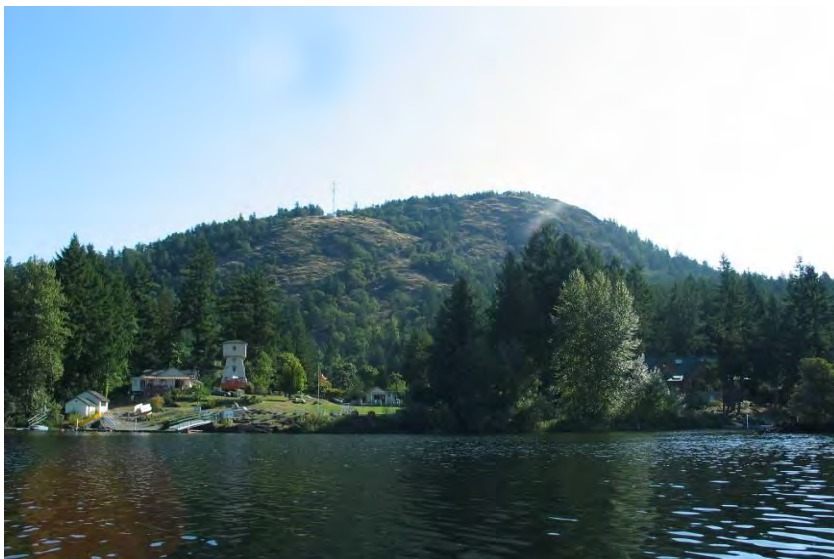
landowners and private land use activities may limit in future the extent of public access to these lands. Safe, permanent and accessible outdoor recreation should be therefore secured through:

- Provision of outdoor recreational opportunities for community members of all ages and abilities.
- Creation of a community parks and trails system that is compatible with a wide variety of uses.
- Development of an outdoor recreation system that can work in harmony with existing natural resources.
- Continued, improved and safe public access to Shawnigan Lake.

#### **D) Enhancement of daily life**

Community parks and trails are meant to improve the lives of people who live there. All people in the Shawnigan Lake community should have access to outdoor spaces that improve their daily lives through:

- Creation of a system that is accessible to residents of all ages, abilities and interests.
- Creation of a system that encourages active and healthy lifestyle choices.
- Provision of opportunities for community members to contribute to their local parks and trails system.



*View of Old Baldy Mountain from Shawnigan Lake.*

## 5. RECOMMENDATIONS

This section of the Shawnigan Lake Parks and Trails Master Plan presents recommendations for improvements to existing parks and trails and acquisition of new parkland to expand and enhance the network of local parks and trails for the residents of Shawnigan Lake to access, use and enjoy.

**Section 5.1** presents the approach taken to identify and assess potential projects.

**Section 5.2** presents those projects that are deemed a high priority by the community and ought to be pursued over the next 10 years.

**Section 5.3** outlines additional medium-priority parks and trails projects that are important to building a community parks and trails network in Shawnigan Lake; however, due to budget constraints, these projects will have to be completed beyond a 10-year time horizon, unless opportunities and funds arise sooner. This section groups projects as follows:

- Improvements to existing parks;
- Trail development; and
- Park acquisitions.

Table 19 in Chapter 6 summarizes the recommended community parks and trails capital projects identified and supported through this master planning process, which includes those presented in Sections 5.2 and 5.3 in addition to lower priority projects. Lower-priority projects are not described in detail in this plan because it is anticipated that funding would not be available within the 10-15 year timeframe horizon detailed in the plan, rather the summary provides long-term direction for the parks and trails program in Shawnigan Lake that will need to be updated with the community at appropriate intervals in future years to ensure the plans' objectives remain on track with community values and expectations..

**Section 5.4** presents system-wide recommendations that are not accounted for in the annual capital budget outlined in Chapter 6. These recommendations are included as important components

to a comprehensive parks and trails network in Shawnigan Lake and are categorized as:

- Park stewardship;
- Park operations; and
- Park planning.

## 5.1 DEVELOPING AN IMPLEMENTATION APPROACH

The final outcome of this plan is the development of a set of recommendations that carry forth the ideas, values and priorities generated through the master planning process. In developing this strategy, several sources of input were used:

- Feedback generated from the public open houses.
- Trends, demographics and land use.
- Input from CVRD Parks Staff and the Shawnigan Lake Parks and Recreation Commission.

The ideas generated were measured against the vision to determine their overall value for the community parks and trails system. Therefore, each of the following recommendations has been weighed against the four key principles set out in the vision.

### *Vision Principles*

- Protecting Shawnigan Lake and its watershed,
- Connecting people and places,
- Providing opportunities for outdoor recreation, and
- Enhancing daily life for all residents.

## 5.2 PRIORITY RECOMMENDATIONS (YEAR 1 - 10)

The following recommendations are intended to guide improvements to community parks and trails within the Shawnigan Lake Community over the next 10 years. These priorities have been identified through the community park planning process described in the previous chapter and support the vision for community parks in Shawnigan Lake. The capital projects described in this section are presented in order of priority as identified through this master planning process and follow the same order as outlined in the proposed capital budget (Table 19 in Chapter 6). All of the recommendations presented here are also presented on Maps 2, 3 and 4 at the end of Chapter 6.

- Park Improvements
- Parkland Acquisition

### *Recommendation:*

1. ● **Acquire the Elsie Miles School site to expand Dougan Park in creating a centralized “Shawnigan Lake Village Green” and provide capacity for expansion of the Shawnigan Lake Community Centre.**

### *Rationale:*

Acquisition of the Elsie Miles School site will provide a significant benefit for Shawnigan’s community park system. The lands are central to Shawnigan Lake Village and area key to establishing a “Village Green” space for the Shawnigan Lake Community, as a place for community activities and events. Acquisition of the site will also secure the long term capacity for expanded recreation centre programs through the Shawnigan Lake Community Centre, using existing school building space and providing the land base for future expansion of the centre, if/when supported by the Shawnigan Lake community. Shawnigan Lake Community Centre is very well-used, and additional space is required. The land acquired with Elsie Miles could be used to provide additional pedestrian connections to and from the commercial village core. This acquisition will help to make this a core village Park which has a very high appeal to

the community as a community gathering place for events, that will embody the spirit of Shawnigan Lake.

*Recommendation:*

**2. ● Proceed with Implementation of the Shawnigan Hills Athletic Park Plan.**

*Rationale:*

The recently completed Shawnigan Hills Athletic Park plan describes an initial scope of work for this project expanding the usability of the field for baseball, soccer, and passive fitness. The scope of work includes a renovation of the existing fields including the installation of field lighting and irrigation. Also included within the first phase are site furnishings to support these field activities. When completed the project will provide Shawnigan Lake with a first class field sports athletic facility.



Shawnigan Hills Athletic Park



Shawnigan Hills Athletic Park

*Recommendation:*

**3. ● Update Masons Beach Park with the goal of improving safety and enhancing its role as a key outdoor recreational amenity on Shawnigan Lake.**

*Rationale:*

Masons Beach Park is at the heart of the community and because of its central location it has the potential to be an inviting recreational amenity. It is one of the few beach access points around the lake with a designated swimming area. Its popularity in the summer as a swimming destination in combination with its small size and its location along busy Renfrew Road means that safety issues are of immediate concern. Additionally, increasing the amenities available to beach users and improving the aesthetic quality of the area will help showcase the space as the recreational destination that it is.



Masons Beach Park

*Key improvements should include:*

- Replace log booms with buoys to delineate designated swimming area.
- Investigate site capacity to install playground amenities.

- Use fill to raise the park entrance to street level thereby enhancing its presence in the community. Landscape the new area with lawn and shrubs.
- Plant and maintain manicured vegetation under the existing entry sign.

*Recommendation:*

4. ● Pursue either a “lease to occupy” or enter into an agreement with the Ministry of Transportation and Infrastructure to acquire some or all of the undeveloped road ends that abut Shawnigan Lake for the purpose of developing as public accesses to the lake.

*Rationale:*

Shawnigan Lake currently has 74 undeveloped road ends located around the Lake that are owned by the Ministry of Transportation and Infrastructure (MoTI). Many provide informal public access to the water and beaches of Shawnigan Lake, or remain natural, offering additional ecological integrity to the lakeshore. While it would be impractical and costly to develop all of these properties for water access, several key road end developments could reduce demand on existing Lakefront public parks and provide additional recreational opportunities. Appendix E of this Master Plan summarizes preliminary recommendations for potential road end uses. The Shawnigan Fire improvement District should also be involved in the process of identifying the best road ends to open up for public access including some areas for water access to fill up fire trucks.

*Recommendation:*

5. ● Undertake a Shawnigan Lake Boat Launch Facility Review as a first step in assessing the capacity to relocate the boat launch at Shawnigan Wharf Park (Phase 1).

*Rationale:*

Providing suitable facilities for boat launching on Shawnigan Lake is an issue as existing launch facilities at Shawnigan Wharf Park and Recreation Road are frequently overused and the availability of parking for day use is limited. The need for better separation between boating and swimming, and improved



parking is desirable. Potential alternative public boat launch locations around the lake with suitable upland area for trailer parking need to be assessed with respect to determining long term solutions for managing safe and accessible access points to the lake for boaters. This feasibility review should include:

- Assessment of suitable alternative lake access locations;
- Availability of upland area for vehicle and trailer storage;
- Impact on adjacent properties;
- Impact on lake ecology in the immediate area;

*Recommendation:*

6. ● **Designate Shawnigan Creek Park as an ecological protection area, and provide signage that encourages people to regard this area as a highly sensitive ecosystem and minimize human impacts.**

*Rationale:*

Shawnigan Creek Park was acquired to provide protection to the sensitive area where Shawnigan Creek enters Shawnigan Lake. It is a known bird nesting place and has been identified as having sensitive wetland ecosystems. Lake recreation often encroaches on the park, and proper information and signage would encourage people not to use motorized boats in the park and help identify the park as a significant environmental resource. In this situation, it is the intrinsic value of the park that should be appreciated rather than the potential recreational attributes.

*Recommendation:*

7. ● **Develop and improve Old Mill Park to offer more outdoor recreational amenities and help take pressure off Masons Beach Park and Shawnigan Wharf Park as beach destinations.**

*Rationale:*

Old Mill Park is a 6.94 ha Nature Park, one of Shawnigan Lake’s larger community parks and is located on the lakefront. It is dominated by forest and offers a swimming area, sandy beach and playground to the community. The park has an historic



*Shawnigan Wharf Park*



*Shawnigan Creek Park*



*Old Mill Park main trail*

value as an old mill site that is currently not emphasized and could serve as an educational outlet for the public. One of the primary management concerns for the park is to keep invasive species, English Ivy in particular, under control.

*Key improvements for a Phase 1 project should include:*

- Develop an open grassy area for recreation and un-structured play;
- Manage invasive plants as part of an invasive species management program for CVRD community parks;
- Replace log booms with buoys to demark designated swimming area and improve existing dock;
- Undertake stabilization work to preserve remnant structures of the former mill site.;
- Install additional interpretive and directional signage throughout the park.



*Old Mill Park Beach*



*Old Mill Park – Trail to the beach*



*Recommendation:*

8. ● **Secure areas of Old Baldy Mountain as a Nature Park in order to ensure protection of sensitive slopes and recreational resources.**

*Rationale:*

Old Baldy Mountain is consistently identified as an environmental and passive outdoor recreational resource warranting protection. Public input strongly supports protection of the area as a potential community park. The SEI study identifies Old Baldy Mountain as having two significant areas of sensitive ecosystems: Terrestrial Herbaceous on its south slope and Older Second Growth Forest on its north slope. The 1987 adopted Shawnigan Lake Official Community Plan also identifies Old Baldy Mountain as a sensitive ecosystem with significant habitat. Old Baldy Mountain is the backdrop to Shawnigan Lake, visible from any place in the community.



*View from top of Old Baldy Mountain*

*Recommendation:*

9. ● **Improve community access to the Cowichan Valley Trail (CVT) through integration of the Shawnigan Lake community trails network with the Cowichan Valley Trail.**
- Ida Road CVT Connector
  - Millicent Road CVT Connector

*Rationale:*

While the CVT is a Regional Parks initiative, the trail is also a significant component of parks and trails in Shawnigan Lake. Shawnigan Lake directly benefits, recreationally, socially and economically from this multi-use pathway. The identification and development of key 'gateway' nodes, including signage and amenities, will help people get on and off the trail into Shawnigan Lake neighbourhoods. Ida Road and Millicent Road CVT accesses are good examples of how the Community trails network in Shawnigan Lake can be integrated with the Cowichan Valley Trail.

### *The E&N Rail Trail Initiative*

*Multiple recommendations in this Master Plan point to the development of a multi-use trail within the E&N rail corridor. The Island Corridor Foundation (ICF) is a not-for-profit organization striving to develop an inter-regional trail on Vancouver Island. The CVRD would work in coordination with ICF to see this vision through.*

#### *Recommendation:*

- 10. ● Develop a multi-use Rail/Trail connection between Mason’s Beach Park and Shawnigan Wharf Park along the E&N Rail Corridor:**

#### *Rationale:*

Mason’s Beach Park and Shawnigan Wharf Park are two important community park destinations for residents of Shawnigan Lake. The establishment of a rail/trail between these two park sites along the E&N Rail corridor is important, with expanded connection opportunities to the village core.

This trail connector would be constructed within the E&N corridor and would be of a standard similar to other sections of the E&N trail on Vancouver Island as part of the Rail/Trail Corridor accommodating all forms of non-motorized traffic.

#### *Recommendation:*

- 11. ● Develop a trail connection from Dougan Park to the proposed E&N waterfront Rail Trail.**

#### *Rationale:*

This short connector would link the existing facilities of Dougan Park with the lake, Mason’s Beach and the Village core. This connection would be short but steep.

#### *Recommendation:*

- 12. ● Upgrade Shawnigan Wharf Park to provide better separation of boating and swimming activities.**

#### *Rationale:*

Shawnigan Wharf Park is one of three beach access and swimming parks on the East side of the lake. It is currently also the location of a boat launch, which at times creates a safety conflict with the swimming area. Additionally, the park is bisected by the rail corridor, increasing the complexity of activities in the area. Shawnigan Wharf Park is situated very close to the Village, south of Masons Beach Park, and north of Old Mill Park. As with other parks in Shawnigan Lake that offer

beach access, Shawnigan Wharf Park is a popular summer destination.

*Key improvements should include:*

- Make shoreline improvements using waterfront best management practices;
- Redevelop the dock for swimming;
- Add a public washroom building.
- Determine if the outcome of the Shawnigan Lake Boat launch study can facilitate the relocation of the existing boat launch at Shawnigan Wharf Park.



*The boat launch at Shawnigan Wharf Park.*

*Recommendation:*

13. ● **Improve and extend the Silvermine Trail to connect Shawnigan Lake/Cobble Hill Road through to the Koksilah River.**

*Rationale:*

A 3.23km portion of the Silvermine trail was dedicated prior to 2008 and an additional 850m of linear park was dedicated in 2008. This trail should be developed and continued west towards the Cowichan Valley Trail and Silvermine Park on the Koksilah River through negotiations with landowners along the proposed route. This link would require an additional +/- 4km of trail dedication and routing. It would also connect the Silvermine Trail to the trail system proposed between the Shawnigan Beach Estates and Kingburne Drive.



*Silvermine Trail section completed in 2009*

*Recommendation*

14. ● **Complete upgrades to Old Mill Park through provision of washroom and change-room facilities and assess capacity for additional historical interpretation of former Mill site.**

*Rationale:*

In its current form, Old Mill Park is substantially underutilized. With the site improvements contemplated by this phased project, the use of Old Mill Park would be expected to increase. With this increased use the addition of washroom facilities would be anticipated. With the improvements to the site,

additional historic interpretation of the former mill site could be incorporated.

*Recommendation:*

**15. ● Develop a new boat launch facility if recommended by the Shawnigan Lake Boat Launch Facility Review.**

*Rationale:*

Public demand for additional locations to launch boats around Shawnigan Lake is high. If supported by the outcomes of the Shawnigan Lake Boat Launch Facility review moving forward with development of a new launch location would have high favorable support of the lake community. Noise is a common complaint from neighbours of boat launches, and sites that offer good separation are preferred.

Development of any new boat launch facilities on Shawnigan Lake must include the following to ensure effectiveness of launch site and minimize neighborhood concerns:

- A parking area for boat trailers;
- Public washroom facilities;
- Litter receptacles;
- A dock to temporarily moor boats while launching/retrieval is underway.

*Recommendation:*

**16. ● Implement Phase 2 of the adopted 2007 Shawnigan Hills Athletic Park Plan.**

*Rationale:*

The second phase of this plan provides changeroom/ washroom buildings and addition of play equipment. Described in detail in phase 2 of the 2007 plan includes:

- Play equipment for 5 – 12 year olds;
- Play equipment for younger children;
- Picnic shelter;
- Washroom/change-room building;



- Additional trails and site finishing;
- Bike racks, litter receptacles, and water fountain.



### 5.3 SECONDARY RECOMMENDATIONS (BEYOND YEAR 10)

This section outlines parks and trails capital projects that are proposed beyond the next 10 years, recognizing the capacity of the community parks budget requisition annually for Shawnigan Lake parks and trails will likely be limited to the projects outlined in Section 5.2 – Primary recommendations, and were deemed a medium priority by the community.

Unlike the Section 5.2, these ideas are not presented in a chronologically prioritized order. Rather, they are categorized as: Improvements to Existing Community Parks; Trail Development; and Recommendations for Park Acquisitions, and represent a record of community desires for the future of parks and trails in Shawnigan Lake. It is important to note that where capital budgets may allow, certain second priority recommendations could be advanced so that completion may be undertaken within the 10 year time horizon anticipated within this plan.

#### Improvements to Existing Community Parks

##### *Recommendation:*

**Undertake a community review of the 2007 Shawnigan Lake Hills Athletic Park Plan to reaffirm that the remaining improvements are still supported by the community or if changes/additions are required to address current community needs.**

##### *Rationale:*

After 10 years of operating the park, it will provide a basis for the community to reaffirm support for the remaining elements that have been identified. This project would provide:

- Tennis courts,
- Parking, and
- Park entry features.

*Recommendation:*

**Assess the addition of an outdoor theatre in either Dougan Park, the Elsie Miles School property, if acquired, or any other suitable park in Shawnigan Lake.**

*Rationale:*

Currently there are no venues in the community for outdoor concerts, plays, or other community organized events. Provided Elsie Miles School is acquired by the CVRD, there would be ample space to accommodate such a use. The outdoor theatre would have to be sited such that potential noise minimally affects neighbours.



*Examples of small amphitheatres*





## Trail Development

Trail linkage is an important component of any community parks and trails system. Currently in Shawnigan Lake, safe convenient trails for pedestrians and cyclists are limited. Trends indicate that people are becoming more interested in pursuing individual activities and personal health, and trails are one of the most effective ways to get people moving.

### *Recommendation:*

**Acquire and develop a public trail route, cognizant of the area's sensitivity, to the top of Old Baldy Mountain.**

### *Rationale:*

Old Baldy Mountain has significant values to the community as a destination hiking area, given the extent of informal trail routes. Acquiring and formalizing a designated hiking trail route (preferably in conjunction with acquisition of the larger site) would assume continued recreational access and provide the opportunity to route trail access around or away from sensitive ecosystems on the hillside.

### *Recommendation:*

**Develop a partnership with the Shawnigan Lake School to create a pedestrian/cycle trail from Shawnigan Village to the Beach Estates.**

### *Rationale:*

Past studies and public response indicated a desire to develop Shawnigan Lake as a more 'walkable' community. Shawnigan Beach Estates is one of the most densely populated areas of Shawnigan Lake. The distance between the Beach Estates and the Village is +/- 3km; however, pedestrians and cyclists currently must travel a large portion of that route on Renfrew Road, which has narrow lanes and has extensive vehicle use.

Shawnigan Lake School sits between the Beach Estates and the Village. A trail route developed in cooperative partnership that utilizes both public and school land would be an advantage to those living in the Beach Estates as well as students and staff from the school. The partnership would have to carefully route



the trail to ensure it would not impact negatively on school activities. Signage, fencing and pathway alignment would all be important considerations to develop a pathway that encourages the public to respect private school property.

*Recommendation:*

**Formalize key portions of the existing informal trail routes that connect Beach Estates to the Kingburne Drive and Ingot Drive developments.**

*Rationale:*

An informal trail network north of Beach Estates has been developed over the years, creating key connections to Kingburne Drive and Ingot Drive. Most of these trails are located on Crown lands. However, a few main connections are on private lands, which could be formalized through negotiations for dedication as public trails if/when these lands are developed through subdivision.

CVRD Parks should endeavour to identify key trail routes, and secure them as designated park or trail, especially those connections on private land as opportunities arise (i.e. dedication through subdivision, rezoning, donation etc.). Consultation with the Crown regarding the trail on Crown lands should be undertaken to determine how these trails can become part of the CVRD's community trail system. Once identified, key routes should be developed with proper surfacing, entry points and wayfinding signage.



*Kingburne Park*

*Recommendation:***Extend the E&N Rail/Trail from Shawnigan Wharf Park to Old Mill Park.**

*Along some sections, the E&N rail corridor could accommodate trails.*

*Rationale:*

Old Mill Park, Shawnigan Wharf Park and Masons Beach are three key waterfront parks adjacent to the village. Currently, each park is only accessible by road, and there is no strong connection between the parks.

Public interest for such a connection has been demonstrated on several occasions, including at the open houses for this Master plan process, in the 2007 Parks User Survey and in the 1991 Shawnigan Village Comprehensive Development Plan. A lakefront walkway between these areas would strengthen the connection between the village and the lake.

Such a trail would make use of the E&N rail corridor, as well as potentially using shoreline trail and boardwalk to create a complete trail approximately 1.25km in length.

Several road ends along the pathway route could be considered for development of shoreline access and/or viewing platforms as part of the trail initiative including:

- Shawnigan – Mill Bay Road
- Norbury Road
- Elford Road

*Recommendation:***Develop a safe walking/cycling loop around Shawnigan Lake. A trail of this magnitude will require a long-term commitment to identify and pursue key connections.***Rationale:*

Residents of Shawnigan Lake showed a strong desire to have a walking loop around the entire Lake. The concept of this trail would be to provide access between neighbourhoods, schools, recreational resources and the village for all people living around the lake. The development of such a trail should be

recognized as a long-term goal, that will require thoughtful acquisition, partnerships and development. The trail will connect with existing trails such as the Cowichan Valley Trail, Silvermine Trail and trails in Old Mill Park.

*Key components of the route will include:*

- The CVT on the west side of the lake.
- Accessible portions of the E&N Rail Corridor on the east side of the lake.
- Shoulder walkways along roads to make connections.
- Identified entry points.
- Directional signage.

A successful 'Lake Loop' would encourage tourism and economic potential, improved commuting options and safe walking/cycling connections for all residents and visitors.

*Recommendation:*

**A. Additional land acquisitions for trail improvements should occur when any of the following materializes:**

- Opportunities arise to acquire additional lands,
- Development pressures occur that trigger the acquisition of a piece of land,
- The Community expresses strong support to acquire a piece of land that they wish for establishing a trail corridor and mechanisms (i.e willing donor, funding, etc) are in place to secure the acquisition.

**B. Future priorities for trails projects include:**

Providing trail connections:

- Between Shawnigan Village and Cobble Hill Mountain Regional Recreation Area
- Along the north side of the Koksilah River from the Kinsol Trestle east to Koksilah River Community Park.

- Along Old Haul Road between the Quarry and Electoral Area A, Mill Bay/Malahat.
- Within the Norbury Road Trail ROW/Bob O'Link Trail to Treit Road.
- Between Galland Park and Shawnigan Wharf Park.

Partner with MoTI for creating a shared Roadway along:

- Elford Road
- Treit Road
- Wooden Road to Williams River Park

*Rationale:*

Connections was one of the issues mentioned most often by the public throughout this process. Many trail improvement suggestions were made. Budget restrictions do not allow all these trail connections to be completed immediately. However, these projects are worthwhile long term considerations. Additionally, land development often leads to opportunities to secure trail linkages without requiring outright acquisition. Recognizing that community demands and interests may change over time, the above list of long-term trail ideas may be consulted for future trail linkage projects in Shawnigan Lake.

*Recommendation:*

**Develop an area near Mason's Beach Park that allows for intermodal connections between cars, bikes, buses and trains. This could include secure bike storage facilities and parking areas.**

*Rationale:*

End of trip facilities are necessary to encourage the use of trail systems as part of daily commuting decisions. Parking facilities provide an opportunity for distant users to arrive at Mason's beach by car or bike and transfer to bus, rail, or walking trail. With facilities in place the flexibility of trail use is enhanced as people can:

- Arrive by car and enjoy a walk or cycle around the lake;

- Arrive by car and walk into town;
- Arrive by bike and take a bus or train into Victoria or Nanaimo;
- Arrive by bike and enjoy the park without fear of loss or damage, etc.

### Recommendations for Community Park Acquisitions

Acquisition of new parkland is important to maintain a balance between development and population growth in one's community and availability of sufficient public greenspace to protect important/valued environmental landscapes and provision of public space for a range of active and passive outdoor recreation activities and pursuits. Planned acquisition ensures that new parks and trails are selected and developed based on their contribution to the parks and trails system and the community. The following acquisition recommendations were identified through this planning process by means of reviewing existing and future potential developments as guided by the adopted *Official Community Plan*. However, it is recognized that future updates of the Shawnigan Lake OCP may bring changes to the types and level of development within the community, for which the Shawnigan Lake Community Parks and Trails Master Plan will need to be responsive and adaptable to ensure the plans, principles and objectives continue to respond in achieving the distribution and types of parks. This plan should be flexible to allow for other quality acquisitions to occur should the opportunity and funding arise.

#### *Recommendation:*

**Acquire additional parkland along upper Shawnigan Creek to protect the waterway and riparian areas upstream of the Lake.**

#### *Rationale:*

Shawnigan Creek is a significant source of water for Shawnigan Lake and care should be taken to protect this source. Shawnigan Creek Nature Park currently provides protection to the portion closest to the south end of the lake, however, further upstream there is little or no protection for the creek. The Sensitive Ecosystem Inventory (SEI) that was done on Southern Vancouver Island identified a portion of Shawnigan Creek as significant wetland. The creek runs through private ALR lands,

other private lands and eventually through Crown lands. The CVRD should strive to obtain as much land adjacent to Shawnigan Creek in order to provide a continued level of protection for water entering the Lake.

*Recommendation:*

**Acquire Crown Lands at Skrimshire Road to create a nature park.**

*Rationale*

The public process identified a portion of Crown lands located at the end of Skrimshire Road that would be an asset to the parks and trails system. Shawnigan Beach Estates is a densely developed neighbourhood, and the highly-used informal trail network that currently exists between the Beach Estates and Kingburne Road is accessed from this point. This site would ideally be maintained as a nature park, with trails and trailhead amenities added.

*Recommendation:*

**When opportunities arise to acquire land along the lakeshore of Shawnigan Lake for public access or to protect a sensitive environment, they should be considered a high priority.**

*Rationale:*

Throughout the parks and trails master planning process, additional public lakeshore was consistently identified as a priority. While much of Shawnigan Lake's shoreline is privately owned, future opportunities may arise to permit the acquisition of shoreline for park. The CVRD should monitor land opportunities along the lakeshore closely, and be prepared to act if such an opportunity arises.

*Recommendation:*

**Pursue acquisition of the following sites, as opportunities arise.**

- 3 acres adjacent to Courtenay Way Park
- Shawnigan Lake Islands

- Additional parklands on the east side of the lake
- Parkland in the Mines area
- Crown lands on Owl Road (Shawnigan Creek)
- Park near Sooke Lake Road
- Wooded lot adjacent to railway trestle on East Shawnigan Lake Road
- Land along Koksilah River – Ancient Forest (partner with BC Parks)
- Land near Wild Deer Lake

*Rationale:*

Over the long-term, acquisition of other properties should be considered for addition to the Community Parks and Trails system. When opportunities arise, properties that are at risk of being lost to development or reflect changing community priorities may become higher priority.

It is important for this Master Plan to recognize that as Shawnigan Lake develops, park priorities, opportunities and community demands will change as well. The master planning process identified a number of parks acquisition ideas. While not all these ideas could be fit into the 10-year budget plan, they should be identified and considered as future opportunities.

The above list was developed through public input during the consultation process when asked to identify areas in Shawnigan Lake as having outdoor recreation and/or environmental values to acquire for community park purposes. The above locations are shown on MAP 2 at the end of Chapter 6:

*Recommendation:*

**Priorities should be made to secure new trail linkages in existing neighbourhoods through land purchase, donation, shared roadways, rights-of-way or easements.**

*Rationale:*

There currently exists limited connection of designated trails throughout the Shawnigan Lake Electoral Area. Such trail

networks can provide safe, sustainable, non-motorized alternatives for residents to travel within and around their community whether for recreation, social or commuting purposes.

## 5.4 SYSTEM-WIDE RECOMMENDATIONS

This section presents recommendations that are related to capital planning but are not accounted for in the capital spending described in Chapter 6. Rather, they are associated with parks and trails planning and operations, and are equally important in terms of developing a comprehensive Community Parks and Trails Master Plan.

### Community Parkland Acquisition Strategy

#### *Recommendation:*

**Continue to support the existing Shawnigan Lake Community Parkland Acquisition Reserve Fund (Bylaw No. 2733) that allows strategic parkland acquisitions.**

#### *Rationale:*

From time to time strategic park acquisition opportunities may occur that allow specific properties to be purchased that can support the development of a complete and integrated community park system. Several potential acquisition sites have been identified as part of the community parks master planning process. This Community Parkland Acquisition Reserve Fund allows specific properties to be acquired over time and derives funds from:

- Residual community parks capital funding from year to year.
- 10% of annual capital expenditures for community parks to be set aside for acquisition.
- Cash-in-lieu from development activities where land for parks is unsuitable for inclusion within the park system.



*Recommendation:*

**Where opportunities for park dedication during subdivision do not coincide with the parks and trails vision or are not supported by the *Community Parks Acquisition Criteria and Rating Scheme* (Appendix F), the CVRD should accept cash-in-lieu and supplement the Shawnigan Lake Community Parkland Acquisition Reserve Fund.**

*Rationale:*

The Shawnigan Lake community has numerous parks in its system. Community parks funding does not have the capacity to develop and maintain all these parks. Care must be taken to ensure additional extraneous lands are not added if they do not contribute to the larger parks vision. Careful review of all subdivision parks dedication proposals should be undertaken, and the benefits of the proposed dedication lands be weighed against the vision and principles set out in this Master Plan and the rating scheme described in Appendix F. If the proposal does not meet these principles, cash-in-lieu should be accepted.

*Recommendation:*

**Update the CVRD park disposition policy and initiate public process to decommission and sell extraneous, underutilized park properties. Funds generated should be placed in the Parkland Acquisition Reserve Fund.**

*Rationale:*

Throughout the years many small, underutilized park spaces have been formed in Shawnigan Lake. These parks typically offer little in terms of recreational value or environmental value. Leonard Park is an example of such a park in Shawnigan Lake that could be suggested for disposition because of its small size and lack of potential uses.

*Recommendation:*

**In the long-term, park management plans should be completed for specific parks which are anticipated to have complex or multiple use issues, development of such plans provide the context for development, management, operation and funding support.**

*Rationale:*

Shawnigan Lake has a large number of properties within its parks and trails system. Many of these properties have been dedicated over the years, but have not been developed into recreational spaces likely due to budget constraints, even though the neighbourhoods could benefit from additional recreational resources.

Park management plans should be considered in:

- Old Mill Park
- Expanded Dougan Park (Addition of Elsie Miles)
- Shawnigan Wharf Park
- Shawnigan Hills Athletic Park
- West Shawnigan Lake Park

## Park Operations

Park operations recommendations apply to the overall parks and trails system. These recommendations fall under: Codes of Conduct; Policies and Partnerships; and Programs and Guides.

### Codes of Conduct

#### *Recommendation:*

**Work with other regulatory agencies to develop an Educational Code of Conduct for boaters on Shawnigan Lake to be posted at CVRD boat launch sites.**

#### *Rationale:*

Recreational motorized boating is a favourite use of Shawnigan Lake. However, boat wakes can have environmental impacts. Studies show that motorized watercraft operated at high speeds in shallow waters can stir up lake sediments; prevent light from getting to aquatic plants; as well as increase and distribute nutrients and contaminants. The West Arm of the lake and the area between Verlon Road and Bell-Irving Road were two areas identified by the public that could benefit from having slower boat speeds.

Although the lake is not directly part of the community park system, its use and enjoyment is a core part of the recreational experience in Shawnigan Lake. Boaters also frequent community parks, launch facilities, and waterfront access points.

A code of conduct can provide information to boaters on existing bylaws and rationale for adhering to the code, including:

- Boat launch and parking facilities
- Noise and times of use
- Boat wakes and impacts on shores
- Water quality impacts
- Regulatory and enforcement activities



*View up Shawnigan Lake*

*Recommendation:*

**Develop a Trails Code of Conduct that describes expectations for trail users.**

*Rationale:*

The Community Parks and Trails Master Plan includes an extensive network of established and backcountry trails. Some trails are located on road right-of-ways, working landscapes, or even private land. Maintaining these connections will require a high degree of cooperation between all landowners. This code of conduct may include:

- A review of codes from other jurisdictions;
- Development of policies for multi-use trails;
- Review and modifications based on consultation with stakeholders;
- Development and distribution of a trail brochure;
- Presentations to key trail user-groups to encourage adoption of the trail code.

*Recommendation:*

**Develop a Code of Conduct guiding expectations for Pets and their owners in CVRD Parks.**

*Rationale:*

Education about the expectations of pets and their owners is a first step in the development of this strategy. It is true that most people will do what is asked if they know what is being asked, and why. A “Pet’s in Parks” code of conduct can identify appropriate dos and don’ts and provide a common starting point for users.

Many examples of Pet Codes have been developed in other park jurisdictions. As might be expected, these all have much in common. For example, a code may:

- Be written in a memorable way using a humorous or poetic style;



*Example of doggie sign*

- Be illustrated with original artwork from local artisans or school children;
- Be designed and published with the support of local commercial interests, i.e. groomers, boarder, or suppliers.

## Policies and Partnerships

### *Recommendation:*

**Develop Community Park Revenue Generation Policies, including direction for implementation with the parks and trails system at Shawnigan Lake.**

### *Rationale:*

A revenue generation plan is important to provide consistency in all areas of parks; however, most importantly for various recreational programs in parks, such as sports field bookings and boat launch use. The policy would be intended to provide consistency in assessing and determining application of fees and charges, as appropriate for specific activities and users of local parks.

### *Recommendation:*

**Develop a policy on Donations and Commemorative Gifting.**

### *Rationale:*

Public response indicated a desire to see additional amenities available in parks. Some existing park amenities have become outdated or degraded due to vandalism. Updated design of these amenities and consistent high quality of these elements will add to the community character of Shawnigan Lake and will reduce maintenance and replacement costs over the long term.

Many communities use a Commemorative Gifting Program to increase the number of amenities available to the public.

Through such programs, a consistent design with donor information can be funded and planned for the community. Such a program requires commitment for development and marketing by CVRD staff.



*Recommendation:*

**Develop an operational response plan to deal with fire risk in parks.**

*Rationale:*

The CVRD received Provincial Grant funding for a Fuel Management Pilot Project in Silvermine Park to establish a program for reducing and managing fuel hazards in other CVRD community parks. Similarly, other Regional Districts in British Columbia have started thinking more seriously about how to maintain parks and trails so as to limit the risk of interface fires. Community park planning, design and management can contribute to reducing fire risk locally and regionally.

The province has prepared a report that speaks directly to the issue of interface fires; how to reduce the threat as well as emergency response. The report can be found at:

<http://www.2003firestorm.gov.bc.ca/firestormreport/default.htm>

*Recommendation:*

**Expand and support community partnerships between the CVRD and public/private schools; sports associations; trail groups, equestrian groups; and others.**

*Rationale:*

Shawnigan Lake already has a history of excellent collaboration among community organizations. Whether it is the management of Elsie Miles School or the cooperative use of sports fields and trails, there are many mutual and overlapping benefits for organizations in service delivery partnerships.

The community parks program should proactively seek out formal and informal partnerships that can provide for increased park use and share some of the operational mandate for community parks. Example of collaborative efforts could include:

- Coordinated facility bookings;
- Seasonal use agreements that accommodate usage peaks throughout the year;



*Fuel Management in Shawnigan Hills Athletic Park, 2009*



*Fuel Management in Old Mill Park, 2009*

- Shared facility security, surveillance, reporting, and enforcement;
- Joint community liaison;
- Collaborative volunteer activities.

*Recommendation:*

**Review Shawnigan Lake trail plans with local students, the general public and other community groups in Shawnigan Lake.**

*Rationale:*

Building partnerships and opening dialogue with students and other community groups will ensure that significant connections are incorporated into trail network plans. Encourage participation of community groups and local schools in reviewing and updating the Shawnigan Lake trails plan. This review may include an annual community trail workshop to review and update the Regional District's community trails database.

*Recommendation:*

**Work with the Ministry of Transportation and Infrastructure to develop signage and directional markings for Shared Roadways.**

*Rationale:*

Shawnigan Lake is a small community spread out around the perimeter of the lake. Historically the road network has provided important connections between homes, schools and local businesses. As the community grows there is an incremental increase in the volume and speed of traffic so that walkers and cyclists are less comfortable using roads as part of a community trail network. Roadway markings that indicate a special designation would remind drivers that they should expect to see walkers and cyclists using certain roads.



## Programs and Guides

### *Recommendation:*

**Encourage the growth of the CVRD Parks Volunteer program in the Shawnigan Lake community.**

### *Rationale:*

Communities throughout BC have seen tremendous support for parks and trails, with volunteers providing: passive reconnaissance and reporting, park and trail maintenance, and park programming. Where these programs have been most successful there has been a recognition of the need to provide staff resources to support volunteer efforts. Staff support may include:

- **logistical** – arranging for hand tools or litter removal after a park clean-up; or
- **organizational** – providing a centralized web resource for volunteer opportunities or simply saying thank you on behalf of the community.

In all cases, modest investments of staff resources can be shown to provide significant paybacks in achieving the visions of the community and Park Commission.

The CVRD's regionally directed Volunteer in Parks program (found at <http://bccowichanvalley.civicplus.com/index.asp?nid=278> ) invites the participation of Park Wardens. This program has started but could be expanded to include more opportunities for community park volunteers. Examples of Volunteer in Parks programs that are being done on a small basis in other CVRD Electoral Areas may include:

**Park Volunteers** – Individuals or groups who accept an overall responsibility to encourage positive community activity within a specific park. They may be responsible for organizing occasional park clean-up activities, park events and programming, or reporting vandalism or other circumstance that requires Parks Staff action. Example of resources for Park Volunteers may include:



- Volunteers may have access to a CVRD web resource that allows them to easily report current activities in a way that staff and other 'volunteers' can easily review;
- Volunteers may be invited to occasional training opportunities or special recognition events;
- Volunteers would be given a specific detailed description of their role.

**Program Volunteers** – Groups or individuals with a specific interest that may be applied throughout the community park system. Many examples currently exist where sports associations assist in field or facility maintenance. This model could be expanded to provide increased volunteerism for services such as: trail maintenance, invasive plant species removal, and guided nature walks.

*Recommendation:*

**Prepare a local map and guide showing pedestrian or cycling 'commuter' pathway corridors within the Shawnigan area.**

*Rationale:*

This guidebook may initially highlight the value of shared roadways within the Shawnigan Lake Community. It may be distributed as a mail out to residents or as a rack brochure exclusively displayed by local businesses. An illustrated map could be a feature specific to historical facts and local artwork in Shawnigan Lake. Funding could be provided through advertisements featuring local businesses. In this way the guide is not only an informational tool, it can also be a source of local pride.

## **Park Stewardship**

Park stewardship ensures that all changes, policies and management of parks is done in a sustainable manner that respects natural systems, while maximizing human enjoyment.

*Recommendation:*

**Develop an Environmental Management Strategy in collaboration with the CVRD's Environmental Division for Community Parks.**



*Clean beaches are often due to the efforts of local volunteers.*



English Ivy spreading from private property onto Public land



Ancient Forest – Koksilah River



Giant Hogweed on CVT near Sooke Lake Road

*Rationale:*

Public process indicated a desire to see protection and improvement of the area’s natural character. An Environmental Management Strategy for the entire Electoral Area will help set priorities and strategically plan how protection, improvement and maintenance can collectively ensure longevity of the area’s environment. Components to be included or referenced within the Environmental Management Strategy include:

- Water conservation with respect to irrigation in community parks and other water conscious strategies.
- A vegetation management plan that preserves sensitive ecosystems, unique habitats and significant ecological sites.
- An urban forestry plan that addresses tree management in parks.
- A wildlife management plan that addressed how to minimize conflicts with people.

*Recommendation:*

**Develop and implement a long-term invasive species management plan for community park sites in Shawnigan Lake.**

*Rationale:*

Invasive species are non-native plants and animals that have established themselves in existing natural areas. These species are generally very aggressive and are a significant threat to natural ecosystems all over Vancouver Island and beyond. The BC Ministry of Forests and Range states that “Invasive plants are a threat to our native environment and are recognized globally as the second greatest threat to biodiversity.”

The Management Plan should include:

- identification of key parks and trails for invasive species management;
- a regular, efficient maintenance schedule; and
- an implementation plan.

In order to support Shawnigan Lake's native flora and fauna and support the integrity of natural environments, invasive species management should be an important component of parks and trails management. Targeted invasive species management should be undertaken in:

- Old Mill Park (English Ivy removal)
- Sooke Lake Road Community Forest (Broom removal)
- Stebbings Road Community Forest (Broom removal)
- Other parks identified as having invasive species concerns

*Recommendation:*

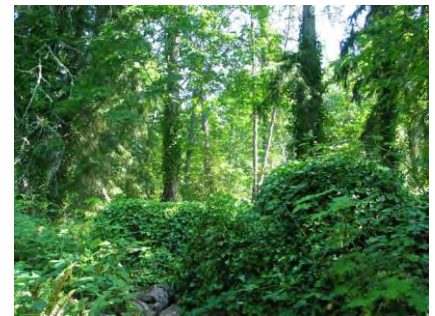
**Work with other CVRD Departments to educate residents about "living by water" principles, invasive species management, and important environmental processes that occur in community parks.**

*Rationale:*

By working with other Departments within the CVRD, the Parks and Trails Staff can organize and promote environmental stewardship programs within community parks. Such programs can develop community awareness of not only how environmental sustainability can be achieved within local parks, but that such actions can also be applied to lands (i.e residential, private etc.) throughout the community. Multiple resources provide information and support for sensitive aquatic design. Many private land owners develop around water without fully understanding the impacts of their actions. The CVRD can help members of the community access valuable resources, which will help them make responsible decisions.

Promote and make resources readily available through:

- Interpretive Signage.
- Information on the CVRD Website.
- The development and distribution of a "living by water" information brochure.
- The development and distribution of an invasive species brochure.



*Old Mill Park – English Ivy covering historical artefact*

- Arranging, supporting and/or developing community “living by water” workshops and programs.
- Arranging, supporting and/or developing community invasive species removal workshops or volunteer programs.

Multiple resources exist that can provide information, support and funding opportunities:

- The Living By Water Project has a mission of “working towards healthier human and wildlife habitat along the shorelines of Canada.” The Project supports groups, agencies and individuals by providing services and materials related to shoreline stewardship.  
[www.livingbywater.ca](http://www.livingbywater.ca)
- The Province of BC’s Stewardship Series developed a publication titled Access Near Aquatic Areas: A Guide to Sensitive Planning, Design and Management. This document provides a guide to balancing conservation with development of recreational space.  
[dev.stewardshipcanada.ca/sc\\_bc/stew\\_series/NSCbc\\_stewseries.asp#access](http://dev.stewardshipcanada.ca/sc_bc/stew_series/NSCbc_stewseries.asp#access)
- The Invasive Plant Council of BC is a non-profit society working to minimize the negative ecological, social, and economic impacts cause by the introduction, establishment and spread of invasive plants. The IPCBC is an extensive information source for identifying, monitoring and controlling invasive species, including T.I.P.S. a series of publications that focuses on Integrated Pest Management of common invasive plant species.  
[www.invasiveplantcouncilbc.ca](http://www.invasiveplantcouncilbc.ca)
- The Coastal Invasive Plant Committee is another non-profit society that mainly focuses on coastal British Columbia.  
[www.coastalinvasiveplants.com](http://www.coastalinvasiveplants.com)



- The Ministry of Forests and Range hosts the Invasive Alien Plant Program Application, a database for invasive plants in BC. It holds information about where invasive plant colonies have been identified in BC's communities.

[www.for.gov.bc.ca/hra/Plants](http://www.for.gov.bc.ca/hra/Plants)



*Shawnigan Wharf Park*



*Williams River Park*

## 6. IMPLEMENTING THE PARKS STRATEGY

### Parks & Trails Capital and Operating Budget Priorities

Planning for the future of parks and trails in Shawnigan Lake requires an understanding of the funding mechanisms which supports the program. Funding for maintenance of existing park facilities, as well as large and small capital projects is important for the long term sustainability of a well managed parks and trails system that meets the needs and desires of the community. Long term planning establishes priorities for parks and trails to provide guidance to the annual allocation of funds. These priorities are a guide and some measure of flexibility is built into this Community Parks and Trails Master Plan for changes in community priorities over the years.

*Table 18. Shawnigan Lake Community Parks and Trails Capital and Operating Budget 2010*

<b>Table 18. 2010 Shawnigan Lake Community Parks Budget</b>	
<b><u>Funding Sources (2010)</u></b>	
• 2010 Tax Requisition for Shawnigan Lake Community Parks	\$370,000
• Shawnigan Sports Field Rental Fees	\$ 2,000
• 2009 Unspent Surplus Carry forward <sup>1</sup>	\$200,396
• Transfer from Shawnigan Lake Community Parks Reserves	\$105,000
• Property Acquisition Loan <sup>2</sup>	\$390,000
<b>Available Funding Sources for 2010</b>	<b>\$1,067,396</b>
<b><u>Planned Expenditures (2010)</u></b>	
• Parks Operations and Maintenance	\$142,336
• Summer Playground Program	\$ 6,925
• Elsie Miles School Site Purchase Contribution <sup>3</sup>	\$545,000
• Shawnigan Hills Athletic Park (Phase 1 Development)	\$298,261
• Masons Beach Park Improvements	\$ 10,469
• Minor Capital Projects	\$ 20,905
• Loan Repayment (Elsie Miles Purchase)	\$ 43,500
<b>Planned Expenditures Total 2010</b>	<b>\$1,067,396</b>

<sup>1</sup> Unspent 2009 project funding carried forward for the Shawnigan Hills Athletic Park Phase I project

<sup>2</sup> Loan would only be drawn upon at time of property purchase

<sup>3</sup> Property purchase intended to be cost-shared with Shawnigan Lake Community Centre

In order to successfully implement this long term community parks and trails strategy, priorities were defined for the capital projects to be implemented in the first 10 years of the Parks and Trails Master Plan. A detailed summary of these priorities that are planned for the community are identified in Table 19.

Prioritization was required for these capital projects as not all are achievable within a 10-year time horizon given the level of annual funding support for the Parks and Trails program. As the community grows, priorities can change therefore it is important for this plan to be dynamic and flexible. The plan should be reviewed every 5 years by the local Parks and Recreation Commission to assess whether the goals and vision are being achieved or whether the priority rating should be adjusted.

This summary Table 19 is based on the annual parks capital planning budget. The highest priority projects that could be completed from 2010 to 2020 are identified below.

Table 19: Project priorities from 2010 – 2020

Project	Capital Budget \$201,834	Base Year 2010 Capital Budget Total	Construction Inflation (%)	Construction Start Period	Construction End Period	Priority	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Beyond 10 yrs	Capital Budget Total w/ Inflation								
							1 Annual Capital Budget	2 Annual Capital Budget	3 Annual Capital Budget	4 Annual Capital Budget	5 Annual Capital Budget	6 Annual Capital Budget	7 Annual Capital Budget	8 Annual Capital Budget	9 Annual Capital Budget	10 Annual Capital Budget	11 Remaining Capital Budget									
Elsie Miles School acquisition (loan repayments)	\$438,000	\$438,000	0.00%	1	5	5	\$ 43,500	\$ 87,600	\$ 87,600	\$ 87,600	\$ 87,600	\$ 44,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 438,000							
Shawnigan Hills Athletic Park (Phase 1)	\$650,000	\$650,000		1	4	4	\$ 288,261	\$ 162,500	\$ 162,500	\$ 26,739	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,000							
Masons Beech Park	\$10,469	\$10,469		1	1	1	\$ 10,469	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,469							
Shawnigan Wharf Park (Phase 1)	\$13,000	\$13,000		5	5	1	\$ -	\$ -	\$ -	\$ 13,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,000							
Old Mill Park (Phase 1)	\$104,751	\$104,751		5	5	1	\$ -	\$ -	\$ -	\$ 104,751	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 104,751							
Dougan Park to E&N waterfront Rail/Trail	\$10,140	\$10,140		5	5	1	\$ -	\$ -	\$ -	\$ -	\$ 10,140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,140							
Cowichan Valley Trail (Community Connector)	\$14,747	\$14,747		5	5	1	\$ -	\$ -	\$ -	\$ -	\$ 14,747	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,747							
Shawnigan Wharf to Masons	\$150,150	\$150,150		6	7	2	\$ -	\$ -	\$ -	\$ -	\$ 75,075	\$ 75,075	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,150							
Shawnigan Wharf Park (Phase 2)	\$234,338	\$234,338		6	8	3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,113	\$ 78,113	\$ 78,113	\$ -	\$ -	\$ -	\$ -	\$ 234,338							
Shvernine Trail	\$156,694	\$156,694		6	7	2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,347	\$ 78,347	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 156,694							
Old Mill Park (Phase 2)	\$190,320	\$190,320		8	9	2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,160	\$ 95,160	\$ -	\$ -	\$ 190,320								
New Boat Launch Facility	\$141,382	\$141,382		8	9	2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,691	\$ 70,691	\$ -	\$ -	\$ 141,382								
Shawnigan Hills Athletic Park (Phase 2)	\$650,000	\$650,000		9	13	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 201,834	\$ 448,166	\$ 650,000								
<b>Total (Year 0-10)</b>							Project Cost \$ 562,230	2009 Capital Funding Carryforward \$ 150,396	2010 Capital Budget value \$ 201,834	2011 Capital Budget value \$ 201,834	2012 Capital Budget value \$ 201,834	2013 Capital Budget value \$ 201,834	2014 Capital Budget value \$ 201,834	2015 Capital Budget value \$ 201,834	2016 Capital Budget value \$ 201,834	2017 Capital Budget value \$ 201,834	2018 Capital Budget value \$ 201,834	2019 Capital Budget value \$ 201,834	Beyond 10 yrs Remaining Capital Budget \$ 448,166	Difference \$ (0)	\$ (48,266)	\$ (48,266)	\$ (30,256)	\$ (42,150)	\$ (35,983)	\$ (147,080)



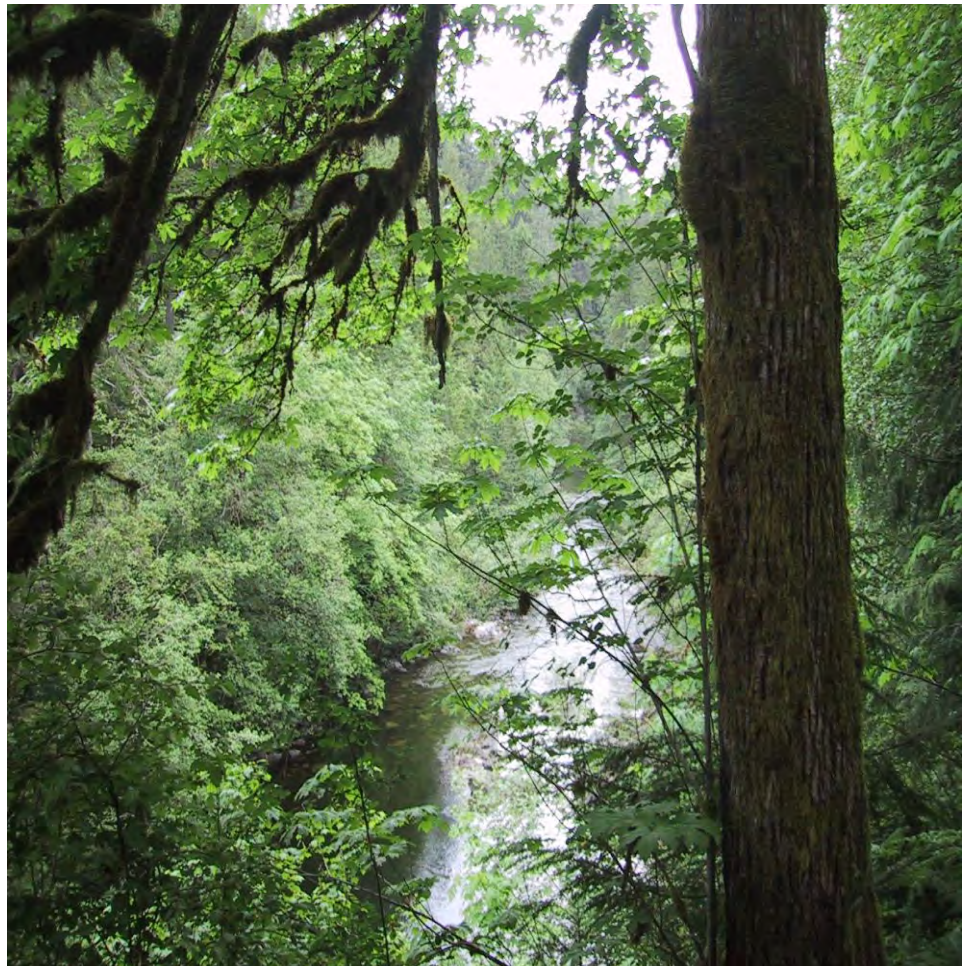
*Table 20. Summary of unit costs for budget estimates*

Component	Unit	Quantity	Budget Price / Unit
<b>Playing Fields</b>			
New Soccer Field	sq.m.	6000	\$ 98.00
Soccer field renovation	sq.m.	6000	\$ 35.00
New ball field	sq.m.	8000	\$ 65.00
Ball field renovation	sq.m.	8000	\$ 35.00
Manicured grass/tree landscape	sq.m.	100	\$ 44.00
Manicured shrub/tree landscape	sq.m.	100	\$ 77.00
Naturalized grass/tree landscape	sq.m.	100	\$ 19.00
Naturalized shrub/tree landscape	sq.m.	100	\$ 42.00
Selective pruning/dangerous tree clearing	sq.m.	100	\$ 5.00
Fire protection native woods	sq.m.	100,000	\$ 0.20
Invasive Plant Management	sq.m.	100	\$ 0.65
Green Shore restoration	sq.m.	100	\$ 133.00
<b>Infrastructure</b>			
New playground (10x15m)	sq.m.	150	\$ 324.00
Playground renovation (10x15m)	sq.m.	150	\$ 298.00
Paved playing court	sq.m.	400	\$ 157.00
Outdoor theatre	sq.m.	400	\$ 15.00
Waterplay park	sq.m.	900	\$ 416.00
Designated swim area	sq.m.	900	\$ 10.00
Fence	l.m.	10	\$ 183.00
Bollards	l.m.	10	\$ 58.00
Bench, table, bike rack on concrete pad	each	1	\$ 3,294.00
Drinking fountain	each	1	\$ 8,548.00
Litter receptacle on concrete pad	each	1	\$ 1,736.00
Picnic shelter and table	sq.m.	24	\$ 423.00
Concrete barrier	each	1	\$ 325.00
Lookout with wooden handrail	sq.m.	100	\$ 1,470.00
Washroom building	each	1	\$ 84,760.00
Composting toilet	each	1	\$ 3,120.00
Maintenance shed (50m <sup>2</sup> )	each	1	\$ 87,373.00
Irrigation system	sq.m.	50	\$ 16.00
Village plaza (hard landscape area)	sq.m.	400	\$ 227.00
Parking area (asphalt with curb & lighting)	stall	20	\$ 2,863.00
Kayak/Canoe float	each	1	\$ 70,208.00
Tidewater headway flooding resolution	each	1	\$ 975,000.00
Historic restoration	each	1	\$ 20,800.00
Dock (New or replacement)	each	1	\$ 65,000.00
New boat launch	each	1	\$ 45,500.00
Park plan	hectare	1	\$ 13,000.00
Park development	hectare	1	\$ 650,000.00
Earthworks/grading	sq.m.	100	\$ 7.00
<b>Trails and Linkages</b>			
Multi-use paved trail (4 m asphalt)	l.m.	500	\$ 300.00
Shoulder walkway	l.m.	500	\$ 163.00
Shared roadway	l.m.	500	\$ 4.00
Local trail (2 m gravel surface)	l.m.	500	\$ 33.00
Nature trail (1.2 m gravel surface)	l.m.	500	\$ 20.00
Concrete stair or ramp (2 m wide with metal handrail)	riser	1	\$ 749.00
Wood stair (1.2 m wide with handrail)	riser	1	\$ 485.00
Boardwalk/pedestrian bridge (2 m with handrail)	l.m.	10	\$ 3,825.00
Underground tunnel crossing (5 m wide)	l.m.	10	\$ 9.00
Trail overpass (4 m wide with metal handrail)	l.m.	10	\$ 8,284.00
Pedestrian/cyclist at grade street crossing	each	1	\$ 7,771.00
<b>Signage</b>			
Gateway entrance	sq.m.	100	\$ 151.00
Pedestrian gateway	each	1	\$ 1,560.00
Vehicle gateway	sq.m.	100	\$ 151.00
Park entrance sign	each	1	\$ 3,434.00
Park interpretive signs and shelter	each	1	\$ 12,505.00
Park directional signs and markers	each	1	\$ 445.00

Table 20 identifies the unit costs estimated to calculate the budgeted amounts for each park by year from Table 19.

### Maintaining Community Parks and Park Amenities

While the majority of park maintenance funds come from the community parks operating budget, some costs are supplemented with fees charged to use special use facilities, and/or volunteers who donate their time. Grant funding opportunities for various programs are also continuously sought after by the Regional District to supplement community parks budgets.



*View of the Koksilah River from Kingburne Park*

## 7. SOURCES

- Agricultural Land Commission. 2008. About the Agricultural Land Reserve. [http://www.alc.gov.bc.ca/alr/alr\\_main.htm](http://www.alc.gov.bc.ca/alr/alr_main.htm)
- BCHLA. 2007. BC Healthy Living Alliance Physical Activity Strategy. [http://www.bchealthyiving.ca/physical\\_activity\\_March\\_2007](http://www.bchealthyiving.ca/physical_activity_March_2007).
- BC Recreation and Parks Association (BCRPA). 2008. A strategic plan for the parks, recreation and culture sector of British Columbia.
- BC Stats. 2007. 2006 Census Profile Cowichan Valley B, RDA. [www.bcstats.gov.bc.ca](http://www.bcstats.gov.bc.ca)
- CitySpaces Consulting Inc. 1996. CVRD South Sector Parks Strategy.
- CMHC. 2008. Preliminary Housing Start Data. <http://www.cmhc-schl.gc.ca/en/inpr/homain/stda/index.cfm>.
- CVRD. 2008. South Cowichan Housing Analysis.
- CVRD. 2007. Shawnigan Lake Parks and Open Space User Survey Summary of Results.
- CVRD. 2004. Shawnigan Lake Road End Study (Draft) – Also consulted the 1978 Road End Study
- CVRD. 1986. Shawnigan Lake Official Community Plan. Bylaw No. 1010.
- Griggs & Associates and Thomas Consultants Inc. 1991. Shawnigan Lake Village Development Plan.
- Living By Water. 2008. <http://www.livingbywater.ca/>
- Ministry of Environment. 2007. Environmental trends in British Columbia. [www.env.gov.bc.ca/soe/](http://www.env.gov.bc.ca/soe/)
- Ministry of Environment. 2004. Sensitive Ecosystems Inventories. East Vancouver Island & Gulf Islands Publications, Maps and Data [http://www.env.gov.bc.ca/sei/van\\_gulf/publications.html](http://www.env.gov.bc.ca/sei/van_gulf/publications.html)

Planistics Management Inc. and Schmidt & Associates. 1996.  
South Cowichan Restructure Study.

Shawnigan Lake Child Play Spaces Study. no date.

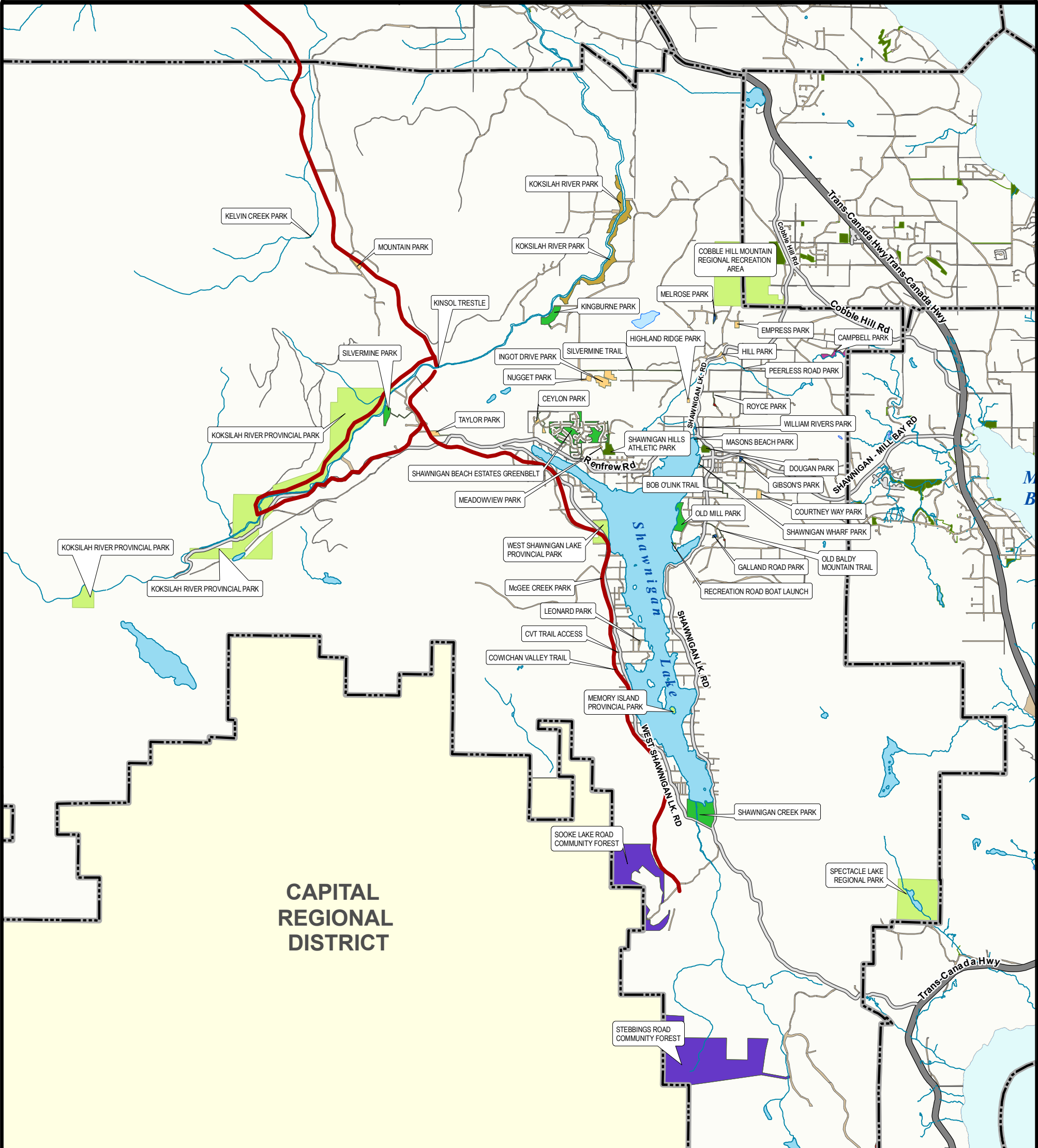
South Cowichan OCP Background Study. 2007. Cobble Hill –  
Shawnigan Lake Community Profile: shared past, common  
future.

Statistics Canada. 2006. Family Portrait: Continuity and Change  
in Canadian Families and Households in 2006.

Statistics Canada. 2008. Culture and Leisure.  
[http://www41.statcan.ca/2007/3955/ceb3955\\_000\\_e.htm](http://www41.statcan.ca/2007/3955/ceb3955_000_e.htm)



# SHAWNIGAN LAKE COMMUNITY PARKS AND TRAILS B17 MASTER PLAN



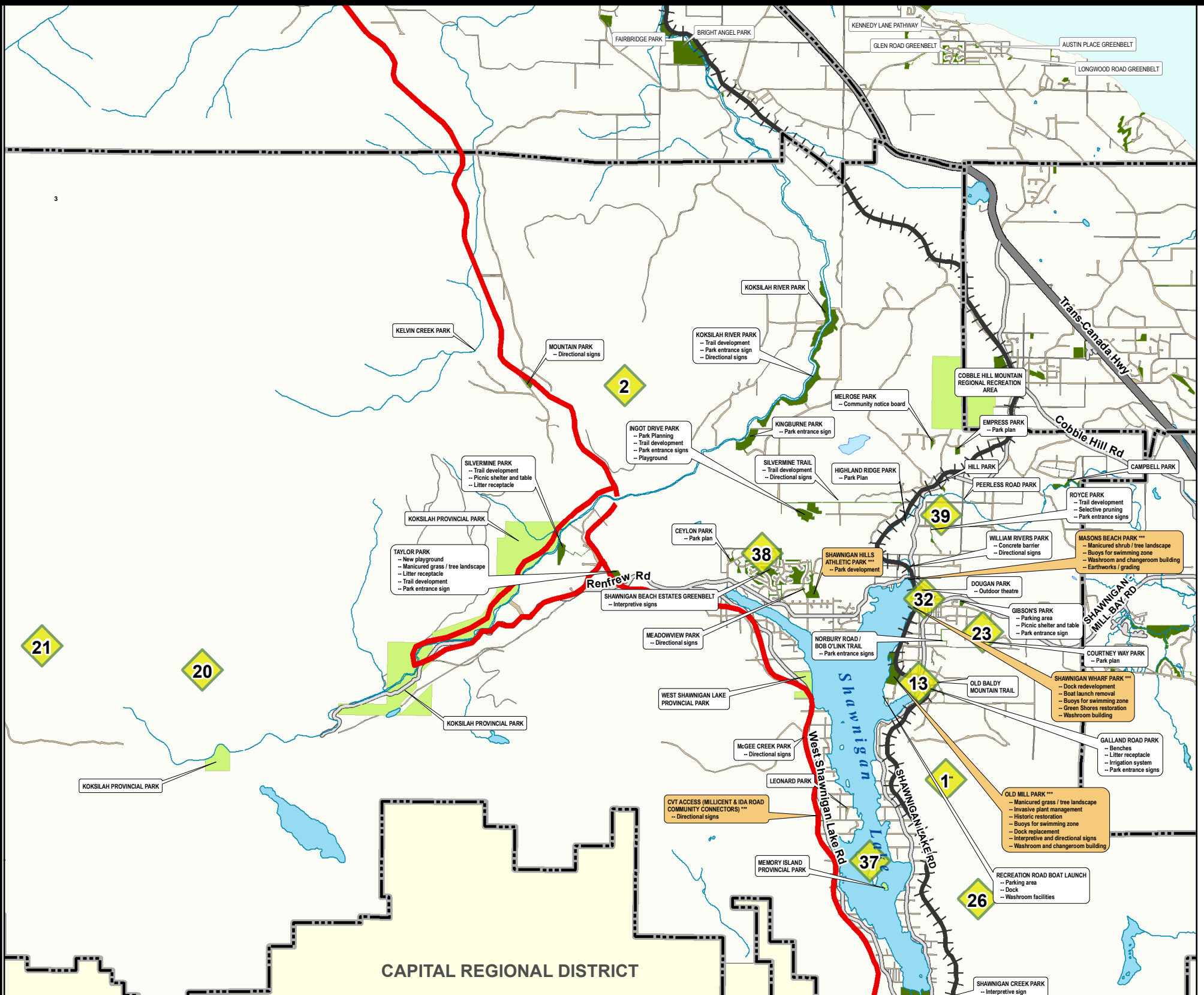
CAPITAL  
REGIONAL  
DISTRICT

**MAP 1: EXISTING PARKS IN SHAWNIGAN LAKE**

- | Existing Shawnigan Lake Community Parks |                      | Other Parks                                   |
|-----------------------------------------|----------------------|-----------------------------------------------|
| Community Forest                        | Neighbourhood Park   | CVRD Community Park                           |
| Community Park                          | River Corridor Park  | Provincial/Regional Park/CVRD Recreation Area |
| Lakefront Park                          | Special Purpose Park |                                               |
| Linear Park                             | Undefined Park       |                                               |
| Nature Park                             |                      |                                               |



# SHAWNIGAN LAKE COMMUNITY PARKS AND TRAILS B17 MASTER PLAN



**MAP 2: POTENTIAL FUTURE COMMUNITY PARKS  
IN SHAWNIGAN LAKE**

**Existing Parks**

- CVRD Community Park
- Provincial/Regional Park/Regional Recreation Area

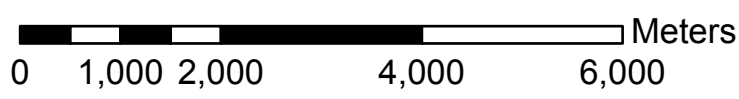


**Potential Future Community Parks**

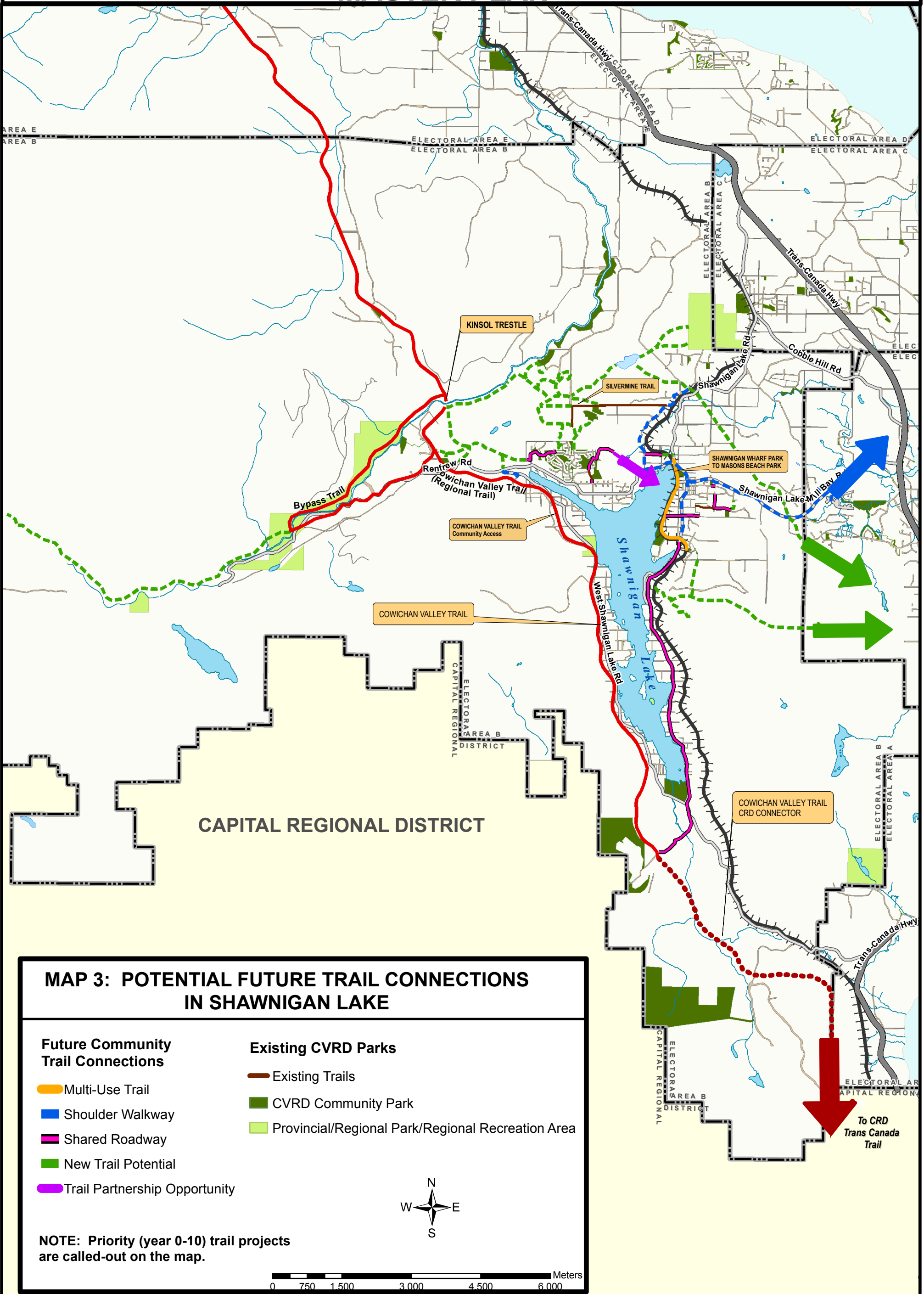


ID #	Location	ID #	Location
1	Old Baldy Mountain	26	Lands East of Shawnigan Lake
2	Mines Area	28	Additional Parkland at South end of Lake
13	Lot adjacent to Trestle over Shawnigan Lake Road	32	Elsie Miles School
18	Sooke Lake Road Park	37	Shawnigan Lake Islands
20	Eagle Bluffs	38	Skrimshire Road
21	Ancient Forest	39	Owl Road
23	Adjacent to Courtney Way Park		

High Priority Projects \*\*\*



# SHAWNIGAN LAKE COMMUNITY PARKS AND TRAILS B17 MASTER PLAN









**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW No. 3669**

**A Bylaw to Adopt the Electoral Area C – Cobble Hill  
Community Parks and Trails Master Plan**

---

---

**WHEREAS** the Board of Directors of the Cowichan Valley Regional District adopted CVRD Bylaw No. 2670 – Electoral Area C Community Parks Service Establishment Bylaw, 2005 for the purpose of providing community parks and trails;

**AND WHEREAS** the Board of Directors deems it necessary to adopt a Community Parks and Trails Master Plan for Electoral Area C – Cobble Hill to provide an overall strategy for the planning, acquisition and management of community parks and trails within Electoral Area C – Cobble Hill;

**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. 3669, Electoral Area C – Cobble Hill Community Parks and Trails Master Plan Bylaw, 2012**".

2. The Cobble Hill Community Parks and Trails Master Plan, marked as "Schedule A" attached hereto and forming part of this bylaw is hereby designated as the Electoral Area C – Cobble Hill Community Parks and Trails Master Plan.

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

# *Cobble Hill*



## *Community Parks and Trails Master Plan*

**Prepared for:** Cowichan Valley Regional District Parks, Recreation and Culture Department



*October 2012*



Prepared by: HB Lanarc Consultants Ltd.



## ACKNOWLEDGEMENTS

We are very pleased to submit the Cobble Hill Community Parks and Trails Master Plan. This plan has been prepared for the Cowichan Valley Regional District (CVRD) by HB Lanarc Consultants Ltd. The project was conducted with the assistance of CVRD Parks and Trails staff, Tanya Soroka and Brian Farquhar, with additional support from CVRD parks and trails staff. Their commitment and interest have been central to the development of this plan.

Collaboration with the Cobble Hill Parks and Recreation Commission was instrumental in the development of the Cobble Hill Community Parks and Trails Master Plan. The members’ vision, observations and ideas provided meaningful input and helped form the basis of the report.

### **Cobble Hill Parks and Recreation Commission Members:**

Gerry Giles – Area C Director	Bill Turner
John Krug, Chair	Alan Seal
Gord Dickenson	Ruth Koehn
Lynn Wilson	Dennis Cage
Keith Bartwick (past member)	Richard Shaw (past member)
Peter Wilkinson (past member)	Linden Collette (past member)
Sebrina Benson (past member)	Ian Sparshu, (past member)

Throughout the planning process, Cobble Hill residents gave their time and perspectives – by attending open houses and completing public response forms. Thank you for your thoughtful insights and ideas.

## EXECUTIVE SUMMARY

This Community Parks and Trails Master Plan was initiated for the community of Cobble Hill (Electoral Area C) by the Cowichan Valley Regional District and the Cobble Hill Parks and Recreation Commission in spring 2008. The purpose of this plan is to set direction and priorities for community parks and trails in Cobble Hill over the next 10 to 20 years. This plan outlines parkland acquisition opportunities and trail linkages within the community that should be considered alongside future development and to ensure an ecologically and socially cohesive network of parks and trails are accessible to residents and visitors, now and into the future.

In developing the Community Parks and Trails Master Plan, public input was sought through open houses and public response forms. The ideas and priorities for Cobble Hill's parks and trails presented in this plan are based on input from the public, the Parks and Recreation Commission and CVRD Parks and Trails staff.

Each of the recommendations presented in Section 5 of this document were measured against the vision to determine the overall value it provides for the community parks and trails system. Each recommendation was weighed against the four key principles set out in the vision:

- Provide a variety of outdoor recreational opportunities,
- Protect natural ecosystems and feature representative landscapes,
- Link communities, and
- Enhance livability.

### Priority Recommendations (Year 1-10)

1. Develop Quarry Nature Park to increase the park's ability to accommodate an expected increase in visitors each and create more of a Neighbourhood Park as defined in the plan.

Preserve, restore and enhance the natural flora within the park and use Quarry Nature Park as a primary location for displaying historic restorations.

*"The residents of Cobble Hill value the rural nature of their community and wish to enrich its historic charm by securing in perpetuity a network of community parks and trails to provide a variety of outdoor recreational opportunities, protect natural ecosystems, feature representative landscapes, link our communities and enhance livability within Cobble Hill and South Cowichan."*

2. Design and develop the former BC MoT Public Works Yard site, now Cobble Hill Common, into a functional space as a central public feature to the village.
3. Enhance connectivity within the community while protecting the sensitive ecosystem in Watson Park.
4. Develop village roadside pathway for connectivity of Cobble Hill Common and Memorial Park through the village to nearby Cobble Hill community parks (Watson Park, Fairfield Road Park, and Quarry Nature Park/Train Station).
5. Develop a nature park at Lefran Road/Garnet Creek to protect the natural ecosystem around Garnet Creek and allow community access.
6. Develop a partnership with the *Northwest Wildlife Preservation Society* for creating low impact community access for educational and environmental opportunities within Manley Farm
7. Develop Fairfield Road Park to provide formal access and user opportunities for the community.
8. Improve trail access within and through Manley Creek Park and aim to limit erosion on the steep slopes and protect local flora and fauna.

### Secondary Recommendations (Beyond Year 10)

Additional recommendations are provided for a number of projects that are outside the 10-year timeframe. These recommendations are described within in the following categories:

- Improvements to existing Community Parks;
- Trail Development;
- Community Park Acquisitions and Land Use Partnerships; and
- System-Wide Recommendations.

These projects were identified during the master planning process, but were a lower priority. These recommendations have not been included within the 10-year implementation timeline (Table 19).



TABLE OF CONTENTS

Acknowledgements .....i

Executive Summary .....ii

Table of Contents .....iv

1. INTRODUCTION .....1

    1.1 What are Community Parks & Trails? ..... 1

    1.2 Previous Publications & Related Literature ..... 4

    1.3 Purpose of the Community Parks and Trails Master Plan.... 7

    1.4 Master Planning Approach..... 8

    1.5 Mapping ..... 11

2. COMMUNITY PARKS CONTEXT .....13

    2.1 Cobble Hill within the CVRD..... 13

    2.2 Statistical Trends ..... 17

    2.3 Land Use and the Environment ..... 22

3. EXPLORING THE CURRENT COMMUNITY PARKS & TRAILS SYSTEM .....31

    3.1 Existing Parks ..... 31

    3.2 Existing Trails ..... 40

4. PLANNING A FUTURE COMMUNITY PARKS & TRAILS SYSTEM .....45

    4.1 Outdoor Recreation Trends ..... 45

    4.2 Community Parks Funding Sources ..... 52

    4.3 Public Response..... 55

    4.4 Vision & Objectives..... 59

5. RECOMMENDATIONS .....61

    5.1 Developing an Implementation Approach ..... 62

    5.2 Priority 1 Recommendations (Year 1 - 10)..... 63

    5.3 Priority 2 Recommendations (Beyond Year 10)..... 68

5.4 System-Wide Recommendations .....76

6. Implementing the Parks Strategy .....88

7. Sources .....91

Appendix A: Detailed Community Park Summaries

Appendix B: Open House 1

Appendix C: Open House 2



## 1. INTRODUCTION

Recognizing a need to create a community parks and trails system that can evolve alongside future development and growth within Electoral Area C - Cobble Hill, the Cowichan Valley Regional District (CVRD) along with the Cobble Hill Parks and Recreation Commission, launched a process to create a Community Parks and Trails Master Plan. This Master Plan document sets direction and priorities for the next 10 to 20 years for community parks and public trail corridors in and around Cobble Hill.

### 1.1 What are Community Parks & Trails?

Community parks and trails are established to provide local, publicly accessible green spaces for residents of the Cobble Hill community. These sites often have a variety of purposes, such as sports or passive recreation, environmental protection, access to waterfront, or preservation of unique landscape or historical features.



*Community parks provide recreational or natural green spaces for the enjoyment of residents and visitors.*

Regional Parks and Regional Recreation Areas, also managed by the CVRD, make up a portion of Cobble Hill's larger recreation fabric but are not part of the community parks function. Community Parks are typically smaller parks evenly distributed throughout residential neighbourhoods. Each of the nine Electoral Areas in the CVRD has their own system of community parks which are levied separately by each Electoral Area.

#### 1.1.1 Community Parks Administration

Community parks and trails are administered by the CVRD's Parks and Trails Division and are funded individually by each Electoral Area. This means that community parks and trails in Electoral Area C should directly benefit the people who live in the Cobble Hill community. The Cobble Hill Parks and Recreation Commission includes residents of Cobble Hill appointed to the Commission by the Cowichan Valley Regional District Board and make recommendations to the CVRD Board on park policy, community parks projects, and volunteer coordination in local Parks.

### 1.1.2 The Benefits of Community Parks & Trails

Parks and trails are an essential part of a community, and contribute to multiple aspects of resident life.

- **Community Health** – Parks and trails are places for people to enjoy safe and convenient recreation and activity. Health trends recently have shown a steady decline in activity levels of both adults and youth and a related increase in health problems due to inactivity. Providing access to active outdoor recreation through parks and trails will in turn help diminish physical inactivity and thus contribute to a healthier community.
- **Tourism** – A parks and trails system that offers an enjoyable outdoor experience helps attract tourism to a community. The CVRD is a tourism destination, known for its vineyards, agri-tourism, arts and outdoor recreation tourism opportunities. South Cowichan has an established bike and wine tour route as well as the ‘Rotary biking’ cycling tour route, which draws tourism to the community.
- **Economic Development & Investment** – Parks and trails are considered a quality-of-life indicator for a community. Residents and businesses looking for a location that provides a high standard of living are more likely to consider a community that has a well-established local parks and trails system.
- **Crime Prevention** – Programmed and un-programmed recreation provide children and youth with healthy, productive ways to channel energy. Access to recreational resources in a community has been shown to reduce inappropriate and anti-social behaviour.
- **Social Interaction** – Parks and trails can be a focal point for a community. These are spaces for the community to come together in a friendly, interactive setting. The newly constructed Trail Station is a good example of a gathering place as is Memorial Park.
- **Culture** – Parks and trails can often be part of a community’s historic and modern culture. They can also be used to protect and interpret historical resources in a community. Art in parks is becoming more popular



*Cyclists on the ‘Rotary Route’ cycling tour explore the Cowichan Valley (<http://www.rotaryroute.org/>).*



*Parks can be places that the community comes together in celebration.*



*Memorial Park Remembrance Day celebration.*

as a way to bring imagination and creativity to people's daily lives.

### 1.1.3 How are Community Parks Acquired?

New community park sites are incorporated into the Cobble Hill Parks and Trails system in various ways including:

1. Land donation.
2. Land dedication at the time of subdivision or re-zoning of individual properties.
3. Purchase of property using available financial resources of the Cobble Hill Community Parks function inclusive of tax dollars and established reserve funds accumulated through cash-in-lieu under Section 941 of the *Local Government Act*, cash donations, and accumulate surplus. Land purchase can also involve partnerships with the 3<sup>rd</sup> parties (if land trusts) where mutually beneficial.
4. Purchase of land using the community Parkland acquisition Reserve Fund. Each Electoral Area within the Cowichan Valley Regional District has its own parkland acquisition reserve fund.

## 1.2 Previous Publications & Related Literature

Community green space has long been an important part of Cobble Hill's (Electoral Area C) planning and development. Multiple past studies, inventories and policies have been completed to address parks and trails. The information from these studies is relevant to the development of this Community Parks and Trails Master Plan.

### South Cowichan Official Community Plan

A new South Cowichan Official Community Plan (OCP) encompassing Cobble Hill, Shawnigan Lake and the Mill Bay Electoral Area communities was adopted by the CVRD Board in early 2012. Key elements from this Community Parks and Trails Master Plan emerging from the New South Cowichan OCP are:

- Support the identification, acquisition and development of multi-use community trails and pathways to improve non-automobile connections.
- Explore the potential need for additional active outdoor recreation areas.
- Support the continued development, expansion and formalization of community involvement in community parks development and acquisition and park stewardship activities.
- At the time of subdivision, the Regional District will determine whether to require the development proponent to:
  - Provide, without compensation, community recreation parkland at a minimum of 5% of the parent parcel size and in a location acceptable to the Regional District; or
  - Pay to the CVRD an amount, at a minimum of 5% of the land value based on the most recent appraised value, as per the provisions of Section 941 of the *Local Government Act*.

### **CVRD South Sector Parks Strategy – 1996**

This strategy, prepared by CitySpaces Consulting Ltd. was developed as a guide for the selection, acquisition, development and management of a system of parks for the Mill Bay, Shawnigan Lake, and Cobble Hills areas of the CVRD. Key recommendations still relevant from this earlier strategy document for this Community Parks and Trails Master Plan are:

- Developing comprehensive natural trails and pathways should be a priority. The trails should provide linkages through the three communities and should include existing parks, natural areas and schools.
- Consider the following specific acquisitions in the Cobble Hill Area:
  - Crown land south of Quarry Nature Park (now secured as Cobble Hill Mountain Regional Recreation Area by the CVRD under the Regional Parks and Trails Program); and
  - A portion of the Fisher Road/Cobble Hill Elementary School site since leased from the Province by the Regional District to establish Fairfield Road Park.

### **Former Electoral Area “C” Cobble Hill Official Community Plan - 1989**

The former OCP for Cobble Hill was originally adopted in 1989 and was developed to provide guidelines and policies for the planning and management of land and water in the Cobble Hill Area. The former OCP highlighted the values of parks and open space and stressed the need to provide for a “broad range of outdoor recreational activities” to enhance the overall quality of Cobble Hill’s living environment. The plan outlined eleven policies relating to parks and trails. While now superseded by the new South Cowichan Official Community Plan some of the original policies reflect current values of the residents of Cobble Hill. Key considerations for this Community Parks and Trails Master Plan are:

- Acquisition priorities from the former 1989 OCP included:



- Community outdoor recreation park in Cobble Hill Village, near the Farmers Institute and Cobble Hill Fairgrounds, now secured as Cobble Hill Common.
- Community outdoor recreation park in the Braithwaite Drive area between Telegraph Road and the Trans Canada Highway (since secured as Farnsworth Park).
- A shoreline recreation park between Garnett Road and Aros Roads (since secured as Cherry Point Nature Park).
- Linear trail expansion of Quarry Nature Park to provide a nature park linkage to the summit of Cobble Hill Mountain (since completed as part of the Cobble Hill Mountain Regional Recreation Area).
- Liberation Park at Cobble Hill Village Cenotaph (now Memorial Park managed under the South Cowichan Community Parks Function).
- Cash-in-lieu received, must be reserved for parkland acquisition in a suitable location within Electoral Area C.
- The Regional District shall encourage the Ministry of Transportation and Infrastructure (MoTI) to upgrade or permit upgrading of road right-of-ways (ROWs) where practical to permit ocean beach access to residents.
- The Regional District shall encourage and support volunteer assistance in the development and management of community parks and trails and shall recognize public involvement in planning, acquisition and development of the community parks network.
- Principles of Crime Prevention through Environmental Design (CPTED) shall be considered in park development.

### **A Recreation Survey of Electoral Districts A, B, C & D of the CVRD – 1981**

Completed in 1981, this survey was performed to provide the Recreation Commission with a base of information upon which to make decisions. While this information is from an old source, a few key points continue to be relevant to

outdoor recreation in Cobble Hill today. Key findings to this Community Parks and Trails Master Plan are:

- **Beach Access** – When this report was developed, no parkland existed along the waterfront. This was considered very poor, given the length of the shoreline in the Electoral Area. Two years after the survey was completed, Manley Creek Park was acquired under licence with the Ministry of Transportation at the end of Radcliff Road.
- **Trails Routes** – In 1981, one significant recreation trail existed in the area and was in Cobble Hill Mountain.
- **Water-based Recreation** – Fishing, boating and swimming are prevalent along the coast, even though access to the shoreline is poor.
- **Beaches** – The beaches at Boatswain Bank and the Hatch Point Indian Reserve appear to be important attractions.

### 1.3 Purpose of the Community Parks and Trails Master Plan

While growing at a slower rate than other South Cowichan Electoral Area populations in the CVRD, Cobble Hill continues to face change and development. By recognizing that Cobble Hill's population will change, the Community parks and trails function in Electoral Area C also recognizes a need to plan how its green spaces will accommodate this evolution.

In spring 2008, the CVRD began to develop a Community Parks and Trails Master Plan for Cobble Hill. This process unfolded to address seven key objectives:

- Develop a clear vision and mandate for the Electoral Area C Community Parks and Trails system;
- Describe the current Parks and Trails Inventory;
- Research historical, regional and site specific context of Electoral Area C Parks;
- Compile and review existing research and studies;
- Develop strategies to address gaps and priorities;
- Determine funding policy and opportunities; and

- Develop an implementation action plan based on community input.

### 1.4 Master Planning Approach

The Community Parks and Trails Master Plan for Cobble Hill was completed in four phases beginning in spring 2008.

#### Phase 1 – Understanding the Current System

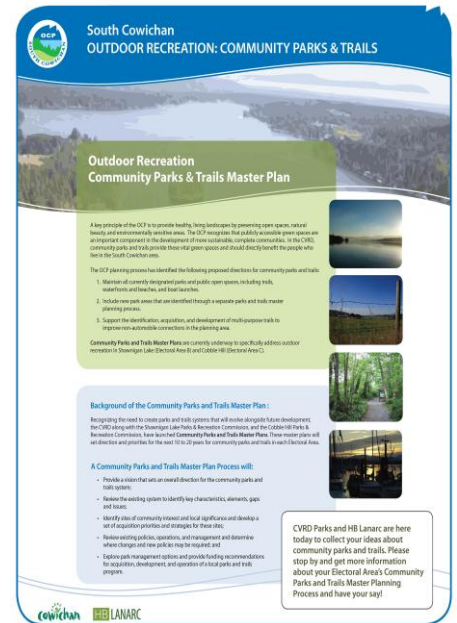
To begin thinking about the future of parks and trails in Cobble Hill, the planning process started by looking at what currently exists, using the following key steps:

1. A start-up meeting was held with the Cobble Hill Parks and Recreation Commission and CVRD Parks and Trails Division staff to clarify the objectives of the project and develop a clear process.
2. Identified, with the assistance of CVRD Parks and Trails staff and the Parks and Recreation Commission, key stakeholder groups that would be invited to provide direct input into the plan.
3. Assembled and reviewed background documents and information related to Cobble Hill's parks and trails (summarized in Section 1.2).
4. Collected digital data for Cobble Hill and developed a project Geographic Information System (GIS) Database.
5. Researched trends and demographics relevant to parks, trails and recreation in Cobble Hill, British Columbia and Canada as a whole.
6. Completed site visits and detailed analysis of existing parks and trails in Cobble Hill.

#### Phase 2 – Community Outreach

The second phase focused on the future of parks and trails through the eyes of the public, stakeholders, the Cobble Hill Parks and Recreation Commission, CVRD Parks and Trails staff and all those interested in Cobble Hill's parks and trails using the following key steps:

1. Held an introductory open house in conjunction with a South Cowichan Official Community Plan open house



event to inform residents of the Community Parks and Trails Master Plan and to gather preliminary ideas and information.

2. Consulted with local stakeholders including Provincial and Federal agencies, the Cobble Hill Parks and Recreation Commission, Land Trust agencies, local First Nations, and community groups. This was an opportunity to provide these groups with information on the master planning process and to gain preliminary feedback.
3. Worked with the Cobble Hill Parks and Recreation Commission to gather their knowledge of the area and begin identifying key issues, opportunities and ideas.

### Phase 3 – Drafting a Plan

Using the information gathered from the public, stakeholders and the Cobble Hill Parks and Recreation Commission, a Draft Community Parks and Trails Master Plan was prepared and reviewed, using the following key steps:

1. Mapped proposed community parks and trails improvements and additions within the Cobble Hill Community - Electoral Area C.
2. Developed a preliminary vision to guide future decisions about community parks and trails in Cobble Hill.
3. Attended the Cobble Hill Fair and invited the public to review the ideas developed, provide feedback, identify gaps in information and help develop priorities for future park and trail development.
4. Developed a draft implementation plan which included prioritizing community parks and trails projects and assigning preliminary cost estimates to potential projects.
5. Made recommendations for policy, maintenance and operations, educational and volunteer opportunities, funding options and raising awareness about parks and trails in Cobble Hill.
6. Summarized all elements into a draft report prepared for the CVRD Parks and Trails Division, and the Cobble Hill Parks and Recreation Commission.

7. Worked with the Cobble Hill Parks and Recreation Commission to review, analyze and finalize the report.

#### **Phase 4 – Finalizing the Plan**

The final phase of the process was to revise the draft master plan, in accordance with the input received during Phase 3, using the following key steps:

1. Incorporated the CVRD Parks and Trails Division and the Cobble Hill Parks and Recreation Commissions' feedback into the plan and modified it to develop the final Community Parks and Trails Master Plan.
2. Provided the plan to the CVRD Parks and Trails Division and Cobble Hill Parks and Recreation Commission for final review and comment.
3. Prepared the final plan inclusive of feedback from CVRD Parks and Trails Division and the Parks and Recreation Commission for presentation to the CVRD Board for consideration of adoption for implementation to guide the Community Parks and Trails Program for Cobble Hill for the next 10-20 years.

### 1.5 Mapping

Mapping resources for this project were gathered by Provincial and Regional sources and compiled into working maps by the consulting team. Table 1 below provides a summary of source information used in the Master Planning process.

*Table 1. Data sources used for mapping purposes.*

Type of Information	Source
CVRD Geographic Information System (GIS) Geodatabase Layers: contours, district roads, Regional Area boundary, parcels, parks, sewer, neighbourhoods, water, zoning	CVRD GIS Data
CVRD Orthophoto	CVRD
Sensitive Ecosystems Inventory for East Vancouver Island and Gulf Islands	SEI Mapping Project by Environment Canada, Ministry of Sustainable Resource Management, and Ministry of Water, Land and Air Protection, 1997, updated 2004
Corporate Watershed Base (CWB) Lakes	Crown Registries and Geographic Base Branch (ILMB), updated 2006

**Description of Maps:**

Four maps were generated during this process and are located at the end of Chapter 6.

**MAP 1: Existing Parks and Connector Trails in Cobble Hill**

– This map shows all existing parks.

**MAP 2: Proposed Park Acquisitions and Partnership Opportunities in Cobble Hill** – This map identifies new potential acquisition areas and partnership opportunities in Cobble Hill and has been prioritized from 1-2.

**MAP 3: Proposed Future Park Improvements in Cobble Hill**

– This map identifies proposed improvements to existing parks in Cobble Hill and has been prioritized from 1-10.

**MAP 4: Proposed Future Trail Connections in Cobble Hill** –

This map shows all existing and proposed trails and roadway linkages. Priority projects are identified on the map.

*NOTE: Map 4 is intended for planning purposes only and is not to be used as an outdoor trail map.*



## 2. COMMUNITY PARKS CONTEXT

### 2.1 Cobble Hill within the CVRD

Electoral Area C - Cobble Hill is the smallest of the CVRD's nine Electoral Areas at 23.3 square kilometres (Figure 1). The community is centered around the historic commercial core of Cobble Hill Village. Outside the village, the area has extensive agricultural land uses, intermixed with rural residential areas. These residential areas are located primarily in the south-eastern half of the Electoral Area on the east side of the Trans-Canada Highway.

Cobble Hill shares borders with Electoral Area A - Mill Bay to the south, Electoral Area B - Shawnigan Lake to the south and west, and Electoral Area D - Cowichan Bay to the north. Similar to Cobble Hill, the adjacent Electoral Areas are comprised mainly of small village centres, intermixed with rural, agricultural and forested lands.

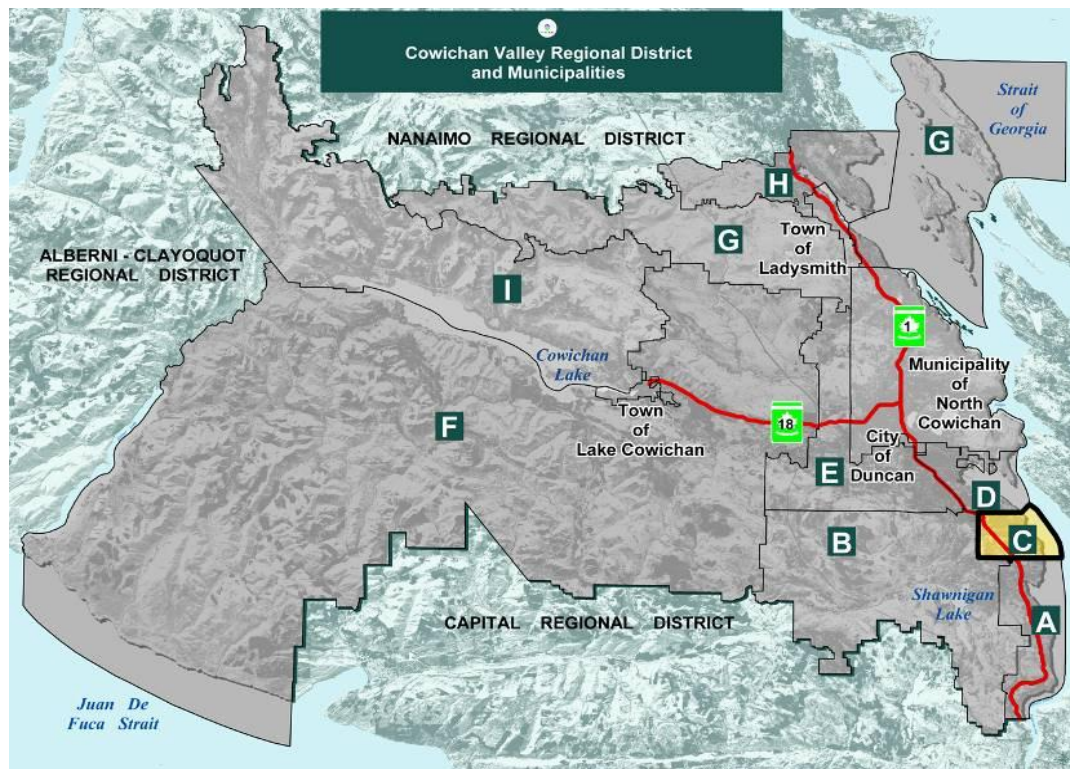


Figure 1. Cobble Hill, Electoral Area C, sits in the south-east area of the CVRD.



### 2.1.1 Key Facts

- Area = **23.3 km<sup>2</sup>** (0.65% of CVRD Land Mass, smallest Electoral Area in the CVRD)
- Population = **4,796** (5.97% of CVRD total Population, 2011 census)
- Population Density = **205.8 people/km<sup>2</sup>** (Highest population density of all Electoral Areas in the CVRD)

### 2.1.2 Historical Context

The Quw'utsun' people were the first known inhabitants of Cobble Hill, using the area for hunting and fishing while developing seasonal villages. Homesteaders began arriving in the mid-1800s, and the Esquimalt to Nanaimo (E&N) railway construction in 1886 brought settlers from Victoria further north.

The Village of Cobble Hill was the original settlement area because of its location adjacent to the E&N Railway. It became a popular stop along the railway, and a large hotel (Station Hotel later to be called the Wilton Place Hotel), bank, telephone office, creamery, feed store, blacksmith, bakery, general store and other businesses were developed to support the growing population. In 1893 the first community hall was built on the corner of Hutchinson and Cobble Hill Road and in 1915 the first school was constructed on Watson Avenue.

While Cobble Hill's early development thrived due to its location along the E&N corridor, once automobile travel became ubiquitous in the 1940s, the community lost much of this historical significance. The Wilton Place Hotel burned down in 1942 and was never rebuilt. Furthermore, when the Trans-Canada Highway was developed in the 1950s it bypassed the Village, and Cobble Hill's commercial business declined.

### 2.1.3 Settlement Context

Today, the Village core remains the commercial centre of the Cobble Hill community. Newer residential subdivisions that developed around the Village core in the late 1970s and early 1980s have kept the population in the village constant.



*Original Cobble Hill Train Station 1906*

The relocation of the Trans-Canada Highway from its former route along Cobble Hill Road to its current alignment east of the village, prompted post 1950s development to favour locations on the east side of the Electoral Area. Growth in the 1970s saw the development of subdivisions such as Satellite Park, Douglas Hill and Braithwaite (South Cowichan Restructure Study, 1996).

The Arbutus Ridge Community, a significant retirement development that occurred in the late 1980s through 1990s, created 560+ new homes along the coastal shoreline with a large golf course intermixed throughout the community.

Agriculture remains a major land use in Cobble Hill and the Agriculture Land Reserve (ALR) constitutes 62% of Cobble Hill's total area. While ALR lands have many possible uses, in Cobble Hill the majority of these properties support active farming. Recently, agricultural activities have been diversifying to include wineries, vineyards, organic produce farming and other specialty products.



*Cobble Hill has a mix of land uses ranging from agricultural to residential and has the added value of an eastern coastline (Cherry Point Vineyard [http://www.winesofcanada.com/bc\\_island.html](http://www.winesofcanada.com/bc_island.html)).*

These activities support local tourism and contribute to the creative community culture of the region. This creative culture also includes a multitude of painters, sculptors, potters and First Nations artists.

Electoral Area C also has the benefit of an ocean coastline along its eastern boundary looking out over Satellite Channel. Cobble Hill currently has a very high concentration of industrial uses in South Cowichan. The Chevron Canada petroleum tank site sits on the waterfront near Hatch Point and several light industrial uses are located near the village and along Fisher Road.

### 2.1.4 Transportation Context

Transportation corridors have had a major impact on the composition and character of Cobble Hill.

**E&N Railway** - The Railway curves through the southwest corner of the Electoral Area, running alongside Quarry Nature Park, defining the western boundary of Cobble Hill Village. For years VIA Rail operated Budd cars on the E & N line, passing through the Cobble Hill Village twice daily, travelling north from Victoria in the morning and South from

Courtenay in the afternoon. Currently rail traffic has stopped and pedestrians and vehicles can readily cross the corridor. However, the future of the E&N Corridor is evolving, which could result in increased rail traffic and/or future “rail with trail” opportunities.

**Highway 1** – Electoral Area C is divided east-west by the Trans-Canada Highway which has four lanes of high speed vehicular traffic and limited points for crossing. Trails can be designed to improve safety and connectivity within the community and reduce the barrier that Highway 1 creates.

**Main Roads** – Cobble Hill Road and Telegraph Road run north-south through the Electoral Area. These rural two-lane roads have traditionally been used for mixed-use transportation including vehicles, pedestrians, bicycles and horses. However, increasing traffic volume and speed on these roads indicate a need to consider how to deal with rising safety concerns.

To date, accommodation of cyclists and pedestrians has been largely overlooked with no dedicated sidewalks or cycling lanes along transportation routes.

### 2.2 Statistical Trends

The composition of a population gives insight into the people living in a community and how parks and trails need to be planned to accommodate particular user groups, age ranges and predicted growth.



Manley Creek Park



Cleasby Bike Park



South Cowichan Dog Park

#### 2.2.1 Population Growth

The combination of Cobble Hill’s small land base and current population of approximately 4,800 makes it the most densely populated Electoral Area in the CVRD.

Between 1996 and 2001, Cobble Hill’s population increased 6.0%, however, between 2001 and 2006 the population growth slowed to only increase by 0.1% (Figure 2). Interestingly, the Arbutus Ridge subdivision had an average growth rate of

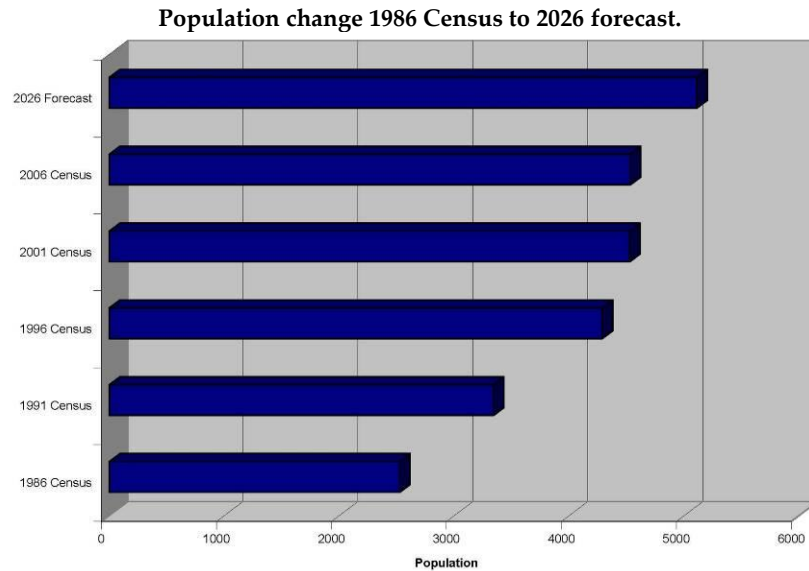


Figure 2. Population growth in Electoral Area C was significant during the 1980s and 1990s, but has slowed in recent years (BC Stats).

9.5% between 2001 and 2006, meaning the remaining Cobble Hill area saw an overall negative growth rate. This is an opposing trend to the greater CVRD growth of 6.8% between 2001 and 2006 (South Cowichan, OCP Background Study). The new census data from 2011 shows the population of Cobble Hill being 4796 which is an increase of 5.9% overall.

Calculations for population projections over the next 20 years are based on census periods 1996-2001 and 2001-2006. Based on the available data, it is estimated that 580 new residents will live in the Cobble Hill area by 2026, bringing the population to over 5000 people.

### 2.2.2 Population Age

Current population data show that senior residents are of a much higher proportion in Cobble Hill than elsewhere in the CVRD and British Columbia (Figure 3). In turn, this means that there are a smaller proportion of young children and families living in the area.

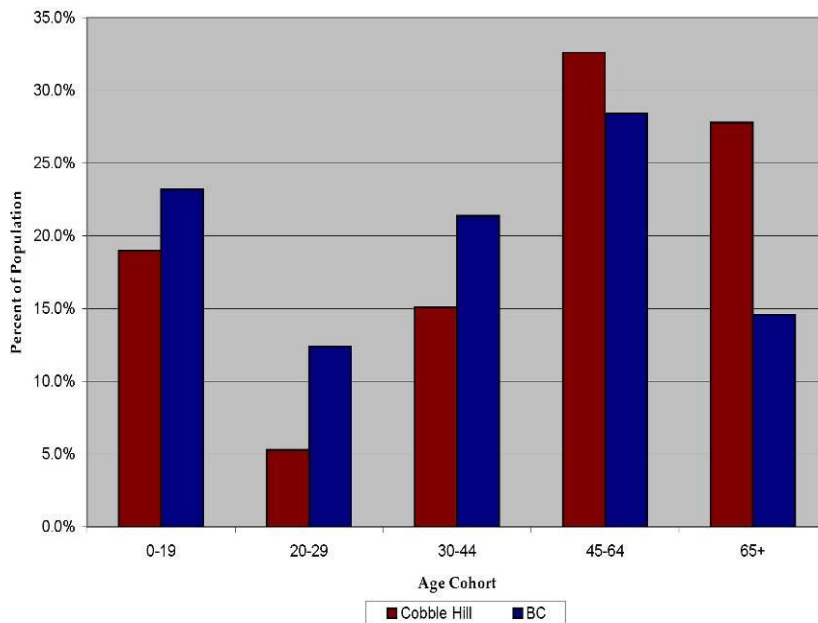
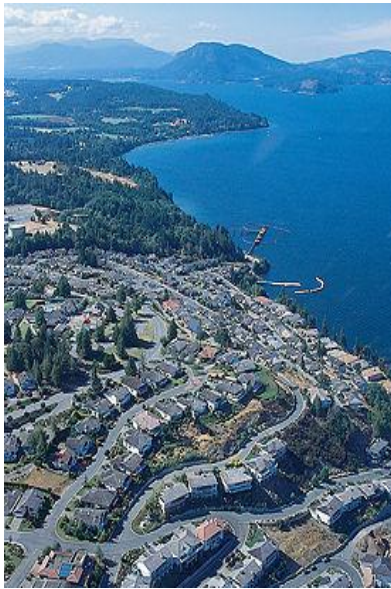


Figure 3. The 2006 Canadian Census for Cobble Hill shows a high proportion of seniors living in the Cobble Hill area. Over 60% of Cobble Hill's population is over the age of 45. Alternately, we see much lower numbers of young adults living in the Cobble Hill community than elsewhere in BC.



*Arbutus Ridge's population of more than 1000, mostly over the age of 50, influences the age demographic of the Cobble Hill area.*

As the baby boomer generation (born between 1946 and 1964) ages, the CVRD will continue to see seniors representing a greater proportion of the population. A surge in this age bracket population can be expected as the baby boomers and retirees continue to migrate to the CVRD at current rates.

The Arbutus Ridge development is a gated, 55+ golf community with over 560 detached and semi-detached homes located at Hatch Point. It is a high-density, small lot development located along the Cobble Hill's coastal shoreline. It accounts for approximately a quarter of Cobble Hill's population, significantly affecting the overall demographic of the area.

With a proportionately greater number of seniors aged 50+ than the rest of the Province and the CVRD, parks and trails planning in Cobble Hill should emphasize facilities that are accessible and enjoyable to the older demographic. It is important to recognize that this proportion is largely affected by the Arbutus Ridge development, which is localized to a small area. The remaining population of the Electoral Area is a more even demographic.

Other conditions, such as economic factors, are also important considerations in changing demographic profiles as working-age residents seek jobs and more diversified housing options in Victoria and Nanaimo, the larger centers to the south and north.

### 2.2.3 Population Density

Population density refers to the number of people per square kilometre. Large urban centres such as Victoria or Vancouver have a much higher population density than rural communities like Cobble Hill (Table 2).

*Table 2. As a rural Electoral Area, Cobble Hill has a relatively small population density. However, given its small land base, it has a higher density than other CVRD Electoral Areas.*

<b>Community Centres/Villages</b>	<b>2011 Population</b>	<b>Size (sq.km)</b>	<b>Population Density (Persons/sq.km)</b>
Vancouver	603,502	115	5,249
Victoria	80,017	19.5	4,109
Duncan	4,932	2.1	2,382
Cobble Hill (Electoral Area)	4,796	22.6	212.3
Shawnigan Lake (Electoral Area)	8,127	306.5	26.5

A challenge faced by lower density communities is the provision of convenient access to open spaces for all residents. The spread-out nature of rural communities can result in a need for more parks and trails to serve a smaller population. Funding such a system can be challenging, as a lower population means fewer resources are available to add to community parks and trails.





*Trails, such as Hammond Way in Cobble Hill running parallel to Aros Road, offer great potential for safe alternative routes for people to get around the community without their cars.*



*Dog Park Grand Opening*



*Cobble Hill Fair (2010)*



*Planting at the Train Station*

### 2.2.4 Transportation

Typical of a semi-rural community, Cobble Hill residents working outside the home generally choose to drive to their jobs. About 83% of Cobble Hill's labour force drives independently to work, while about 10% ride as passengers in vehicles, 3% walk or cycle and 1% use public transit. Fewer Cobble Hill residents walk or cycle to work than elsewhere in the CVRD and BC.

These trends may be partly explained by the high number of Cobble Hill residents working outside their Electoral Area. Only about 17% of Electoral Area C residents work in the Cobble Hill community; 40% work in other CVRD Electoral Areas or Municipalities and 43% work outside the CVRD.

While Cobble Hill has a large population commuting to work outside the community, an improved system of interconnected trails would have the capacity to provide employees working in Cobble Hill and adjacent communities such as Shawnigan Lake, Mill Bay and Cowichan Bay, increased opportunities for cycling and walking to work, school, shopping, social outings and accessing outdoor recreation sites.

### 2.2.5 Community Lifestyles

In looking at culture and leisure trends, Stats Canada (2007) found that rising incomes and interest in health and wellness have increased recreational spending across the country. As baby boomers experienced rising personal incomes, the number of fitness and recreation centres expanded country-wide in 2005. Interestingly however, participation levels in many sports have declined in the past decade. Studies attribute this change to a decline in the youth population, youth physical inactivity levels, and a shift from organized sports to individual activity preferences (BC Recreation and Parks Association (BCRPA) 2008). This coincides with the trend of increased walking, cycling, gardening, cultural activities, outdoor education and ecotourism, which for the most part are individually-based activities. This shift from strenuous activities to more culturally-based and low-impact activities is expected to continue (BCRPA 2008).



## 2.3 Land Use and the Environment

This section describes land use and the local environment within Cobble Hill.

### 2.3.1 Sensitive Ecosystems

In the new South Cowichan Official Community Plan, Environmentally Sensitive Areas are defined as land or water areas sensitive to human presence or having historic, scientific or recreational significance. In 1997 the Canadian Wildlife Service, the Ministry of Sustainable Resource Management, and the Ministry of Water, Land and Air Protection, conducted a Sensitive Ecosystems Inventory (SEI) for East Vancouver Island and the Gulf Islands. The purpose of this inventory was “to identify areas of greatest ecological concern...to promote a proactive approach to land use decisions” (SEI Introduction, 2004). Air photo analysis and field observations during 1993 to 1997 were the methods used to identify and map rare and ecologically sensitive ecosystems existing in a relatively natural state. Eight percent of the study area contained natural sensitive ecosystems. In 2004, the study was updated and areas of disturbance were mapped to determine the ecosystems lost during the previous decade. The outcome showed over 11% of these original sensitive areas had been lost (SEI 2004).



*Cobble Hill Mountain summit*

There is consistency between the original environmentally sensitive areas identified in Cobble Hill’s 1989 OCP, the new South Cowichan OCP and the Provincial SEI mapping. Of the nine Sensitive Ecosystems defined by the study, six are situated within Cobble Hill. Figure 4 (page 24) shows the location of these ecosystems.

**Terrestrial Herbaceous:** Terrestrial Herbaceous ecosystems are open wildflower meadows and grassy hilltops, usually interspersed with moss-covered rock outcrops. They typically occur as small openings in forested areas with gentle to moderate slopes and are found in areas of shallow soils and bedrock near shorelines and at the summit of hills and mountains. While primarily located just outside the Electoral Area C boundary with Electoral Area B, these sites are found

on Cobble Hill Mountain in proximity to older second growth forest and older forest sensitive ecosystems.

**Older Forest:** Older forest is defined as conifer-dominated forest with an average tree age of 100 years or greater. These stands are structurally complex, with an understory that may contain snags, coarse woody debris in all stages of decomposition and a fully developed moss layer. The trees are generally large and tall, reaching up to 1.5m in diameter and over 50m in height. Older forest is often found in combination with older second growth forest and occasionally with terrestrial herbaceous ecosystems. At lower elevations (<150m), Douglas-fir is the dominant canopy tree. Low soil moisture conditions favour open stand structure and low growth of herbs, grasses and woody shrubs in the understory. Similar to terrestrial herbaceous ecosystems, older forest is found on Cobble Hill Mountain and occurs in four patches totaling 21.2 ha of which the majority is located in Electoral Area B. Only a small portion of this forest crosses into the Cobble Hill boundary.



*Dougan Lake Riparian Area*

**Riparian:** Riparian ecosystems are found on floodplains adjacent to lakes, streams and rivers, where high soil moisture and light conditions support distinct soils and plant communities. They vary in width from less than one metre along stream banks to more than 100 metres near large rivers. These ecosystems are found primarily along Garnet Creek and the shoreline of Dougan Lake.

**Wetland:** Wetland ecosystems are characterized by seasonal or year-round water, either at or above the soil surface, or within the root zone of plants. They are found in areas of flat, undulating terrain and colder, wetter climate. Wetlands encompass a range of plant communities unique to wet environments. Merilees Nature Park, Watson Park, locations within the Northwest Wildlife Preservation Society property (Manley Farm), and the Garnet Creek estuary are the three most prominent wetland locations in Cobble Hill; there are also three other smaller significant wetlands dotted throughout the Electoral Area.

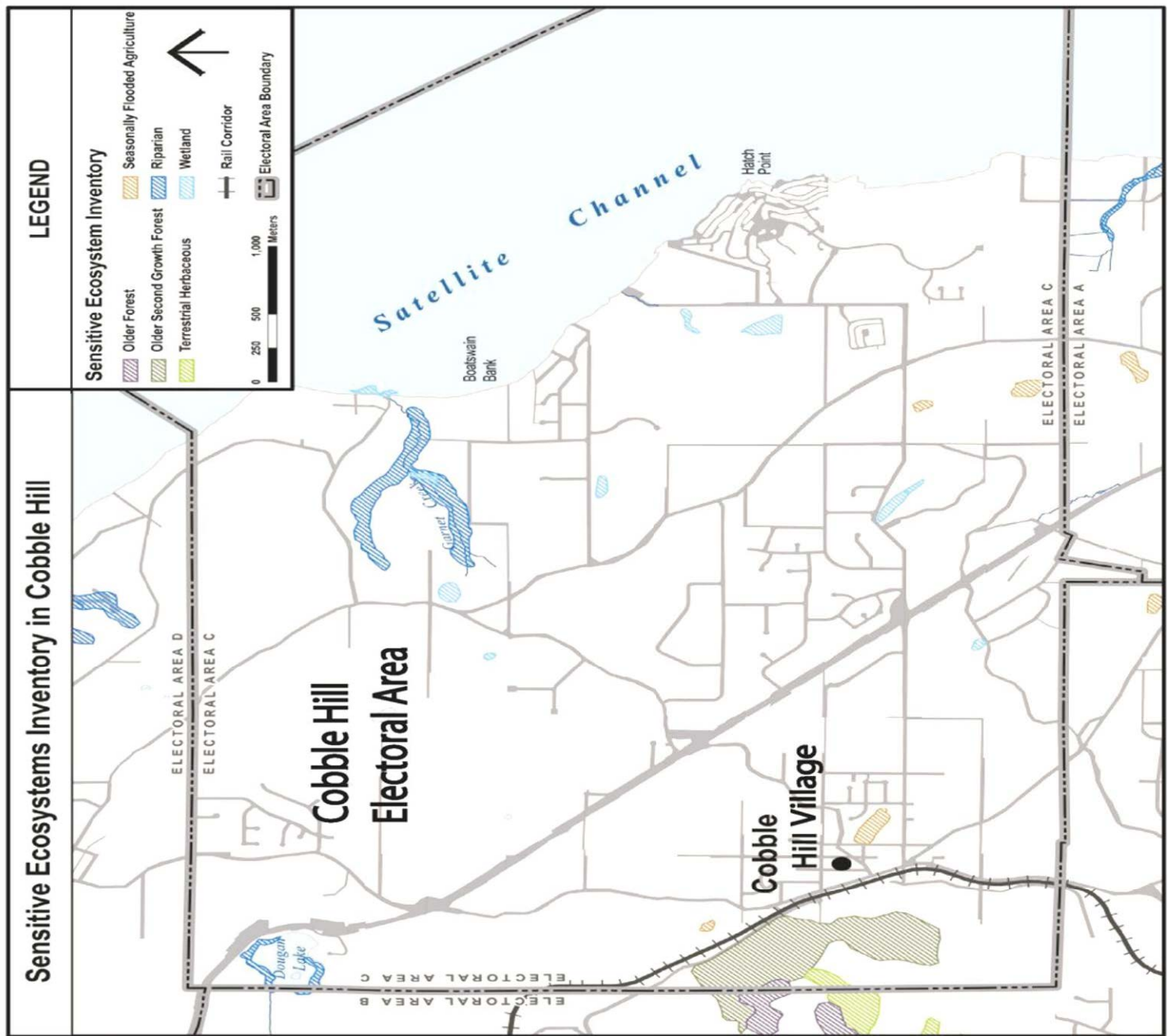


Figure 4: Six of the nine provincially identified sensitive ecosystems are found in Cobble Hill.

**Older Second Growth Forest:** Older second growth forests are the most common forested ecosystem in the SEI study area. They function as both essential habitat areas for many wildlife species, and as primary connections between ecosystems in the highly fragmented landscape of the Georgia Basin. All second growth forests have been disturbed by logging or other human activities since the settlement of Vancouver Island and the Gulf Islands began in the middle of the 19th century. Stands of older second growth forests are well represented on Cobble Hill Mountain adjacent to Quarry Nature Park.

**Seasonally Flooded Agriculture Fields:** Seasonally flooded agricultural fields are lands that have been modified for agricultural use, but have important wildlife habitat value during specific times of the year. They are especially valuable as migrating and wintering waterfowl habitats. There are four isolated areas located in the southern portion of the Electoral Area. The largest area of seasonally flooded agricultural field is part of, and adjacent to, Watson Park in the Cobble Hill Village area across from the Cobble Hill Fair Grounds.

**Disturbance Areas:** The 2004 SEI updated study identified one area adjacent to Holland Avenue near Galliers Road that was previously identified as sensitive ecosystem but was lost to residential development.

Because Vancouver Island is becoming an increasingly attractive place to live and more people are moving here, the need to identify, protect and monitor sensitive ecosystems is more important than ever. This Master Plan considers the potential of these areas for permanent protection as parkland. Sensitive ecosystems are significant for many reasons, they:

- Represent specific habitats that cannot be found elsewhere;
- Offer breeding and/or nesting grounds for numerous fauna species;
- Support rare soil and climatic conditions required for rare or endangered native plant species;
- Contribute greenway environmental corridor linkages; and

- Showcase historical value.

To help protect these habitats both for the functions they serve and the perseverance of other species, specific actions may be considered:

- Place a vegetated buffer around sensitive ecosystems and their associated systems;
- Allow natural ecological processes and succession to occur;
- Restrict access by humans, livestock, pets, feral animals, etc.;
- Control/prevent the introduction and spread of invasive plant species;
- Prevent disturbance of nesting or breeding areas;
- Prevent disturbance of hydrologic cycles and drainage patterns;
- Conduct an ecological inventory prior to development; and
- Plan and implement all development activities in a manner that will not adversely affect or disturb the ecosystem.

### 2.3.2 Oceanfront

With 5.7 kilometres of shoreline along the eastern edge of Electoral Area C - Cobble Hill, oceanfront offers unique recreational and natural values for the community of Cobble Hill. While few ecologically sensitive areas were identified along the coastline, the oceanfront is often among the most sought after land for development and requires careful planning to ensure its protection - both ecologically and as a public amenity. As more residential development occurs along coastlines, public access points become difficult to secure. Currently, there are limited access points to the beaches in Cobble Hill, all of which have at least two steps leading down to the beachfront restricting access to this unique community landscape, especially for those with physical disabilities.



*An example of a naturalized Green Shores shoreline with the house and retaining wall set back from the shoreline.*



*Cherry Point Nature Park in Cobble Hill currently has riprap edging along the high tide line, met by gravel parking on the other side.*



The Green Shores Initiative ([www.greenshores.ca](http://www.greenshores.ca)) is a new effort to promote “sustainable use of coastal ecosystems through planning and design that recognizes the ecological features and functions of coastal systems.”

There are four main principles to the Green Shores initiative:

1. Preserve the integrity and connectivity of coastal processes.
2. Maintain and enhance habitat diversity and function (on a local or regional scale).
3. Minimize and reduce pollutants to the marine environment.
4. Reduce cumulative impacts to the coastal environment.

The Green Shores initiative has also developed a voluntary rating and certification process similar to LEED certification and is currently recruiting pilot projects to test the certification process.

Although a Priority 2 recommendation, Cherry Point Nature Park is a site that may benefit from Green Shores treatment by removing riprap and re-establishing a more natural foreshore ecosystem. An innovative approach may be required to maintain a naturalized shoreline that withstands winter storms and erosion.

In terms of planning for recreational opportunities along coastlines, passive rather than active recreational use of shoreline landscape is encouraged.

### 2.3.3 Forested Land and the Agricultural Land Reserve

Although Cobble Hill is primarily dominated by fertile agricultural farm land today, Cobble Hill was, in the past, economically based in forestry. In recognizing the value of its fertile valley land, Cobble Hill’s early pioneers cleared the standing timber to establish farming as an important part of the local economy. Cobble Hill has historical roots as a farming community and this practice is still an important part of the local economy. As of 1974, the preservation of quality agricultural land has been regulated in BC through the Agricultural Land Reserve (ALR) and the development of the *Land Commission Act*. “The Agricultural Land Reserve (ALR)



*Pastoral view in Cobble Hill*

is a provincial zone in which agriculture is recognized as the priority use. Farming is encouraged and non-agricultural uses are controlled” (Provincial Agricultural Land Commission, 2008).

In Electoral Area C - Cobble Hill, 62% of the land base or 1396 ha (3450 ac) is designated within the ALR (Figure 5). Like other land uses and sensitive ecosystems in Cobble Hill, Agricultural Land is at risk of encroachment from development. In 1974, nearly 22,000 hectares of land in the Cowichan Valley was identified as part of the ALR. As of March 2008, this number dropped to about 17,750 ha. There is an opportunity for Electoral Area C - Cobble Hill to promote the value of its local agriculture to the community.

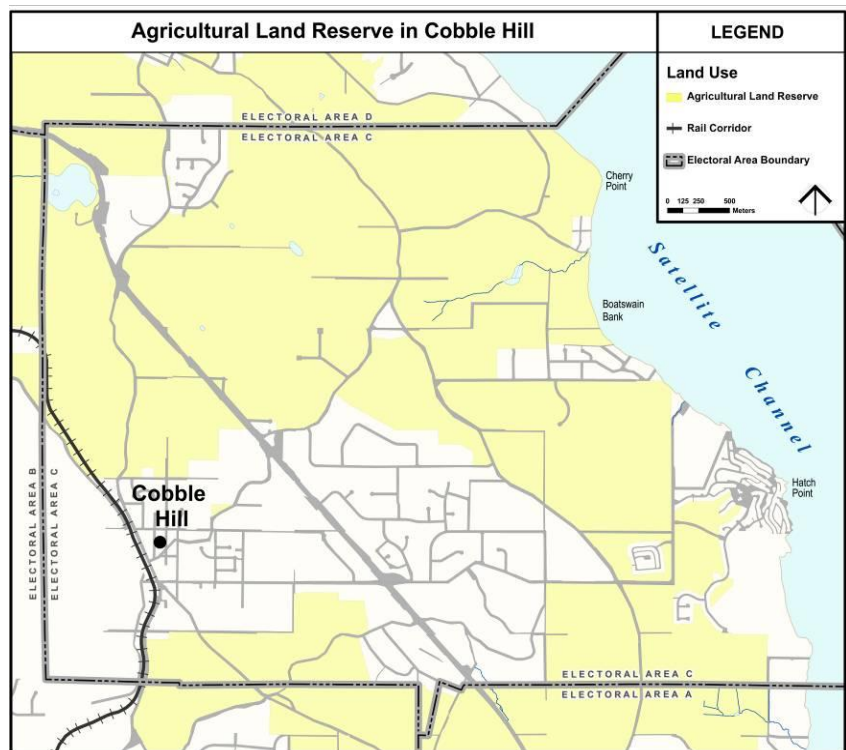


Figure 5. ALR in Cobble Hill Electoral Area is a dominant land use.

Recreational opportunities alongside agricultural land are of value to local residents and visitors. The Ministry of Agriculture, Food and Fisheries has published a brochure called “A Guide to Using and Developing Trails in Farm and Ranch Areas. (2002)” Buffers in multiple forms can reduce the



risk of damaging crops by trampling or excessive dust. Depending on the type of buffer, trail-users can have different experiences in relation to the farmland. Some examples of buffers include:

- Vegetation Screens; tall or short can block or allow partial views to fields;
- Physical Separation in the form of fencing or water bodies; and
- Terrain such as berms and dykes.

Programs that support the local economy and offer tourism and recreational opportunities to the public have been explored in other jurisdictions. A farm or farm gate cycling tour is an example of this.

Cobble Hill's setting positions it well to offer unique and inviting recreational opportunities that integrate the agricultural aspects of the community.

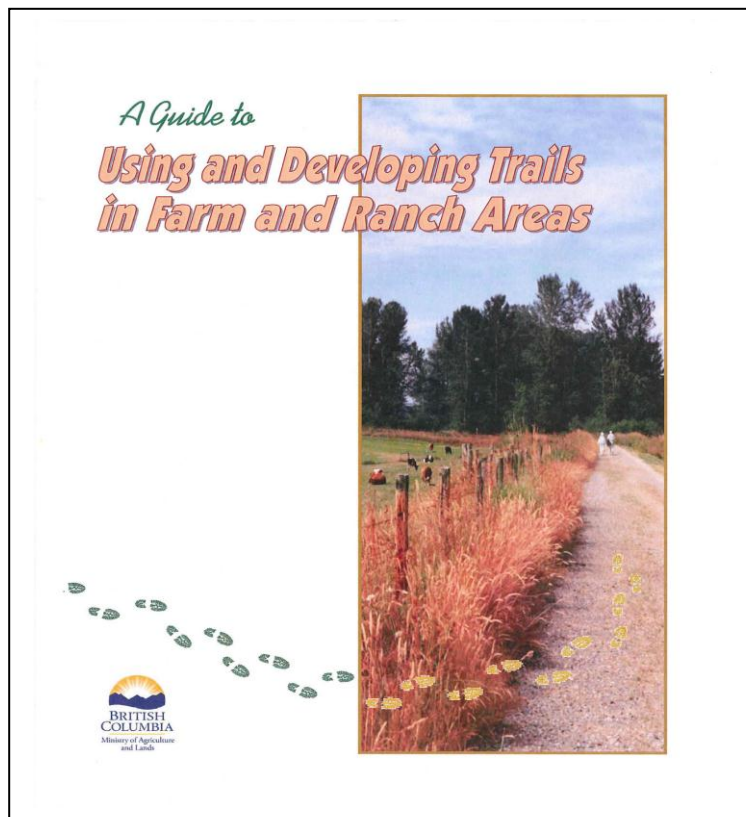
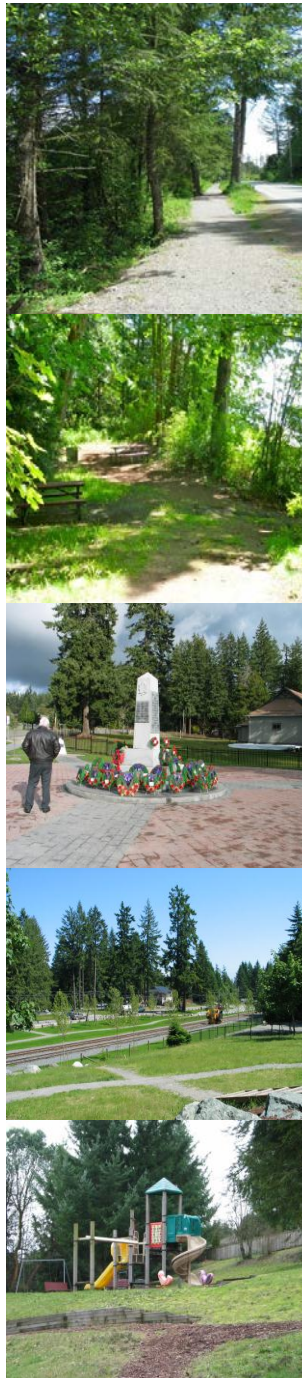


Figure 6. Provincial Guide to trails in Agricultural Areas (2002)

### 3. EXPLORING THE CURRENT COMMUNITY PARKS & TRAILS SYSTEM

#### 3.1 Existing Parks



The existing community parks and trails system in Cobble Hill consists of 19 park properties; 24.06 hectares (56.7 ac), or 1.03% of Electoral Area C’s entire land base as of March 2012. This outdoor recreation system also includes two recreation/conservation reserves.

Cobble Hill’s current parks and trails system has significant assets including oceanfront access, outdoor recreational opportunities and distinctive agricultural character. However, it also faces challenges. Vehicle traffic corridors, such as the Trans-Canada Highway, limited pedestrian, equestrian and cyclist connections and an increasing population all present challenges to Cobble Hill’s open space systems. It is necessary to analyze and understand gaps and opportunities in the existing system to plan effectively for the future system. Detailed summaries of all existing parks can be found in Appendix A.

##### 3.1.1 Park Jurisdiction

Jurisdiction for local community parks in Electoral Area C is under the Community Parks function of the Cowichan Valley Regional District. The community parks service for Cobble Hill was established by the Regional District through a bylaw in 1986 at the request of residents in the community. As with community parks services provided in both Cobble Hill and other Electoral Areas across the Region, each Electoral Area funds separately, through local taxation, the community parks service, which is administered and operated by the CVRD.

While the CVRD owns outright many of Cobble Hill’s community parks, alternate arrangements are in place for other parks which exist in this system. For example, Fairfield Road Park is provincial crown land which the regional District leased for park purposed for the local Cobble Hill community. Table 3 details a list of jurisdictional arrangements the CVRD currently has for community parks.

Table 3. Jurisdictional designation of parks in Cobble Hill.

Jurisdiction Designation	Description
CVRD	Parkland acquired through subdivision, rezoning or purchased by the CVRD as a fee simple lot registered with land titles that is owned and managed by the CVRD.
Crown Park	Parkland dedicated through subdivision to the CVRD, but is vested in the ownership of the provincial crown. Under the <i>Land Title Act</i> , the CVRD as the local Regional District Government has the authority and control of these Crown Parks to manage/develop as local community parks.
Crown Lease	Crown lands that are leased to the CVRD for use as Community Park sites.
BC MOT	Lands owned by the Provincial Ministry of Transportation and Infrastructure and leased to the CVRD. Typically these include undeveloped road right-of-ways (ROW) for park or trail corridors.



Quarry Nature Park

### 3.1.2 Classifying Existing Parks

The Cobble Hill community has a variety of parks varying in type, size and amenities. As with any community, the residents of Cobble Hill represent a wide range of user groups with differing abilities and interests within the population. To meet these diverse needs, a range of recreation options from high-impact mountain biking to low-impact relaxation is required.

The existing community parks within Cobble Hill can be classified under the following headings:

- Community Park,
- Neighbourhood Park,
- Nature Park,

- Special Purpose Park,
- Linear Corridor Park, and
- Public Beach Access.

**Community Park**

A Community Park provides passive and/or active recreational opportunities. Community parks are generally large, over 10 hectares in size, (25 acres) with designation based on diversity and value to the entire Electoral Area. These parks can protect environmental features and provide recreational opportunities and gathering facilities. They appeal to both residents and visitors, and typically offer space for passive activities like walking and picnicking and/or space for active uses like sports and community events.



*Boatswain Park*



*Farnsworth Park*



*Galliers Road Park*



*William Shearing Park*

*Table 4. Existing Community Parks in Cobble Hill (2012).*

Park Name	Jurisdiction	Size (Ha)
Quarry Nature Park	CVRD	9.61
<b>Total Area (Ha)</b>		<b>9.61</b>

**Neighbourhood Park**

Neighbourhood parks respond to the open space and outdoor recreation needs of local residents in the neighbourhood level across the community and Electoral Area. A neighbourhood park is generally smaller than a community park designation. Neighbourhood parks are especially important in more developed neighborhoods where providing community space and outdoor recreation amenities are a priority.

A combination of features and facilities are typical for neighbourhood parks, including lawn areas, picnic facilities, nature paths, tot lots/playgrounds, natural vegetation and un-programmed open space. Ideally, each neighbourhood should have easy access to a neighbourhood park. The park is typically centralized and within walking distance (+/- 400m).



Table 5. Existing Neighbourhood Parks in Cobble Hill.(2012)

Park Name	Jurisdiction	Size (Ha)
Boatswain Park	CVRD	0.81
Fairfield Road Park	Crown Lease	2.31
Farnsworth Park	Crown Park	1.17
Galliers Road Park	CVRD	0.42
Maple Hills Park	Crown Park	0.74
William Shearing Park	Crown Park	0.69
<b>Total Area (Ha)</b>		<b>6.14</b>

**Nature Park**

Nature parks protect natural systems and preserve sensitive features such as watercourses, plant communities, ravines, habitat, significant flora or other unique natural elements. By preserving these spaces, important environmental features may be protected now and for future generations. Recreational use of nature parks is generally limited to pedestrian trails although other amenities could be incorporated which do not unduly impact the environmental values of the park. The sizes of Nature Parks vary due to environmental features being protected, the circumstances providing for the land acquisition, as well as future land expansion opportunities, etc. Both Cherry Point Nature Park and Manley Creek Park are waterfront Parks as well, located in Satellite Channel.



Cherry Point Park



Manley Creek Park

Table 6. Existing Nature Parks in Cobble Hill (2012).

Park Name	Jurisdiction	Size (Ha)
Cherry Point Nature Park	Crown Lease	0.06
Manley Creek Park	CVRD	2.09
Merilees Pond Nature Park	CVRD	2.70
Watson Park	CVRD	2.15
<b>Total Area (Ha)</b>		<b>7.00</b>



Train Station



Hammond way



Hatch point Trail

**Special Purpose Park**

Special purpose parks are developed to serve specific user groups or protect particular community resources. A special purpose park provides specific activities that may not fit a particular set of open space standards. These areas may include points of interest, including historical, cultural and social attractions, or provide built facilities for specific outdoor recreational activities.

Table 7. Existing Special Purpose Parks in Cobble Hill (2012).

Park Name	Jurisdiction	Size (Ha)
Cobble Hill Common	CVRD	0.66
Ross Park	CVRD	0.05
Train Station	BC MOT/ICF lease	0.31
<b>Total Area (Ha)</b>		<b>1.02</b>

**Linear Corridor Park**

Connecting open spaces and interconnecting neighbourhoods is one of the most important functions of a park and trails system. While these connections are often made through trail and pathway development, linear parks also play a role in providing connections as well as walking, hiking and cycling opportunities.

Table 8. Existing Linear Corridor Parks in Cobble Hill (2012).

Park Name	Jurisdiction	Size (Ha)
Granfield Way	CVRD	0.22
Hammond Way	BC MOT	0.41
Hatch Point Trail	Crown Park	0.38
<b>Total Area (Ha)</b>		<b>1.01</b>

**Public Beach Access**

Access to coastal shoreline is one of the unique benefits of living in Electoral Area C. There are few parks located in the

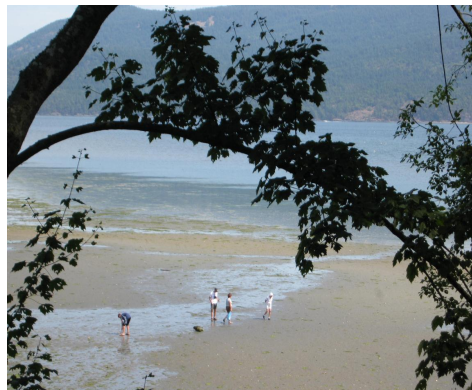
Electoral Area that provide waterfront access; however, there are public beach accesses along the Satellite Channel. Some of these accesses are undeveloped but in other cases, amenities such as stairs and parking have been provided.

*Table 9. Public Beach Access Parks in Cobble Hill (2012).*

<b>Park Name</b>	<b>Jurisdiction</b>	<b>Size (Ha)</b>
Clearwater Road Beach Access	BC MOT	0.01
Satellite Park Drive Beach Access	BC MOT	0.03
<b>Total Area (Ha)</b>		<b>0.04</b>



*Satellite Park Beach access - parking area*



*Satellite Park Beach Access – view of the beach*

**3.1.3 Summary of Existing Community Parks (2012)**

The existing community parks system in Cobble Hill as of March 2012 is summarized below (Table 10) and can be viewed on Map 1. It breaks down the amount of each type of park in the system, as well as the hectares of parkland/1000 residents (parkland area divided by 4.5 given that approximately 4,500 people live in Electoral Area C). A minimum of 5.0 ha/1000 residents is a common “rule of thumb” for active parkland/open space within a community. This information is a general observation and is intended to provide an indication of the level of investment other communities strive for in their local parks programs. Cobble Hill’s existing community park area (5.40 ha/1000 residents) reflects this commonly held objective. As the population grows, parkland would also be expected to increase in order to maintain or improve on this ratio.

It should be noted that any area population based standard has limited utility as a measure of sufficient parks space. Rather than a standard, the appropriate amount of parks space should also be targeted to natural environmental sensitivities and the values and objectives of the community.

*Table 10. Summary of existing local parks in Cobble Hill (2012).*

<b>Park Classification</b>	<b>Area (Ha) – Community Wide</b>	<b>Ha / 1000 Population</b>	<b>% of existing Community Park landbase</b>
Community Park	9.61	2.14	39%
Neighbourhood Park	6.14	1.36	25%
Nature Park	7.00	1.56	28%
Special Purpose Park	1.02	0.22	4%
Linear Corridor Park	1.01	0.22	4%
Public Beach Accesses	0.04	0.01	0%
<b>Subtotal – Electoral Area C Community Parks</b>	<b>24.82</b>	<b>5.36</b>	<b>100%</b>



**Existing Passive vs. Active Parks**

The following parks are categorized based on their active or passive recreational use.

**Active Park** – An active park refers to a mix of uses in a park that includes one or more of the following facilities or facility types:

- athletic fields,
- building or structures for recreational activities,
- concession,
- community garden,
- sport courts,
- children's play area,
- dog play area,
- bike path.

**Passive Park** - A passive park refers to uses in a park, which typically include one or more of the following:

- landscaped area,
- natural area,
- ornamental garden,
- non-landscaped green space,
- stairway,
- decorative fountain,
- picnic area,
- water body,
- trail.

*Table 11. Passive versus Active Parks in Cobble Hill.*

Park Classification	Area – (Ha)	Park Classification
<b>Passive Parks</b>		
Fairfield Road Park	2.31	Neighbourhood Park
Maple Hills Park	0.74	Neighbourhood Park
Cherry Point Nature Park	0.06	Nature Park
Manley Creek Park	2.09	Nature Park

Merilees Pond Nature Park	2.7	Nature Park
Watson Park	2.15	Nature Park
Memorial Park	0.08	Special Purpose Park
Hatch Point Trail	0.38	Linear Corridor Park
Ross Park	0.05	Special Purpose Park
Clearwater Road Beach Access	0.01	Beach Access
Satellite Park Drive Beach Access	0.03	Beach Access
<b>Total Passive Park</b>	<b>10.6</b>	

**Active Parks**

Quarry Nature Park	9.61	Community Park
Boatswain Park	0.81	Neighbourhood Park
Farnsworth Park	1.17	Neighbourhood Park
Galliers Road Park	0.42	Neighbourhood Park
William Shearing Park	0.69	Neighbourhood Park
Granfield Way	0.22	Linear Corridor Park
Hammond Way	0.41	Linear Corridor Park
<b>Total Active Parks</b>	<b>13.33</b>	

Currently there seems to be slightly more Active Parks than Passive Parks, and these active parks have playgrounds that are centrally located throughout the community. In terms of the passive parks, most of these have trails in them for public use. As trends indicate, Cobble Hill is a fairly active community in terms of walking and hiking therefore to continue with the acquisition of more passive parks or linear parks/trails would greatly benefit the walkability of the community as a whole into the future.

**3.1.4 Other Parks and Community Land Spaces in Cobble Hill**

Beyond the scope of the CVRD Community Parks and Trails Program there are areas managed by the Regional District and other agencies which provide additional open space accessible to Cobble Hill residents for outdoor recreation and/or the protection of natural areas/ecological values. While these areas are not managed under the CVRD Community Parks and Trails program, it is important to recognize the attributes and contributions these open space areas provide to the overall outdoor recreation and natural space values and opportunities within the community of Cobble Hill.

*Table 12. Other Parks and Community Land spaces in Cobble Hill.*

<b>Name</b>	<b>Management Authority</b>	<b>Size (Ha)</b>
Manley Farm (environmental habitat protection)	Northwest Wildlife Preservation Society	106.48
Cobble Hill Farmers Institute grounds	Farmers Institute	0.60
Memorial Park	South Cowichan Parks	0.08
Dougan Lake	Provincial	10.0
Cobble Hill Mountain Regional Recreation Area	CVRD Regional Parks	93.08
<b>Total Area (Ha)</b>		<b>210.51</b>



*Cobble Hill Mountain Regional Recreation Area sets the backdrop to Cobble Hill Village.*

### 3.2 Existing Trails

A Community trails system should provide strategic non-vehicle access throughout a community for recreational use as well as commuting. Trails provide pedestrians, cyclists and equestrian users safe and convenient access to parks, community facilities, commercial destinations and adjacent communities. Currently pedestrian and cyclist routes in Cobble Hill are largely restricted to narrow road shoulders shared with vehicle traffic. Recent additions of linear corridor parks that support separated, multi-use trails, such as Hammond Way and Hatch Point Trail, have been well-received. While progress has been made in circulation improvements, there are still locations where pedestrian/vehicle concerns exist, especially along narrow, winding roads.

- **Cobble Hill Mountain Regional Recreation Area** – A portion of the 406 hectare Regional Recreation Area which is managed under the CVRD Regional Parks and Trails Program is within the Cobble Hill Electoral Area. There are numerous designated trails in the Regional Recreation area for hiking, cycling and horseback riding.
- **Watson Avenue Trail** - This trail starts at Watson Avenue and runs behind Evergreen Elementary School and joins up to Watson Park and the Twin Cedars subdivision.
- **Fairfield Park Trail** - A trail runs through the park connecting Fairfield Road to Cobble Hill Elementary School.
- **Hammond Way** - This is a separated roadside multi-use trail managed by the CVRD, constructed within the Ministry of Transportation right-of-way along Aros Road.
- **Hatchpoint Trail** - This trail is constructed within an undeveloped highways road right of way between Ratcliffe Road and Telegraph Road.

#### 3.2.1 Trail Classes

Six types of trails and trail connections are identified for Cobble Hill. While not all of these classes are traditional trail types, it is important for the master plan to analyze and understand the extent of the entire pedestrian, cycling and equestrian network.

**1. Multi-Use Trails**

Multi-use trails are ideal for walking, hiking, cycling and/or horseback riding.

*Key Characteristics:*

- Separate from roads and adjacent land uses.
- Generally part of a larger system that connects to significant designations.
- Used by local residents, visitors and tourists for recreation and commuting.

*Examples in Cobble Hill:*

- Quarry Nature Park to Cobble Hill Mountain Regional Recreation Area.
- Hammond Way.



*Multi-use Trail in Cobble Hill Mountain Regional Recreation Area*

**2. Walking/Hiking Trails**

Walking/hiking trails are smaller, neighbourhood-scale sections of the trail network.

*Key Characteristics:*

- Often only pedestrian access due to more demanding terrain, environmental sensitivity and/or local community desires.
- Used primarily by local residents providing: recreation, alternative transportation and access to natural areas.
- Often located within existing parks.

*Examples in Cobble Hill:*

- Trails in Quarry Nature Park
- Trails in Manley Creek Park
- Trails in Fairfield Road Park



*Hammond Way Trail*



*Hiking trail in Quarry Nature Park*

### **3. Shared Roadway**

Shared roadways are routes that incorporate cycling and/or pedestrian movement with vehicle traffic. The Provincial Ministry of Transportation and Infrastructure (BC MOT) is the road authority for the development and maintenance of all public roads in Electoral Area C – Cobble Hill. Cycling in Cobble Hill is popular on local roads shared with vehicle traffic as well as pedestrian use of road shoulders.



*Shared Roadway*

#### *Key Characteristics:*

- Lightly used rural roads can provide cycling and walking opportunities.
- Used mostly by cyclists, but also pedestrians and equestrians.

#### *Examples in Cobble Hill:*

- Streets in Cobble Hill Village

### **4. Roadside Walkway**

A roadside walkway is a road that shares vehicle, cyclist and pedestrian traffic, by providing a wider paved shoulder divided by a painted line. Care must be taken to ensure signage, line painting and maintenance to minimize conflict between uses. As noted above, the BC MOT is responsible for public roadways within Cobble Hill.

#### *Key Characteristics:*

- Moderately used roadways that provide minimum 1m additional paved shoulder surfacing for cycling/pedestrian use. Clearly painted white line to separate vehicle traffic from the paved shoulder.
- Moderate traffic speeds (typically 50 kph to 80 kph).

#### *Examples in Cobble Hill:*

- No examples currently exist in Cobble Hill; however, Telegraph Road, Cobble Hill Road and Hutchinson Road would all be candidates for an improved shoulder walkway.



## **5. Boardwalks**

Boardwalks are generally a small portion of a trail network, providing safe, convenient and non-intrusive access to environmentally sensitive and/or physically difficult geography. Boardwalks can wind their way through sensitive environmental areas, keeping impact on the land to a minimum while giving people a chance to explore the protected resource on an easy path. Boardwalks also provide the opportunity to make connections over wet, muddy or uneven terrain that would otherwise prohibit trail access.

### *Key Characteristics:*

- Generally short spans used to provide access to sensitive or difficult areas and are usually wood material.
- Provide access and connections to spaces that would not be accessible through traditional trails.

### *Examples in Cobble Hill:*

- There is a boardwalk incorporated over the marshy areas along the Hatch Point Trail.



*Hatch Point Trail Boardwalk*

## **6. Informal Trails**

Informal trails are often on private or crown lands, and have no formal trail designation. These areas warrant monitoring and consideration for formal addition to the Cobble Hill community parks and trails system as opportunities arise.

### *Key Characteristics:*

- Can have varied surfacing and width, based on use.
- Often developed for recreation use by: mountain bikers, hikers, walkers seeking a shortcut, horseback riders or ATV users.
- Often old logging roads are used as informal trails.
- Have no official designation or protection. Could be lost to forestry activity, development and/or closure.



*Informal Trail*

### *Examples in Cobble Hill:*

- Verner Road right-of-way (ROW)

## 4. PLANNING A FUTURE COMMUNITY PARKS & TRAILS SYSTEM

### 4.1 Outdoor Recreation Trends

Studies in recreation trends throughout BC and Canada help understand how peoples' outdoor recreation needs are changing. The information below is summarized from several resources to provide a brief outline of key trends significant to Cobble Hills' Community Parks and Trails.

#### 4.1.1 Demographics

*Population Growth* – Population growth plays a role in the amount of recreation space that the community requires. As indicated in Section 2.2, population growth in the Cobble Hill area has slowed in recent years. As overall growth on Vancouver Island is predicted to continue, growth should be expected to continue in Cobble Hill, though perhaps not at the same rate of other Electoral Areas in the CVRD. Growth, regardless of the rate, requires the addition of new green spaces to provide adequate opportunities for outdoor recreation.

*Population Age Trends* – Cobble Hill's population shows a greater proportional number of residents over the age of 50 than elsewhere in the CVRD and British Columbia. This over-50 trend is largely influenced by the Arbutus Ridge development, and it is expected that it would be partly localized to this development. However, throughout British Columbia, and especially on Vancouver Island, the proportion of older residents continues to increase. Activity preferences, capability, and time to participate in outdoor recreation change with age. It is predicted that the next decade of retirees will be more active than previous generation, and will likely prefer to be integrated into mainstream recreational centres and programs. This trend will factor into the types of facilities that should be considered for local park improvements and development.

*Implications for Community Parks and Trails*– The implications of these demographics demonstrate a need for:



- Outdoor recreation systems to expand alongside population growth.
- Recognition that senior lifestyles need to be supported by accessible recreation.
- Variety in outdoor recreational opportunities for children and youth.

#### 4.1.2 Activity Choices

*More people pursuing individual activities* – Studies indicate a clear shift from organized sports and recreation to individual recreation. This trend is attributed to several factors:

- Interest in exploring a greater diversity of individual pursuits;
- Desire to have access to recreation that fits with individual schedules to accommodate the higher number of people with nontraditional work weeks and schedules;
- Interest in activities that require less commitment and more compressed timeframes.

*Adult Lifestyle and Wellness* – Increased awareness around the health benefits of physical activity has resulted in outdoor recreation appealing to a greater number of people. People who place importance on a healthy lifestyle increase demand for recreation resources that support active living.

*Children and Youth Inactivity* – Even as adult physical lifestyles are improving, children and youth inactivity is reaching unprecedented levels. “Screen time” or time spent in front of the television, video games and the internet, has dramatically increased. In turn, children are pursuing less active forms of recreation, a trend that will likely be carried throughout their lifetimes.

Children often exhibit a diversity of interests and values and one type of youth recreation, program or facility will most often not meet the needs of all children in a community.



*Young child in the Cleasby Bike Park*

*Implications for Community Parks and Trails* – The implications of these activity choice trends demonstrate a need for:

- A larger variety of outdoor recreation opportunities accessible at multiple times to accommodate the increasingly wide-ranging lifestyles and interests of a population.
- The development of an outdoor network of bikeways and walkways for people to use as they pursue individual activities and exercise for health and wellness.
- A variety of outdoor recreational opportunities in partnership with schools and community programs to develop spaces that accommodate outdoor youth recreation (Example: construction of a sport court in conjunction with Evergreen School to be used by the public as well as the school.)

#### 4.1.3 Demand Trends



*Volunteers constructing the Trails in Cleasby Bike Park*

*Service Demands* – In communities throughout BC, Parks and Recreation Programs are being required to respond to a myriad of community-based social issues. Leisure is becoming more widely recognized as a tool for social change. The use of recreation programs and services have been advocated for reducing crime, reducing risk factors for youth, breaking down ethnic divisions and creating better understanding between cultures.

*Local Finances* – Despite evidence that supports the need for strong parks and recreation programs in BC, budget pressures often reduce financing available for parks and trails, operations, and maintenance. Although the demand for more parks, recreation and cultural services is increasing, expectations still exist that service levels, labour costs and other costs for parks and trails systems will remain the same.

*Volunteerism* – Volunteers are important to recreational programs, but volunteerism is on the decrease. Attracting and keeping volunteers is vital to leisure and recreational development and is largely related to the quality of volunteer management strategies within local parks programs. The

Cobble Hill Electoral Area has a very strong pool of volunteers keen to work on trails and in parks throughout the community.

### *Implications for Community Parks and Trails*

- Development of parks and trail facilities that support social interaction and development.
- Realistic parks and trails budgets must take into consideration development, operations and maintenance costs of all projects.
- Increased awareness among government representatives and the local community about the level of financial commitment that is required for successful community parks and trails programs.
- Volunteer organization and communication to provide citizens with multiple, easy opportunities to take part in improving parks and trails.

#### 4.1.4 Facility Factors

**Tourism** – More and more community leisure programs and facilities are taking on a greater role in attracting tourism and economic development. In particular, games, tournaments, exhibitions and races are bringing people into communities that support such events.

**Single-Purpose vs. Multi-Purpose** – Multi-purpose facilities (Farmers Institute) are becoming more common as they support the shift to a wider variety of recreational interests. These facilities are designed to provide more options for users, support multi-gender and multi-generational users and are more flexible in supporting a variety of lifestyles.

**Aging Infrastructure** – A BC-wide trend has been the aging of infrastructure; within parks this may include playgrounds, sport courts, picnic tables and benches. Preventative maintenance and planning should be considered during park and trail planning.

**Ability to Respond to Demand** – Ability to respond to changing leisure needs may be affected by fluctuations in economic growth, increasing costs for new development,



*Cobble Hill Fair (2010)*



*Beside the Farmers Institute during the Cobble Hill Fair (2010)*

needing to address existing facility maintenance and concerns over taxation increases.

*Partnerships* – In order to develop facilities that support the requirements of a community, partnerships are becoming more common. These can range from sharing of capital costs to the operation of entire facilities, to program operation and sponsorship.



*Sport court in Boatswain Park*

#### *Implications for Community Parks and Trails*

- Identification of opportunities in outdoor recreation and events to promote tourism in the community.
- Careful planning around aging infrastructure to recognize where and when replacements will be necessary.
- Ability to redefine policy where necessary and to respond to changing economics.
- Opportunities to integrate multiple outdoor recreation uses in close proximity (Example: Quarry Nature Park has an off leash dog park, bike park and multi-use trail system).
- Active identification of possible partnerships that, with careful planning, will ensure positive gains for all parties involved (Example: partnership with Evergreen School for shared amenities).

#### **4.1.5 Environmental Factors**

*Public Stewardship* – As environmental awareness increases, natural areas and nature-based recreation takes on additional significance. Parks programs are beginning to evolve beyond outdoor recreation, to also serve as spaces for preserving natural values such as clean air and water. Additionally, there is a growing desire by citizens to learn about the natural environment through outdoor experience and a willingness to participate in projects that protect or restore sensitive environmental areas.

*Storm water Management* – Parks and open spaces are highly valued for their ability to absorb rainfall and balance impacts of urban development on watersheds. Additionally, some

parks have evolved to include storm water collection and treatment facilities such as bioswales, detention ponds and constructed wetlands.

***Climate Change*** – Parks and open spaces are considered to have value in the mitigation of the effects of global warming by increasing shade areas and CO<sub>2</sub> sinks (see sidebar).

***Local Food*** – Parks can serve as a venue for re-connecting people with growing food through the integration of community gardens or through educational demonstration gardens.

***Implications for Community Parks and Trails*** – The implication of environmental factors demonstrate a need for:

- Consideration of the environmental value of future parkland when setting out park acquisition priorities.
- Sound and sensitive operations and management policies for parks and trails.
- Increased visibility of the ecological contribution of community parks and open spaces.
- Engagement of local citizens and groups in environmental stewardship activities in parks.

***CO<sub>2</sub> sink:*** A carbon Dioxide sink is the opposite of a carbon “source”. Forest areas and oceans are the main natural sinks. In forest areas, growing vegetation absorbs carbon dioxide from the atmosphere and stores it.





*Cobble Hill Train Station - Storm water infiltration swales contribute to storm water management in a way that improves the local ecosystem and offers a new visual aesthetic.*

## 4.2 Community Parks Funding Sources

In planning, designing, developing and maintaining parks and trails, funds must be acquired, often from a variety of sources. Outside funding opportunities, such as provincial grants, Non-Government Organization (NGO) grants, fundraising opportunities or donations help secure funds that would not normally be available for acquiring and developing local parks and trails. This section presents a variety of options for funding sources that are relevant to community parks and trails acquisition and development of capital projects.

### 4.2.1 Local Government Funds

**Community Parks Service Establishment Authority** – The authority to tax for and provide community parks and trails services in Electoral Areas is through the Cowichan Valley Regional District, which under Province of British Columbia legislation is the Local Government Authority for the unincorporated Electoral Areas within the region.

Establishment of the community parks and trails services in Electoral Area C– Cobble Hill dates back to 1976 when the local community was formally asked if it approved creating such a service based on taxation, which the community at the time supported. This authority for taxation is currently provided through “Cowichan Valley Regional District Bylaw No 2670 – Electoral Area C, Community Parks Service Establishment Bylaw, 2005”. The community parks and trails service under the authority of the bylaw provides for the acquiring, developing, operating and maintaining of community parks within Electoral Area C - Cobble Hill.

**Electoral Area C Community Parkland Acquisition Reserve Funds** – Funds are accumulated in a Parkland Acquisition Reserve Fund held by the CVRD which can accrue from the sale of surplus park land and/or cash-in-lieu with funds received as part of subdivision developments. The funds can only be used for park acquisition in Electoral Area C.

**Cash-in-Lieu** – Section 941 of the *Local Government Act* permits the acceptance of cash-in-lieu of parkland dedication under the provisions of the Act. Where cash-in-lieu is accepted by the Regional District for developments occurring in Electoral Area C – Cobble Hill, these funds must be held in

the Parkland Acquisition Reserve Fund and can only be expended on the purchase of lands for park purposes within Electoral Area C – Cobble Hill.

**Residual Parks Capital** – Unspent annual parks and trails capital funds can be transferred to Reserve Funds for future expenditure on park development or land acquisition for park purposes in Electoral Area C.

**Parks Fees** – Revenue from user fees can provide funding to assist with operations and maintenance of community parks and trails. User fees are generally associated with private use of parks (i.e. special events, wedding bookings, etc.).

#### 4.2.2 Senior Government Funds

**Provincial and Federal Grant Programs** – Specific funding programs from time to time are available through senior levels of government for park planning, design and/or construction. Examples of such programs include:

- BikeBC – Cycling Infrastructure Partnership Program, which aims to support commuter cycling (to and from work, school, and errands) as a means of reducing traffic congestion and greenhouse gas emissions.  
<http://www.th.gov.bc.ca/BikeBC/CIPP.html>
- Environment Canada’s EcoAction – Community Funding Program, which encourages project submissions that will protect, rehabilitate or enhance the natural environment.  
[http://www.ec.gc.ca/ecoaction/what\\_is\\_e.html](http://www.ec.gc.ca/ecoaction/what_is_e.html)

As the funding programs change and new ones are announced, it is important to regularly check on funding program updates and eligibility requirements. There are at least two sources to search through for funding opportunities; Environment Canada’s Green source Funding Database <http://www.ec.gc.ca/financement-funding/default.asp?lang=En&n=768DAFB1-1> and the BC Community Networks Association.



### 4.2.3 Private Funds

**Private Grant Programs** – Similar to senior government funding, several private funding programs that support parks and trails development exist and can be found on the internet. Examples of such programs include:

- The Victoria Foundation and other Community Foundations of Canada.  
<http://www.victoriafoundation.bc.ca/web/grantingprograms/available>
- Endswell Foundation – Offers support to charitable organizations dedicated to conservation and related public education in British Columbia.  
<http://www.endswell.com/>
- Heritage Legacy Fund of British Columbia – A joint initiative between The Land Conservancy and Heritage Society of BC Conservation that supports local projects that protect, preserve or rehabilitate heritage resources.  
<http://www.heritagelegacyfund.ca/>

**Commemorative Gifting & Donations** – On occasion, private donors may give monies for the purposes of enhancing community parks and trails. Donation of lands for community park purposes benefit the community by providing more public recreation land or areas to set aside for environmental purposes. Evaluation of the lands being proposed for gifting is important to ensure the lands have suitable outdoor recreational/environmental value in keeping with the objectives and vision of the community parks and trails master plan and vision of the community. The Cowichan Valley Regional District can issue tax donation receipts under certain circumstances for donations of land, in-kind contributions as well as for financial donations.

**In-kind Donation** – While not a direct source of funding, in-kind donations result in direct cost-savings from organizations or individuals who donate/volunteer their time or services for community parks and trails in Cobble Hill.

#### 4.2.4 Partnerships

Partnering with interested agencies or organizations helps to join the efforts for both funding and developing of Parks and Trails. Potential agencies/groups to partner with could be:

- Cowichan Valley School District
- Sports/Outdoor Recreation Organizations
- Province of British Columbia
- Conservation Organizations
- Private Landowners
- Local First Nations



*Cobble Hill Village (Sept 2010)*

### 4.3 Public Response

An integral part of community parks and trails planning is public consultation. Two open houses were held during the development of the Cobble Hill Community Parks and Trails Master Plan to encourage public input on the future of Parks and Trails in Cobble Hill. In addition, meetings with the Cobble Hill Parks and Recreation Commission offered additional information about current and future parks and trails.

#### 4.3.1 Cobble Hill Parks and Recreation Commission

The Cobble Hill Parks and Recreation Commission is comprised of members of the Cobble Hill community who helped guide the Community Parks and Trails Master Planning process. During this process, meetings with the Commission served as milestones to assess progress and provide additional input as needed. Input from the Commission, along with feedback from the general public and CVRD Parks Staff, provided direction for future acquisitions as well as improvements to existing local parks and trails in Cobble Hill.

#### 4.3.2 Community Outreach

Both open houses followed a similar format. Posters were displayed to explain the Master Planning process and maps showing the existing Parks and Trails in the Electoral Area were used to collect public input. At each public meeting response forms were used to document public input.

The first Open House was held in the spring of 2008. Public insights on current issues as well as gaps and opportunities related to parks and trails in Cobble Hill were documented. A map of the Electoral Area served as a tool to identify gaps in the trail network, to locate sites the public felt warranted consideration for future parks, and to note any improvements that were important for existing parks and trails.

The second Open House focused on setting priorities. Previously suggested improvements to existing parks and trails, areas for new parkland as well as trail connections were displayed and the public identified which were of highest priority for Cobble Hill.

### 4.3.3 What Was Heard

All materials used and feedback from both Open Houses can be found in Appendices B and C, respectively.

#### Open House 1: Collecting Ideas

Four parks stood out as “favourites” as identified by respondents: Cobble Hill Mountain Regional Recreation Area, Cherry Point Nature Park, Manley Creek Park, and Quarry Nature Park. The top three favourite outdoor activities identified by respondents were walking/dog walking, biking, and hiking. Based on the questionnaire responses, the majority of respondents felt that a priority should be placed on the acquisition of new community parks and trails over improvements to existing community parks and trails.

Hiking trails were the most important *addition* to the parks and trails systems, followed by trail connections to adjacent Electoral Areas, nature parks/protected green space, and walking paths within Cobble Hill.

Additional comments from the first Open House echo the importance for improved connections, and point to opportunities of using existing roads such as Telegraph Road, Fisher Road and Cobble Hill Road. Safety along these roads is an issue and one suggestion was to have an off road trail similar to Hammond Way in these locations.

Another issue raised multiple times is the importance of inclusive trails that can be accessed by all, while others suggest the segregation of horseback riders to other trails. This issue will need further investigation and consultation with the community beyond the scope of the parks and trails master plan.

#### Open House 2: Setting Priorities

The focus of this public session was to gain insight on project priorities. From the responses, three parks were identified as highest priority for Cobble Hill: Quarry Nature Park, Cherry Point Nature Park and Cleasby Bike Park (part of Quarry Nature Park). The Trails that were identified as highest priority are: the E&N Rail Trail, Telegraph Road and Cobble Hill Road.



*Hammond Way Trail – off road trail*

In terms of general comments, the points made are parallel to those raised in the first open house, in addition to improved beach access along the ocean front in general.

#### **4.3.4 Key Parks & Trails Issues**

In summary, the main issues regarding community parks and trails in Cobble Hill focus on:

- Safe pedestrian and cycling linkages, and
- Compatibility between outdoor recreation user groups in using and enjoying local parks and trails.



#### 4.4 Vision & Objectives

A Vision Statement is a guiding principle by which decisions about parks and trails are made and which can measure progress and success as the plan unfolds.

##### 4.4.1 Community Parks & Trails Vision

To develop a vision that clearly reflected Cobble Hill's character, the participants from the community attending the open houses were asked to contribute words or phrases that they felt would best describe the ideal future parks and trails system. These words and phrases were crafted, with the direction of the Cobble Hill Parks and Recreation Commission, into a vision. This vision was used to guide the preparation of this master plan and is intended to measure success of its implementation:

*The residents of Cobble Hill value the rural nature of their community and wish to enrich its historic charm by securing in perpetuity a network of community parks and trails to provide a variety of outdoor recreational opportunities, protect natural ecosystems, feature representative landscapes, link our communities and enhance livability within Cobble Hill and South Cowichan.*

#### 4.4.2 Key Principles for Community Parks & Trails

Embedded in the vision statement are four broad principles for community parks and trails within the Cobble Hill Community and are as follows:

##### **A) Providing opportunities for outdoor recreational opportunities**

The provision of outdoor recreational opportunities that protect access through the various landscapes will be a unique and valued element of the community parks system. As well, safe, permanent and accessible recreation that offers a diversity of recreational activities should be available.

##### **B) Protect natural ecosystems and feature representative landscapes**

Cobble Hill's natural ecosystems range from wetlands and rivers to forested slopes; from coastal shoreline to rural farmland. Some of these areas represent sensitive ecosystems which must be protected, preserved and in some cases, restored. Other types of feature landscapes are in the form of historical or cultural landscapes.

Careful siting and management of parks and trails will minimize detrimental impacts to the environment and will also highlight the community's natural assets. Public education is key to developing a long-lasting and sustained natural and cultural environment.

##### **C) Link communities**

Linking communities means both physical and social connections. Deliberate connections within Cobble Hill and to neighbouring Electoral Areas will not only promote community access to natural spaces and amenities, but also enhance linkages to public spaces and social gathering places.

##### **D) Enhance livability**

Livability in Cobble Hill refers to quality of life: safety, health and happiness. A community parks and trails system promotes livability by providing outdoor recreational opportunities for residents of all ages, offering opportunities for alternative transportation, and encouraging active public engagement in the community.



*Cherry Point Nature Park*

## 5. RECOMMENDATIONS

This section of the Cobble Hill Community Parks and Trails Master Plan presents recommendations for improvements to existing parks and trails, and acquisitions of new parkland to expand and enhance the network of local parks and trails for the residents of Cobble Hill to access and enjoy.

**Section 5.1** presents the approach taken to identify and assess potential projects.

**Section 5.2** presents those projects that are deemed a high priority by the community and ought to be pursued over the next 10 years (2012-2021).

**Section 5.3** outlines additional medium-priority parks and trails projects that are important to building a community parks and trails network in Cobble Hill; however, due to budget constraints, these projects will have to be implemented beyond a 10-year time horizon, unless opportunities and funding resources arise sooner. This section groups projects as follows:

- Improvements to Existing Community Parks;
- Trail Development; and
- Community Park Acquisitions and Land Use Partnerships.

Table 18 in Chapter 6 summarizes the recommended community parks and trails projects identified and supported through this master planning process, and includes those projects presented in Sections 5.2 and 5.3. Lower-priority projects are not described in detail in this plan as it is anticipated that funding resources will likely not be available within the 10-20 year time frame horizon detailed in the plan. The summary provides long term direction for the Parks and Trails Program in Cobble Hill inclusive of future reviews at appropriate intervals to ensure the plan's objectives remain on track with community values and expectations.

**Section 5.4** presents system-wide recommendations that are not "capital" projects, rather planning and operational policies that support the community parks system as a whole. These recommendations are included as important components to implementing a comprehensive park and trails network in Cobble Hill and are categorized as:



- Park site planning;
- Parks and Trails operations and maintenance; and
- Park stewardship.

### 5.1 Developing an Implementation Approach

The final outcome of this plan is the development of a set of recommendations that carry forth the ideas, values and priorities generated through the community parks and trails master planning process. In development of this strategy, several sources of input were used:

- Feedback generated from the public open houses.
- Review of trends, demographics and land use.
- Input from CVRD Parks and Trails Staff and the Cobble Hill Parks and Recreation Commission.

The ideas generated were measured against the vision to determine its overall value for the community parks and trails system in Cobble Hill. Each recommendation was weighed against the four key principles set out in the vision.

#### *Vision Principles:*

- Provide opportunities for outdoor recreation,
- Protect natural ecosystems and feature representative landscapes,
- Link communities, and
- Enhance livability.

**5.2 Priority 1 Recommendations (Year 1 - 10)**

The following recommendations are intended to guide improvements to community parks and trails within the Cobble Hill Community over the next 10 years (2012-2021). These priorities arise from the community park planning process and support the vision for community parks in Cobble Hill. The capital projects described in this section are presented in order of priority as identified through this master planning process and are consistent with the proposed 2012-2021 annual budget recommendations for the Cobble Hill Community Parks and Trails program to achieve the plan’s objectives (Table 16 in Chapter 6).

- Community Park and Trail Improvement Recommendations *(These projects can be completed on lands already owned or maintained by the Parks and Trails Division).*
- Community Parkland Acquisition and Land Use Partnership Recommendations *(Projects cannot begin until the properties are acquired or a partnership agreement obtained)*

*Recommendation:*

1. ● **Develop Quarry Nature Park to increase the park’s ability to accommodate an expected increase in visitors each year and create more of a Neighbourhood Park as defined in the plan. Key amenities to be incorporated include:**



*Quarry Nature Park and South Cowichan off leash Dog Park*

- Public Washroom building,
- Litter receptacles,
- Realignment of Parking,
- Picnic areas,
- Directional signs, and
- Playground.

**In addition, preserve, restore and enhance the natural flora within the park and use Quarry Nature Park as a primary location for displaying historic restorations. Specific historic restorations include:**

- Restoration of an old compressor currently located on Cobble Hill Mountain.

- Re-building of the Cobble Hill Train Station building in possible partnership with the Island Corridor Foundation.

*Rationale:*

Located on the east side of Cobble Hill Mountain, this 9.6 ha Nature Park is valued for its proximity to Cobble Hill Village; providing access to hiking, biking and equestrian trails for residents in the community and the surrounding areas. The South Cowichan off-leash Dog Park, the Cleasby Bike Park as well as the equestrian parking lot are all located within Quarry Nature Park. The year round significant use and popularity of Quarry Nature Park supports the replacement of the existing porta potties which are no longer sufficient to meet demand and need an accessible public washroom facility for both hygenic and convenience reasons.



*Train Station area upgrade adjacent to the E&N Railway, formerly a gravel parking area.*

*Recommendation:*

2. ● **Design and develop the former BC MoT Public Works Yard site, now Cobble Hill Common, into a functional space as a central public feature to the village.**

*Rationale:*

Cobble Hill Common, the former highways works yard, is located on the corner of Holland and Fisher Roads, across the street from Memorial Park and was acquired by the CVRD in 2009 for park use.

Through this Community Parks and Trails master planning process a preliminary list of ideas for the site, based on gaps in park amenities within Cobble Hill Village and through public input, were generated. In addition to this process a public community survey was conducted in 2010 to gather ideas for the park and a preliminary concept plan was drafted in early 2011.

The following list was mentioned during the public input processes:

- Provide manicured trees that frame but do not block views to Cobble Hill Mountain,



*Cleasby Bike Park airtime*

- Unstructured, irrigated grassed playing area,
- Playground,
- Tennis courts,
- Senior housing complex,
- Picnic tables, benches, and litter receptacles,
- Parking, and
- Connections to the village and other nearby parks such as Memorial Park.

A further public consultation process with the community is recommended to develop a detailed vision and site plan for this unique property in the heart of Cobble Hill Village.



*Memorial Park*

*Recommendation:*

3. ● **Enhance connectivity within the community while protecting the sensitive ecosystem in Watson Park by:**
  - Development of a boardwalk and entry trail between Twin Cedars and Watson Road, and
  - Installation of entrance and interpretive signage.

*Rationale:*

Watson Park is a large community park identified by the provincial sensitive ecosystem inventory as being a seasonally flooded area, however, portions of the site also has wetland ecosystem values that are worth protecting / enhancing. In the southern portion of the park there is an opportunity for an environmentally sensitive community trail to be constructed with minimal impact on the wetland area.

*Recommendation:*

4. ● **Develop the Village Roadside Pathway for connectivity of Cobble Hill Common and Memorial Park through the village to nearby Cobble Hill Community parks (Watson Park, Fairfield Road Park, Quarry Nature Park/Train Station).**

*Rationale:*

Given the prominent location of Cobble Hill Common and Memorial Park in the village core, there is a real opportunity for these parks to serve as a gateway to other parks and nodes in the community. Linking with Watson Park, Quarry Nature Park, the Train Station and any other new or existing parks and nodes in the vicinity will greatly enhance the overall connectivity within the community. This “Hub” in Cobble Hill will provide important pedestrian connectivity for the Community ensuring safe walking areas for all users.

Opportunities for use of a shared roadway for pedestrians/cyclists with existing vehicle traffic or a separated trail should be pursued with BC MoT.

*Recommendation:*

5. ● **Acquire lands to establish a nature park in the vicinity of Lefran Road/Garnet Creek to protect the natural ecosystem around Garnet Creek. A trail could be developed that allows community access to this natural setting while enhancing connectivity of the overall Cobble Hill Community Parks and Trails Master Plan. Specific features to consider in developing this park are installation of:**
- Benches,
  - Boardwalk/bridge over Garnet Creek & riparian habitat, and
  - Interpretive signage.

*Rationale:*

The proposed park site is located along Garnet Creek where it meets the Lefran Road ROW (see Proposed Park B, Map 2: Proposed Park Acquisitions and Partnership opportunities in Cobble Hill). Garnet Creek is located in the north east quadrant of Cobble Hill and discharges into Satellite Channel at Cherry Point Nature Park. The riparian area of Garnet Creek is identified as ecologically sensitive in the provincial Sensitive Ecosystem Inventory, therefore any park or trail planning within this area will require extreme care so as not to damage the riparian area or surrounding habitat. With this in mind, the desire to build a connected network of parks and trails in Cobble Hill could be enhanced by a potential link from Cherry Point Road to Lefran Road, across Garnet Creek.

A linear park that provides a single, well-designed creek crossing would provide Cobble Hill residents with a minimally intrusive connection to the natural beauty of this site, while facilitating access from the isolated Cherry Point Nature Park to the rest of the community as well as protecting the creek corridor.

*Recommendation:*

- 6. ● **Develop a partnership with the Northwest Wildlife Preservation Society for creating low impact community access for educational and environmental opportunities within Manley Farm.**

*Rationale:*

The Manley Farm, managed by the Northwest Wildlife Preservation Society, is a large green space within the Cobble Hill Community that could greatly enhance all aspects of the community’s parks and trails vision if the CVRD were to partner with them. There is significant opportunity for interpretive or educational activities and a trail system on this property. There is an existing building which could potentially be upgraded for community use.

*Recommendation:*

- 7. ● **Develop Fairfield Road Park to provide formal access and user opportunities for the community, including:**

- Park entrance signs,
- Parking / turn-around,
- Litter receptacles,
- Picnic tables, and
- Interpretive signage.



*Trail at Fairfield Road Park*

*Rationale:*

Fairfield Road Park is centrally located in the community. Trails recently developed in the park have facilitated better public access as the trail weaves through the forested park, from the end of Fairfield Road down to the southeast corner of Cobble Hill Elementary School. Due to its proximity to the school and residential areas, this park has the potential to



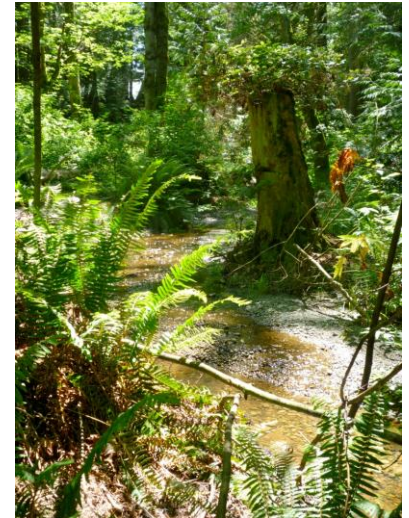
provide for a variety of low impact outdoor recreation amenities as noted above. Its natural setting presents a good opportunity to educate students and the community about the local forest ecosystem through an interpretive walk.

*Recommendation:*

8. ● **Improve trail access within and through *Manley Creek Park* and aim to limit erosion on the steep slopes and protect local flora and fauna. Park improvements include:**
- Directional signs at main trail intersections,
  - Steps in various sections along the upper trail where steep.

*Rationale:*

Manley Creek Park is Cobble Hill's largest shoreline park and offers a natural forested setting with Manley Creek spilling down towards the beach. Steep slopes in combination with running water, makes the risk of erosion a primary concern. Manley Creek Park is situated just north of the growing Arbutus Ridge community, therefore increased pedestrian traffic in this park can be expected. This increase will amplify the risk of trail erosion if trails are not properly designed and maintained.



*Manley Creek Park*

### 5.3 Priority 2 Recommendations (Beyond Year 10)

This section outlines community parks and trails projects that are proposed beyond the next 10 years due to the capacity of the community parks requisition annually for Cobble Hill.

Unlike Section 5.2, these recommendations are not presented in a chronologically prioritized order. Rather, they are categorized as: Improvements to Existing Community Parks; Trail Development; and Community Park Acquisitions, and Land Use Partnerships, and represent a record of community desires for the future of parks and trails in Cobble Hill. It is important to note that where funds and resources could be secured, certain priority 2 recommendations could be completed earlier (See Maps 3 & 4).

5.3.1 Improvements to Existing Community Parks

Table 13: Summary of the improvements to the existing parks in Electoral Area C – Cobble Hill

Existing Park	Recommended Minor Improvements
Boatswain Park	<ul style="list-style-type: none"> <li>• Playground refurbishment</li> <li>• Tree Clearing/pruning for safety</li> <li>• New paved playing court</li> <li>• Drinking fountain</li> </ul>
Cherry Point Nature Park	<ul style="list-style-type: none"> <li>• Landscaping</li> <li>• Green Shores restoration</li> <li>• Updated park amenities</li> <li>• Concrete stair or wheelchair ramp to beach</li> </ul>
Clearwater Road Beach access	<ul style="list-style-type: none"> <li>• Park entrance sign</li> </ul>
Farnsworth Park	<ul style="list-style-type: none"> <li>• Drinking fountain</li> <li>• Washroom building</li> <li>• Community pathway</li> </ul>
Galliers Road Park	<ul style="list-style-type: none"> <li>• Drinking Fountain</li> <li>• Washroom building</li> <li>• Information Kiosk</li> </ul>
Granfield Way	<ul style="list-style-type: none"> <li>• Community pathway</li> </ul>
Hammond Way	<ul style="list-style-type: none"> <li>• Naturalized landscaping</li> <li>• Litter receptacle on concrete pad</li> </ul>
Hatch point Trail	<ul style="list-style-type: none"> <li>• Nature trail upgrades</li> <li>• Informational Kiosk</li> <li>• Directional signage</li> </ul>
Maple Hills Park	<ul style="list-style-type: none"> <li>• Manicured shrub and tree landscaping</li> <li>• New playground</li> <li>• Vinyl black chain link fence</li> <li>• Bench on concrete pad</li> <li>• Directional signage</li> </ul>
Merilees Nature Park	<ul style="list-style-type: none"> <li>• Park entrance sign</li> <li>• Informational kiosk</li> </ul>
William Shearing Park	<ul style="list-style-type: none"> <li>• Manicured tree and shrub landscaping</li> <li>• Selective Pruning and dangerous tree removal.</li> <li>• New playground</li> <li>• Small picnic shelter and table</li> <li>• Irrigation system</li> <li>• Nature trail</li> </ul>



*Recommendation*

**Improve accessibility to the beach at Cherry Point Nature Park by:**

- Construction of a wheelchair accessible ramp, and
- Installation of a bike rack.

**In addition, restore the natural coastline through application of proven restoration techniques (i.e.: Green Shores). Special consideration for developing shoreline improvements that will withstand wave action during winter storms is required.**

*Rationale:*

Cherry Point Nature Park is one of Cobble Hill's four community beach access points, all of which provide several steps or more to descend to the beach. A lack of wheelchair accessible beach accesses in the community was identified in the process and demonstrated a need to provide for ramp access where feasible, in particular, at Cherry Point.

Cherry Point's natural setting is valuable to protect. Not only is it the discharge location for Garnet Creek, it also has a sensitive marine community characterized as a wetland in the sensitive ecosystem inventory. Currently there is rip rap edging the foreshore and a gravel parking lot that meets the beach area. Restoration of the shoreline and improvements to the creek would benefit the aesthetic and ecological function of the park.

*Recommendation:*

**Upgrade Farnsworth Park through acquisition of a second entrance point to the park for access and safety reasons and improve general park usability by:**

- Installing a washroom building,
- Upgrading the park trail, and
- Providing a drinking fountain.

*Rationale:*

Farnsworth Park is a medium sized neighbourhood park that is practically invisible from the road. Two entrance paths sweep on either side of playing court, which has the effect of blocking off the rest of the park. A forested area in the north portion of the park offers a quiet picnic area. However, no points of exit exist from the forest area, making it a potential safety hazard. It is a relatively busy park with kids recreation programs provided in the summer and would benefit from improved facilities and additional access/exit points to the park.



*Entrance to Farnsworth Park*

### 5.3.2 Trail Development

Trail linkages are an important component of any Community parks and trails system. Currently in Cobble Hill, safe, convenient trails for pedestrians and cyclists are limited. Trends indicate that people are becoming more interested in pursuing individual activities and personal health, and trails are one of the most effective ways to get people moving (Refer to Map 4 for recommended trail connections).



*View from the Train station to Memorial Park. Currently pedestrians and cyclists are not well accommodated on roads.*

*Table 14. Summary of trail connections in Cobble Hill as identified on Map 4*

<b>Proposed Trail Connection</b>	<b>Recommended Trail Type</b>	<b>Length (m)</b>
E&N Rail Trail	Multi use-gravel Trail	2500
Cobble Hill Road	Roadside walkway	5200
Hutchison Road	Roadside walkway	3200
Telegraph Road	Roadside walkway	5600
Heigh Road	Roadside walkway	250
Cherry Point Road	Community Pathway	2500
Aros Road	Community Pathway	900
Satellite Park Road	Community Pathway	600
Ratcliffe Road	Community Pathway	800
Christina Drive /Cowerd Road	Community Pathway	2900
Galliers Road	Community Pathway	550
Merilees/Chapman Rd	Community Pathway	1200
Mile End to Hutchison	Community Pathway	1850
La Fortune Road	Community Pathway	1550
Freeman Road	Community Pathway	875
Wilder Road	Community Pathway	500
Freeman Rd / Wilder Rd	Community Pathway	1250
Verner Road Trail	Community Pathway	175

*Recommendation:*

**Coordinate with the Ministry of Transportation and Infrastructure (BC MoT) to upgrade and accommodate shoulder walkways that provide safe and convenient cycling and walking access for:**

- Cobble Hill Road,
- Hutchinson Road, and
- Telegraph Road.

*Rationale:*

When road improvements are planned, shoulder walkways should be expanded to provide safer cyclist and pedestrian facilities. In addition to nature and multi-use trails, which are typically separate from roads, it is important to look at the roads themselves as potential linkages for building a connected network of pedestrian and cycling routes to promote active transportation throughout the Cobble Hill community. Often times, some of the more major community roads provide the most direct route to popular amenities and locations such as schools and shopping centres. Safety is the main concern when addressing the use of roads for pedestrian use and a designated shoulder walkway is an appropriate way to separate people from cars. Will need to coordinate with BC MoT to ensure future road upgrades include road widening and line painting to allow for shoulder walkways.



*Shoulder walkways along BC MoT roadways*

***The E&N Rail Trail Initiative***

*The Island Corridor Foundation (ICF), the not-for-profit organization which owns the E & N railway corridor, supports development of “Rail with Trail” within the corridor.*

*Recommendation:*

**Support the development of the E&N Rail Trail (Multi-Use Trail) through Cobble Hill to enhance connectivity within and beyond the community, and develop staging areas and signage to provide residents easy access to this recreational and transportation resource.**

*Rationale:*

Sections of the E&N Rail corridor, which are typically 30 metres in width, are suitable for trail development parallel to and at a safe distance away from the tracks. Use of this corridor for trail development provides the opportunity to

allow trail linkages across Cobble Hill and to adjoining Electoral Areas.

### 5.3.3 Community Park Acquisitions and Land Use Partnerships

Planned parkland acquisition ensures that new parks and trails are selected and developed based on their contribution to the existing parks and trails system and the community. As noted in this plan, there is a desire to provide for sufficient public green space within the community to protect important and valued environmental landscapes and provision of usable park space for a range of active and passive outdoor recreation activities.

The Cobble Hill Community Parks and Trails Master Plan will need to be responsive and adaptable to ensure plans and acquisition principles support securing a desirable distribution of park types and locations. This plan should be flexible to allow for quality acquisitions to occur, should the opportunity and funding arise.

The following acquisition recommendations were identified through this planning process by means of reviewing existing and future potential developments as guided by the Official Community Plan. See Maps 2 and 4 for recommended acquisitions.

#### *Recommendation:*

**Acquire and upgrade the existing informal trail located along the Verner Road ROW north of Hutchinson Road, to CVRD trail standards, including:**

- Local trail development
- Directional signs

#### *Rationale:*

There is an existing informal trail that extends north along the Verner Road ROW from Hutchinson Road. This trail provides a key link from Hutchinson Road up to Fairfield Park and Cobble Hill Elementary School. The length of trail that needs to be addressed is relatively short (+/- 250m) and if pursued early, would greatly enhance connectivity within the community.

*Recommendation:*

**Consider the following site as a possible park acquisition, as opportunity arises:**

- Land adjacent to or in the vicinity of Galliers Road Park (Potential Park Location B on Map 2).

*Rationale:*

Over the long-term, acquisition of other properties should be considered for addition to the Community Parks and Trails system because as Cobble Hill develops, park priorities, opportunities and community demands will change. As Galliers Park is the only park with a playground near the Cobble Hill Village it provides an excellent opportunity for the expansion of a network of trails and outdoor recreation experiences.

*Recommendation:*

**Develop a partnership with the Cobble Hill Elementary School.**

*Rationale:*

Parks within Cobble Hill lack formal grass sports playing fields. Supplementing outdoor recreation opportunities through partnerships with others would contribute to the other elements of the community's parks and trails vision.



## 5.4 System-Wide Recommendations

This section presents system wide recommendations that are not “capital” projects, rather planning and operational policies that support the community parks system as a whole and are equally important in terms of developing a comprehensive Community Parks and Trails Master Plan.

### 5.4.1 Community Parkland Acquisition and Land Use Partnership Strategy

#### *Recommendation:*

**When opportunities arise to acquire land or develop partnerships that support local cultural and heritage value, they should be considered a high priority.**

#### *Rationale:*

Cobble Hill has a broad and interesting history. Historical features should be incorporated into and exposed through community parks and trails, ensuring that valued cultural assets are preserved for future educational and historical value.

#### *Recommendation:*

**When opportunities arise to acquire land, develop partnerships or acquire permits with the Ministry of Transportation and Infrastructure that facilitate connections of existing or identified future trails, they should be considered a high priority.**

#### *Rationale:*

Improved connectivity was identified in the public process as important. Cobble Hill currently has very limited areas for safe and convenient connections for pedestrians and cyclists. Proposed trail connections identified on Map 4 should be acquired when opportunities arise. The CVRD should actively work with developers to identify existing informal trails that connect key locations.

*Recommendation:*

**Continue upholding Section 941 of the *Local Government Act* requiring 5% parkland dedication during subdivision or cash-in-lieu, as an alternative to land dedication, whereby money received is held for future parkland purchases.**

*Rationale:*

A minimum of 5% parkland will be provided without compensation in the location acceptable to the local government. If it is deemed that no new park is needed in a specific area then the 5% cash-in-lieu will be taken and used for land acquisition in another part of the Electoral Area C.

*Recommendation:*

**Continue to support the existing Cobble Hill Community Parkland Acquisition Reserve Fund (Bylaw No. 2735) that supports strategic parkland acquisitions.**

*Rationale:*

From time to time strategic park acquisition opportunities may arise that allow specific properties to be purchased to support the community's parks system objectives. Several potential acquisition sites are identified as part of the community parks master planning process. The Cobble Hill Community Parkland Acquisition Reserve Fund derives revenues through:

- Residual unspent community parks capital funding from year to year, and
- Cash-in-lieu from development activities where land for parks is unsuitable for inclusion within the park system.

*Recommendation:*

**Set aside ten percent (10%) of annual expenditures for community parks for acquisition.**

*Rationale:*

As a means of deriving funds for future land purchases for parks, annual contributions provide a means of building up



such funds without major impact to other program resources (i.e. operations, new property etc.).

*Recommendation:*

**Where opportunities for park dedication during subdivision do not coincide with the parks and trails vision, the CVRD should accept cash-in-lieu and supplement the Cobble Hill Community Parkland Acquisition Reserve Fund.**

*Rationale:*

Not all subdivisions have land areas of interest that meet the objectives of the Cobble Hill Community Parks and Trails Master Plan or provide measurable benefits/opportunities to develop/manage as a park or greenspace. Therefore, careful review of all subdivision parks dedication proposals should be undertaken, and the benefits of the proposed dedicated lands be weighed against the vision and principles set out in this Community Parks and Trails Master Plan. Where lands do not meet the vision and principles, cash-in-lieu should be accepted.

*Recommendation:*

**In the long-term, park management plans should be completed for specific parks which are anticipated to have complex or multiple use issues, specifically Quarry Nature Park.**

*Rationale:*

This master planning process has identified new parkland acquisition and partnership opportunities for the Cobble Hill parks and trails system. As these properties or other properties are acquired over the years, individual park management plans should occur. Preparation of these plans provides the context for development, management, operation and funding support.

**5.4.2 Community Park Operations and Management**

Park operations recommendations apply to the overall community parks and trails system in Cobble Hill. These recommendations fall under: Codes of Conduct; Policies and Partnerships; and Programs and Guides.

**Codes of Conduct**

*Recommendation:*

**Develop a Trails Code of Conduct that describes expectations for trail users.**

*Rationale:*

The Community Park and Trails Master Plan includes a network of established and off road trails. Some trails are located on right-of-ways, working landscapes, or even private land. Maintaining these connections will require a high degree of cooperation between landowners and the public. This code of conduct may include:

- A review of codes from other jurisdictions;
- Development of policies for trails;
- Review and modifications based on consultation with stakeholders;
- Development and distribution of a trail brochure;
- Presentations to key trail user-groups to encourage adoption of the trail code.

*Recommendation:*

**Develop a Code of Conduct that guides expectations for pets and pet-owners.**

*Rationale:*

Education about the expectations of pets and their owners is a first step in the development of this strategy. It is true that most people will do what is asked if they know what is being asked, and why. A “Pets in Parks” code of conduct can identify appropriate do’s and don’ts and provide a common starting point for users.



*Sample of a regulatory sign that is posted in the community parks.*

Many examples of Pet Codes have been developed in other park jurisdictions. As might be expected, these all have much in common. For example, a code may:

- Be written in a memorable way using a humorous or poetic style,
- Be illustrated with original artwork from local artists or school children, or
- Be designed and published with the support of local commercial interests, i.e. groomers, boarders, or suppliers.

### **Policies and Partnerships**

#### *Recommendation:*

**Develop a Community Park Revenue Generation Policy, including direction for implementation with the parks and trails system in Cobble Hill.**

#### *Rationale:*

This would be intended to provide consistency in assessing and determining application of user fees and charges, as appropriate for specific activities and users of local parks.

Commemorative gifting could also be considered whereby residents can contribute directly to their local parks in the form of money for facilities, equipment or land for recreation use and/or nature preservation.

#### *Recommendation:*

**Develop and implement an operational response plan to deal with fire risk in parks.**

#### *Rationale:*

The CVRD conducted wildfire fuel management work in 2010 in Quarry Nature Park and Cobble Hill Mountain Regional Recreation Area. This project was completed to help reduce and manage wildfire fuel hazards. Similarly, other Regional Districts in British Columbia have started thinking more seriously about how to maintain parks and trails so as to limit the risk of interface fires. While perhaps more appropriately

addressed at the regional level, Community Park planning, design and management can contribute to reducing fire risk.

The Province has prepared a report that speaks directly to the issue of interface fires; how to reduce the threat, as well as emergency response. The report can be found at:

<http://www.2003firestorm.gov.bc.ca/firestormreport/default.htm>

*Recommendation:*

**Expand and support community partnerships between the CVRD, and public/private schools, sports associations, trail groups and others.**

*Rationale:*

Through the parks and trails master planning process, it was identified that some recreation opportunities would need to be incorporated in the parks and trails network by way of partnership.

The community park program actively seeks out formal and informal partnerships that provide for increased park use and share some of the operational mandate for community parks. Examples of partnerships currently established by the Cowichan Valley Regional District through the Cobble Hill Community Parks and Trails Program include:

- Agreement with Evergreen Independent School to build a sport court for community and school use.
- Agreement with the Cobble Hill Farmers Institute for a trail on their land for public use.
- Agreement with the Island Corridor Foundation (ICF) for use of the Train Station lands as park and public space.

*Recommendation:*

**Work with the Ministry of Transportation and Infrastructure to develop signage and directional markings for Shared Roadways.**

*Rationale:*

Cobble Hill is a small community with a road network that was not originally designed for pedestrians and cyclists. However, roads serve as important connections between homes, schools and local businesses. As the community continues to grow, there will be an incremental increase in the volume and speed of traffic so that walkers and cyclists are less comfortable using roads as part of a community trail network. Roadway markings and signage that indicate a special designation would remind drivers that they should expect to see walkers and cyclists using certain roads.

**Volunteers in Parks***Recommendation:*

**Encourage the growth of the CVRD Parks Volunteer program in the Cobble Hill community.**

*Rationale:*

Communities throughout BC have seen tremendous support for parks and trails, with volunteers providing passive reconnaissance and reporting, park and trail maintenance, and park programming. Where these programs have been most successful, there has been recognition of the need to provide staff resources to support volunteer efforts. Staff support may include:

- **logistical** – arranging for hand tools or litter removal after a park clean-up; or
- **organizational** – providing a centralized resource area for volunteer opportunities or advertising and correspondence on behalf of the community.

In all cases, modest investments of staff resources can be shown to provide significant paybacks in achieving the visions of the community and Park Commission.

**Park Volunteers** – These are individuals or groups who engage in positive community volunteer activity within a specific park. Volunteers may be responsible for organizing occasional park clean-up activities, park events and programs, or monitoring trails and trail use. Example of



*Local volunteers building the South Cowichan Off-leash Dog Park*

resources to support community park and trail volunteers may include:

- Volunteer access to a CVRD web resource that allows them to easily report current activities in a way that staff and other ‘volunteers’ can easily review; and
- Volunteers invited to training opportunities and special recognition events.

In addition sports associations assist in field or facility maintenance. In the future, volunteer programs could be expanded to provide increased volunteerism for services such as: trail maintenance, invasive plant species removal, and guided nature walks.



*Volunteers working hard installing split rail fencing at the Train Station*



### 5.4.3 Park Stewardship

Park stewardship ensures that all changes, policies and management of parks are done in a sustainable manner that respects natural systems, balanced with appropriate opportunities for public use and enjoyment.

#### *Recommendation:*

**Develop an Environmental Management Strategy in collaboration with the CVRD's Environmental Division that includes policies and plans for Community Parks.**

#### *Rationale:*

Public process indicated a desire to see protection and improvement of the area's natural character. An Environmental Management Strategy for the entire Electoral Area will help set priorities and strategically plan how protection, improvement and maintenance can collectively ensure longevity of the area's environment. Components related to community parks to be included or referenced within the Environmental Management Strategy include:

- Water conservation with respect to irrigation in community parks and other water conscious strategies.
- A vegetation management plan that preserves sensitive ecosystems, unique habitats and significant ecological sites.
- An urban forestry plan that addresses tree management in parks.
- A wildlife management plan that addresses how to minimize conflicts between wildlife and humans.



*Merilees Nature Pond*

#### *Recommendation:*

**Develop and implement a long-term invasive species management plan for Community Park sites in Cobble Hill.**

#### *Rationale:*

While no current parks in Cobble Hill were identified as having significant invasive species, there remains a risk that unwanted plants or animals will establish themselves from

**INVASIVE SPECIES ALERT**

**Garden Loosestrife**  
*Lysimachia vulgaris*



Garden Loosestrife poses a serious threat to this Region. There have been six sightings of Garden Loosestrife in different locations within BC. These locations include Sooke, Shawnigan Lake, Swan Lake as well as three locations in the Greater Vancouver Area. Garden Loosestrife is a perennial which tends to inhabit wetland areas. It can grow up to a half a metre in height. Although *Lysimachia* is sometimes referred to as "loosestrife" it is not from the same family as purple loosestrife. Purple loosestrife is part of the primrose family, *Primulaceae*.

For more information on the plant or to report a sighting please visit the eflora website at: <http://www.geog.ubc.ca/biodiversity/eflora/invasives.html>



adjacent land use activities and development that can cause invasive species to spread to local parks.

Invasive species are defined non-native plants and animals that have established themselves in existing natural areas. These species are generally very aggressive and are a significant threat to natural ecosystems all over Vancouver Island and beyond. The BC Ministry of Forests and Range states that "Invasive plants are a threat to our native environment and are recognized globally as the second greatest threat to biodiversity."

In order to support Cobble Hill's native flora and fauna and support the integrity of natural environments, invasive species management should be an important component of parks and trails management.

***Recommendation:***

**Engage the CVRD's Parks and Trails Division to work with other CVRD Departments to educate residents about "living by water" principles, invasive species management, and important environmental processes that occur in community parks.**

***Rationale:***

Such programs can develop community awareness of not only how environmental sustainability can be achieved within community parks, but that such actions can also be applied to lands (i.e. residential, institutional, commercial etc.) throughout the community. Opportunities to distribute information include:

- Information on the CVRD Website,
- Interpretive Signage (Watson Park, Hatch Point Trail, Fairfield Road Park and Quarry Nature Park are examples of parks in Cobble Hill that may benefit from educational signage),
- The development and distribution of an "invasive species" brochure,
- The development and distribution of a "water protection" information brochure,



- Arranging, supporting and/or developing community invasive species removal workshops or volunteer programs, and
- Arranging, supporting and/or developing community water protection workshops and programs.

Multiple resources provide information and support. Through the Community Parks Program, members of the community can be made more aware of the valuable resources available. Some resources include:

- The Green Shores Project, with the mission to “promote sustainable use of coastal ecosystems through planning and design that recognizes ecological features and functions of coastal systems.”  
<http://www.greenshores.ca/sites/greenshores/documents/media/99.pdf>
- The Province of BC’s Stewardship Series publication titled “Access Near Aquatic Areas: A Guide to Sensitive Planning, Design and Management.” This document provides a guide to balancing conservation with development of recreational space.  
<http://atfiles.org/files/pdf/aquatic-access-canada.pdf>
- The Living By Water Project, with the mission of “working towards healthier human and wildlife habitat along the shorelines of Canada.” The Project supports groups, agencies and individuals by providing services and materials related to shoreline stewardship.  
[www.livingbywater.ca](http://www.livingbywater.ca)
- The Invasive Plant Council of BC is a non-profit society working to minimize the negative ecological, social, and economic impacts cause by the introduction, establishment and spread of invasive plants. The IPCBC is an extensive information source for identifying, monitoring and controlling invasive species, including T.I.P.S., a series of publications that focuses on Integrated Pest Management of common invasive plant species.  
[www.invasiveplantcouncilbc.ca](http://www.invasiveplantcouncilbc.ca)
- The Coastal Invasive Plant Committee is a non-profit society that focuses specifically on coastal British



*Galliers Road Park sports court surrounded by invasive Broom.*

Columbia.

[www.coastalinvasiveplants.com](http://www.coastalinvasiveplants.com)

- The Ministry of Forests and Range hosts the Invasive Alien Plant Program Application, a database for invasive plants in BC. It holds information about where invasive plant colonies have been identified in BC's communities.  
[www.for.gov.bc.ca/hra/Plants](http://www.for.gov.bc.ca/hra/Plants)



*View from Satellite Park Drive Beach access*

## 6. IMPLEMENTING THE PARKS STRATEGY

### 6.1 Parks & Trails Development and Operating Budget Priorities

Planning for the future of parks and trails in Cobble Hill requires an understanding of the funding mechanisms which support the program. Funding for maintenance of existing park facilities, as well as large and small park development projects is important for the long term sustainability of a well-managed parks and trail systems that meets the needs and desires of the community.

The first component of defining priorities for parks and trails development projects required a detailed summary of potential projects that could occur within the community. Field visits were conducted to gain insight on improvements to existing parks and trails. Recommendations for acquisitions were formed by input from the Cobble Hill Parks and Recreation Commission and CVRD Parks and Trails staff.

Following the detailed inventory of potential projects, prioritization was required because not all projects can be completed in a 10-year time horizon. The second open house was the main venue for initiating the prioritization process, followed by review by the Cobble Hill Parks and Recreation Commission and CVRD Parks and Trails staff. Based on the annual parks capital planning budget, the 2012 community parks budget for Cobble Hill is summarized as:

<b><u>Budget Funding Sources (2012)</u></b>	
• 2012 Tax Requisition for Cobble Hill Community Parks	\$160,000
• 2011 Unspent Surplus Carry forward	\$14,769
• Transfer from Cobble Hill Community Parks Reserves	<u>\$140,000</u>
<b>Available Funding Sources for 2012</b>	<b>\$314,769</b>
<b><u>Planned Budget Expenditures (2012)</u></b>	
• Parks Operations and Maintenance	\$112,244
• Summer Playground Program	\$6,795
• Minor Capital Projects	\$10,730
• Potential Land Purchase	\$140,000
• Major Capital Projects	<u>\$45,000</u>
<b>Planned Expenditures Total 2012</b>	<b>\$314,769</b>

In order to successfully implement this long term community parks and trails strategy, priorities were defined for the capital projects to be implemented in the first 10-years of the Community Parks and Trails Master Plan. A detailed summary of these priorities that are planned for the community are identified in Table 16.

Prioritization was required for these capital projects as not all are achievable within a 10-year time horizon given the level of annual funding support for the Parks and Trails program. As the community grows, priorities can change; therefore, it is important for this plan to be dynamic and flexible. The plan should be reviewed every five years by the local Parks and Recreation Commission to assess whether the goals and vision are being achieved or whether the priority ratings should be adjusted.

- Table 17 provides a summary of the unit cost estimates that were used for estimating potential projects
- Table 18 summarizes the estimates for the Priority 1 (Year 1-10) recommended projects.
- Table 19 summarizes the estimates for the Priority 2 (beyond Year 10) recommended projects.

### **6.1.2 Maintaining Community Parks and Park Amenities**

While the majority of park maintenance funding is established through local taxation, some costs can be supplemented with fees charged for special use of park facilities, and/or provided by volunteers who donated their time. Grant funding opportunities from upper levels of government and NGO's area also sources for potential funding resources.

As park improvements are completed and new parks are acquired, more resources will need to be allocated to maintaining these parks. The Improvements and expansion of the Cobble Hill Parks and Trails system will require increased operational budgets to maintain the current standard of care for community parks and trails.



**Table 16. Cobble Hill Community Parks and Trails Proposed Development Funding Budget Timeline**

Capital Budget	Base Year		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Beyond 10 yrs	
	2012		1	2	3	4	5	6	7	8	9	10	11	
Project	Project budget required	Priority	Annual Capital Budget	Annual Capital Budget	Annual Capital Budget	Annual Capital Budget	Annual Capital Budget	Annual Capital Budget	Annual Capital Budget	Annual Capital Budget	Annual Capital Budget	Annual Capital Budget	Remaining Capital Budget	Final budget
<b>Priority Recommendations (Year 1-10)</b>														
1. Quarry Nature Park	\$402,800.00													\$ 402,800.00
Washroom Building		1	20,000	155,000										\$ 175,000.00
Playground		1					30,000	26,780						\$ 56,780.00
Additional Parking lot expansion		1			28,314						41,686			\$ 70,000.00
Irrigation/pathway/landscaping		1				10,000	14,400	33,520	600					\$ 58,520.00
Park management plan		1							20,000					\$ 20,000.00
Train station building revitalization		1										21,000	1,500	\$ 22,500.00
2. Cobble Hill Common	\$240,660.00	2	25,000				4,262			40,500	10,000	16,186	144,712	\$ 240,660.00
3. Watson Park Trail	\$14,500.00	2	10,000	4500										\$ 14,500.00
4. Village Roadside Pathway	\$108,112.00	2			18,500	33,612		10,000	7,000			39,000		\$ 108,112.00
5. Lefran Rd / Garnet Creek Trail (B - on map)	\$57,750.00	3							30,950	26,800				\$ 57,750.00
6. NWPS Partnership	\$20,000.00	4								20,000				\$ 20,000.00
7. Fairfield Road Park	\$29,500.00	5									29,500			\$ 29,500.00
8. Manley Creek Park	\$15,200.00	6											15,200	\$ 15,200.00
<b>Total (Year 1-10)</b>	<b>\$888,522.00</b>		<b>55,000</b>	<b>159,500</b>	<b>46,814</b>	<b>43,612</b>	<b>48,662</b>	<b>70,300</b>	<b>58,550</b>	<b>87,300</b>	<b>81,186</b>	<b>76,186</b>	<b>161,412</b>	<b>\$ 888,522.00</b>

378



Table 17. Summary of unit costs for budget estimates

<b>Component</b>	<b>Unit</b>	<b>Budget Price/Unit</b>
<b>Playing Fields</b>		
New Soccer Field	sq.m.	\$ 98.00
Soccer field renovation	sq.m.	\$ 35.00
New ball field	sq.m.	\$ 65.00
Ball field renovation	sq.m.	\$ 35.00
Manicured grass/tree landscape	sq.m.	\$ 44.00
Manicured shrub/tree landscape	sq.m.	\$ 77.00
Naturalized grass/tree landscape	sq.m.	\$ 19.00
Naturalized shrub/tree landscape	sq.m.	\$ 42.00
Selective pruning/dangerous tree clearing	sq.m.	\$ 5.00
Fire protection native woods	sq.m.	\$ 0.20
Invasive Plant Management	sq.m.	\$ 0.65
Green Shore restoration	sq.m.	\$ 133.00
<b>Infrastructure</b>		
New playground	each	\$ 50,000.00
Playground renovation	each	\$ 50,000.00
Paved playing court	each	\$ 65,000.00
Outdoor theatre	sq.m.	\$ 15.00
Waterplay park	sq.m.	\$ 416.00
Designated swim area	sq.m.	\$ 10.00
Black vinyl chain link fence	l.m.	\$ 200.00
Bollards	l.m.	\$ 58.00
Bench, table, bike rack on concrete pad	each	\$ 8,500.00
Drinking fountain	each	\$ 8,548.00
Litter receptacle on concrete pad	each	\$ 1,500.00
Small picnic shelter and table	sq.m.	\$ 16,000.00
Concrete barrier	each	\$ 325.00
Lookout with wooden handrail	sq.m.	\$ 1,470.00
Washroom building	each	\$ 175,000.00
Composting toilet	each	\$ 3,120.00
Maintenance shed (50m2)	each	\$ 87,373.00
Irrigation system	sq.m.	\$ 16.00
Village plaza (hard landscape area)	sq.m.	\$ 227.00
Parking area (asphalt with curb & lighting)	stall	\$ 3,500.00
Kayak/Canoe float	each	\$ 70,208.00
Tidewater headway flooding resolution	each	\$ 975,000.00
Historic restoration	allow	\$ 20,800.00
Dock (New or replacement)	each	\$ 65,000.00
New boat launch	each	\$ 45,500.00
Park plan	hectare	\$ 20,000.00
Park development	hectare	\$ 650,000.00
Earthworks/grading	sq.m.	\$ 7.00
<b>Trails and Linkages</b>		
Multi-use paved trail (4 m asphalt)	l.m.	\$ 300.00
Multi-use gravel trail (3 m)	l.m.	\$ 50.00
Roadside walkway (paved)	l.m.	\$ 163.00
Shared roadway	l.m.	\$ 4.00
Community pathway (1.5 m gravel surface)	l.m.	\$ 50.00
Nature trail (1.5 m natural surface)	l.m.	\$ 25.00
Concrete stair or wheelchair accessible ramp (2 m wide with metal handrail)	riser	\$ 750.00
Wood stair (1.2 m wide with handrail)	riser	\$ 500.00
Boardwalk/pedestrian bridge (2 m with handrail)	l.m.	\$ 3,825.00
Underground tunnel crossing (5 m wide)	l.m.	\$ 9.00
Trail overpass (4 m wide with metal handrail)	l.m.	\$ 8,284.00
Pedestrian/cyclist at grade street crossing	each	\$ 7,771.00
<b>Signage</b>		
Gateway entrance	sq.m.	\$ 151.00
Pedestrian gateway	each	\$ 1,560.00
Vehicle gateway	sq.m.	\$ 151.00
Park entrance sign	each	\$ 3,434.00
Park interpretive signs and shelter	each	\$ 12,505.00
Park directional signs and markers	each	\$ 445.00







## 7.SOURCES

Agricultural Land Commission. 2008. About the Agricultural Land Reserve. [http://www.alc.gov.bc.ca/alr/alr\\_main.htm](http://www.alc.gov.bc.ca/alr/alr_main.htm)

BCHLA. 2007. BC Healthy Living Alliance Physical Activity Strategy. [http://www.bchealthyliving.ca/physical\\_activity\\_March\\_2007](http://www.bchealthyliving.ca/physical_activity_March_2007).

BC Recreation and Parks Association (BCRPA). 2008. A strategic plan for the parks, recreation and culture sector of British Columbia.

BC Stats. 2007. 2006 Census Profile Cowichan Valley C, RDA. [www.bcstats.gov.bc.ca](http://www.bcstats.gov.bc.ca)

CMHC. 2008. Preliminary Housing Start Data. <http://www.cmhc-schl.gc.ca/en/inpr/homain/stda/index.cfm>.

CVRD. 2008. South Cowichan Housing Analysis.

CVRD. 1989. Electoral Area "C" Cobble Hill Official Community Plan. Bylaw No. 1210.

Green Shores. 2008. <http://greenshores.ca/>

Ministry of Environment. 2007. Environmental trends in British Columbia. [www.env.gov.bc.ca/soe/](http://www.env.gov.bc.ca/soe/)

Ministry of Environment. 2004. Sensitive Ecosystems Inventories. East Vancouver Island & Gulf Islands Publications, Maps and Data [http://www.env.gov.bc.ca/sei/van\\_gulf/publications.html](http://www.env.gov.bc.ca/sei/van_gulf/publications.html)

South Cowichan OCP Background Study. 2007. Cobble Hill – Shawnigan Lake Community Profile: shared past, common future.

Planistics Management Inc. and Schmidt & Associates. 1996. South Cowichan Restructure Study.

Statistics Canada. 2006. Family Portrait: Continuity and Change in Canadian Families and Households in 2006.

Statistics Canada. 2008. Culture and Leisure. [http://www41.statcan.ca/2007/3955/ceb3955\\_000\\_e.htm](http://www41.statcan.ca/2007/3955/ceb3955_000_e.htm)

**MAPS**



# MAP 2: PROPOSED PARK ACQUISITIONS AND PARTNERSHIP OPPORTUNITIES IN COBBLE HILL

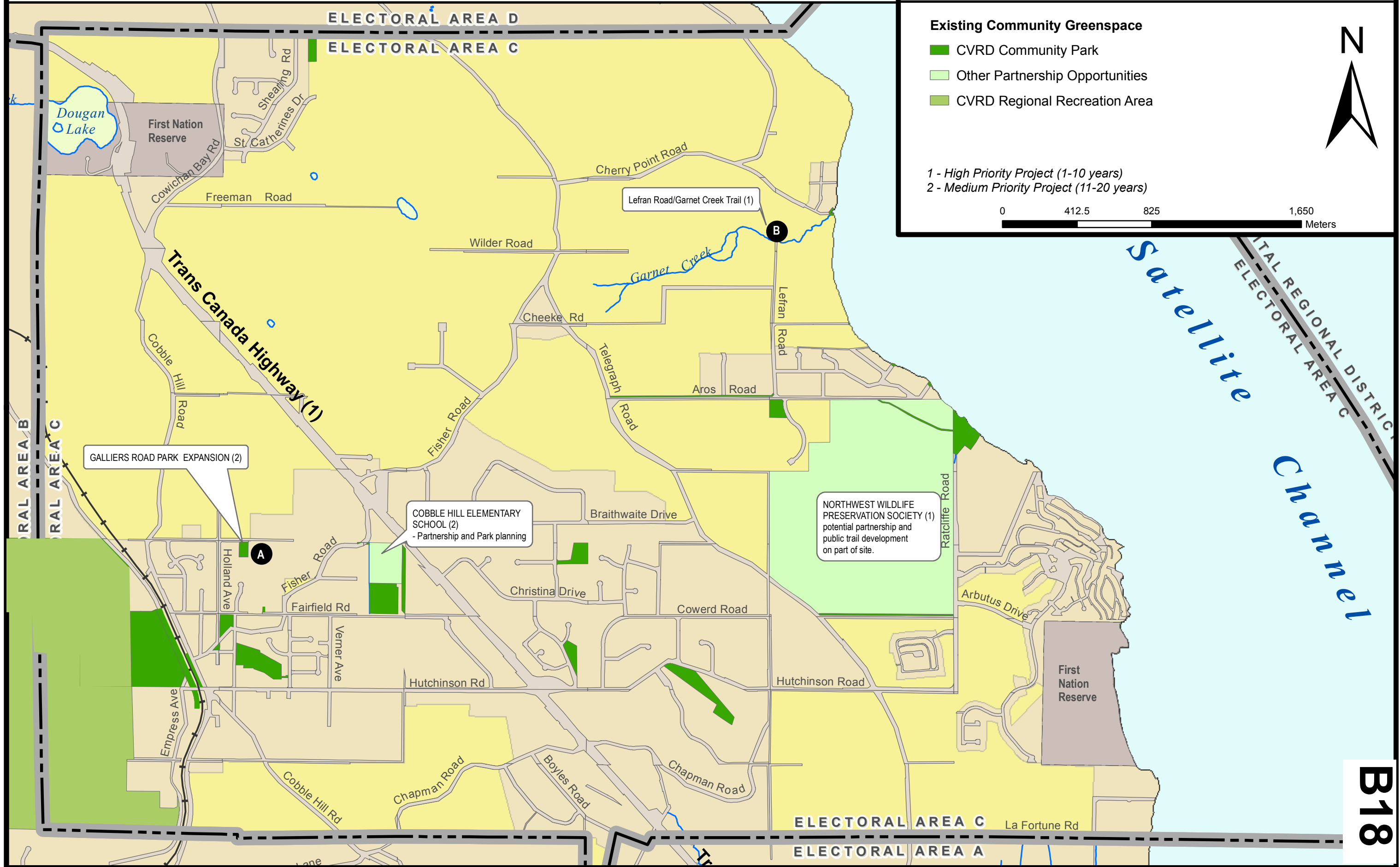
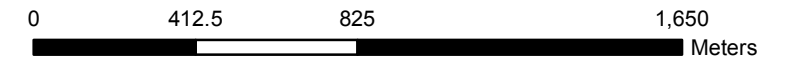
October 2012

## LEGEND

### Existing Community Greenspace

- CVRD Community Park
- Other Partnership Opportunities
- CVRD Regional Recreation Area

- 1 - High Priority Project (1-10 years)
- 2 - Medium Priority Project (11-20 years)



385

B18



# MAP 3: PROPOSED FUTURE PARK IMPROVEMENTS IN COBBLE HILL

October 2012

## LEGEND

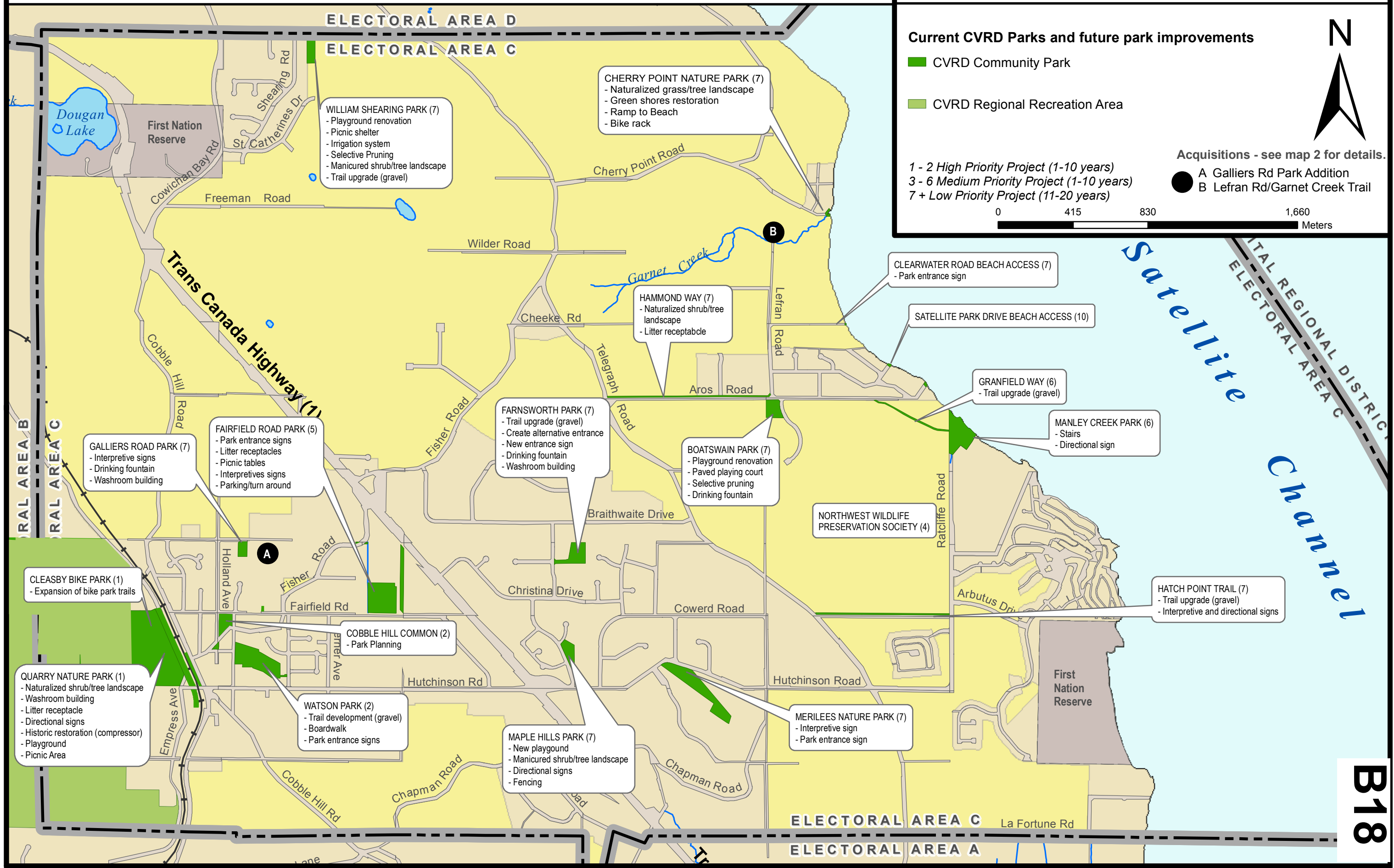
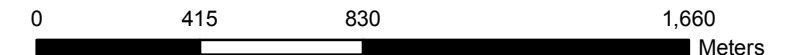
### Current CVRD Parks and future park improvements

- CVRD Community Park
- CVRD Regional Recreation Area

### Acquisitions - see map 2 for details.

- 1 - 2 High Priority Project (1-10 years)
- 3 - 6 Medium Priority Project (1-10 years)
- 7 + Low Priority Project (11-20 years)

- A Galliers Rd Park Addition
- B Lefran Rd/Garnet Creek Trail



386

B18

Dougan Lake

Satellite Channel

**WILLIAM SHEARING PARK (7)**  
 - Playground renovation  
 - Picnic shelter  
 - Irrigation system  
 - Selective Pruning  
 - Manicured shrub/tree landscape  
 - Trail upgrade (gravel)

**CHERRY POINT NATURE PARK (7)**  
 - Naturalized grass/tree landscape  
 - Green shores restoration  
 - Ramp to Beach  
 - Bike rack

**HAMMOND WAY (7)**  
 - Naturalized shrub/tree landscape  
 - Litter receptacle

**FARNSWORTH PARK (7)**  
 - Trail upgrade (gravel)  
 - Create alternative entrance  
 - New entrance sign  
 - Drinking fountain  
 - Washroom building

**BOATSWAIN PARK (7)**  
 - Playground renovation  
 - Paved playing court  
 - Selective pruning  
 - Drinking fountain

**GALLIERS ROAD PARK (7)**  
 - Interpretive signs  
 - Drinking fountain  
 - Washroom building

**FAIRFIELD ROAD PARK (5)**  
 - Park entrance signs  
 - Litter receptacles  
 - Picnic tables  
 - Interpretive signs  
 - Parking/turn around

**CLEASBY BIKE PARK (1)**  
 - Expansion of bike park trails

**QUARRY NATURE PARK (1)**  
 - Naturalized shrub/tree landscape  
 - Washroom building  
 - Litter receptacle  
 - Directional signs  
 - Historic restoration (compressor)  
 - Playground  
 - Picnic Area

**COBBLE HILL COMMON (2)**  
 - Park Planning

**WATSON PARK (2)**  
 - Trail development (gravel)  
 - Boardwalk  
 - Park entrance signs

**MAPLE HILLS PARK (7)**  
 - New playground  
 - Manicured shrub/tree landscape  
 - Directional signs  
 - Fencing

**MERILEES NATURE PARK (7)**  
 - Interpretive sign  
 - Park entrance sign

**CLEARWATER ROAD BEACH ACCESS (7)**  
 - Park entrance sign

**SATELLITE PARK DRIVE BEACH ACCESS (10)**

**GRANFIELD WAY (6)**  
 - Trail upgrade (gravel)

**MANLEY CREEK PARK (6)**  
 - Stairs  
 - Directional sign

**HATCH POINT TRAIL (7)**  
 - Trail upgrade (gravel)  
 - Interpretive and directional signs

First Nation Reserve

First Nation Reserve

ELECTORAL AREA D  
 ELECTORAL AREA C

ELECTORAL AREA C  
 ELECTORAL AREA A

RAL AREA B  
 RAL AREA C

REGIONAL DISTRICT  
 ELECTORAL AREA C

Trans Canada Highway (1)

Cowichan Bay Rd

Freeman Road

Cobble Hill Road

Empress Ave

Holland Ave

Fisher Road

Fairfield Rd

Amher Ave

Cobble Hill Rd

Chapman Road

Hutchinson Rd

Cowd Road

Christina Drive

Braithwaite Drive

Telegraph Road

Cheeke Rd

Wilder Road

Cherry Point Road

Cowd Road

Braithwaite Drive

Aros Road

Telegraph Road

Cheeke Rd

Cherry Point Road

Cherry Point Road

Cherry Point Road

Hutchinson Rd

Hutchinson Road

Hutchinson Road

Hutchinson Road

Hutchinson Road

Hutchinson Road

Hutchinson Road

Hutchinson Road

Ratcliffe Road

Ratcliffe Road

Ratcliffe Road

Ratcliffe Road

Ratcliffe Road

Ratcliffe Road

Ratcliffe Road

Ratcliffe Road

Arbutus Drive

Arbutus Drive

Arbutus Drive

Arbutus Drive

Arbutus Drive

Arbutus Drive

Arbutus Drive

Arbutus Drive

Arbutus Drive

La Fortune Rd

La Fortune Rd

La Fortune Rd

La Fortune Rd

La Fortune Rd

La Fortune Rd

La Fortune Rd

La Fortune Rd

La Fortune Rd

La Fortune Rd

La Fortune Rd

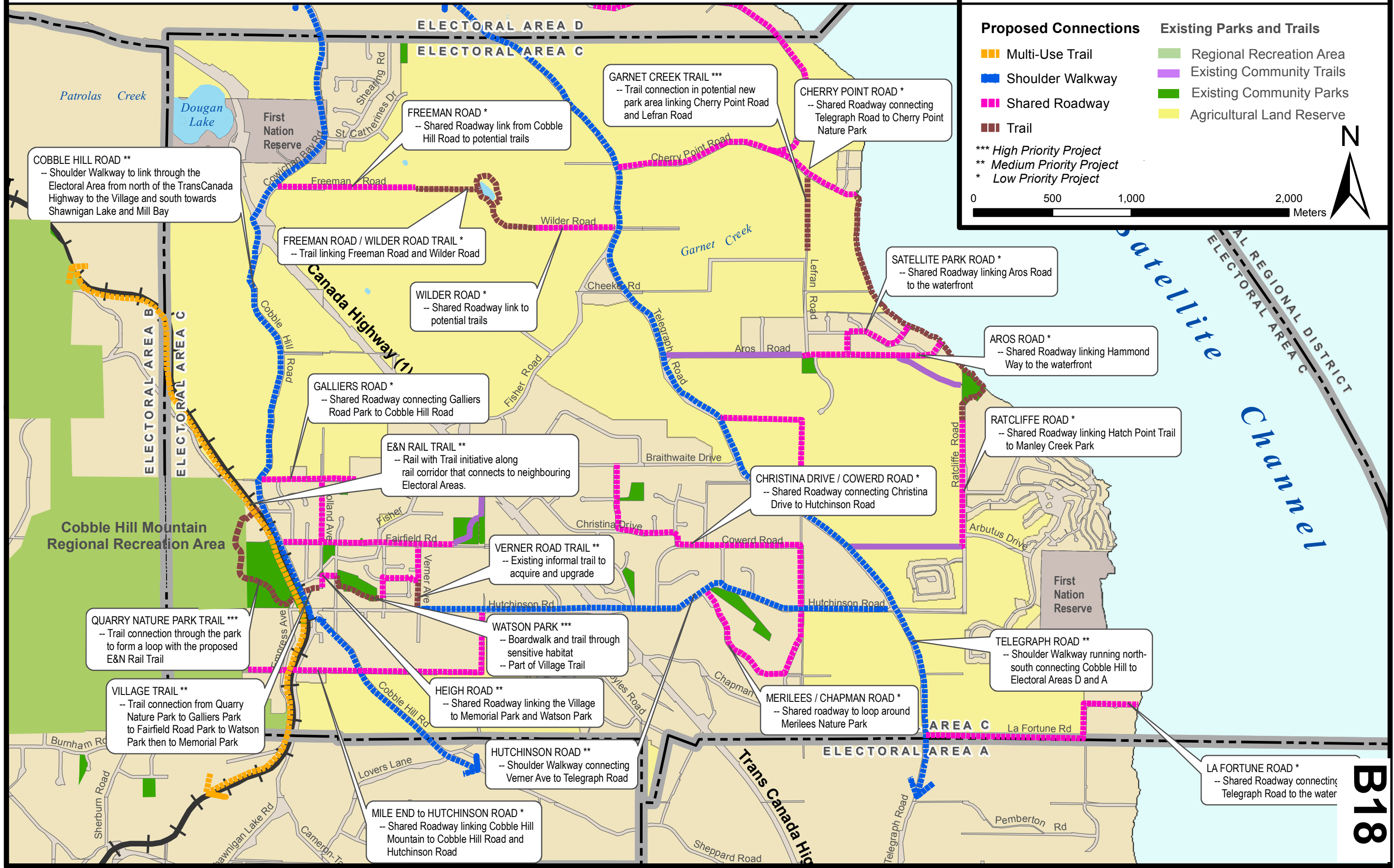
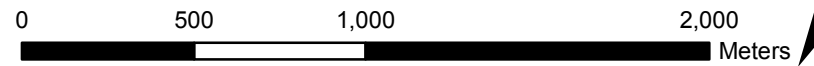
La Fortune Rd

# MAP 4: PROPOSED FUTURE TRAIL CONNECTIONS IN COBBLE HILL October 2012

## LEGEND

- | Proposed Connections | Existing Parks and Trails |
|----------------------|---------------------------|
| Multi-Use Trail      | Regional Recreation Area  |
| Shoulder Walkway     | Existing Community Trails |
| Shared Roadway       | Existing Community Parks  |
| Trail                | Agricultural Land Reserve |

\*\*\* High Priority Project  
 \*\* Medium Priority Project  
 \* Low Priority Project



**COBBLE HILL ROAD \*\***  
 -- Shoulder Walkway to link through the Electoral Area from north of the TransCanada Highway to the Village and south towards Shawnigan Lake and Mill Bay

**FREEMAN ROAD / WILDER ROAD TRAIL \***  
 -- Trail linking Freeman Road and Wilder Road

**WILDER ROAD \***  
 -- Shared Roadway link to potential trails

**GALLIERS ROAD \***  
 -- Shared Roadway connecting Galliers Road Park to Cobble Hill Road

**E&N RAIL TRAIL \*\***  
 -- Rail with Trail initiative along rail corridor that connects to neighbouring Electoral Areas.

**VERNER ROAD TRAIL \*\***  
 -- Existing informal trail to acquire and upgrade

**QUARRY NATURE PARK TRAIL \*\*\***  
 -- Trail connection through the park to form a loop with the proposed E&N Rail Trail

**VILLAGE TRAIL \*\***  
 -- Trail connection from Quarry Nature Park to Galliers Park to Fairfield Road Park to Watson Park then to Memorial Park

**HEIGH ROAD \*\***  
 -- Shared Roadway linking the Village to Memorial Park and Watson Park

**HUTCHINSON ROAD \*\***  
 -- Shoulder Walkway connecting Verner Ave to Telegraph Road

**MILE END to HUTCHINSON ROAD \***  
 -- Shared Roadway linking Cobble Hill Mountain to Cobble Hill Road and Hutchinson Road

**GARNET CREEK TRAIL \*\*\***  
 -- Trail connection in potential new park area linking Cherry Point Road and Lefran Road

**CHERRY POINT ROAD \***  
 -- Shared Roadway connecting Telegraph Road to Cherry Point Nature Park

**SATELLITE PARK ROAD \***  
 -- Shared Roadway linking Aros Road to the waterfront

**AROS ROAD \***  
 -- Shared Roadway linking Hammond Way to the waterfront

**RATCLIFFE ROAD \***  
 -- Shared Roadway linking Hatch Point Trail to Manley Creek Park

**CHRISTINA DRIVE / COWERD ROAD \***  
 -- Shared Roadway connecting Christina Drive to Hutchinson Road

**WATSON PARK \*\*\***  
 -- Boardwalk and trail through sensitive habitat  
 -- Part of Village Trail

**MERILEES / CHAPMAN ROAD \***  
 -- Shared roadway to loop around Merilees Nature Park

**TELEGRAPH ROAD \*\***  
 -- Shoulder Walkway running north-south connecting Cobble Hill to Electoral Areas D and A

**LA FORTUNE ROAD \***  
 -- Shared Roadway connecting Telegraph Road to the water







## COWICHAN VALLEY REGIONAL DISTRICT

### BYLAW No. 3502

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

---

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

**AND WHEREAS** the Regional District has adopted a zoning bylaw for Electoral Area B – Shawnigan Lake, that being Zoning Bylaw No. 985;

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

**AND WHEREAS** after the close of the public hearing and with due regard to the reports received, the Regional Board considers it advisable to amend Zoning Bylaw No. 985;

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

#### 1. CITATION

This bylaw shall be cited for all purposes as "**CVRD Bylaw No. 3502 - Area B – Shawnigan Lake Zoning Amendment Bylaw (Conner), 2011**".

#### 2. AMENDMENTS

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

- a) Schedule B (Zoning Map) to Zoning Bylaw No. 985 is amended by rezoning Parcel A (DD 420571) of Lot 8, Block 4, Sections 3 and 4, Range 4, Shawnigan District, Plan 218 – which is shown outlined in a solid black line on Schedule Z-3502 attached hereto and forming part of this Bylaw, from R-3 (Urban Residential) to C-2C (Local Commercial).
- b) Part 9.0 is amended by adding a new Section 9.4 C-2 C (Local Commercial) and re-numbering subsequent sections.

#### 9.4 C-2C – LOCAL COMMERCIAL

- (a) Principal Permitted Uses

The following uses and no others are permitted in a C-2C Zone:

- (1) retail stores excluding convenience stores and external storage of goods;
- (2) offices, banks, credit unions, and other financial establishments;
- (3) restaurants, catering, excluding drive-through;
- (4) personal service establishment;
- (5) bed and breakfast;
- (6) one single family dwelling per parcel.

(b) Conditions of Use

For any parcel in a C-2C zone:

- (1) the parcel coverage shall not exceed 50 percent for all buildings and structures;
- (2) the height of all buildings and structures shall not exceed 10 metres, except for accessory buildings which shall not exceed a height of 7.5 metres;
- (3) the minimum setbacks for the types of parcel lines set out in Column I of this section are set out for all structures in Column II:

COLUMN I Type of Parcel Line	COLUMN II Buildings & Structures
Front	7.5 metres
Side (Interior & Exterior)	4.5 metres
Rear	6.0 metres

c) Amend Part 14.1 to include the following minimum parcel sizes:

Zoning Classification Under Zoning Bylaw	Parcels Served by Community Water and Sewer Systems	Parcels Served by Community Water System Only	Parcels Neither Served by Community Water or Sewer
C-2C Local Commercial	1100 sq. m	1675 sq. m	0.8 ha

**3. FORCE AND EFFECT**

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

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

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

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

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

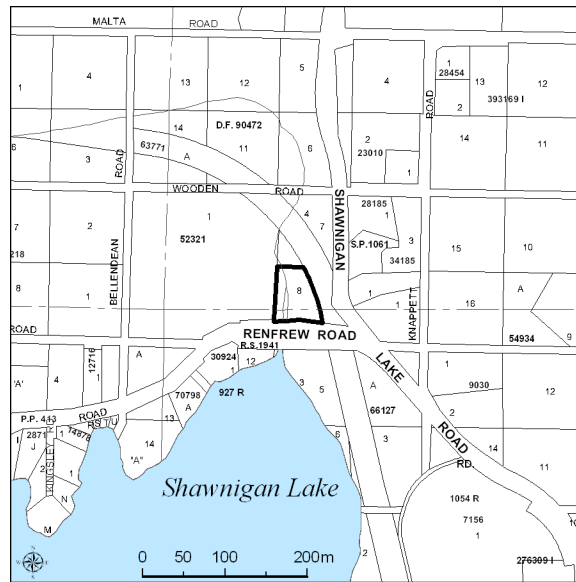
\_\_\_\_\_  
Chairperson

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

PLAN NO. Z-3502

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

3502



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

**R-3 (Urban Residential) TO**

**C-2C (Local Commercial) APPLICABLE**

**TO ELECTORAL AREA B**



**COWICHAN VALLEY REGIONAL DISTRICT**

**ZONING BYLAW NO. 3520**

**A Bylaw to establish zones and regulate the use of land, water, buildings and structures within Electoral Area A (Mill Bay/Malahat), Electoral Area B (Shawnigan Lake), and Electoral Area C (Cobble Hill) of the Cowichan Valley Regional District**

---

**WHEREAS** the *Local Government Act* of the Province of British Columbia authorizes a local government to enact, pursuant to the provisions of Sections 890, 891, 903 and 904 – Zoning Bylaws, which divides land and surfaces of water into zones and which sets out regulations for each zone;

**AND WHEREAS** the Cowichan Valley Regional District Board of Directors considers it to be in the public interest to:

- a. Pursuant to Section 903 of the *Local Government Act*, regulate or prohibit the use of land, the surface of water buildings and structures on land and water in Electoral Area A (Mill Bay/Malahat), Electoral Area B (Shawnigan Lake), and Electoral Area C (Cobble Hill);
- b. Pursuant to Section 903 of the *Local Government Act*, regulate the density of the use of land, water surfaces, buildings and structures, and the siting, size and dimensions of buildings and structures and the uses that are permitted on the land;
- c. Pursuant to Section 903 of the *Local Government Act*, regulate the shape, dimension and area, including the establishment of minimum and maximum sizes of all parcels of land that may be created by subdivision;
- d. Pursuant to Section 904 of the *Local Government Act*, establish different density regulations for a zone, one generally applicable for the zone and the other or others to apply if conditions related to amenities and affordable housing are met;
- e. Pursuant to Section 906 of the *Local Government Act*, regulate the provision of off-street parking and loading spaces;
- f. Pursuant to Section 907 of the *Local Government Act*, regulate the maximum percentage of the area of land that can be covered by impermeable material;
- g. Pursuant to Section 909 of the *Local Government Act*, Regulate the provision of screening and landscaping to mask or separate certain land uses; and
- h. Pursuant to Section 946 of the *Local Government Act*, establish minimum parcel sizes for parcels that may be subdivided under to that Section;

**AND WHEREAS** persons who deem their interest in property affected by this Bylaw have, before the passage thereof, been afforded an opportunity to be heard on the matters contained herein, in accordance with the requirement of the *Local Government Act*;

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

---

**PART ONE TITLE, APPLICATION AND ADMINISTRATION**

---

**1.1 Title**

This Bylaw may be cited for all purposes as “CVRD South Cowichan Zoning Bylaw No. 3520, 2012” and includes Schedule A – Zoning Map.

**1.2 Application**

This Bylaw applies to all lands, including the surface of water, and all uses, buildings and structures located within Electoral Area A – Mill Bay/Malahat, Electoral Area B – Shawnigan Lake, and Electoral Area C – Cobble Hill of the Cowichan Valley Regional District, as indicated on Schedule “A”, the Zoning Map, which is attached to and forms part of this Bylaw.

**1.3 Severability**

If for any reason, any section, subsection, sentence, clause, phrase, portion or schedule of this Bylaw is held to be invalid by the decision of any court of competent jurisdiction, it shall not affect the validity of the remaining parts of this Bylaw or the validity of this Bylaw as a whole.

**1.4 Repeal of Previous Bylaws**

1. Mill Bay/Malahat Zoning Bylaw No. 2000, 1999, and all amendments thereto, which applies to Electoral Area A – Mill Bay/Malahat, are hereby repealed.
2. Shawnigan Lake Zoning Bylaw No. 985, 1986, and all amendments thereto, which applies to Electoral Area B – Shawnigan Lake, are hereby repealed.
3. Cobble Hill Zoning Bylaw No. 1405, 1992, and all amendments thereto, which applies to Electoral Area C – Cobble Hill, are hereby repealed.

---

**PART TWO                      ADMINISTRATION**

---

**2.1      Conformity and Compliance**

1. No person shall use, occupy, subdivide or permit any person to use, occupy or subdivide any land or building in contravention of this Bylaw.
2. Land and the surface of water that is covered by this Bylaw must not be used, land must not be subdivided, buildings and structures on land or on or above the water surface must not be constructed, altered, located except as in accordance with this Bylaw.
3. Every use of land, building and structure permitted in each zone shall conform to all the regulations of the applicable zone and all other regulations of this Bylaw.
4. Nothing contained within this Bylaw shall relieve any person from the responsibility to seek and comply with other bylaws and senior government legislation applicable to that use, activity or other matter regulated under this Bylaw.
5. No parcel of area of land may be subdivided, no building, structure, land or water surface may be used and no building or structure may be sited in a manner which renders any existing use, building or structure on the same parcel non-conforming with respect the provisions of this Bylaw, unless another regulation in this Bylaw specifically permits it.

**2.2      Prohibitions**

1. Any use not expressly permitted in Part 4 of this Bylaw, or a specific Zone under this Bylaw is prohibited.
2. Non-conforming uses of land, buildings and structures, as well as siting, size or dimensions of buildings and structures are governed by Section 911 of the *Local Government Act*.

**2.3      Enforcement**

1. The Administrator, or other such person as may be designated by the Board to act in the place of the Administrator, may enter any parcel, building or premises at any reasonable time, to ascertain whether the regulations of this Bylaw are being obeyed.
2. A Bylaw Enforcement Official, or other such person that may be appointed by the Board may enforce this Bylaw.

**2.4      Violation**

1. Any person who:
  - a. violates any provision of this Bylaw;
  - b. causes or permits any act or thing to be done in contravention or violation of any provision of this Bylaw;
  - c. neglects to do or refrains from doing any act or thing which is required to be done by any provisions of this Bylaw;
  - d. carries out, causes or permits to be carried out any development in a manner prohibited by or contrary to this Bylaw;

- e. fails to comply with an order, direction or notice given under this Bylaw; or
- f. prevents or obstructs or attempts to prevent or obstruct the authorised entry of the Administrator, or person designated to act in the place of the Administrator;

commits an offence against this Bylaw and is liable to the penalties imposed under this Bylaw.

- 2. Each day's continuance of an offence under Section 2.4.1 constitutes a new and distinct offence.

## **2.5 Penalty**

Any person who contravenes any provision of this Bylaw commits an offence punishable upon summary conviction and is liable to a fine not exceeding \$5000, or the current maximum fine and penalty prescribed under the *Offence Act*, whichever is the highest, for each offence.

## **2.6 Covenants Against Building, Subdivision or Use**

Where under this Bylaw an owner of land or a building is required or authorized to grant a covenant restricting subdivision, strata plan registration, use or development, the covenant must be granted to the Cowichan Valley Regional District in priority to all financial charges and indemnify the Cowichan Valley Regional District for any fees or expenses it may incur as a result of a breach of the covenant by the covenanter.

## **2.7 Application**

Except as otherwise specified in this Bylaw, all provisions of Parts Two, Three, Four, Five, Six and Seven apply to all of the zones established under this Bylaw.

## **2.8 Bylaw Amendments**

- 1. Any application for amendment to this bylaw is subject to the provisions of the *Local Government Act*.
- 2. Any application for amendment to this Bylaw is subject to the requirements of Cowichan Valley Regional District Development Application Procedures and Fees Bylaw No. 3275, as amended, or any successor bylaw.



---

**PART THREE            DEFINITIONS**


---

**3.1    Definitions**

In this Bylaw:

“**Abattoir**” means a parcel of land, building or buildings upon which or within which animals are slaughtered;

“**Accessible**” means that a person with a disability, without assistance from another person, is able to approach, enter, pass to and from and make use of an area and/or its facilities;

“**Accessory**” means ancillary or subordinate to, customarily incidental to, and associated with a principal use, building or structure on the same parcel or on common property in a strata plan;

“**Accessory dwelling unit**” means a small secondary dwelling unit not attached to or within another dwelling unit, which is located on a parcel that has a principal dwelling unit on it;

“**Administrator**” means the person appointed from time to time as the Chief Administrative Officer of the CVRD and includes any person designated by the Administrator;

“**Aggregate processing**” means the crushing, washing, screening, grading, sorting, milling, concentration or storage of minerals, rocks, earth, clay, sand or gravel;

“**Agriculture**” means growing, rearing, producing or harvesting agricultural crops or livestock and includes the processing on a parcel of the primary agricultural products harvested, reared or produced on that parcel and the use and storage of associated farm machinery, implements and agricultural supplies;

“**Agri-tourism**” means a tourist activity, service or facility accessory to land that is classified as a farm under the *Assessment Act*, provided that the use is temporary and seasonal, and promotes or markets farm products grown, raised or processed on the farm;

“**Agroforestry**” means a land use that involves deliberate retention, introduction or mixing of trees or other plants in crop and animal production systems to provide an economic return;

“**ALR**” means the provincial Agricultural Land Reserve, designated pursuant to the *Agricultural Land Commission Act* or successor enactment;

“**Animal shelter**” means a facility providing temporary care to household animals awaiting placement;

“**Arcade**” means the use of a building for the purpose of entertainment provided by four or more mechanical or electronic games;

**“Artist studio”** means a building, or portion thereof, used for the creation, display or sale of arts and crafts;

**“Assembly use”** means the use of land, buildings or structures to accommodate exhibits, special events or meetings, and includes the gathering of persons for charitable, civic, cultural, educational, entertainment, recreational or religious purposes;

**“Assembly hall”** means a use of a building or structure for the assembly, gathering, or meeting of persons for religious, charitable, philanthropic, cultural, educational, political or similar purposes;

**“Assisted living residence”** has the same meaning as under the *Community Care and Assisted Living Act* or any successor enactment;

**“Auction”** means the offering for sale of new and used goods by means of a request or invitation for bids, but does not include retail sales;

**“Automobile salvage or wrecking yard”** means an area of land where motor vehicles are wholly or partially disassembled, dismantled, or junked, or where vehicles not in operable condition or used parts of motor vehicles are stored;

**“Automobile service shop”** means a building or structure used or intended to be used for regular servicing of motor vehicles, including minor repairs and replacement of mechanical and other components, but does not include automobile workshop or automobile salvage or wrecking yard;

**“Automobile workshop”** means a building or structure used or intended to be used for all manner of mechanical repairs to motor vehicles and parts thereof, including: engine and transmission tuning, upgrading and rebuilding as well as the rebuilding of other auto components and associated machine shop; and cosmetic and structural repair and restoration of motor vehicle bodies and chassis, including sand and media blasting, painting and metal plating of automobile parts and bodies, and also includes motor vehicle assembly and parts and accessory sales, but does not include motor vehicle manufacturing or automobile salvage or wrecking yard;

**“Bakery”** means a building or buildings within which baked goods are produced and within which most of the produced goods are sold at retail, and may include accessory uses such as tea room or coffee shop;

**“Bare land strata lot”** has the same meaning as in the *Strata Property Act* or any successor enactment;

**“Bed and breakfast accommodation”** means the accessory use of a residential dwelling for the overnight tourist accommodation of transient paying guests, in which breakfast is the only meal served;

**“Board”** means the Board of Directors of the Cowichan Valley Regional District;

**“Boarding and lodging”** means the partial use of a dwelling unit for rental of sleeping units, with or without meals being provided;

**“Boarding stable”** means a stable in which persons, not residing on the parcel where the stable is located, may rent accommodation for their horses;

“**Boat shelter**” means a roof supported by posts that is intended to shelter boats;

“**Buffer area**” means a landscaped area, the purpose of which is to provide visual and physical separation in each zone along parcel lines to screen land uses from adjacent parcels and public roads, and to mask or separate outdoor storage, refuse sites and utility kiosks;

“**Building**” means any structure, wholly or partly enclosed by a roof or roofs supported by walls or columns, which is used or intended to be used for supporting or sheltering any use or occupancy;

“**Bunkhouse**” means a building or buildings designed for the temporary accommodation of workers on a parcel, in which the sleeping rooms do not contain sanitary facilities or cooking facilities, and common facilities for sanitation and cooking are provided;

“**Café**” use of a building or structure for coffee, tea and light refreshments, which may include pre-prepared or rapidly prepared food served directly to customers at a walk-up counter, for consumption on or off the premises;

“**Campground**” means a site intended or used for the temporary accommodation of persons for vacation or recreational purposes in recreational vehicles, park model units or tents, which do not serve as residential units and excludes a manufactured home park but may include an accessory laundry facility, washroom, shower facilities, convenience store, restaurant, office and recreational facilities, provided such uses are limited to serving the occupants of the campground;

“**Caretaker’s residence**” means a single family residence that is located on a parcel of land where a single family dwelling is not a principal permitted use, and where the residence is for the sole use of a person responsible for property maintenance or security;

“**Car wash**” means a building or structure containing facilities for washing motor vehicles, including tunnel car washers, coin operated automatic car washers and coin operated self-service car washes;

“**Catering**” means the preparation of food for imminent consumption, which will, after preparation, be delivered off-site to a customer;

“**Centre line**” when used in reference to a highway, means an imaginary line drawn between the boundaries of the highway so that it is always equidistant from either boundary;

“**Child Care Facility**” means a licensed Community Care Facility, as defined by the *Community Care and Assisted Living Act*, in which eight or more persons under the age of thirteen, including members of the household occupying the premises, receive care;

“**Civic use**” means a use providing for government functions and services, including but not limited to federal, provincial, regional and municipal offices, public schools and colleges, publicly owned and operated hospitals, fire halls, community halls, libraries, museums, parks, cemeteries, courts of law, waterworks facilities and sewage facilities, but excludes storage as a principal use, and excludes public works yards;

“**Clinic**” means a building or structure or part of a building or structure used for the medical, dental, surgical or therapeutic treatment of human beings, but does not include a private hospital;

“**Club or lodge**” means the use of a building by an association or organization for fraternal, social, or recreational purposes, but excludes entertainment uses;

“**Commercial vehicle**” includes any vehicle defined as a commercial vehicle or licensed pursuant to the *Commercial Transport Act*;

“**Common storage area**” means an area of land, building or structures, or combination thereof, which is used exclusively to provide for the storage needs of residents of a manufactured home zone, within the same strata plan;

“**Community Care Facility**” means the use of a building or part thereof including any other premises or part of such premises, in accordance with the *Community Care and Assisted Living Act*, to provide care to three or more persons age thirteen or older, or up to eight persons under the age of thirteen, residing within the premises who are not related by blood or marriage to the person providing such care;

“**Community forest**” means a forest that is owned by a local government and is managed in such a way that its ecological integrity is protected while providing for human cultural, recreational and provisioning needs;

“**Community service facility**” means a building or structure or grouping of buildings or structures intended to provide limited recreational and commercial services to comprehensively developed housing projects and may include a swimming pool, health club, craft, hobby or activity rooms, tennis courts, lawn bowling, a refreshment or news stand, an accessory food service facility, personal service use, office, personal care; public assembly, financial institution, library, restaurant, licensed lounge, retail store with or without an accessory postal outlet, guest house;

“**Community sewer system**” means a system of sewerage works or sewage collection, treatment and disposal which is owned, operated and maintained the Cowichan Valley Regional District, a municipality, or an improvement district under the *Local Government Act*;

“**Community water system**” means a system of waterworks which is owned, operated and maintained by an improvement district under the *Local Government Act* or the *Water Act*, the Cowichan Valley Regional District, a municipality, the Lidstech Holdings Limited water utility and Burnham Water System, both at Shawnigan Lake, and where the water quality meets or exceeds the Health Canada *Guidelines for Canadian Drinking Water Safety*;

“**Concrete batch plant**” means equipment and facilities for making ready-mix concrete;

“**Consumer products**” means goods manufactured for the retail trade to the end consumer;

“**Contiguous**” means adjoining and touching;

“**Convenience store**” means a retail sales outlet of under 230 m<sup>2</sup> in floor area, contained under one roof providing for the sale of items regularly used by households, including food, beverages, books, magazines and household accessories;

**“Convention facility”** means a building or part thereof in which facilities are provided for such purposes as meetings for groups of civic, educational, political, religious or social purposes, but does not include overnight accommodation;

**“Cooking facilities”** means the means of cooking a meal or any arrangement of cooking facilities within a dwelling unit, and includes gas, propane, or electric ranges or stoves, microwave ovens, counter-top cooking units, hot plates, wall ovens, toaster ovens, electric frying pans, pressure cookers, crock pots, or any other such cooking facility or any combination of such cooking facilities, and includes the arrangement of service lines which provide the energy source being used or intended to be used to service such facilities;

**“Cultural facility”** means a museum and/or a theatre for the performing arts, either of which may include an accessory gift shop;

**“CVRD”** means the Cowichan Valley Regional District;

**“Day Care”** means the use of a building or part thereof including for the purpose of providing care to seven or fewer persons under the age of thirteen, including members of the household occupying the premises;

**“Delicatessen” and “Specialty food store”** means an eating establishment where specialty foods are served and which may provide seats for customers to consume food on the premises, and which does not serve food via a drive through window;

**“Derelict motor vehicle”** means any motor vehicle or part thereof which is not capable of operating under its own power;

**“Drive through”** means a facility for the provision of food, drink or other commercial services to persons within a motor vehicle, without the need for the customer to exit the motor vehicle;

**“Duplex”** means a building containing two dwelling units, placed one above the other or side by side;

**“Dwelling” or “Dwelling unit”** means one or more rooms which comprise a self-contained housekeeping unit with a separate entrance, intended to be solely for residential use, and usually containing one kitchen, living, sleeping and sanitary facilities and does not include tourist accommodation unless explicitly permitted by a regulation under this Bylaw;

**“Ecological services”** means the benefits (regulating, supporting, provisioning, cultural) derived from the ecological functions of healthy ecosystems;

**“Entertainment use”** means a building, structure or parcel used or intended to be used for the purpose of commercial cinemas and/or theatres;

**“Equestrian centre”** means the use of lands, buildings or structures for the boarding of horses, the training of horses and riders and the staging of equestrian events, but does not include race tracks, gaming or gambling establishments, feed lots or auctions;

**“Exterior side parcel line”** means a parcel boundary, other than a front parcel line or a rear parcel line, that abuts a highway;

**“Family”** means one or more individuals occupying a dwelling who are related through marriage, common law, blood relationship, legal adoption, guardianship, or foster parenthood, or a group of not more than five unrelated persons including boarders and lodgers;

**“Fence”** means a structure used as an enclosure or screening around all or part of a parcel or site, and includes arbour, archway, gate, screen, trellis and wall, including retaining wall, but does not include hedges and similar landscaping, and does not include a barbed wire fence unless specifically permitted in a specific zone;

**“Financial institution”** means a bank, credit union, acceptance corporation, trust company, finance company, or similar establishments;

**“Fish farm”** means a land-based facility for the commercial growing and rearing of fish;

**“Fitness studio”** means a facility where persons may use exercise equipment and may include a facility where persons may have sport and work related injuries evaluated and treated, and includes accessory offices;

**“Floor area”** means the space on any storey of a building between interior walls and required firewalls, measured from the inside walls, but not including exits, vertical service spaces and their enclosing assemblies;

**“Floor area ratio (FAR)”** means the figure obtained when the total gross floor area of all buildings and structures located on a parcel is divided by the total land area of the parcel of land upon which they are located;

**“Food and dairy products manufacturing and processing facility”** means the use of land, buildings or structures for the processing, warehousing, and distribution of food and beverage products, but specifically excludes livestock processing and the slaughter or processing of animals, fish, poultry and other fowl;

**“Forestry”** means the use of land for the management of forest ecosystems (silviculture) in such a way that ecological integrity and ecological services are maintained while still providing for sustainable human cultural and economic needs and does not include any milling or wood products processing, or ancillary uses such as office, maintenance facilities;

**“Frontage”** means the side of a parcel contiguous with a highway;

**“Front parcel line”** means a parcel boundary common to a parcel and a highway other than a lane, and where a parcel is contiguous with the intersection of two highways, the front parcel line is the shortest parcel boundary adjoining a highway other than a lane;

**“Front yard”** means the area of a parcel, bounded by the front parcel line, the interior side parcel lines and a line drawn parallel to the front parcel line at a point 15 metres distant from the front parcel line;

**“Garden centre”** means the use of land, buildings, and /or structures for the purpose of retail sales of trees, plants, flowers, and associated gardening or landscaping supplies and outdoor garden equipment;

“**Golf course**” means a public or private area operated for the purpose of playing golf and may include an accessory office, retail pro shop, restaurant, banquet facilities, lounge, golf driving range, and caretaker’s dwelling unit;

“**Golf driving range**” means an open air recreation facility where the sport of golf is practiced from individual tee boxes, and may include one or more of the following as an accessory use: retail store, restaurant, lounge, caretaker’s dwelling unit, and golf academy;

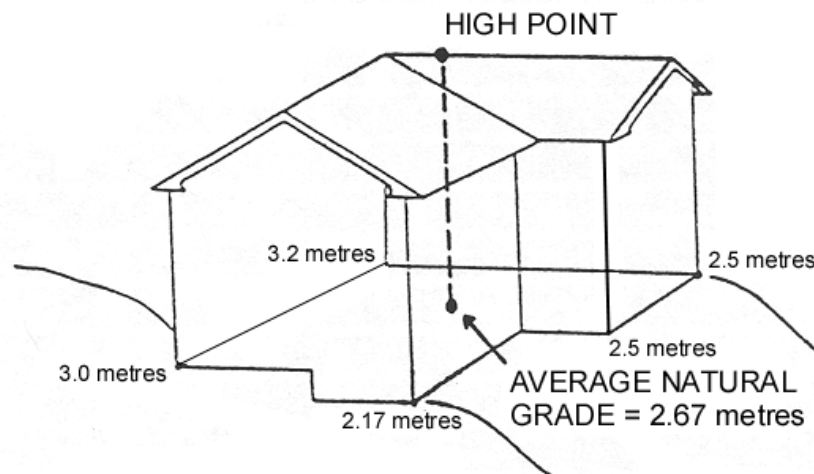
“**Grocery store**” means a building used for the sale primarily of food products as a principal use;

“**Gross floor area**” means the total floor area of all buildings on a parcel measured to the inner limits of each building’s interior walls including all areas giving access thereto such as corridors, hallways, landings, foyers, staircases, stairwells, enclosed balconies and mezzanines, enclosed porches or verandas, and excluding auxiliary parking, unenclosed swimming pools, balconies or sundecks, elevators or ventilating equipment;

“**Guest house**” means guest sleeping accommodation, without individual cooking facilities, within a building but not exceeding eight bedrooms or sixteen persons maximum capacity;

“**ha**” means hectare, an area of land equivalent to 10,000 m<sup>2</sup> (square metres) – for example, a square area 100 by 100 metres;

“**Height**” means the vertical distance from the average existing natural grade (or the 200 year flood construction level, if known, or if the flood construction level is not known, the highest high tide plus freeboard of 1 metre) at the perimeter of a building or structure, to the high point of the building or structure, as generally illustrated below:



“**Highway**” means a way open to public use, and includes a street, road, strata road, lane, bridge, viaduct, but does not include a private right-of-way or easement on private property;

“**Home-based business**” means an occupation, business, trade or professional practice which is carried on for remuneration or financial gain, and which is clearly accessory to the residential use of the property;

**“Horticulture”** means the practice of growing flowers, fruits, vegetables or ornamental plants, and excludes mushroom farming;

**“Hospital”** means a use or intended use of lands and buildings as defined in the *Hospital Act*;

**“Hotel”** means a building or buildings used for tourist accommodation, which contains sleeping units and may include accessory facilities such as a restaurant, meeting rooms, convention facilities, gift shop, recreational facilities and a public house;

**“Impervious surface coverage”** means a non-natural surface, including the roof of a building or structure, that does not allow precipitation to penetrate through to the natural ground underlying the artificial surface;

**“Incubator mall”** means a building or series of buildings within which light industrial uses occur, and where the costs of renting space are reduced to below market value with a view to encouraging the establishment of light industrial business which will, once well established, move to other premises;

**“Institutional use”** means a non-profit building or operation which is open to the public or which serves public purposes and includes, but is not limited to an ambulance station, arena, assembly use, cemetery, civic use, college, community centre, community hall, fire hall, government office, hospital, library, outdoor recreation use, park, playground, police station, post office, public art gallery, public botanical gardens, public museum, religious facility or institution, school, stadium, public swimming pool, social non-profit housing facility, and utility;

**“Intensive agriculture”** means the use of land for:

- a. the growing of mushrooms;
- b. the confinement, rearing, producing or processing of livestock, including poultry, swine or fur-bearing animals;
- c. the operation of feed lots or dairies;
- d. the keeping of bees.

**“Intensive residential”** means single family dwellings that are on parcels of land smaller than 500 m<sup>2</sup> or have a density greater than 12 units per hectare;

**“Interior side parcel line”** means a parcel boundary between two parcels, other than a front parcel line, exterior side parcel line or a rear parcel line, which does not run along a highway;

**“Junkyard”** means an establishment or place of business which is maintained, operated, or used for storing, keeping, buying, or selling old or scrap copper, brass, other metals, rope, rags, batteries, paper trash, rubber debris, waste or other junk, iron, steel, and other old or scrap ferrous or nonferrous material or for the maintenance of an automobile graveyard, but excluding automobile salvage or wrecking yard;

**“Jurisdictional boundary”** means boundary between adjoining electoral areas, municipalities or regional districts;

**“Kennel”** means the use of a parcel, building or structure for the keeping, boarding, and/or breeding of five or more dogs or cats of at least four months of age, and may include a building, structure, compound, group of pens or cages that lodge dogs or cats, and accessory office, retail sale, grooming and training;



“**Kitchen**” means a room used for the preparation, cooking or eating of food and which contains cooking facilities, a sink, cabinetry and ventilation for the cooking facilities;

“**Landscaping**” means the physical arrangement and maintenance of landscaping materials such as plants on a parcel for the purpose of enhancing the functional and aesthetic qualities of site development;

“**Lane**” means a highway less than 11 metres in width, which provides a secondary means of legal access to a parcel;

“**Laundromat**” means a building used for the purpose of receiving articles or goods of fabric or leather to be subjected to the process of dry cleaning, dry dyeing, or cleaning, processing or repairing elsewhere and for the distribution of any such articles or goods which have been subjected to any such processes, and includes a building or portion thereof where machines for the washing and drying of articles or goods of fabric are provided to be operated by costumers;

“**Lease area**” means, for the purposes only of the Bamberton Light Industrial 1A Zone of this Bylaw, an area of land that is held by a lease, the boundaries of which are shown on a sketch plan or explanatory plan prepared by a BC Land Surveyor;

“**Licensed gross vehicle weight**” means the gross vehicle weight for which a commercial vehicle is licensed pursuant to the *Commercial Transport Act* or any subsequent Act;

“**Limited agriculture**” means the keeping of a small number of farm animals on a parcel of land, in accordance with Section 4.15 of this Bylaw;

“**Liquor store**” means a retail store licensed under the *Liquor Control and Licensing Act* for the sale of beer, wine or other alcoholic beverages;

“**Lounge**” means a limited scale establishment licensed to serve liquor in conjunction with live entertainment and/or dancing as a Liquor-Primary Establishment under the *Liquor Control and Licensing Act* and amendments thereto;

“**Lumber yard**” and “**Lumber and building supply yard**” means the use of land, buildings, and or structures for the purpose of retail sales of materials used in construction;

“**m<sup>2</sup>**” means a measure of surface area expressed in square metres;

“**Manufactured home**” means a dwelling unit, normally built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than that of its manufacture, and includes modular homes which are either completely self-contained or are incomplete and fastened together and completed on site, and which is certified as being constructed to the Canadian Standards Association Z240 Mobile Home Series or the A277 Modular Home standards;

“**Manufactured home park**” means land that is subject to the Cowichan Valley Regional District Mobile Home Park Bylaw, as amended, and is used or occupied for the purpose of providing two or more sites for the accommodation of manufactured homes;

**“Marina”** means a facility which provides mooring spaces for watercraft and may also include, as accessory uses, administrative offices, recreational lounges, restaurants, chandlery, the retail sale of marine supplies and equipment, and dockside boat repair, but does not include a marine public house;

**“Marine public house”** means a public house that is built on or over the surface of water;

**“Market”** means the use of a building, structure or parcel for the purpose of selling any or all of produce, fish, meat, cheese, seafood, flowers and crafts, and may include retail stores and restaurants;

**“Mini storage”** means the use of land, buildings or structures for the purpose of storing personal property inside buildings, for compensation, excluding all outdoor storage and excluding the storage of recreational vehicles unless the zone expressly permits it;

**“Motorsports facility”** means land, pavement, buildings and structures for the purpose of racing automobiles, motorcycles, quads and remote-controlled and other motorized vehicles, and includes advanced driver training and motor vehicle testing, on a drag strip, racing circuit, sports car track, skidpad, off-road course, and includes other uses and facilities customarily incidental to motor vehicle racing;

**“Motor vehicle sales”** means the retail and wholesale sale of new and/or used motor vehicles that may be licensed under the *Motor Vehicle Act*, and includes automobile service shop, but does not include automobile workshop;

**“Motel”** means the same as “hotel” as defined in this Bylaw;

**“Multiple family dwelling”** means any building or cluster of buildings consisting of three or more dwelling units, and includes a condominium, townhouses, apartment building and seniors’ congregate care housing;

**“Natural boundary”** means:

- a. the visible natural boundary of any lake, river, stream or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream or other body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself; and
- b. the edge of dormant side channels of any lake, river, stream or other body of water;

**“Natural grade”** means the elevation of the ground surface in its natural state, before alterations, as it adjoins each face of a building or structure;

**“Nursery”** means a building or structure and land, with or without greenhouses, for the growing and the wholesale or retail sales of flowers, fruits, vegetables, plants, shrubs, trees and/or similar vegetation;

**“OCP”** means the CVRD South Cowichan Official Community Plan Bylaw 3510, as amended;

**“Office”** means the occupancy or use of a building for the purpose of carrying out business, training or professional activities, but specifically excludes retail activities and personal service use;

**“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 but is not limited to a park or open space, playing field, not for profit campground and botanical garden but does not include a golf course;

**“Parcel”** means any lot, block or other area in which land is held or into which it is subdivided, including a bare-land strata lot and a water lot, but does not include a highway;

**“Parcel area”** means the total area of land within the exterior perimeter of a parcel, and in the case of a panhandle parcel, the access strip shall not be included in the calculation of parcel area;

**“Parcel coverage”** means the total ground floor area as measured from the outermost perimeter of all buildings and structures or part thereof on the parcel expressed as a percentage of the total parcel area;

**“Parcel yield”** means the number of parcels that can be created by subdivision of any other parcel, based upon dividing the total developable area of a parcel (gross area, minus any area required to be dedicated for public road or park purposes) by the minimum parcel size for the one within which the parcel is located;

**“Park model”** means a transportable seasonal accommodation unit with cooking, sanitary, and living facilities that is certified to the Canadian Standards Association Z241 Standard;

**“Parking lot”** means an area of land used for the parking of motor vehicles;

**“Passive recreation”** means outdoor recreation activities which do not involve the use of buildings or structures;

**“Permitted use”** means a permissible purpose for which land, buildings, or structures may be used, and for the purpose of this Bylaw all uses not listed as permitted shall be deemed to be a prohibited use in that zone;

**“Person with a disability”** means a person who has a loss, or a reduction of functional ability and activity, and includes a person in a wheelchair and a person with sensory disability;

**“Personal care facility”** means a use or facility in which food, lodging, and care or supervision are provided, with or without charge, to persons unrelated to the operator of the facility, who on account of age, infirmity, or physical or mental disability require care, and which is licensed under the *Community Care and Assisted Living Act* and/or the *Hospital Act*;

**“Personal care unit”** means one or more habitable rooms with self-contained sleeping, living and sanitary facilities, intended to provide extended care, contained within a personal care facility defined in the *Community Care and Assisted Living Act*;

**“Personal service”** means the use of a building or structure to provide professional services to a person, including but not limited to a barber shop, hairdresser salon, tailor, shoe repair shop, photographer studio, picture framing shop, doctor’s office, dentist office and fitness studio, and may include the sale of goods, wares, personal merchandise, articles, or things accessory to the provision of such services;

**“Portable container”** means a non-combustible, portable unit used for the storage or transporting of goods, and includes cargo containers, but specifically excludes dumpsters and recycling receptacles intended for neighbourhood refuse collection;

**“Principal use”** means the primary and chief use for which a parcel, building or structure is used, designed or intended to be used;

**“Printing and publishing facility”** means the use of land, buildings and structures for printing, engraving, blueprinting, duplicating, and publishing of newspapers and magazines;

**“Production bakery”** means the use of a building or buildings for the production of baked goods that will mostly be sold at retail at locations other than the site of their production, and may include accessory retail sales of baked goods on site;

**“Province”** means the government of the Province of British Columbia, Canada;

**“Pub” and “Public house”** mean a licensed establishment pursuant to the *Liquor Control and Licensing Act*, serving primarily alcoholic beverages as well as full lunch and dinner menus, including hot and cold meals, and may include a retail store for beer and wine;

**“Public park”** means publicly owned land and waterways used or intended to be used for recreation, archaeological, historical, or ecological conservation purposes, and may also include buildings, structures and infrastructure dedicated to the support of ecological preservation and/or indoor and outdoor recreation;

**“Pumphouse”** means a building not exceeding one storey in height, measuring not more than 9 m<sup>2</sup> in gross floor area and used exclusively for housing water-pumping and treatment equipment;

**“Qualified environmental professional”** has the same meaning as under the Provincial *Riparian Areas Regulation*, or successor regulations or enactments;

**“Rear parcel line”** means the parcel boundary that lies the most opposite to and is not connected to the front parcel line;

**“Rear yard”** means the total area of a parcel, exclusive of an area bounded by the front parcel line, the interior side parcel lines and a line drawn parallel to the front parcel line at a point 15 metres distant from the front parcel line;

**“Recreational facility”** means the use of land, buildings or structures for the conduct of sports and leisure activities, including gymnasiums, indoor or outdoor racquet courts, curling rinks, skating rinks, swimming pools, dance studios, aerobic studios, weight rooms, billiard halls, bowling alleys;

**“Recreational vehicle (RV)”** means a motorhome, camper van, 5<sup>th</sup> wheel, tent trailer or other vehicle that is required to be licenced under the *Motor Vehicle Act* if used on a highway and is designed, converted or adapted for the temporary overnight accommodation of people;

**“Recycling depot”**- means a collection facility and distribution point for recyclable material to be sorted and stored within a building, but does not include processing except assembling or packaging for shipping. A recycling depot does not include an automotive wrecking yard, a display yard or a junk yard;

**“Recycling plant”** means the use of land, building or structures for the purposes of processing recyclable materials, but does not include an automobile wrecking yard or a junk yard;

**“Refundable container depot”** means a collection facility and distribution point for bottles, cans and other refundable containers to be reused or recycled, but does not include processing except for assembly or packaging for shipping;

**“Regional district”** means the Cowichan Valley Regional District, unless the context indicates otherwise;

**“Religious facility”** means a building or structure dedicated to religious worship and may include such accessory uses as a day care centre, religious education, assembly activities and a manse;

**“Repair shop”** means a shop at which household items or other small motors or electrical devices may be repaired, but specifically excludes automobile parts and component repairs;

**“Residence”** means a dwelling unit which is occupied or used, and is a fixed place of living to which a resident intends to occupy or return to, if absent;

**“Residential facility”** means a structure or grouping of structures operating as a comprehensively developed housing project, comprised principally of residential units with the provision of housekeeping units and one or more meals per day from a common dining area;

**“Residential shelter”** means a dwelling used for the purpose of a temporary residence providing emergency and support services for adults and their children, leaving abusive relationships, but does not include the use of land for halfway house use in conjunction with the administration of justice for the purpose of shelter and support of persons serving or on from any part of a sentence imposed by a court;

**“Residential facility unit”** means one or more habitable rooms with self-contained sleeping, living and sanitary facilities, which may or may not contain cooking facilities, intended for year round occupancy by not more than two adult persons and is contained within a residential facility;

**“Residential use”** means a use providing for the accommodation of one or more persons, including activities customarily incidental to the accommodation of a person or a family, where such accommodation is the principal home and residence to which the person or family intends to return if absent, and if such premises are rented, the minimum rental and occupancy period is 30 consecutive days;

**“Resort”** means a commercially operated facility for transient guests where the primary attraction are recreational features or activities, with temporary accommodation provided in a lodge, hotel, motel, cottages, separate units or buildings or any combination of them, which may contain sleeping units with cooking facilities, and may include accessory assembly and related uses;

**“Retail store”** means a store in which any type of goods or wares are sold to the final consumer, provided that the product is stored and sold from within a building;

**“Retail pro shop”** means the use of land, buildings or structures for the purpose of selling sports equipment, sports clothing and other sports paraphernalia;

**“Sawmill”** means a building, structure, or area where timber is cut, sawn, or planed, either to finished lumber or as an intermediary step, and may include facilities for the kiln drying of lumber, and may include the distribution of such products on a wholesale or retail basis;

**“Seasonal cabin”** means a building or structure other than a principal residence, that may contain cooking, eating, living and sleeping facilities, that is not connected to a community water system or community sewer system, that has a self-contained sanitary system and a source of potable water and may only be used for temporary accommodation;

**“Seasonal recreational camp”** means the temporary accommodation of persons in tents or bunkhouses;

**“Secondary suite”** means one or more habitable rooms, containing or providing cooking facilities, constituting a small self-contained dwelling unit for the residential accommodation of one family, contained within or attached to a single family dwelling;

**“Senior government”** means the Government of Canada or the Government of the Province of British Columbia;

**“Seniors’ congregate housing”** means a residential or institutional facility which provides sleeping units or dwelling units for persons aged 65 or older, one or more meals per day and housekeeping services, contains a common dining area with a capacity sufficient to accommodate all residents of the residential facility, and may contain accessory personal service use and accessory convenience store;

**“Service station”** means premises used principally for the retail sale of motor fuels, lubricating oils, electric vehicle recharges and motor vehicle parts and accessories, and the accessory servicing and repair of motor vehicles and boat engines, but not including wholesale sales or motor vehicle body repairs, painting, storage or wrecking;

**“Setback”** means the minimum permitted horizontal distance required under this Bylaw, between a building or structure and a specified parcel line or other described feature:

**“Shopping centre”** means one or more buildings designed as an integrated unit to be used for retail stores, offices, restaurants, cinemas, exercise studios, personal service use, appliance repair shops, automobile service shop, and garden centres, and which may be used on a temporary basis for automobile sales, carnivals, flea markets or craft fairs;

**“Single family dwelling”** means a building consisting of one dwelling unit, used or intended to be used as the residential unit of one family or as a community care facility licensed under the *Community Care and Assisted Living Act*;

**“Silviculture”** means managing forest ecosystems for the full range of forest resource objectives including biodiversity, ecological integrity and ecological services; inclusive of seedling and tree nurseries but specifically excluding the processing of wood or wood products;

**“Site”** means an area of land or surface of water consisting of one or more parcels used collectively as a unit devoted to a certain use or occupied by a building or structure or group of buildings or structures united by a common interest, use or development;

**“Staff accommodation”** means dwelling units, whether single family, duplex or multiple family, exclusively for the use of persons that are employed by a business upon whose land the accommodation is located;

**“Storage yard”** means an area outside of an enclosed building where construction materials and equipment, solid fuels, lumber, new building materials, monuments and stone products, public service and utility equipment, or other materials, goods, products, vehicles, equipment or machinery are stored, baled, piled, handled, sold or distributed, whether a principal or accessory use, but specifically excludes the use of containers, and specifically excludes an automobile salvage or wrecking yard, a junk yard or log sorting and storage;

**“Storey”** means the portion of a building that is situated between the top of any floor and:

- a. the top of the next floor above it; or
- b. the ceiling above it, where there is no floor above the ceiling;

**“Structure”** means any construction fixed to, supported by, or sunk into land or water, but does not include concrete pavement or asphalt paving or similar surfacing of a parcel;

**“Subdivision”** means:

- a. a subdivision as defined in the *Land Title Act*; and
- b. a subdivision under the *Strata Property Act*;

**“Take-out restaurant”** means an eating establishment which may provide some seats for customers to consume food on the premises, and which does not serve food via a drive-through window;

**“Temporary accommodation”** means the accommodation of any person for other than a residential use;

**“Theatre”** means a building, structure or parcel that is used for the showing of dramatic, musical, or other live performances and includes cinemas, and drive-in theatres;

**“Tourist accommodation”** means a use, building or structure, or set of buildings or structures other than a campground, used for temporary accommodation, and includes hotels, motels, resorts and cabins;

**“Tourist sleeping unit”** means a room or group of rooms, which may or may not contain cooking facilities, used for the temporary accommodation of any person;

**“Transit facility”** means a bus exchange, transit vehicle yard and maintenance facility, including offices and related vehicle washing facilities;

**“Treetop canopy suite”** means a room for the temporary accommodation of tourists that is located in or near the canopy of a tree, and is operated commercially in association with a guest lodge;

**“Use”, “Uses” and “Used”** mean the purpose or function to which land, the surface of water, buildings or structures are designed, occupied, put or intended to be put;

**“Utility”** means a use and associated works which provide for essential services such as community water service, community sewer service, electricity, telephone, natural gas, cable television, and similar services, where such use is established by the CVRD Board of Directors, a municipality, an improvement district, licensed by a senior government or is operated by a body that is subject to the *Utility Commission Act*. In addition, utility includes recycling dropoff bins in association with a commercial, industrial or institutional use. Utility also includes communications infrastructure, navigation aids and seawalls. Utility does not include: exterior storage of any kind, recycling depots, recycling plant, offices, vehicle or equipment repair facilities, or power generation facility of any sort;

**“Veterinary clinic”** means a building or part thereof provided for the prevention, treatment, care and alleviation of disease and injury to animals, and includes a shelter for animals exclusively for animals during their period of treatment and recovery;

**“Warehousing/Wholesaling”** means a building or part thereof, used for the housing, storage, adapting for sale, and packaging or wholesale distribution of goods, wares, merchandise, foodstuffs and articles;

**“Warehouse”** means the use or intended use of land, buildings or structures for the purpose of receiving and storage of goods for compensation, and includes the storage of goods by a distributor or supplier who markets goods for retail sale at other locations, but excludes retail sales from the parcel;

**“Waste transfer station”** means the use of land or buildings, for consolidating waste from multiple collection vehicles into transfer vehicles for shipment to disposal sites, and may include accessory office, recycling and vehicle scaling facilities;

**“Watercourse”** means any natural drainage course or source of water, whether usually containing water or not, and includes any lake, river, creek, spring, wetland, the sea or source of ground water and includes portions that may be contained within a conduit or culvert;

**“Water frontage”** means the side of a parcel that is contiguous with a lake or the ocean;

**“Wetland”** means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal conditions does support, vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, estuaries and similar areas;



**“Wholesale”** means the use of land, building, or structures, by establishments or businesses engaged in selling merchandise to retail dealers or to other wholesale dealers, or to contractors or to manufacturers, for resale or for use in their business;

**“Zone”** means the designation of all or part of a parcel; for which specific regulations are hereinafter outlined in this Bylaw and its Schedules.

---

**PART FOUR GENERAL REGULATIONS FOR USES, BUILDINGS AND STRUCTURES**

---

**4.1 Uses Permitted in all Zones**

Except as otherwise stated in this Bylaw, the following uses are permitted in all zones:

- a. Highways;
- b. Conservation areas, ecological reserves and wildlife sanctuaries;
- c. Landscape screening and fencing;
- d. Public parks;
- e. Utilities, excluding offices, maintenance garages and storage areas;
- f. Uses, works, buildings and structures accessory to a principal permitted use, provided they are located on the same parcel or within the same strata plan as the principal use;
- g. Temporary siting of a mobile home or recreational vehicle, for the property owner, while a permitted dwelling is being constructed, subject to the requirements of Section 4.6 of this Bylaw;
- h. Temporary buildings, structures or storage of materials, for a maximum of one year, required for an approved construction project on the same parcel provided such temporary buildings, structures, and/or storage areas are removed within 30 days of the completion of the project;
- i. Residential shelter operated by a non-profit society or licensed or operated by a Municipal, Regional, Provincial or Federal Agency;
- j. Day care for up to 8 people within any permitted single family dwelling, subject to the regulations contained in Section 4.11 of this Bylaw;
- k. Railways.

**4.2 Uses Prohibited in all Zones**

1. Any use not expressly permitted in this Bylaw is prohibited in every zone, and where a particular use is expressly permitted in one zone, such use is prohibited in every zone where it is not expressly permitted.
2. The following uses are prohibited in all zones, unless explicitly permitted elsewhere in this Bylaw:
  - a. The use of a houseboat, float home, float camp, or other vessel used or intended to be used for temporary or permanent residential use;
  - b. The use of a recreational vehicle for permanent, full time occupancy;
  - c. The parking of more than one commercial or industrial vehicle with a GVW in excess of 5000 kg, except on a parcel zoned for a commercial or industrial use;
  - d. The keeping of more than 4 cats or dogs that are over 4 months of age, except in zones where a kennel is permitted;
  - e. Disposal of any waste matter on land or in lake or marine areas, except such waste matter as is lawfully permitted under the *Sewage Disposal Regulation*, the *Agricultural Waste Control Regulation* or the *Waste Management Act*;
  - f. Storage of any wastes or contaminated soils, if the wastes or contaminated soils did not originate on the same parcel;
  - g. Treatment of contaminated soils on any parcel other than that upon which the contamination arose;
  - h. Gaming and gambling establishments, other than charity gaming;
  - i. Junk yard for the storage, collection or accumulation of all or part of any automobile wreck or all or part of any motor vehicle which is not validly registered and licensed in accordance with the *Motor Vehicle Act*, or capable of motivation under its own power; and

- j. Storage of portable containers, other than during a construction project with an active building permit;
- k. Keeping of roosters in any zone that does not permit Agriculture or Limited agriculture.

#### 4.3 Determination of Residential Density if a Parcel is in Two or More Zones

The permitted maximum residential density on a parcel that is partially in two or more zones will in all cases be determined by the zone with the highest permitted residential density.

#### 4.4 Height Limit Exceptions

##### a. *Unlimited Height*

Notwithstanding other height restrictions in this Bylaw, the following parts of buildings and structures may be of an unlimited height: agricultural building, belfry, chimney, dome, drive-in theatre screen, elevator tower, flag pole, grain elevator, industrial crane, lighting pole, monument, radio, television or telecommunications antenna, religious facility spire, silo, theatre scenery loft, smoke stack, stadium bleacher and light standard, stair tower, and tank.

##### b. *Limited Height*

Notwithstanding other height restrictions in this bylaw, the following parts of buildings and structures are permitted to be not more than 1.5 metres above the height limit specified in the zone within which the parcel is located: solar panels and wind turbines.

However, where the parts of buildings or structures specified in 4.4(a) and (b) are located on top of a building, they shall not occupy more than 10% of the horizontal plane of the roof area as seen from any direction.

#### 4.5 Accessory Buildings and Structures

For zones within which accessory buildings and structures are permitted, the following general regulations apply:

1. No accessory building or structure shall be situated on a parcel unless the principal building, to which the accessory building is incidental, has already been erected or will be erected simultaneously with the accessory building on the same parcel, with the exception of one accessory building or structure not exceeding 25 m<sup>2</sup> of gross floor area, used only for storage purposes.
2. Notwithstanding Section 4.5.1, an accessory building may be situated on a parcel contiguous to a parcel on which the principal building is situated, provided the owner of both parcels agrees to have registered on the title a covenant in favour of the CVRD stating that the parcel with the accessory building will not be sold independently of the adjacent parcel with the dwelling, unless the accessory building is firstly removed.
3. No part of an accessory building shall be used as a dwelling unit or sleeping unit, except as otherwise provided for in this Bylaw.
4. No non habitable accessory building shall contain plumbing other than that necessary for the installation of two facilities such as one toilet and one sink, and no other plumbing or plumbing fixtures are permitted.

5. Except in accordance with Section 4.5.2, an accessory building shall be located on the same parcel as the principal building or use.
6. One greenhouse, not exceeding 25 m<sup>2</sup> in floor area shall be permitted as an accessory residential structure. Greenhouses exceeding 25 m<sup>2</sup> in floor area shall be considered agricultural buildings, be permitted only in zones where agriculture is listed as a permitted use and shall comply with the relevant agricultural building setbacks from parcel lines.
7. A garage or carport attached to a principal building is deemed to be a portion of the principal building.

#### **4.6 Camping or Occupying an Existing Dwelling During New House Construction**

1. An owner of a parcel of land may occupy a recreational vehicle (RV) on the parcel while in the process of constructing a dwelling on the same parcel, provided that the following conditions are met:
  - a. the period of RV occupancy shall not extend beyond twelve (12) months from its commencement;
  - b. The RV occupancy shall not be established until a building permit has been issued for the construction of a principal dwelling on the parcel, nor shall the RV be occupied after occupancy of the newly constructed principal dwelling has begun;
  - c. Sewage shall be disposed of at approved off-site sani-dump locations, or if it is disposed of on-site, in a location and manner that is permitted by the jurisdiction having authority;
  - d. The RV parking space shall be no closer than 4.5 metres to any parcel line.
2. An owner of a parcel of land which already has an existing dwelling located on it, while in the process of constructing a new principal dwelling on the same parcel, may continue to occupy the existing dwelling during construction of the new principal dwelling, provided that the following conditions are met:
  - a. the owner of the parcel agrees to and enters into a restrictive covenant in favour of the CVRD pursuant to Section 219 of the *Land Title Act* to the effect that the owner undertakes to remove the existing dwelling or render it uninhabitable to the satisfaction of the Building Inspector following the granting of the certificate of occupancy for the new principal dwelling;
  - b. the covenant also specifies that an irrevocable letter of credit or secure bond in the amount of \$5000 be issued in favour of the CVRD by the applicant for the new dwelling, to be forfeited to the CVRD in the event that the other terms of the covenant are not complied with, in which case the CVRD shall use the \$5000 to offset any costs of legal action to obtain compliance;

that a maximum time period of 2 years be allowed for the situation described in Section 4.6.2, from the date issuance of the building permit to completion and occupancy of the new principal dwelling, and that this time period be specified in the covenant.

#### **4.7 Use of Common Property in a Strata Plan**

Land comprising the common property in a strata plan may be used for purposes accessory and customarily incidental to permitted principal uses on the strata lots within the same strata plan. For the purposes of accessory buildings that may be constructed

on common property land, the same setbacks, building height, parcel coverage and other building standards apply as apply to strata lots in the same zone.

#### 4.8 Chickens and Ducks in Residential Zones

Chickens or ducks are only permitted in a residential zone under this Bylaw pursuant to Section 4.15: Limited Agriculture Regulation.

#### 4.9 Number of Dwellings Permitted Per Parcel

Not more than one dwelling unit shall be located on any one parcel, except as specifically permitted in this Bylaw.

#### 4.10 Home – Based Business Regulations

For zones in which home-based business is a permitted use, all of the following regulations apply:

1. The home-based business use shall only be conducted within a dwelling unit or within a wholly enclosed permitted accessory building;
2. The home-based business use shall be clearly subservient and incidental to the use of the dwelling unit for residential purposes and to the residential use of the parcel upon which the dwelling is located, and further, and the area of buildings used for the home-based business shall not exceed the gross floor area of the residence;
3. There shall be no variation from a primarily residential appearance of the land and premises where the home-based business is located;
4. The home-based business use shall not produce any hazard, offensive odour, noise, dust, smoke, glare, toxic or noxious matter, contaminated site, heat, electrical interference, fire hazard, litter, additional waste, floodlighting, vibration, excessive customer or service traffic, or create a nuisance of any kind;
5. The home-based business use shall have no external display or advertisement other than a maximum of one non-illuminated sign, which shall not exceed 0.4 m<sup>2</sup> in area;
6. The home-based business use shall not involve exterior storage of any material or equipment used directly or indirectly in the processing, servicing or sale of any product;
7. The maximum floor area per parcel used for home-based business use, including office space, storage, processing or sales, shall not exceed the figures shown in the following table:

Parcel Area	Electoral Area A	Electoral Area B	Electoral Area C
1 hectare or less	100 m <sup>2</sup>	90 m <sup>2</sup>	90 m <sup>2</sup>
>1 hectare	200 m <sup>2</sup> *		

\*area >100 m<sup>2</sup> is subject to Agricultural Land Commission approval if the land is in the ALR.

8. The home-based business use shall only be conducted by a resident on the parcel.
9. The home-based business shall not employ persons who do not reside on the subject parcel other than in accordance with the following table:

Parcel Area	Electoral Area A	Electoral Area B	Electoral Area C
≤1 hectare	1 non-resident employee	1 non-resident employee	1 non-resident employee
>1 hectare	2 non-resident employees		

10. The home-based business use may involve the repair of motor vehicles, excluding the painting and bodywork of vehicles, and shall:
  - a. be limited to not more than one fully enclosed service bay with a total area not exceeding 25 m<sup>2</sup>; and
  - b. exclusive of the resident's own licensed vehicles, be permitted to park not more than one vehicle out of doors. No work on a vehicle is permitted while it is out of doors.
11. Automobile body shops, machine shops, welding shops, heavy equipment repair and similar uses are not permitted as home-based businesses.
12. A daycare, licensed under the *Community Care and Assisted Living Act*, is permitted as a home-based business, provided it complies with Provincial regulations.
13. No off-site parking associated with the home-based business use is permitted.
14. On parcels where the principal use is residential, no more than one commercial vehicle with a maximum gross vehicle weight of 5,000 kg or more shall be located outside of a building or structure.
15. Any home-based business use must comply with all Regional and senior government agency environmental protection regulations.

#### 4.11 Day Care Regulations

For zones in which day care is a permitted use, all of the following regulations apply:

1. A day care providing care to three or more persons shall be licensed in accordance with the *Community Care and Assisted Living Act*;
2. The day care use shall only be conducted within a dwelling unit;
3. The day care use shall be clearly subservient and incidental to the use of the dwelling unit for residential purposes and to the residential use of the parcel upon which the dwelling is located;
4. There shall be no variation from a primarily residential appearance of the land and premises where the day care is located;
5. The day care use shall not produce excessive traffic, or create a nuisance of any kind;
6. The day care use shall have no external display or advertisement other than a maximum of one non-illuminated sign, which shall not exceed 0.4 m<sup>2</sup> in area;
7. The maximum floor area per parcel used for day care use, including office space, shall not exceed the figures shown in the following table:

Parcel Area	Electoral Area A	Electoral Area B	Electoral Area C
1 hectare or less	100 m <sup>2</sup>	90 m <sup>2</sup>	90 m <sup>2</sup>
>1 hectare	200 m <sup>2*</sup>		

\*area >100 m<sup>2</sup> is subject to Agricultural Land Commission approval if the land is in the ALR.

8. The day care use shall only be conducted by a resident on the parcel.
9. The day care shall not employ persons who do not reside on the subject parcel other than in accordance with the following table:

Parcel Area	Electoral Area A	Electoral Area B	Electoral Area C
<1 hectare	1 non-resident employee	1 non-resident employee	1 non-resident employee
>1 hectare	2 non-resident employees		

10. No off-site parking associated with the day care use is permitted.
11. Any day care use must also comply with all senior government agency regulations.

#### 4.12 Bed and Breakfast Regulations

For zones in which it is permitted, a bed and breakfast use shall:

- a. be completely contained within a single family dwelling which is the principal use on the parcel;
- b. be conducted by a resident on the parcel, who may not employ more than one additional non-resident person on the parcel;
- c. not involve the use of more than three rooms per parcel at any one time, for overnight guest accommodation;
- d. where a renovation, an addition or new construction is required to allow the bed and breakfast use to occur, applications for building permits shall explicitly show which rooms in the dwelling will be used for bed and breakfast purposes.

#### 4.13 Residential Use

1. No dwelling unit shall be used or occupied by more than one family, except as specifically permitted in this bylaw.
2. All rooms of a dwelling unit shall be accessible from within that dwelling unit.
3. Not more than one kitchen shall be contained within a dwelling unit.
4. The accommodation of up to three boarders or lodgers in a dwelling unit is permitted, but not in addition to any Bed and Breakfast use that may be occurring in the same dwelling.

#### 4.14 Farm Gate Sales

For zones within which it is a permitted use, **farm gate sales** shall:

- a. Either offer for sale only farm products that have been produced on the farm upon which the retail sales are taking place, **or** reserve at least 50% of the retail sales area for the exclusive sale of farm products produced on the farm on which the retail sales are taking place; and
- b. Not use more than 300 m<sup>2</sup> of total area both within and outside a building or buildings for farm gate sales.

#### 4.15 Limited Agriculture Regulation

For zones within which limited agriculture is a permitted use, the following density limits to the keeping of chickens (hens only), ducks of either gender and rabbits – hereafter referred to as “farm animals” – apply:

- a. no farm animals are permitted on parcels of land that are under 0.2 hectare in area;
- b. not more than 2 farm animals are permitted on a parcel between 0.2 hectare and 0.4 hectare of parcel area;
- c. two additional farm animals are permitted in respect of each additional 0.2 hectare of parcel area, to a maximum of 12 total farm animals on parcels that are 1.2 hectares in area or larger;
- d. no pen, shelter or enclosure for a farm animal shall be closer than 7.5 metres to any parcel boundary.

#### 4.16 Accessory Dwelling Unit

For zones within which it is a permitted use, the accessory dwelling unit:

1. shall not be located on a parcel of land that has another secondary suite or accessory dwelling unit on it;
2. shall be free standing or attached to a residential accessory building;
3. shall not exceed 85 m<sup>2</sup> in floor area;
4. shall be legally constructed and inspected in accordance with the *British Columbia Building Code* and the CVRD Building Bylaw, and have the approval of the authorities responsible for domestic waste disposal and domestic water supply;
5. shall have an additional off-street parking space in accordance with Section 7.1;
6. may be subdivided from the parcel upon which it is located only if:
  - a. it is in a zone which would allow for the proposed parcel sizes following subdivision;
  - b. the principal dwelling and accessory dwelling unit are so located as to allow for setback requirements to be met following subdivision, with each being on a separate parcel following subdivision;
  - c. the approval of the Health Authority for sewage disposal has been obtained.

If the parcel upon which the accessory dwelling unit would be located is in a zone which would not allow for subdivision, the owner shall, prior to the issuance of a building permit for the accessory dwelling unit, register a covenant on the parcel which would prevent its subdivision or the registration of any form of strata plan under the *Strata Property Act* on the parcel.

For parcels that meet the requirements of (6) a., b., and c., following the subdivision, the dwelling that was formerly considered to be the accessory dwelling unit will no longer be subject to the regulations of Section 4.16 of this Zoning Bylaw.

7. shall not be located within 60 metres of the natural boundary of Shawnigan Lake or any tributary watercourse, or within 30 metres of the natural boundary of the Koksilah River;



8. are subject to Section 4.24 of this Bylaw;
9. if located within the **Mill Bay Village** boundary under the OCP, shall only be permitted if:
  - a. the parcel of land is at least 0.2 hectares in area and both the principal dwelling and accessory dwelling unit are connected to community water and community sewer services, or
  - b. if the parcel of land is at least 0.4 hectares in area and both the principal dwelling and accessory dwelling unit are connected to a community water system.
10. if located within the **Shawnigan Lake Village** boundary under the OCP, shall only be permitted if:
  - a. the parcel of land does not have frontage on Shawnigan Lake;
  - b. both the principal dwelling and accessory dwelling unit are connected to community water and community sewer services, or
  - c. the parcel of land is at least 0.4 hectares in area and both the principal dwelling and accessory dwelling unit are connected to a community water system.
11. if located within the **Cobble Hill Village** boundary under the OCP, shall only be permitted if:
  - a. both the principal dwelling and accessory dwelling unit are connected to community water and community sewer services, or
  - b. the parcel of land is at least 0.4 hectares in area and both the principal dwelling and accessory dwelling unit are connected to a community water system.
12. if located **outside of a Village** area under the OCP, shall only be permitted if:
  - a. both the primary residence and accessory dwelling unit are connected to approved sewage disposal system and an approved water source, and
  - b. the parcel is at least 0.4 hectares in area if the main residence and accessory residence are both connected to a community water system, or
  - c. the parcel is at least one hectare in area if the parcel is not connected to a community water system.

#### 4.17 Secondary Suite

For zones within which it is a permitted use, the secondary suite:

1. shall be located within or attached to a principal residence;
2. shall have a private access through an entrance on one of the sides or rear of the residence;
3. shall not occupy more than 40% of the gross floor area of the residence;
4. shall be legally constructed and inspected in accordance with the *British Columbia Building Code* and the CVRD Building Bylaw, and have the approval of the authorities responsible for domestic waste disposal and domestic water supply;
5. shall not have a gross floor area in excess of 85 m<sup>2</sup>;

6. shall not be located on a parcel of land that has another secondary suite or accessory dwelling unit on it;
7. shall not be located on a parcel of land unless an owner resides on the same parcel;
8. shall have an additional off-street parking space;
9. shall not have, through subdivision or strata plan, a separate title distinct from the one for the parcel of land upon which the suite is located, and the owner shall, prior to the issuance of a building permit for the secondary suite, register a covenant on the parcel which would prevent its subdivision or the registration of any form of strata plan under the *Strata Property Act*;
10. is subject to Section 4.24 of this Bylaw;
11. if located within the **Mill Bay Village** boundary under the OCP, shall only be permitted if:
  - a. the parcel of land is at least 0.2 hectares in area and both the principal dwelling and accessory dwelling unit are connected to community water and community sewer services, or
  - b. if the parcel of land is at least 0.4 hectares in area and both the principal dwelling and accessory dwelling unit are connected to a community water system.
12. if located within the **Shawnigan Lake Village** boundary under the OCP, shall only be permitted if:
  - a. the parcel does not front on Shawnigan Lake;
  - b. both the principal dwelling and secondary suite are connected to community water and community sewer services, or the parcel of land is at least 0.4 hectares in area and both the principal dwelling and secondary suite are connected to a community water system;
  - c. the secondary suite is located not less than 60 metres from the natural boundary of Shawnigan Lake where the parcel has no lake frontage.
13. if located within the Cobble Hill Village boundary under the OCP, shall only be permitted if:
  - a. both the principal dwelling and accessory dwelling unit are connected to community water and community sewer services, or
  - b. the parcel of land is at least 0.4 hectares in area and both the principal dwelling and accessory dwelling unit are connected to a community water system.
14. if located **outside of a Village** area under the OCP, shall only be permitted if:
  - a. both the primary residence and accessory dwelling unit are connected to approved sewage disposal system and an approved water source, and
  - b. the parcel is at least 0.4 hectares in area if the main residence and accessory residence are both connected to a community water system, or
  - c. the parcel is at least one hectare in area if the parcel is not connected to a community water system.

**4.18 Storage of Junk or Wrecks**

1. Unless specifically permitted by this Bylaw, no parcel shall be used for a junkyard or for the external storage, collection or accumulation of all, or part, of any automobile wreck, derelict motor vehicle, or all or part of any motor vehicle that is not:
  - a. validly registered, licensed and insured in accordance with the *Motor Vehicle Act*; and
  - b. capable of operation under its own power.
2. Despite Sections 4.18.1.a and 4.18.1.b above, not more than one unlicensed but operational motor vehicle or one recreational vehicle is permitted to be parked out of doors, in compliance with all other regulations of this Bylaw, provided its owner continuously carries a storage/liability insurance policy for the vehicle.

**4.19 Restaurant Regulation**

Unless explicitly permitted in a zone under this Bylaw, no restaurant, coffee shop or cafeteria shall be equipped with drive-through facilities.

**4.20 Mobile Homes and Manufactured Homes**

In all zones where “single family dwelling” is a permitted use, a manufactured home certified to the CSA A277 standard or mobile home certified to the CSA Z240 standard is considered to be a single family dwelling.

**4.21 Use of Tents, Trailers or Recreational Vehicles as a Residence**

A tent, trailer, recreational vehicle, park model unit certified to the CSA Z241 standard, bus or other motor vehicle shall not be used as a residence, except in accordance with Section 4.6 of this Bylaw.

**4.22 Recreational Vehicle Parking Regulation**

Not more than one Recreational Vehicle (RV) or boat trailer shall be stored on a parcel of land that is not zoned for that use, and where an RV or boat trailer is parked in a Village Residential Zone, the RV or boat trailer shall be parked not less than 4 metres back from the front parcel line.

**4.23 Resource Extraction Activities**

A number of Provincial Acts pertaining to resource extraction activities supersede the authority of the Regional District over both Crown and private lands. These include the *Mines Act*, the *Coal Act*, and the *Mineral Tenure Act*. In view of this fact, mineral, aggregate/gravel and coal exploration and/or mining activities, excluding all processing and manufacturing, cannot be restricted by this Zoning Bylaw. The Mines Branch has a review process to address the public interest in such matters.

Resource extraction activities undertaken in any zone in the Shawnigan Lake watershed as shown on Schedule A to this Bylaw must be accompanied by explicit plans and operational requirements that ensure the integrity of streams, lakes, wetlands and forest ecosystems that contribute to the ecological integrity of the watershed, with specific intention of maintaining the capacity of the watershed to sustain domestic water quantity and quality. The above must include an assessment of cumulative impact on watershed integrity, taking into consideration existing land use impacts of neighbouring properties within the watershed.

**4.24 Wells as Domestic Water for Parcels upon which Two or More Dwellings are Located**

Where more than one unattached dwelling unit (not including a secondary suite) is permitted on a parcel of land that is not within a community water service area, either:

- a. each dwelling unit shall have its own well for domestic water use; or
- b. if a shared well is used, the shared well must be approved pursuant to the *Drinking Water Protection Act* and the purveyor shall be certified as such under that legislation.

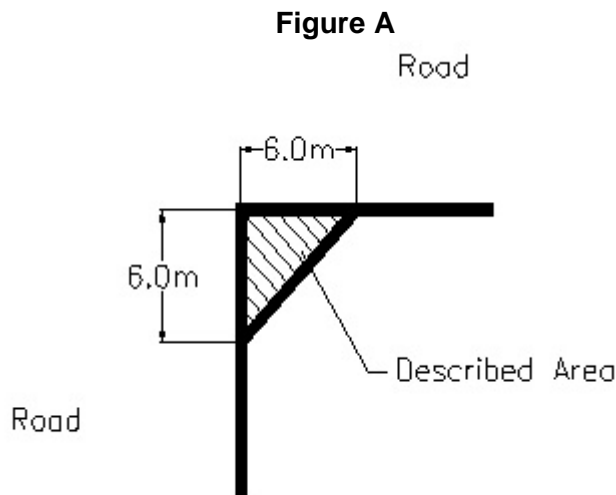
---

**PART FIVE GENERAL REGULATIONS FOR SITING**

---

**5.1 Sight Triangle**

No person being the owner, occupier or lessee of any land located at the intersection of any two streets, shall place or permit to be placed, construct or grow any tree, plant, shrub, fence or other structure greater than 1 metre in height within a sight triangle bounded by the intersecting parcel lines at a street corner and a line joining points along said parcel lines 6 metres from their point of intersection. For greater certainty, a diagram shown as part of this section and labeled "Figure A" depicts the area described in this section.



**5.2 Fencing and Screening**

Except as otherwise specifically stated in this Bylaw,

1. The height of a fence or wall shall be measured to the highest point from, and perpendicular to, a line representing the average natural grade level at its base.
2. For residential zones, a fence, where permitted within a front yard, shall not exceed a height of 1.2 metres, and fences on all other parts of a parcel shall not exceed a height of 2.0 metres.
3. For agricultural, commercial, institutional and industrial zones, the maximum fence height is 2.5 metres.
4. Notwithstanding the provisions of Section 5.2.2, fences used in association with recreational uses, such as playing fields, playgrounds, golf courses and other similar sports, public utility uses and industrial storage areas shall not exceed a height of fifteen

(15) metres, provided such fences are constructed of material that permits virtually unobstructed visibility, such as wire mesh.

5. Fences may be constructed on any portion of a parcel, including within a required setback area, with the following exceptions:
  - a. closed fences and landscape screens shall be less than 2 metres in height when sited in a required setback area from a parcel line adjoining a residential use; and
  - b. no tree, plant, shrub, fence or other structure greater than 1 metre in height shall be located within a sight triangle, defined in Section 5.1 of this Bylaw.
6. The use of barbed wire for fencing within a residential, institutional and commercial zone is prohibited, except along an Agricultural Land Reserve boundary.
7. The use of barbed wire for fencing is permitted in zones within which agriculture is listed as a principal permitted use.

### 5.3 Setback Exceptions

1. Except as otherwise provided in particular zones, the setback requirements of this Bylaw do not apply with respect to:
  - a. A pump house;
  - b. Bay windows; chimneys; exterior finish; heating, ventilation and air conditioning equipment, sills; sunlight control projections including sunshades; unenclosed stairwells, if the projections do not exceed 1 m measured horizontally into the setback area and are not within 1 metre of a parcel boundary;
  - c. Eaves, canopies, cornices, gutters, sunshades, and unenclosed stairwells and above-ground stairways if the projections, measured horizontally, do not exceed:
    - i. 2 m in the case of a setback from a rear parcel line;
    - ii. 1 m in the case of a setback from a front or side parcel line;
  - d. Signs;
  - e. Open fences; and
  - f. Closed fences and landscape screens that are less than 2 metres in height.
2. Notwithstanding any other provision of this Bylaw, the consent of the Ministry of Transportation and Infrastructure is required to place any building or structure closer than 4.5 m to a property line adjacent to a highway.
3. Features not specifically mentioned in Section 5.3.1 shall not project into a required setback area.

### 5.4 Setbacks from a Watercourse – Flood Protection and Environmental Protection

1. Notwithstanding any other provision of this Bylaw, and except where a larger setback may be specified in an Assessment Report prepared under the *Riparian Areas Regulation*, no building or structure shall be located:
  - a. within 30 metres of the natural boundary of the Koksilah River;
  - b. within 15 metres of the natural boundary of any watercourse, lake or the sea;

And further, all buildings and structures shall be elevated at least:

- a. 3 metres above the natural boundary of the Koksilah River;
- b. 1.5 metres above the natural boundary of any watercourse, lake or the sea.

**5.5 Natural Hazard Management Requirements**

In addition to compliance with Section 5.4 above, all buildings and structures shall conform to a Floodplain Management Bylaw, if one is in effect, and any potential natural hazards that the Building Official believes may be present shall be dealt with in accordance with Section 56 of the *Community Charter*.

---

**PART SIX GENERAL REGULATIONS RESPECTING THE SUBDIVISION OF LAND**

---

**6.1 Subdivision of Parcels within Two or More Zones**

Where any parcel in the area subject to this Bylaw is partially in two or more zones, each portion that lies within a single zone may be subdivided in accordance with that zone's regulations, notwithstanding the land area remaining on the other portion, following subdivision.

**6.2 Subdivision of Parcels Containing a Water Body, Watercourse or Wetland**

Where a parcel contains all or part of a natural water body, watercourse or wetland, the area of the natural water body, watercourse or wetland shall not be included in the area of the parcel for the purposes of calculating the permitted number of parcels. The area of the natural water body, watercourse or wetland shall be determined by a BC Land Surveyor, where the water feature is not subject to the *Riparian Areas Regulation*, and a Qualified Environmental Professional where the water feature is subject to the *Riparian Areas Regulation*.

**6.3 Subdivision of Panhandle Parcels**

Where a parcel or a proposed parcel is in a panhandle configuration, the access strip (or panhandle) shall not be calculated as part of the parcel area for the purpose of subdivision.

**6.4 Subdivision Using Density Averaging**

Unless explicitly permitted in a zone under this Bylaw, density averaging for non-strata parcels is not permitted. Provincial regulations address density averaging in strata development.

**6.5 Subdivision Following Dedication for Public Use**

A parcel which is reduced in size by not more than ten (10) percent as a result of a dedication for a public use by:

- a. the regional district;
- b. a municipality;
- c. the provincial government;
- d. the federal government;
- e. an improvement district;
- f. the board of school trustees; or
- g. a public utility,

by donation, expropriation or purchase, shall be considered to have the same size as it did prior to the dedication for public use. If this deemed size would permit further subdivision, then such subdivision may occur pursuant to the general regulations of this Bylaw and the regulations of this zone within which the parcel is located.

## 6.6 Subdivision using Section 946 of the *Local Government Act*

The minimum size for a parcel outside of the Agricultural Land Reserve that may be subdivided under Section 946 of the *Local Government Act* throughout Electoral Area A – Mill Bay/Malahat, Electoral Area B – Shawnigan Lake, and Electoral Area C – Cobble Hill is 25 hectares, or the minimum parcel size of the zone within which the parcel of land is located, whichever is larger.

## 6.7 Subdivision as Bare-Land Strata where Additional Parkland is Accepted by CVRD

Where an owner of land being subdivided into Bare-Land Strata lots under the *Strata Property Act* dedicates as parkland in fee simple title to the CVRD an amount greater than 5% of the land being subdivided, the area of fee-simple parkland that is greater than 5%, but not more than 50%, may, for the purposes of calculating minimum parcels sizes set out in this Bylaw, be included in the total area of parcels being created in the Bare-Land Strata, and the parkland in fee simple is deemed not to be a parcel or lot.

This regulation is subject to all of the following conditions:

- a. parcel yield shall not be increased over what would be available were no additional parkland being proposed;
- b. the parcels being created shall be of sufficient area to accommodate the area required for a sewage disposal field and/or well if it is in an unserved area, and a sufficient building envelope must exist in the absence of any variances to setback requirements in the zones within which the parcels are located;
- c. the parklands proposed must be in a location and condition that is acceptable to the CVRD.

## 6.8 Subdivision of Parcels Severed by Roads or another Parcel

Notwithstanding the minimum parcel size provisions of each zone, where a portion of a parcel is physically separated from the remainder of the parcel by a public road or another parcel, which separation was in existence as of the date of adoption of this Bylaw, the physically separated portion may be subdivided from the remainder of the parcel provided that:

- a. the physical separation of the parcel would be resolved using the right-of-way or other parcel as the subdivision boundary;
- b. if the parcel lies in the Agricultural Land Reserve, the approval of the Agricultural Land Commission has firstly been obtained; and
- c. no parcel created pursuant to this Section shall be less than one hectare in area where there is no community water service connection, and 2000 m<sup>2</sup> in area where community water service connections are made to each parcel.

## 6.9 Subdivision of Parcels Severed by a Jurisdictional Boundary Line

Notwithstanding the minimum parcel size provisions of each zone, where a portion of a parcel is separated from the remainder by a jurisdictional boundary line, the parcel may be subdivided along the jurisdictional boundary line, provided that:

- a. the jurisdictional boundary is used as the subdivision boundary;
- b. no parcel created pursuant to this Section shall be less than one hectare in area where there is no community water service connection and 2000 m<sup>2</sup> in area where community water service connections are made to each parcel; and
- c. if the parcel lies in the Agricultural Land Reserve, the approval of the Agricultural Land Commission has firstly been obtained.



### 6.10 Subdivision of Parcels for Public Parks or Public Utility Uses

The minimum parcel size provisions as prescribed in each zone shall not apply where the parcel being created is to be used solely for the unattended equipment necessary for the operation of:

- a. a bus shelter, railway station, public transit station;
- b. a community water system;
- c. a community sewer system;
- d. a community gas distribution system;
- e. a community radio or television broadcasting antenna;
- f. a radio or television relay broadcasting antenna;
- g. a telecommunication relay station;
- h. an automatic telephone exchange, excluding mobile telephone towers;
- i. an air or marine navigation aid;
- j. other public utilities not specifically listed but considered to be similar in nature to those uses listed in Section 6.10.a. through j.;
- k. a public park;
- m. a rest stop for a Provincial or National highway.

### 6.11 Parcel Realignments and Amalgamations

Existing parcels may be consolidated and re-subdivided into new parcels for matters of convenience, provided that:

- a. the subject parcels are adjoining;
- b. no additional parcels are created;
- c. where the proposed parcels are under 1 ha in area, the boundary change does not result in the reduction of any parcel by 20% or more of its original size;
- d. the requirements of this Bylaw respecting siting of buildings and structures is complied with.

### 6.12 Parcel Consolidations and Addition of Roads

The minimum parcel area requirements do not apply to the consolidation of existing parcels or the addition of closed streets to an existing parcel.

### 6.13 Undersized Parcels

Parcels that do not meet the minimum parcel size provisions of this Bylaw that:

- a. exist as separate and titled parcels in the records of the Land Title Office, at the time of adoption of this Bylaw; or
  - b. have been created pursuant to the provisions of this Bylaw; or
  - c. have been created under the authority of a statute of the Province of BC;
- may be occupied for the uses permitted in the zone in which they are located, subject to all other regulations of this and any other applicable bylaw, regulation or statute.

### 6.14 Transitional Provision – Community Water and Sewer Systems

Where a water or sewer system that will eventually meet the definition of “community water system” or “community sewer system” in this Bylaw is under development, and the CVRD, an improvement district or a municipality takes ownership of such system before it has 50 service connections, for the purposes of calculating minimum parcel sizes in a phased subdivision, the smallest available minimum parcel size in the zone within which the subject land is located for the type of community system under development, shall

be applied when determining minimum parcel size in respect of any subdivision application.

#### **6.15 Strata Conversion of Residences in Electoral Area B**

Notwithstanding the minimum parcel size requirements of the zones within this Bylaw that apply to Electoral Area B (Shawnigan Lake), parcels upon which there are located two or more legally-constructed dwelling units in existence as of September 10, 1986 are deemed to be in conformity with the provisions of this Bylaw and may be reconstructed, maintained, and altered in accordance with the provisions of the zone within which they are located and the general provisions in Parts Four through Seven of this Bylaw. The conversion to strata of such buildings may be approved, subject to all lands remaining common property of the strata corporation.

**PART SEVEN GENERAL REGULATIONS FOR PARKING AND LOADING**

**7.1 Off-Street Parking Requirements**

Minimum off-street parking spaces and facilities shall be provided in accordance with the following table. Where a specific use is not identified, a similar use to one listed in the table shown in Section 7.1 shall be selected as an applicable standard.

<b>CATEGORY</b>	<b>USE</b>	<b>PARKING</b>
<b>Residential Uses</b>	Single family residence and duplex	2 spaces per dwelling unit, which may be in tandem; 1 space per dwelling unit for parcels under 460 m <sup>2</sup> in area
	Multiple family dwelling	1 space per bachelor dwelling unit; 1.5 spaces for each 1 and 2 bedroom dwelling unit; 1.75 spaces for each 3 bedroom dwelling unit; 2 spaces for each dwelling unit with 4 or more bedrooms; and in all cases, 2 or more required spaces may be in tandem if the parking area is separate for each dwelling unit
	Community service facility	1 space per 100 m <sup>2</sup> of gross floor area
	Bed and breakfast accommodation	In addition to the parking requirement for the principal residential use, one space per bedroom used for guest accommodation, and such spaces may be in tandem
	Home-based business	1 space per non-resident employee
	Secondary suite and accessory dwelling unit	1 space
	<b>Commercial, Industrial, Institutional Uses</b>	Art gallery and museum
Automobile service stations, fuel sales, and repair facilities		1 space, plus 1 space per 2 employees on duty
Automobile, marine, machinery, or equipment sales and rentals		1 space per 75 m <sup>2</sup> of gross floor area, plus 1 space per employee
Bakery (retail)		1 space per 35 m <sup>2</sup> of retail floor area
Boat building, repair and storage		1 space per 75 m <sup>2</sup> of gross floor area, plus 1 space per two employees
Community centre		1 space per 35 m <sup>2</sup> of gross floor area
Clinic		1 space per two chairs in the waiting room
Convenience store		1 space per 20 m <sup>2</sup> of retail floor area
Convention facility		10 spaces plus 1 space per 35 m <sup>2</sup> of gross floor area
Day care, child care facility		3 spaces plus 1 space per 50 m <sup>2</sup> of gross floor area

<b>Commercial, Industrial, Institutional Uses</b> (continued)	Equipment sales, rentals, servicing and repair	1 space per 15 m <sup>2</sup> of gross floor area
	Financial institution (e.g. bank or credit union)	1 space per 15 m <sup>2</sup> of gross floor area
	Fire hall, police station	1 space per 15 m <sup>2</sup> of gross floor area
	Funeral parlour	1 space per 4 seats
	Golf course	150 spaces
	Golf driving range	1 space per tee plus 5 spaces
	Hospital (private or public)	1 space per 2 employees plus one space for every 5 beds
	Hotel, motel, campground, RV Park, resort, and similar temporary commercial accommodation	1 space per unit or campground space plus 3 spaces
	Bowling alleys, pool halls, arcades, bingo halls, ice arenas and similar commercial recreational and entertainment centres	1 space per 30 m <sup>2</sup> of gross floor area or one space for every 4 potential players or participants (at capacity), whatever is greater
	Kennel	4 spaces
	Laundromat	1 parking space per 3 washing machines
	Library	1 space per 30 m <sup>2</sup> of gross floor area
	Lumber and storage yard/building supply store	1 space per 100 m <sup>2</sup> of storage area plus 1 space per 35 m <sup>2</sup> gross floor area
	Manufacturing	1 space per 100 m <sup>2</sup> of gross floor area
	Marina/moorage facilities for taxi, ferry or fishing boats	1 space per 2 boat stalls plus three spaces
	Mobile/Manufactured home park	1 space per residence plus 2 guest spaces per 10 residences
	Nursery	1 space per 15 m <sup>2</sup> of gross floor area of retail sales building plus 1 space per 465 m <sup>2</sup> of outdoor display
	Offices (business, administrative, civic, and professional)	1 space per 35 m <sup>2</sup> of gross floor area
	Personal care facility	1 space per every 5 personal care units
	Personal service use	1 space per 12 m <sup>2</sup> of gross floor area
	Post office	1 space per 30 m <sup>2</sup> of gross floor area
	Printing and publishing establishments	1 space per 30 m <sup>2</sup> of gross floor area
	Pub	1 space per 3 seats (at full capacity), plus 3 spaces
	Recreation facility	1 space per 10 m <sup>2</sup> of gross floor area or 1 space per 3 seats, whichever is greater

Recycling, wrecking and/or storage of automobiles and or other materials or equipment	1 space per 100 m <sup>2</sup> of covered storage plus 1 space per employee
Religious facility	1 space per 4 seats
Residential facility	1 space per every 4 residential units
Restaurant	1 space per 3 seats (at full capacity), plus 3 spaces
Restaurant accessory to a residential facility or personal care facility	1 space per every 100 m <sup>2</sup> of gross floor area
Retail store	1 space per 20 m <sup>2</sup> of gross floor area
Retail store accessory to a residential facility or personal care facility	4.5 spaces per every 100 m <sup>2</sup> of gross floor area
School (kindergarten and elementary)	2.5 spaces per classroom
School (secondary), business or private school, university or college	2 spaces per classroom plus 1 space per 10 non-boarding students
Seniors housing (Institutional use)	1 space per every three dwelling units
Shopping centre	5.5 spaces per 100 m <sup>2</sup> of gross floor area
Theatre	1 space per 10 seats
Transportation facilities including bus depot	3 spaces minimum plus 1 space per 50m <sup>2</sup> of gross floor area
Veterinary clinic	1 space per 35 m <sup>2</sup> of gross floor area
Warehouse or wholesale use	1 space minimum per business use plus 1 space per 200 m <sup>2</sup> of gross floor area
Welding shop	1 space plus 1 space per 50 m <sup>2</sup> of gross floor area

## 7.2 Calculation Resulting in a Fraction

Where the calculation of the required off-street parking space results in a fraction, one parking space shall be provided with respect to the fraction.

## 7.3 Seating Accommodation Requirements

Where seating accommodation is the basis for a unit of measurement under this Section and consists of benches, pews, booths or similar seating accommodation, each 0.7 m<sup>2</sup> of seating area shall be deemed to be one seat.

## 7.4 Parcels With More Than One Use

Where a building or parcel contains more than one function or use, the required number of parking spaces shall be the sum of the requirements for each function or use.

## 7.5 Location of Off-street Parking Spaces

Required parking spaces for all uses shall be located on the same parcel as the building or use.

## 7.6 Dimensions of Parking Spaces

The minimum required dimensions for parking spaces under this Bylaw are set out as follows in the table below:

Minimum Parking Space Dimensions	Width	Length
Angle Parking Spaces	2.8 metres	5.8 metres
Parallel Parking Spaces	2.6 metres	7.0 metres

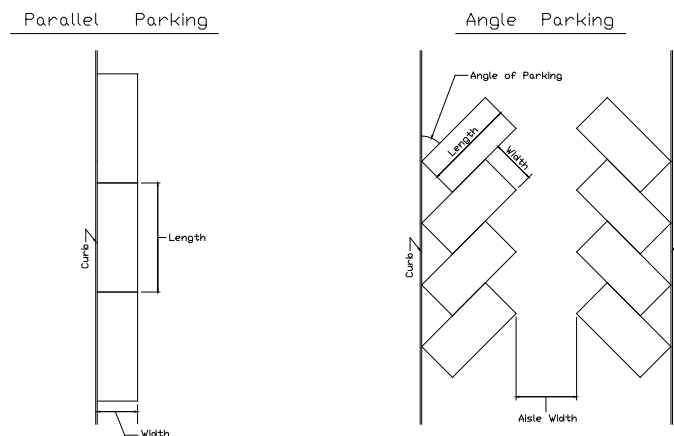
However, with respect to a parking area containing more than 100 parking spaces, up to 20 percent of the total required number of parking spaces may be reduced to 4.6 metres in length provided that each parking space is identified by the words “small car only” on the pavement in the space itself or on a wall facing it.

## 7.7 Dimensions of Aisle Space

The minimum required dimensions for aisle space under this Bylaw is set out as follows refer to diagrams below for interpretation):

ANGLE OF PARKING	MINIMUM WIDTH OF AISLE
0°	3.7 metres
30°	3.4 metres
45°	3.9 metres
60°	5.5 metres
90°	7.3 metres

### Parking Diagram



## 7.8 Access to Parking Spaces

Except in the case of a single family or duplex residential building, no parking space shall gain direct access to a highway.

## 7.9 Street Access or Egress from Parking Areas

Street access or egress shall be not less than 15 metres from the nearest point of intersection of two highways.

**7.10 Surfacing of Parking Areas**

The use of pervious surfaces such as grasscrete, is encouraged for all outdoor parking areas.

**7.11 Provision of Oil/Water Separator**

Parking areas paved with an impervious material shall include one or more oil-water separators, and it shall be the responsibility of the landowner to properly maintain the oil-water separators in good working order, regularly removing oils for proper disposal.

**7.12 Parking for Persons with a Disability**

- a. For any use required to be accessible to persons with a disability by the BC Building Code, a minimum of one parking space for a person with a disability shall be provided.
- b. Where 25 or more parking spaces are required by this Bylaw, the greater of one parking space or a minimum of 1 percent of all spaces shall be accessible to persons with a disability.
- c. All parking spaces for persons with a disability shall be:
  - i. A minimum of 3.7 metres in width and 5.8 metres in length;
  - ii. Surfaced with concrete or asphalt to provide ease of access for wheelchairs;
  - iii. Located in the most accessible and convenient location available within the parking areas; and
  - iv. Marked or otherwise designated for sole use by persons with a disability.

**7.13 Extending or Expanding an Existing Use**

The parking requirements established in Section 7.1 do not apply to a building or use existing prior to the adoption date of this Bylaw. However, if there is an expansion or addition to an existing use or building, then the provisions of Section 7.1 apply to such expansion or addition.

**7.14 Cash in Lieu of Parking**

As an alternative to meeting the parking standards of this Bylaw for a change to an existing use or additional building that would require more parking, at the option of the owner or occupier of the land, a cash payment may be made to the CVRD in lieu of the required number of parking spaces, in accordance with the table under a), and subject to the conditions under b):

**a. Table of fees:**

<b>Use</b>	<b>Cash amount per space</b>
Commercial	\$4000
Office	\$4000
Restaurant, Pub	\$3500
Residential	\$3500
All other uses	\$3000

**b. Conditions for cash in lieu of parking spaces:**

- i. The cash in lieu option is only available for parcels of land within zones with “Village” in the title of the zone and also within the RM-2 and RM-3 Zones;
- ii. Not more than 50% of the additional parking spaces required may be replaced with a cash in lieu payment for a commercial zone, and not more than 33% of the parking required for a multiple family residential use may be replaced with a cash in lieu payment;
- iii. The cash in lieu of parking payments collected will be placed into a reserve fund for transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation, and should spent within the Electoral Area within which it was collected.

**7.15 Bicycle Parking**

All commercial developments requiring at least 5 parking spaces shall have a bicycle rack capable of accommodating at least 4 bicycles.

**7.16 Minimum Off-Street Loading Requirements**

Minimum off-street loading spaces and facilities shall be provided in accordance with the following table. Where a specific use is not identified a similar use to one listed in the table shown in the table below shall be selected as an applicable standard:

USE	LOADING REQUIREMENT
Automobile, marine and equipment related industries, such as service stations, marine sales and service, building supply stores, automobile wreckers, recycling depots, warehousing, manufacturing and equipment sales and rentals.	1 space for uses with less than 700 m <sup>2</sup> gross floor area, plus 1 space for each additional 700 m <sup>2</sup> to a maximum of 4 spaces
Churches, religious facilities	1 space for passenger loading for every 100 m <sup>2</sup> of gross floor area
Convenience stores	1 space
Financial institutions, offices and personal service use	1 space per 2700 m <sup>2</sup> of gross floor area
Indoor recreational uses	1 space per 2700 m <sup>2</sup> of gross floor area
Institutional uses, including civic uses, hospitals	1 space per 2700 m <sup>2</sup> of gross floor area
Outdoor recreational uses	1 passenger loading space
Personal care facility	1 space
Residential facility	1 space, or 0 spaces if shared with personal care facility loading space
Retail Stores, nurseries	1 space for uses occupying less than 700 m <sup>2</sup> of gross floor area, plus one space for each additional 500 m <sup>2</sup> of gross floor area
Schools, colleges	1 passenger loading space per 3000 m <sup>2</sup> of gross floor area
Shopping centres	1 space per 100 m <sup>2</sup> of gross floor area
Theatre	1 passenger loading space plus 1 loading space
Transportation facilities	1 passenger loading space



**7.17 Required Loading Spaces in Specified Zones**

In addition to the requirements of Section 7.16, a minimum of one off-street loading space shall be provided on each parcel in a Commercial, Industrial or Institutional Zone.

**7.18 Calculation Resulting in a Fraction**

Where the calculation of the required off-street loading space results in a fraction, one space shall be provided with respect to the fraction.

**7.19 Location of Off-street Loading Spaces**

Required loading spaces for all uses shall be located on the same parcel as the building or use.

**7.20 Access to Loading Spaces**

Each off-street loading space shall have at all times access to an aisle that intersects with a highway. No loading space shall gain direct access to a highway.

**7.21 Dimensions of Loading Spaces**

Each off-street loading space involving the receipt and delivery of goods or materials by vehicles shall be not less than 3 metres wide, 9 metres long and have a clear height of not less than 4 metres.

**7.22 Loading Spaces Additional to Off-street Parking**

Off-street loading spaces shall not be credited against the requirements for off-street parking.

**7.23 Parcels With More Than One Use**

When a building or parcel contains more than one function or use, the required number of loading spaces is the sum of the requirements for each function or use.

**7.24 Extending or Expanding an Existing Use**

The loading requirements established in Section 7.16 do not apply to a building or use existing prior to the adoption date of this Bylaw. However, if there is an expansion or addition to an existing use or building, then the provisions of Section 7.16 apply to such expansion or addition.

**PART EIGHT CREATION OF ZONES**

**8.1 Creation of Zones**

For the purposes of this Bylaw, Electoral Areas A, B and C of the Cowichan Valley Regional District are divided into the following zones:

<b>LAND USE CATEGORY</b>	<b>SYMBOL</b>	<b>ZONE TITLE</b>
<b>AGRICULTURAL AND RESOURCE ZONES</b>		
Agricultural	A-1	Agricultural Resource 1
	A-2	Small Lot Agricultural 2
	A-3	Agricultural Veterinary 3
	A-4	Agricultural / Golf Course 4
	A-5	Agricultural Market 5
	A-6	Agricultural Institutional 6
Rural Resource	RUR-1	Rural Resource 1
	RUR-2	Rural Recreation/Resource 2
	RUR-3	Rural Resource Quarry/Aggregate 3
<b>RESIDENTIAL ZONES</b>		
Rural Residential & Recreational	RR-1	Rural Residential 1
	RR-2	Rural Residential 2
	RR-3	Rural Residential 3
	RR-3A	Rural Residential 3A
	RR-4	Rural Manufactured Home Park 4
	RR-5	Rural Manufactured Home Residential 5
	RR-6	Rural Recreational Cabin 6
Village Residential	R-2	Village Suburban Residential 2
	R-3	Village Residential 3
	R-4	Village Manufactured Home Park 4
	R-5	Village Manufactured Home Residential 5
	R-6	Village Mixed Use Residential 6
	RM-1	Duplex Residential 1
	RM-2	Low Density Multiple Family Residential 2
	RM-3	Medium Density Multiple Family Residential 3
<b>COMPREHENSIVE DEVELOPMENT ZONES</b>		
Rural Comprehensive Development	CD-1	Rural Comprehensive Development 1 Arbutus Ridge
	CD-2	Rural Comprehensive Development 2 Ecovillage
	CD-3	Rural Comprehensive Development 3 Chapman Road
	CD-4	Rural Comprehensive Development 4 Forest Stewardship
Village Comprehensive Development	CD-6	Village Comprehensive Development 6 Congregate Care
	CD-7	Village Comprehensive Development 7 Ocean Terrace
	CD-8	Village Comprehensive Development 8 Stonebridge South
	CD-9	Village Comprehensive Development 9 Stonebridge North
	CD-10	Village Comprehensive Development 10 Galliers Road E.
<b>COMMERCIAL ZONES</b>		
Rural Commercial	C-1	Rural Local Commercial 1
	C-2	Rural Highway Commercial 2
	C-3	Rural Service Commercial 3
	C-4	Rural Tourist Recreation Commercial 4

Village Commercial	C-5	Village Neighbourhood Commercial 5
	C-6	Mixed Use Village Commercial/Residential 6
	C-7	Village Service Commercial 7
	C-8	Village Tourist Commercial 8
	C-9	Village Neighbourhood Pub Commercial 9
<b>INDUSTRIAL ZONES</b>		
Industrial	I-1	Light Industrial 1
	I-1A	Bamberton Light Industrial 1A
	I-1B	Light Industrial 1B
	I-1C	Light Industrial 1C
	I-1D	Business Park Manufacturing/Commercial 1D
	I-1E	Fisher Road Industrial 1E
	I-2	Heavy Industrial 2
	I-3	Transportation Industrial 3
	I-4	Aggregate Industrial Processing 4
	I-5	Mini-Warehousing Industrial 5
	I-6	Agricultural Industrial 6
	I-7	Railway Transportation 7
	I-8	Auto Wrecking / Salvage Industrial 8
<b>INSTITUTIONAL AND WATER ZONES</b>		
Parks/Institutional	P-1	Parks 1
	P-2	Institutional 2
	P-3	Village Institutional 3
	P-4	Park / Community Forest 4
	P-5	Forest Institutional 5
	P-6	Outdoor Recreational Park 6
Water	W-1	Marine Conservation 1
	W-2	Freshwater Conservation 2
	W-3	Water Institutional 3
	W-4	Water Marina 4
	W-5	Shawnigan Lake Water 5

**8.2 Zone Boundaries**

1. The area of each zone is defined by Schedule “A” – the Zoning Bylaw Map – which is attached to and forms part of this Bylaw;
2. Where a zone boundary is shown on Schedule “A” as following a road allowance or a watercourse, the centre line of the road allowance or the centre of a watercourse, excluding a lake or the sea, shall be the zone boundary. In the case of a lake or the sea, the natural boundary shall be the zone boundary unless otherwise indicated on Schedule “A”.

**PART NINE RURAL AND AGRICULTURAL RESOURCE ZONES**

**9.1 A-1 AGRICULTURAL RESOURCE 1 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the A-1 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the A-1 Zone:

- a. Agriculture, horticulture, silviculture, turf farm, fish farm;
- b. Kennel;
- c. Single family dwelling;
- d. Farm uses as designated by Statute or Regulation under the Provincial *Agricultural Land Commission Act*;

The following accessory uses are permitted in the A-1 zone:

- e. Bed and breakfast accommodation;
- f. Farm gate sales;
- g. Home-based business;
- h. Secondary suite.

**2. Minimum Parcel Size**

The minimum parcel area in the A-1 Zone is 30 hectares.

**3. Number of Dwellings**

One dwelling is permitted per parcel in the A-1 Zone.

**4. Setbacks**

The following minimum setbacks for buildings and structures apply in the A-1 Zone:

Type of Parcel Line	Agricultural and Accessory Uses	Residential and Accessory Uses	Kennel Use
Front parcel line	15 metres	7.5 metres	45 m
Interior side parcel line	15 metres	3 metres	45 m
Exterior side parcel line	15 metres	4.5 metres	45 m
Rear parcel line	15 metres	7.5 metres	45 m

**5. Height**

In the A-1 Zone, the height of all principal buildings and structures shall not exceed 10 metres and the height of all accessory buildings shall not exceed 7.5 metres.

**6. Parcel Coverage**

The parcel coverage in the A-1 Zone shall not exceed:

- a. 20 percent for all buildings and structures;
- b. Notwithstanding Section 9.1.6.a, the parcel coverage may be increased by an additional 30% of the site area for the purpose of accommodating greenhouses.

**7. Kennel Regulation**

No outdoor runs, outdoor pens or part thereof shall be located within 50 metres of any parcel boundary.

**9.2 A-2 SMALL LOT AGRICULTURAL 2 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the A-2 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the A-2 Zone:

- a. Agriculture, horticulture, silviculture, turf farm, fish farm, equestrian arena, boarding stable;
- b. Single family dwelling;

The following accessory uses are permitted in the A-2 Zone:

- c. Secondary suite or accessory dwelling unit;
- d. Bed and breakfast accommodation;
- e. Agri-tourism;
- f. Farm gate sales;
- g. Home-based business.

**2. Minimum Parcel Size**

The minimum parcel area in the A-2 Zone is 2 hectares.

**3. Number of Dwellings**

One dwelling is permitted per parcel in the A-2 Zone.

**4. Setbacks**

The following minimum setbacks for buildings and structures apply in the A-2 Zone:

Type of Parcel Line	Agricultural and Accessory Uses	Residential and Accessory Uses	Kennel Use
Front parcel line	15 metres	7.5 metres	45 m
Interior side parcel line	15 metres	3 metres	45 m
Exterior side parcel line	15 metres	4.5 metres	45 m
Rear parcel line	15 metres	7.5 metres	45 m

**5. Height**

In the A-2 Zone, the height of all principal buildings and structures shall not exceed 10 metres and the height of all accessory buildings shall not exceed 7.5 metres.

**6. Parcel Coverage**

The parcel coverage in the A-2 Zone shall not exceed 30 percent or 500 m<sup>2</sup>, whichever is less, for all buildings and structures, and may be increased by an additional 20% of site area for the purpose of constructing greenhouses.

**9.3 A-3 AGRICULTURAL VETERINARY 3 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the A-3 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the A-3 Zone:

- a. Agriculture,
- b. Pet grooming and supplies;
- c. Tack store/saddle shop;
- d. Veterinary clinic;

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

- e. Overnight accommodation of animals in conjunction with the veterinary clinic, but excluding boarding or breeding of animals;
- f. Single family dwelling.

**2. Minimum Parcel Size**

The minimum parcel area in the A-3 Zone is 2 hectares.

**3. Number of Dwellings**

One dwelling is permitted per parcel in the A-3 Zone, accessory to a principal permitted use.

**4. Setbacks**

The following minimum setbacks for buildings and structures apply in the A-3 Zone:

<b>Type of Parcel Line</b>	<b>Agricultural &amp; Accessory Uses</b>	<b>Residential and Accessory Uses</b>
Front parcel line	15 metres	7.5 metres
Interior side parcel line	15 metres	3 metres
Exterior side parcel line	15 metres	4.5 metres
Rear parcel line	15 metres	7.5 metres

**5. Height**

In the A-3 Zone, the height of all principal buildings and structures shall not exceed 10 metres and the height of all accessory buildings shall not exceed 7.5 metres.

**6. Parcel Coverage**

The parcel coverage in the A-3 Zone shall not exceed 30 percent for all buildings and structures, and may be increased by an additional 20% of site area for the purpose of constructing greenhouses.

**9.4 A-4 AGRICULTURAL / GOLF COURSE 4 ZONE**

Subject to compliance with the regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the A-4 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the A-4 Zone:

- a. Any use permitted in the A-1 Zone;
- b. Golf course;

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

- c. Restaurant, lounge, conference and meeting rooms, golf pro shop;
- d. Tennis courts.

**2. Number of Dwellings**

Not more than one dwelling is permitted on a parcel in the A-4 Zone.

**3. Minimum Parcel Size**

The minimum parcel area in the A-4 Zone is 30 hectares.

**4. Setbacks**

The following minimum setbacks for buildings and structures apply in the A-4 Zone:

Type of Parcel Line	Agricultural and Accessory Uses	Residential and Accessory Uses
Front parcel line	15 metres	7.5 metres
Interior side parcel line	15 metres	3 metres
Exterior side parcel line	15 metres	4.5 metres
Rear parcel line	15 metres	7.5 metres

**5. Height**

In the A-4 Zone, the height of all principal buildings and structures shall not exceed 10 metres.

**6. Parcel Coverage**

The parcel coverage in the A-4 Zone shall not exceed 30 percent.

**9.5 A-5 AGRICULTURAL MARKET 5 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the A-5 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the A-5 Zone:

- a. Agriculture;
- b. Garden nurseries\*;
- c. Retail sales of agricultural products\*;
- d. Single family dwelling;

The following accessory uses are permitted in the A-5 Zone:

- e. Bed and breakfast.

*\*use may require the approval of the Agricultural Land Commission*

**2. Number of Dwellings**

Not more than one dwelling is permitted on a parcel in the A-5 Zone.

**3. Minimum Parcel Size**

The minimum parcel area in the A-5 Zone is 2 hectares.

**4. Setbacks**

The following minimum setbacks apply for buildings and structures in the A-5 Zone:

<b>Type of Parcel Line</b>	<b>Agricultural &amp; Accessory Uses</b>	<b>Residential and Accessory Uses</b>	<b>Retail and Nursery Uses</b>
Front parcel line	15 metres	7.5 metres	5 metres
Interior side parcel line	15 metres	3 metres	3 metres
Exterior side parcel line	15 metres	4.5 metres	4.5 metres
Rear parcel line	15 metres	7.5 metres	4.5 metres

**5. Height**

In the A-5 Zone, the height of all principal buildings and structures shall not exceed 10 metres.

**6. Parcel Coverage**

The parcel coverage in the A-5 Zone shall not exceed 30 percent for all buildings and structures, and may be increased by an additional 20% of site area for the purpose of constructing greenhouses.



## 9.6 **A-6 AGRICULTURAL INSTITUTIONAL 6 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the A-6 Zone:

### 1. **Permitted Uses**

The following principal uses and no others are permitted in the A-6 Zone:

- a. Agriculture, horticulture, silviculture;
- b. Seasonal recreational camp;\*
- c. Single family dwelling;

The following accessory uses are permitted in the A-6 Zone:

- d. Secondary suite or accessory dwelling unit;\*
- e. Outdoor recreation;\*
- f. Bed and breakfast accommodation;\*
- g. Farm gate sales;\*
- h. Home-based business\*.

*\*use may require the approval of the Agricultural Land Commission*

### 2. **Number of Dwellings**

Not more than one dwelling is permitted on a parcel in the A-6 Zone.

### 3. **Minimum Parcel Size**

The minimum parcel area in the A-6 Zone is 12 hectares.

### 4. **Density Provisions**

The following density provisions apply in the A-6 Zone:

- a. The maximum density of camping sites will not exceed one site per hectare of camping area;
- b. The maximum number of individuals accommodated in a camping site will not exceed 36;
- c. The maximum number of individuals accommodated in a bunkhouse will not exceed 40;
- d. Where both a bunkhouse and camping spaces are located on the same parcel, the maximum number of individuals accommodated on a parcel will be 70.

### 5. **Setbacks**

The minimum setback in the A-6 Zone for buildings and structures is 6 metres to all parcel lines.

### 6. **Height**

In the A-6 Zone, the height of all buildings and structures shall not exceed:

- a. 10 metres for principal buildings and structures;
- b. 7.5 metres for accessory buildings and structures.

### 7. **Parcel Coverage**

The parcel coverage in the A-6 Zone shall not exceed 20 percent for all buildings and structures.

**9.7 RUR-1 RURAL RESOURCE 1 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the RUR-1 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the RUR-1 Zone:

- a. Agriculture, horticulture;
- b. Forestry, silviculture, excluding sawmilling and manufacturing;
- c. Single family dwelling;

The following accessory uses are permitted in the RUR-1 Zone:

- d. Secondary suite or accessory dwelling unit;
- e. Home-based business;
- f. Bed and breakfast accommodation.

**2. Impervious Surfaces and Parcel Coverage Limit**

Impervious surface coverage of a parcel in the RUR-1 Zone shall not exceed 12%, of which not more than 10% may be parcel coverage.

**3. Building Height**

The height of all principal buildings and structures in the RUR-1 Zone shall not exceed 10 metres.

**4. Setbacks**

The following minimum setbacks for buildings and structures apply in the RUR-1 Zone:

<b>Type of Parcel Line</b>	<b>All Uses</b>
Front parcel line	7.5 metres
All other parcel lines	4.5 metres

**5. Minimum Parcel Size**

The minimum parcel size in the RUR-1 Zone is 80 ha.

**6. Special Regulation**

Permitted use b. within the RUR-1 Zone must be undertaken to a forestry plan that contains operational practices that ensure the ecological integrity of domestic watersheds by protection of streams, lakes, wetlands and forest ecosystems.

**9.8 RUR-2 RURAL RESOURCE 2 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the RUR-2 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the RUR-2 Zone:

- a. Agriculture, horticulture;
- b. Forestry, silviculture, excluding sawmilling and manufacturing;
- c. Outdoor recreation;
- d. Single family dwelling;

The following accessory uses are permitted in the RUR-2 Zone:

- g. Secondary suite or accessory dwelling unit;
- h. Gift shop, office and cafeteria accessory to outdoor recreation use;
- i. Home-based business;
- j. Bed and breakfast accommodation.

**2. Impervious Surfaces and Parcel Coverage Limit**

Impervious surface coverage of a parcel in the RUR-2 Zone shall not exceed 22%, of which not more than 20% may be parcel coverage.

**3. Building Height**

The height of all principal buildings and structures in the RUR-2 Zone shall not exceed 10 metres.

**4. Setbacks**

The following minimum setbacks for buildings and structures apply in the RUR-2 Zone:

<b>Type of Parcel Line</b>	<b>All Uses</b>
Front parcel line	7.5 metres
All other parcel lines	4.5 metres

**5. Minimum Parcel Size**

The minimum parcel size in the RUR-2 Zone is 80 ha.

**6. Special Regulation**

Permitted use b. within the RUR-2 Zone must be undertaken to a forestry plan that contains operational practices that ensure the ecological integrity of domestic watersheds by protection of streams, lakes, wetlands and forest ecosystems.

**9.9 RUR-3 RURAL RESOURCE QUARRY/AGGREGATE 3 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the RUR-3 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the RUR-3 Zone:

- a. Agriculture, horticulture;
- b. Forestry, silviculture, excluding sawmilling and manufacturing;
- c. Mineral and aggregate processing, crushing, washing, screening and related uses;
- d. Single family dwelling;

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

- e. Secondary suite or accessory dwelling unit;
- f. Home-based business;
- g. Bed and breakfast accommodation.

**2. Impervious Surfaces and Parcel Coverage Limit**

Impervious surface coverage of a parcel in the RUR-3 Zone shall not exceed 20%, of which not more than 10% may be parcel coverage.

**3. Building Height**

The height of all principal buildings and structures in the RUR-3 Zone shall not exceed 10 metres.

**4. Setbacks**

The following minimum setbacks apply in the RUR-3 Zone:

<b>Type of Parcel Line</b>	<b>All Uses</b>
Front parcel line	15 metres
Interior side parcel line	15 metres
Exterior side parcel line	15 metres
Rear parcel line	15 metres

**5. Minimum Parcel Size**

The minimum parcel size in the RUR-3 Zone is 80 ha.

**6. Special Regulation**

Permitted use b. within the RUR-3 Zone must be undertaken to a forestry plan that contains operational practices that ensure the ecological integrity of domestic watersheds by protection of streams, lakes, wetlands and forest ecosystems.

**PART TEN RESIDENTIAL ZONES**

**10.1 RR-1 RURAL RESIDENTIAL 1 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the RR-1 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the RR-1 Zone:

- a. Single-family dwelling;
- b. Agriculture;
- c. Forestry;

The following accessory uses are permitted in the RR-1 Zone:

- d. Bed and breakfast accommodation;
- e. Farm gate sales;
- f. Home-based business;
- g. Accessory dwelling unit or secondary suite.

**2. Parcel Coverage**

The parcel coverage in the RR-1 Zone shall not exceed 20 percent of parcel area, or 500 m<sup>2</sup>, whichever is less, for all buildings and structures.

**3. Building Height**

The height of buildings and structures in the RR-1 Zone shall not exceed:

- a. 10 metres for principal buildings and structures;
- b. 7.5 metres for accessory buildings and structures.

**4. Setbacks**

The following minimum setbacks for buildings and structures apply in the RR-1 Zone:

Type of Parcel Line	Residential and Accessory Use	Agricultural & Forestry Use
Front parcel line	7.5 metres	15 metres
Interior side parcel line	3 metres	15 metres
Exterior side parcel line	4.5 metres	15 metres
Rear parcel line	4.5 metres	15 metres
Parcel line adjoining the Agricultural Resource 1 Zone	15 metres	15 metres

**5. Minimum Parcel Size**

The minimum parcel size in the RR-1 Zone is 4 hectares.

**10.2 RR-2 RURAL RESIDENTIAL 2 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the RR-2 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the RR-2 Zone:

- a. Single-family dwelling;

The following accessory uses are permitted in the RR-2 Zone:

- b. Agriculture;
- c. Bed and breakfast accommodation;
- d. Farm gate sales;
- e. Home-based business;
- f. Accessory dwelling unit or secondary suite.

**2. Parcel Coverage**

The parcel coverage in the RR-2 Zone shall not exceed 20 percent of parcel area, or 500 m<sup>2</sup>, whichever is less, for all buildings and structures.

**3. Building Height**

The height of buildings and structures in the RR-2 Zone shall not exceed:

- a. 10 metres for a principal building and structure;
- b. 7.5 metres for an accessory building and structure.

**4. Setbacks**

The following minimum setbacks for buildings and structures apply in the RR-2 Zone:

Type of Parcel Line	Residential and Accessory Uses	Agricultural Use
Front parcel line	7.5 metres	15 metres
Interior side parcel line	3 metres	15 metres
Exterior side parcel line	4.5 metres	15 metres
Rear parcel line	4.5 metres	15 metres
Parcel line adjoining the Agricultural Resource 1 Zone	15 metres	7.5 metres

**5. Minimum Lake and Ocean Frontage Requirement**

No parcel being created by subdivision in the RR-2 Zone that fronts on a lake or the ocean shall have a total water frontage along the waterfront of less than 50 metres or 15% of total lot perimeter, whichever is greater.

**6. Minimum Parcel Size**

The minimum parcel size in the RR-2 Zone is 2 hectares for all lands except those located within Blocks 166, 201, 361 and 791 of the Malahat District (commonly known as Goldstream Heights), which are all subject instead to the minimum parcel size and amenity provisions under Section 10.2.7 below.

## 7. Minimum Parcel Size and Amenity Requirement for Goldstream Heights

For any parcels of land in the RR-2 Zone that are located within Blocks 166, 201, 361 and 791 of the Malahat District (commonly known as Goldstream Heights), the following provisions apply:

- a. The minimum parcel size is 4 hectares.
- b. Despite Section 10.2.7.a above, the minimum parcel size may be decreased to 2 hectares, only if the conditions in Sections 10.2.7.c through 10.2.7.d are met:
- c. In respect of any parcel created that is less than 4 hectares in area, a cash amenity contribution of \$10,000 per new parcel created shall be made, at the sole choice of the Board of the Cowichan Valley Regional District, in any proportion that the CVRD deems to be appropriate, to either of the following public amenities: Community Parks Capital Reserve Fund (Area B - Shawnigan Lake), or Shawnigan Lake Recreation Specified Area Capital Projects Reserve Fund, prior to the registration of the new parcel(s).
- d. In the event that the Community Parks Capital Reserve Fund (Area B - Shawnigan Lake) is chosen in whole or in part as the designated amenity under 10.2.7.c, no such contribution shall be considered to have discharged in whole or in part the requirements for park dedication under Section 941 of the *Local Government Act*.

**10.3 RR-3 RURAL RESIDENTIAL 3 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the RR-3 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the RR-3 Zone:

- a. Single-family dwelling;

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

- b. Accessory dwelling unit or secondary suite;
- c. Bed and breakfast accommodation;
- d. Home-based business.
- e. Limited agriculture, horticulture.

**2. Parcel Coverage**

The parcel coverage in the RR-3 Zone shall not exceed 20 percent of parcel area, or 500 m<sup>2</sup>, whichever is less, for all buildings and structures.

**3. Building Height**

The height of buildings and structures in the RR-3 Zone shall not exceed:

- a. 10 metres for a principal building and structure;
- b. 7.5 metres for an accessory building and structure.

**4. Setbacks**

The following minimum setbacks for buildings and structures apply in the RR-3 Zone:

<b>Type of Parcel Line</b>	<b>Residential and Residential Accessory Uses</b>	<b>Limited Agriculture Accessory Uses</b>
Front parcel line	7.5 metres	15 metres
Interior side parcel line	3 metres	15 metres
Exterior side parcel line	4.5 metres	15 metres
Rear parcel line	4.5 metres	15 metres
Parcel line adjoining the Agricultural Resource-1 Zone	15 metres	7.5 metres

**5. Minimum Parcel Size**

The minimum parcel size in the RR-3 Zone is:

- a. 1 hectare for parcels not connected to a community water system;
- b. 4000 m<sup>2</sup> for parcels that are connected to a community water system.



**10.4 RR-3A RURAL RESIDENTIAL 3A ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the RR-3A Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the RR-3A Zone:

- a. Single-family dwelling;

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

- b. Accessory dwelling unit or secondary suite;
- c. Bed and breakfast accommodation;
- d. Home-based business;
- e. Limited agriculture, horticulture.

**2. Parcel Coverage**

The parcel coverage in the RR-3A Zone shall not exceed 20 percent of parcel area, or 500 m<sup>2</sup>, whichever is less, for all buildings and structures.

**3. Building Height**

The height of buildings and structures in the RR-3A Zone shall not exceed:

- a. 10 metres for a principal building and structure;
- b. 7.5 metres for an accessory building and structure.

**4. Setbacks**

The following minimum setbacks for buildings and structures apply in the RR-3A Zone:

Type of Parcel Line	Residential and Accessory Use
Front parcel line	7.5 metres
Interior side parcel line	3 metres
Exterior side parcel line	4.5 metres
Rear parcel line	4.5 metres
Parcel line adjoining the Agricultural Resource-1 Zone	15 metres

**5. Minimum Lake and Ocean Frontage Requirement**

No parcel being created by subdivision in the RR-3A Zone that fronts on a lake or ocean shall have a total water frontage along a lake or ocean of less than 22 metres or 12% of total lot perimeter, whichever is greater.

**6. Minimum Parcel Size**

The minimum parcel size in the RR-3A Zone is 1 hectare.

**10.5 RR-4 RURAL MANUFACTURED HOME PARK 4 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the RR-4 Zone:

**1. Permitted Uses**

The following principal use and no others are permitted in the RR-4 Zone:

- a. Manufactured home park.

**2. Minimum Parcel Size**

The minimum parcel size in the RR-4 Zone is 2 hectares.

**3. Density**

In the RR-4 Zone, the maximum density must not exceed 15 dwelling units per hectare of parcel area.

**4. Conditions of Use**

A parcel in the RR-4 Zone is subject to the regulations concerning the use and operation of manufactured home parks, as set out in the CVRD Mobile Home Park Bylaw No. 275, or any successor bylaw thereto.

**5. Standards, Definitions and Setbacks**

The setbacks, definitions of mobile home, minimum site area and other standards for the RR-4 Zone are set out in the CVRD Mobile Home Park Bylaw, as amended.

**6. Height**

In the RR-4 Zone, the height of all principal buildings and structures must not exceed 7.5 metres, and the height of all accessory buildings shall not exceed 4.5 metres.

**10.6 RR-5 RURAL MANUFACTURED HOME 5 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the RR-5 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the RR-5 Zone:

- a. Single family dwelling;
- b. Community service facility;

The following accessory uses are permitted in the RR-5 Zone:

- c. Home-based business.

**2. Impervious Surfaces and Parcel Coverage Limit**

Impervious surface coverage of a parcel in the RR-5 Zone shall not exceed 50%, of which not more than 45% may be parcel coverage.

**3. Community Service Facility**

A community service facility is only permitted on a parcel that is at least 1000 m<sup>2</sup> in area.

**4. Type of Dwelling**

The permitted single family dwelling may be a CSA-certified manufactured home or mobile home built to the A 277 or Z 240 Standard, or a dwelling that has been built on-site.

**5. Number of Dwellings**

Not more than one dwelling unit is permitted on a parcel in the RR-5 Zone.

**6. Setbacks**

The following minimum setbacks for buildings and structures apply in the RR-5 Zone:

<b>Type of Parcel Line</b>	<b>Residential and Accessory Use</b>
Front parcel line	4.5 metres
Interior side parcel lines	1.5 metres for one parcel line and 3 metres for the other parcel line
Exterior side parcel line	4.5 metres
Rear parcel line	3 metres
Parcel line adjoining the Agricultural Resource-1 Zone	15 metres

**7. Servicing**

All parcels in the RR-5 Zone shall be connected to both a community water system and a community sewer system.

## 8. Height

In the RR-5 Zone, the height of all principal buildings and structures shall not exceed 7.5 metres, and the height of all accessory buildings shall not exceed 4.5 metres.

## 9. Special Regulations

The following regulations apply in the RR-5 Zone:

- a. Within each RR-5 development, a minimum of 10% of the total land area, in addition to any park dedication, common storage area or riparian areas, shall be set aside for the recreational needs of the zone's residents;
- b. Within each RR-5 development, a minimum of 25 m<sup>2</sup> per parcel of land within the RR-5 Zone shall be set aside as a common storage area for the needs of the zone's residents, in addition to any park dedication, recreational or riparian areas;
- c. The exterior boundaries of the RR-5 Zone and any parts of a highway which pass through the RR-5 Zone shall be buffered by a continuous 7.5 metre wide vegetated screen other than a park dedication, recreational area or outdoor storage area, within which no buildings or structures may be constructed, and a covenant preserving this buffering function shall be entered into with the CVRD.

## 10. Minimum Parcel Size

The minimum parcel size in the RR-5 Zone is:

- a. 325 m<sup>2</sup> for a parcel that has a principal building no wider than 5 metres on it;
- b. 460 m<sup>2</sup> for a parcel that has a principal building wider than 5 metres on it;
- c. 1000 m<sup>2</sup> for a parcel that is used for community service facility purposes.

## 11. Exemption

Lands that lie within the RR-5 Zone are not subject to the provisions of the CVRD Mobile Home Park Bylaw, as amended, or any successor bylaw.

**10.7 RR-6 RURAL RECREATIONAL CABIN 6 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the RR-6 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the RR-6 Zone:

- a. Seasonal cabin;
- b. Single family dwelling.

**2. Impervious Surfaces and Parcel Coverage Limit**

Impervious surface coverage of a parcel in the RR-6 Zone shall not exceed 25%, of which not more than 20% may be parcel coverage.

**3. Size of Seasonal Cabins**

No seasonal cabin in the RR-6 Zone shall have a gross floor area larger than 74 m<sup>2</sup>.

**4. Density of Seasonal Cabins and Dwellings**

Not more than one seasonal cabin or one single family dwelling per parcel is permitted in the RR-6 Zone.

**5. Setbacks**

Buildings and structures in the RR-6 Zone shall be set back a minimum of 4.5 metres from all parcel lines, and in addition to that, shall be set back not less than 15 metres from the natural boundary of a lake or the sea.

**6. Height**

In the RR-6 Zone, the height of all principal buildings and structures shall not exceed 6 metres, and the height of all accessory buildings shall not exceed 4.5 metres.

**7. Minimum Parcel Size**

The minimum parcel size in the RR-6 Zone is 1 hectare.

**10.8 R-2 VILLAGE SUBURBAN RESIDENTIAL 2 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the R-2 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the R-2 Zone:

- a. Single-family dwelling;

The following accessory uses are permitted in the R-2 Zone:

- b. Bed and breakfast accommodation;
- c. Home-based business;
- d. Limited agriculture, horticulture;
- e. Accessory dwelling unit or secondary suite.

**2. Impervious Surfaces and Parcel Coverage Limit**

Impervious surface coverage of a parcel in the R-2 Zone shall not exceed 35%, of which not more than 30% may be parcel coverage.

**3. Setbacks**

The following minimum setbacks for buildings and structures apply in the R-2 Zone:

Type of Parcel Line	Residential Uses	Accessory Uses
Front	7.5 m	7.5 m
Interior Side	Lesser of 3 m or 10% parcel width	3m; 1 m if in rear yard
Exterior Side	4.5 m	4.5 m
Rear	4.5 m	4.5 m
Line adjoining Agricultural Resource 1 Zone	10 m	10 m

**4. Building Height**

The maximum height of a principal building and structure in the R-2 Zone shall not exceed 10 metres, and an accessory building or structure shall not exceed 7.5 metres in height.

**5. Minimum Lake and Ocean Frontage Requirement**

No parcel being created by subdivision in the R-2 Zone that fronts on a lake or the ocean shall have a total water frontage along the waterfront of less than 45 metres or 14% of total lot perimeter, whichever is greater.

**6. Minimum Parcel Size**

The minimum parcel size in the R-2 Zone is:

- a. 4000 m<sup>2</sup> for parcels that are connected to a community water system;
- b. hectare for parcels that are not connected to a community water system.

## 10.9 **R-3 VILLAGE RESIDENTIAL 3 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the R-3 Zone:

### 1. Permitted Uses

The following principal uses and no others are permitted in the R-3 Zone:

- a. Single-family dwelling;

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

- b. Horticulture;
- c. Limited agriculture, on parcels 0.4 ha or larger;
- d. Bed and breakfast accommodation;
- e. Home-based business;
- f. Accessory dwelling unit or secondary suite.

### 2. Impervious Surfaces and Parcel Coverage Limit

Impervious surface coverage of a parcel in the R-3 Zone shall not exceed 35%, of which not more than 30% may be parcel coverage.

### 3. Setbacks

The following minimum setbacks for buildings and structures apply as shown for in each electoral area in the R-3 Zone:

Type of Parcel Line	Electoral Area A – Mill Bay/Malahat		Electoral Area B – Shawnigan Lake		Electoral Area C – Cobble Hill	
	Residential Uses	Accessory Uses	Residential Uses	Accessory Uses	Residential Uses	Accessory Uses
Front	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
Interior Side	3 m	3 m	Lesser of 3 m or 10% parcel width	3m; 1 m if in rear yard	3 m	1 m
Exterior Side	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m
Rear	4.5 m	3 m	4.5 m	4.5 m	4.5 m	1 m
Line adjoining Agricultural Resource 1 Zone	10 m	10 m	10 m	10 m	10 m	10 m

### 4. Building Height

The maximum height of buildings and structures in the R-3 Zone shall not exceed the limits shown for each electoral area in the table below:

<b>Maximum Height by Type of Building or Structure</b>	<b>Electoral Area A – Mill Bay/Malahat East of Trans-Canada Highway</b>	<b>Electoral Area A – Mill Bay/Malahat West of Trans-Canada Highway</b>	<b>Electoral Area B – Shawnigan Lake</b>	<b>Electoral Area C – Cobble Hill</b>
Residential	7.5 m	10 m	10 m	10 m
Accessory	6 m	6 m	7.5 m	7.5 m

## 5. Minimum Lake and Ocean Frontage Requirement

No parcel being created by subdivision in the R-3 Zone that fronts on a lake or ocean shall have a total water frontage along a lake or ocean of less than 22 metres or 12% of total lot perimeter, whichever is greater.

## 6. Minimum Parcel Size

The minimum parcel size for each electoral area in the R-3 Zone is shown in the table below:

<b>Level of Service to the Parcel</b>	<b>Electoral Area A – Mill Bay/Malahat</b>	<b>Electoral Area B – Shawnigan Lake</b>	<b>Electoral Area C – Cobble Hill</b>
Community water and community sewer	1675 m <sup>2</sup>	1600 m <sup>2</sup>	900 m <sup>2</sup>
Community water only	2000 m <sup>2</sup>	2000 m <sup>2</sup>	2000 m <sup>2</sup>
No community water or sewer	Subdivision prohibited	Subdivision prohibited	Subdivision prohibited



**10.10 R-4 VILLAGE MANUFACTURED HOME PARK 4 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the R-4 Zone:

**1. Permitted Uses**

The following principal use and no other, is permitted in the R-4 Zone:

- a. Manufactured home park.

**2. Conditions of Use**

A parcel in the R-4 Zone is subject to the regulations concerning the use and operation of manufactured home parks, as set out in the CVRD Mobile Home Park Bylaw No. 275, or any successor bylaw thereto.

**3. Minimum Parcel Size**

The minimum parcel size in the R-4 Zone is 2 hectares, including for strata plans of any type.

**4. Standards, Definitions and Setbacks**

The setbacks, definitions of mobile home, minimum site area and other standards for the R-4 Zone are set out in the CVRD Mobile Home Park Bylaw, as amended.

**5. Height**

In the R-4 Zone, the height of all principal buildings and structures must not exceed 7.5 metres, and the height of all accessory buildings shall not exceed 4.5 metres.

**10.11 R-5 VILLAGE MANUFACTURED HOME RESIDENTIAL 5 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the R-5 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the R-5 Zone:

- a. Single family dwelling;

The following accessory uses are permitted in the R-5 Zone:

- b. Home-based business.

**2. Impervious Surfaces and Parcel Coverage Limit**

Impervious surface coverage of a parcel in the R-5 Zone shall not exceed 35%, of which not more than 30% may be parcel coverage.

**3. Type of Dwelling**

The permitted single family dwelling may be a CSA-certified manufactured home built to the A 277 or Z 240 Standard, or a dwelling that has been built on-site.

**4. Number of Dwellings**

Not more than one dwelling unit is permitted on a parcel in the R-5 Zone.

**5. Setbacks**

The following minimum setbacks for buildings and structures apply in the R-5 Zone:

Type of Parcel Line	Residential and Accessory Use
Front parcel line	4.5 metres
Interior side parcel lines	1.5 metres for one parcel line and 3 metres for the other parcel line
Exterior side parcel line	4.5 metres
Rear parcel line	3 metres
Parcel line adjoining the Agricultural Resource-1 Zone	15 metres

**6. Servicing**

All parcels in the R-5 Zone shall be connected to both a community water system and a community sewer system.

**7. Height**

In the R-5 Zone, the height of all principal buildings and structures shall not exceed 7.5 metres, and the height of all accessory buildings shall not exceed 4.5 metres.

**8. Special Regulations**

The following regulations apply in the R-5 Zone:

- a. Within each R-5 development, a minimum of 10% of the total land area, in addition to any park dedication, common storage area or riparian areas, shall be set aside for the recreational needs of the zone's residents;
- b. Within each R-5 development, a minimum of 25 m<sup>2</sup> per parcel of land within the R-5 Zone shall be set aside as a common storage area for the needs of the zone's residents, in addition to any park dedication, recreational or riparian areas;
- c. The exterior boundaries of the R-5 Zone and any parts of a highway which pass through the R-5 Zone shall be buffered by a continuous 7.5 metre wide vegetated screen other than a park dedication, recreational area or outdoor storage area, within which no buildings or structures may be constructed, and a covenant preserving this buffering function shall be entered into with the CVRD.

#### **9. Minimum Parcel Size**

The minimum parcel size in the R-5 Zone is:

- a. 325 m<sup>2</sup> for a parcel that has a principal building no wider than 5 metres on it;
- b. 460 m<sup>2</sup> for a parcel that has a principal building wider than 5 metres on it.

#### **10. Exemption**

Lands that lie within the R-5 Zone are not subject to the provisions of the CVRD Mobile Home Park Bylaw, as amended, or any successor bylaw.

**10.12 R-6 MIXED USE RESIDENTIAL 6 ZONE – COBBLE HILL VILLAGE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the R-6 Zone:

**1. Permitted Uses**

The following uses and no others are permitted in the R-6 Zone:

- a. Any commercial use permitted in the C-5 Zone, provided that the commercial use is located on the ground-level floor;
- b. Residential dwelling located above a commercial use;
- c. Single family dwelling;
- d. Duplex;

The following accessory uses are permitted in the R-6 Zone:

- e. Accessory dwelling unit or secondary suite accessory to a single family dwelling;
- f. Bed and breakfast accommodation accessory to a single family dwelling;
- g. Home-based business accessory to a single family dwelling;
- h. Horticulture.

**2. Impervious Surfaces and Parcel Coverage Limit**

Impervious surface coverage of a parcel in the R-6 Zone shall not exceed 55%, of which not more than 50% may be parcel coverage.

**3. Building Height**

The height of all buildings and structures in the R-6 Zone shall not exceed 10 metres, except for accessory buildings which shall not exceed a height of 7.5 metres.

**4. Setbacks**

The following minimum setbacks for buildings and structures in the R-6 Zone apply:

Type of Parcel Line	Residential, Commercial and Accessory Uses
Front parcel line	7.5 metres
Interior side parcel line	3.5 metres
Exterior side parcel line	4.5 metres
Rear parcel line	7.5 metres

**5. Minimum Parcel Size**

The minimum parcel size in the R-6 Zone is:

- a. 900 m<sup>2</sup> for parcels connected to a community water and community sewer system;
- b. 1 hectare for parcels that are not connected to community water and sewer systems.

**10.13 RM-1 DUPLEX RESIDENTIAL 1 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the RM-1 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the RM-1 Zone:

- a. Duplex;
- b. Single family dwelling;

The following accessory uses are permitted in the RM-1 Zone:

- c. Accessory dwelling unit or secondary suite;
- d. Bed and breakfast accommodation;
- e. Home-based business;
- f. Horticulture.

**2. Impervious Surfaces and Parcel Coverage Limit**

Impervious surface coverage of a parcel in the RM-1 Zone shall not exceed 55%, of which not more than 50% may be parcel coverage.

**3. Height**

The height of all buildings and structures in the RM-1 Zone shall not exceed 10 metres, except for accessory buildings which shall not exceed a height of 7.5 metres.

**4. Density**

Not more than one accessory dwelling unit or secondary suite may be located on any parcel of land in the RM-1 Zone.

**5. Setbacks**

The following minimum setbacks apply in the RM-1 Zone:

Type of Parcel Line	Residential and Accessory Buildings and Structures	For parcel lines in strata intensive residential dwelling developments
Front parcel line	7.5 metres	4.5 metres
Interior side parcel line	3.5 metres	2.5 metres
Exterior side parcel line	4.5 metres	4.5 metres
Rear parcel line	7.5 metres	4.5 metres

**6. Servicing**

Habitable buildings in the RM-1 Zone shall be connected to a community water system.

**7. Minimum Parcel Size**

The minimum parcel size in the RM-1 Zone is 2000 m<sup>2</sup>.

**10.14 RM-2 LOW DENSITY MULTIPLE FAMILY RESIDENTIAL 2 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the RM-2 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the RM-2 Zone:

- a. Duplex;
- b. Intensive residential dwelling;
- c. Multiple family dwelling;

The following accessory uses are permitted in the RM-2 Zone:

- d. Bed and breakfast accommodation;
- e. Home-based business;
- f. Horticulture.

**2. Impervious Surfaces and Parcel Coverage Limit**

Impervious surface coverage of a parcel in the RM-2 Zone shall not exceed 55%, of which not more than 50% may be parcel coverage.

**3. Height**

The height of all buildings and structures in the RM-2 Zone shall not exceed 7.5 metres, except for accessory buildings which shall not exceed a height of 6 metres.

**4. Special Parking Regulation**

No parking space or driveway in the RM-2 Zone shall be located within 3 metres of windows of habitable rooms.

**5. Setbacks**

The following minimum setbacks apply in the RM-2 Zone:

Type of Parcel Line	Residential and Accessory Buildings and Structures	For parcel lines in strata intensive residential dwelling developments
Front parcel line	7.5 metres	4.5 metres
Interior side parcel line	3.5 metres	2.5 metres
Exterior side parcel line	4.5 metres	4.5 metres
Rear parcel line	7.5 metres	4.5 metres

**6. Servicing**

Habitable buildings in the RM-2 Zone shall be connected to a community sewer and community water system.

**7. Minimum Parcel Size and Density**

The minimum parcel size in the RM-2 Zone is 2000 m<sup>2</sup> and the maximum permissible density in the RM-2 Zone shall not exceed 20 dwelling units per hectare.

**10.15 RM-3 MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL 3 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the RM-3 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the RM-3 Zone:

- a. Multiple family dwelling;

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

- b. Artist studio, bakery, coffee shop, convenience store, daycare, delicatessen, office, personal service use, restaurant, retail store.

**2. Impervious Surfaces and Parcel Coverage Limit**

Impervious surface coverage of a parcel in the RM-3 Zone shall not exceed 65%, of which not more than 50% may be parcel coverage.

**3. Height**

The height of all buildings and structures in the RM-3 Zone shall not exceed:

<b>Maximum Height by Type of Building or Structure</b>	<b>Electoral Area A – Mill Bay/Malahat East of Trans-Canada Highway</b>	<b>Electoral Area A – Mill Bay/Malahat West of Trans-Canada Highway</b>	<b>Electoral Area B – Shawnigan Lake</b>	<b>Electoral Area C – Cobble Hill</b>
Residential	7.5 m	12 m	10 m	10 m
Accessory	6 m	7.5 m	7.5 m	7.5 m

**4. Setbacks**

The following minimum setbacks apply for buildings and structures in the RM-3 Zone:

<b>Type of Parcel Line</b>	<b>All Uses</b>
Front parcel line	4.5 metres
Interior side parcel line	3.5 metres
Exterior side parcel line	4.5 metres
Rear parcel line	4.5 metres

**5. Servicing**

Habitable buildings in the RM-3 Zone shall be connected to a community sewer and community water system.

**6. Floor Area Limit for Retail Commercial Uses**

No single retail commercial enterprise within the RM-3 Zone shall have a gross floor area in excess of 150 m<sup>2</sup>.

**7. Density**

The maximum density of dwelling units in the RM-3 Zone shall not exceed 35 dwelling units per hectare of parcel area.

**8. Special Regulations**

For any parcel in the RM-3 Zone:

- a. No accessory building shall have a gross floor area in excess of 60 m<sup>2</sup>; and
- b. No parking space or driveway shall be located within 3 metres of windows of habitable rooms.

**9. Minimum Parcel Size**

The minimum parcel size in the RM-3 Zone is 2000 m<sup>2</sup>.



**11.1 CD-1 RURAL COMPREHENSIVE DEVELOPMENT 1 – ARBUTUS RIDGE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the CD-1 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the CD-1 Zone:

- a. Single family dwelling;
- b. Community service facilities, limited to a maximum total land area of 2.5 hectares within the CD-1 Zone;
- c. Private utility/property maintenance yard and non-commercial RV/boat storage area.

**2. Minimum Areas and Contiguity Required for Certain Uses**

In the CD-1 Zone, not less than 2.4 hectares shall be set aside for the permitted use 11.1.1.b, and not less than 0.82 hectares shall be set aside for permitted use 11.1.1.c; and each of uses 11.1.1.b and 11.1.1.c, and not more than one contiguous block of land shall be set aside for each.

**3. Parcel Coverage Limit**

The limit to parcel coverage in the CD-1 Zone is 50 percent for buildings and structures.

**4. Building Height**

In the CD-1 Zone, the height of all residential buildings and structures shall not exceed 7.5 metres, and the height of all community service buildings shall not exceed 10 metres.

**5. Setbacks**

The following minimum setbacks for buildings and structures apply in the CD-1 Zone:

Type of Parcel Line	Residential Use	Accessory Use
Front parcel line	6 metres	6 metres
Interior side parcel line	2 metres from one side parcel line and 1.4 m from the other	1.5 metres from one side parcel line and 0 m from the other
Exterior side parcel line	4.5 metres	4.5 metres
Exterior side (strata lots only)	3 metres	3 metres
Rear parcel line	4.5 metres	4.5 metres

**6. Minimum Parcel Size**

The minimum parcel size in the CD-1 Zone is 900 m<sup>2</sup> for residential uses.

**7. Residential Density**

Notwithstanding the minimum parcel size in Section 11.1.6 above, the total number of single family residential parcels and single family dwelling units in the entire CD-1 Zone shall not be greater than 646.

**11.2 CD-2 RURAL COMPREHENSIVE DEVELOPMENT 2 – ECOVILLAGE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the CD-2 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted on a parcel in the CD-2 Zone:

- a. Agriculture, horticulture;
- b. Single family dwellings, not to exceed an overall density of one dwelling per hectare;

The following accessory uses are permitted in the CD-2 Zone:

- c. Bed and breakfast accommodation;
- d. Educational use, including outdoor kitchen facility;
- e. Farm gate sales;
- f. Home-based business;
- g. Six camping spaces.

**2. Impervious Surfaces and Parcel Coverage Limit**

Impervious surface coverage of a parcel in the CD-2 Zone shall not exceed 15%, of which not more than 10% may be parcel coverage.

**3. Building Height**

The height of buildings and structures in the CD-2 Zone shall not exceed:

- a. 10 metres for a principal building and structure;
- b. 7.5 metres for an accessory building and structure.

**4. Setbacks**

The following minimum setbacks for buildings and structures apply in the CD-2 Zone:

Type of Parcel Line	All Uses
Front parcel line	10 metres
Interior side parcel line	7.5 metres
Exterior side parcel line	7.5 metres
Rear parcel line	7.5 metres

**5. Special Regulations**

In the CD-2 Zone, the following special regulations apply:

- a. The floor area of each dwelling shall not exceed 235 m<sup>2</sup>, except in the case of one dwelling, which may have unlimited floor area and bed and breakfast accommodation within it;
- b. The aggregate total number of bedrooms permitted on a parcel is 25;
- c. Educational activities shall be limited to thirty non-resident visitors, and be accessory to the residential and agricultural uses on the parcel;
- d. Residential dwelling unit density is limited to one unit per hectare;
- e. Educational activities shall be limited to between the hours of 7:00 am to 9:00 pm.

**6. Minimum Parcel Size**

The minimum parcel size in the CD-2 Zone is 8 hectares.

**11.3 CD-3 RURAL COMPREHENSIVE DEVELOPMENT 3 – CHAPMAN ROAD**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7, the following regulations apply in the CD-3 Zone:

**1. Permitted Uses**

The following uses and no others are permitted in a CD-3 Zone:

- a. Indoor mini warehouse and storage;
- b. Office use;
- c. Outdoor storage of recreational vehicles, mobile homes or boats;
- d. Sale, rental or servicing of recreational vehicles and accessory part sales;
- e. Sale, rental or servicing of mobile homes and accessory part sales;
- f. Sale, rental or servicing of boats and accessory part sales;
- g. Sale, rental or servicing of farm equipment and accessory part sales;
- h. Tourist accommodation, mini golf and accessory gift shop;

The following accessory use and no others are permitted in a CD-3 Zone:

- i. One single family residential dwelling or one mobile home per parcel accessory to a use permitted in 11.3.1a. to h. above.

**2. Parcel Coverage and Impervious Surfaces Limit**

Impervious surface coverage of a parcel in the CD-3 Zone shall not exceed 35%, of which not more than 30% may be parcel coverage.

**3. Density**

For tourist accommodation use in the CD-3 Zone, total density shall not exceed:

- a. 1 tourist accommodation unit (one guest room) per 1000 m<sup>2</sup> of total land area, where a parcel is not connected to a community water system and a community sewer system;
- b. 4 tourist accommodation units (four guest rooms) per 1000 m<sup>2</sup> of total land area, where a parcel is connected to both a community water system and a community sewer system.

**4. Height**

The height of all buildings and structures in the CD-3 Zone shall not exceed 10 metres, with a maximum of 7.5 metres for accessory buildings and structures.

**5. Setbacks**

The minimum setbacks for buildings and structures in the CD-3 Zone are:

Type of Parcel Line	All Uses
Front	7.5 metres
Interior side	6 metres
Exterior side	4.5 metres
Rear	6 metres

**6. Recreational Vehicle Occupancy**

Notwithstanding any other regulation in this Bylaw, not more than 6 Recreational Vehicles shall be occupied overnight in a CD-3 Zone.

**7. Prohibition**

Notwithstanding Section 4.18 of this Bylaw, no parcel in the CD-3 Zone shall be used for a junkyard or for the storage, collection or accumulation of all or part of any automobile wreck or all or part of any motor vehicle which is not:

- a. validly registered and licensed in accordance with the *Motor Vehicle Act*, or
- b. capable of motivation under its own power.

**8. Minimum Parcel Size**

The minimum parcel size in the CD-3 Zone is:

- a. 2000 m<sup>2</sup> hectare for parcels connected to a community water system and a community sewer system;
- b. 4000 m<sup>2</sup> hectare for parcels connected to a community water system only;
- c. 1 hectare for parcels connected to neither a community water system nor a community sewer system.

**11.4 CD-4 RURAL COMPREHENSIVE DEVELOPMENT 4 FOREST STEWARDSHIP**

Within the CD-4 Zone, there are four sub-zones: **Forestry/Conservation CD-4A, Rural Residential CD-4B, Rural Residential CD-4C, and Mixed Use CD-4D.**

**11.4.A CD-4A Forestry / Conservation 4A Sub-Zone**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7, the following regulations apply in the CD-4A Sub-zone:

**1. Permitted Uses**

The following uses and no others are permitted in the CD-4A Sub-zone:

- a. Ecological conservation;
- b. Forestry, silviculture, horticulture;
- c. Outdoor recreation, trails.

**2. Setbacks**

All buildings and structures in the CD-4A Sub-zone shall be set back a minimum of 15 metres from any parcel line, and a minimum of 30 metres from any watercourse.

**3. Minimum Parcel Size**

The minimum parcel size in the CD-4A Sub-zone is 80 hectares.

**4. Height of Buildings and Structures**

No building or structure in the CD-4A Sub-zone shall be greater than 12 metres in height.

**11.4.B CD-4B Rural Residential 4B Sub-Zone**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7, the following regulations apply in the CD-4B Sub-zone:

**1. Permitted Uses**

The following uses and no others are permitted in the CD-4B Sub-zone:

- a. Ecological conservation;
- b. Forestry, silviculture, horticulture, agriculture;
- c. Single family dwelling;

The following accessory uses are permitted in the CD-4B Sub-zone:

- d. Bed and Breakfast;
- e. Home-based business;
- f. Secondary suite or accessory dwelling unit.

## 2. Setbacks

All buildings and structures in the CD-4B Sub-zone shall be set back a minimum of 5 metres from any parcel line, and a minimum of 15 metres from any watercourse.

## 3. Density

The following density provisions apply in the CD-4B Sub-zone:

- a. Not more than five (5) single family dwellings may be constructed within the entirety of the CD-4B Sub-zone;
- b. Not more than one single family dwelling may be located on a single parcel of land;
- c. Not more than five (5) parcels may be created for residential purposes in the CD-4B Sub-zone.

## 4. Minimum and Maximum Parcel Size

The minimum parcel area in the CD-4B Sub-zone is 1 hectare, and the maximum parcel size is 1.5 hectares.

## 5. Maximum Dwelling Size

No single family dwelling in the CD-4B Sub-zone shall have a gross floor area greater than 400 m<sup>2</sup>.

## 6. Maximum Building Height

No building or structure in the CD-4B Sub-zone shall exceed 12 metres in height.

## 7. Covenant Required

When any parcel for single family dwelling purposes is created, a Covenant shall be registered against the Titles of the new parcels and any remainders that ensures the provisions of Section 11.4B.3 of this Bylaw are complied with.

### 11.4.C CD-4C Rural Residential 4C Sub-Zone

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7, the following regulations apply in the CD-4C Sub-zone:

#### 1. Permitted Uses

The following uses and no others are permitted in the CD-4C Sub-zone:

- a. Ecological conservation;
- b. Forestry, silviculture, horticulture, agriculture;
- c. Single family dwelling;

The following accessory uses are permitted in the CD-4C Sub-zone:

- d. Bed and Breakfast;
- e. Home-based business;
- f. Secondary suite or accessory dwelling unit.

## 2. Setbacks

All buildings and structures in the CD-4C Sub-zone shall be set back a minimum of 5 metres from any parcel line, and a minimum of 15 metres from any watercourse.

## 3. Density

The following density provisions apply in the CD-4C Sub-zone:

- a. Not more than eight (8) single family dwellings may be constructed within the entirety of the CD-4C Sub-zone;
- b. Not more than one single family dwelling may be located on a single parcel of land.

## 4. Minimum and Maximum Parcel Size

The minimum parcel area in the CD-4C Sub-zone is 1 hectare, and the maximum parcels size is 1.5 hectares.

## 5. Maximum Dwelling Size

No single family dwelling in the CD-4C Sub-zone shall have a gross floor area greater than 400 m<sup>2</sup>.

## 6. Maximum Building Height

No building or structure in the CD-4C Sub-zone shall exceed 12 metres in height.

## 7. Covenant Required

When any parcel for single family dwelling purposes is created, a Covenant shall be registered against the Titles of the new parcels and any remainders that ensures the provisions of Section 11.4C.3 of this Bylaw are complied with.

### 11.4.D CD-4D Mixed Use 4D Sub-Zone

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7, the following regulations apply in the CD-4D Sub-zone:

#### 1. Permitted Uses

The following uses and no others are permitted in the CD-4D Sub-zone:

- a. Agricultural processing;
- b. Community centre;
- c. Convenience store;
- d. Ecological conservation;
- e. Equestrian centre;
- f. Forestry, silviculture, horticulture, agriculture;
- g. Guest house, including treetop canopy suites and accessory spa/wellness centre;
- h. Outdoor recreation;
- i. Single family dwelling;

- j. Wood product processing and manufacturing;

The following accessory use is permitted in the CD-4D Sub-zone:

- k. One (1) caretaker's dwelling unit, for a guest house permitted under 11.4.D.1.g;
- l. One (1) caretaker's dwelling unit, for a wood processing use permitted under 11.4.D.1.j;

The following uses are permitted only as accessory uses to a single family dwelling under 11.4D.1.i in the CD-4D Sub-zone:

- m. Bed and Breakfast;
- n. Home-based business;
- o. Secondary suite or accessory dwelling unit.

## 2. Setbacks

All buildings and structures in the CD-4D Sub-zone shall be set back a minimum of 4.5 metres from a front or exterior side parcel line, and a minimum of 1.5 metres from interior side or rear parcel line.

## 3. Total Density

Not more than seventy-seven (77) dwelling units, not including secondary suites, may be constructed within the entirety of the CD-4D Sub-zone, and not more than one single family dwelling may be located on a single parcel of land.

## 4. Minimum and Maximum Parcel Size for Different Uses

The following parcel size provisions apply in the CD-4D Sub-zone:

- a. **Residential Use:** a minimum parcel size of 1 hectare for parcels that are not connected to both a community water system and a community sewer system, and 700 m<sup>2</sup> for parcels that are connected to both community sewer and community water systems, and a maximum parcel size of 1.5 hectares regardless of the level of services available;
- b. **Wood Products Processing and Manufacturing:** a minimum parcel size of 1 hectare for parcels that are not connected to both a community water and community sewer service, and 2000 m<sup>2</sup> for parcels that are connected to both community sewer and community water systems;
- c. **Agricultural Processing:** a minimum parcel size of 1 hectare for parcels that are not connected to a community water and community sewer service, and 2000 m<sup>2</sup> for parcels that are connected to both community sewer and community water systems;
- d. **Horticulture:** a minimum parcel size of 1000 m<sup>2</sup> whether connected to a community sewer and/or water system or not;
- e. **Guest House:** a minimum parcel size of 1 hectare for parcels connected to both a community water system and a community sewer system and 20 hectares for a parcel that is not connected to a community water or sewer system.



## 5. Maximum Number of Parcels Permitted for Different Uses

The maximum number of parcels that may be created by way of subdivision for specific principal permitted uses in the CD-4D Sub-zone is as follows:

- a. Single family dwelling: 77;
- b. Guest house: 1;
- c. Multiple family dwelling: 1;
- d. Wood product processing and manufacturing and agricultural processing: 4.

## 6. Building Sizes and Number of Buildings

The following maximum total gross floor areas of all buildings together, apply to all parcels together, within the CD-4D Sub-zone:

- a. Agricultural processing: 1500 m<sup>2</sup>;
- b. Convenience store: 100 m<sup>2</sup>;
- c. Dormitory for workers: 500 m<sup>2</sup> in total, including common area and common kitchen;
- d. Guest house, including all treetop canopy suites and an accessory spa/wellness centre: 2500 m<sup>2</sup>;
- e. Wood product processing and manufacturing: 2000 m<sup>2</sup>;

The following maximum floor area limits of buildings and structures apply to each parcel within this zone, where the use is not interdicted by a Covenant:

- f. Single family dwelling: 400 m<sup>2</sup>, of which not more than 200 m<sup>2</sup> may be the building's footprint;
- g. Agricultural processing: 1000 m<sup>2</sup>;
- h. Horticulture: 100 m<sup>2</sup> or 50% of the area of the parcel, whichever is larger.

## 7. Height of Buildings and Structures

No building or structure in the CD-4D Sub-zone shall exceed 12 metres in height.

## 8. Covenants Required to Control Land Uses and Density

A Covenant, to be registered against the parcels as specified below, is required in the CD-4D Sub-zone in the following circumstances:

- a. When any parcel for single family dwelling purposes is created, a Covenant shall be registered against the Titles of the new parcels and any remainders, as required, that ensures the provisions of Section 11.4.D.3 of this Bylaw are complied with;
- b. When any parcel of land is created for the purposes of wood product processing and manufacturing, a Covenant shall be registered against the Title limiting the permitted uses to those listed under Sections 11.4.D.1.a, d, f and j, and ensuring that the provisions of Section 11.4.D.6 of this Bylaw are complied with;

- c. When any parcel is created for the purpose of guest house use, a Covenant registered against the Title, prohibiting the use of all or any part of the parcel for any use other than guest house, including treetop canopy suites and accessory spa/wellness centre, and also ensuring compliance with the provisions of Section 11.4.D.6.d of this Bylaw;
- d. When any parcel is created for the purpose of multiple family dwelling use, a Covenant shall be registered against the Title, limiting the use of the parcel to multiple family dwelling and ecological conservation, and ensuring that the provisions of Section 11.4.D.3 of this Bylaw are complied with;
- e. When any parcel is created for the purpose of horticulture use, a Covenant shall be registered against the Title, limiting the use of the parcel to only agriculture, horticulture and ecological conservation, and explicitly excluding any type of residential use.

## **9. Special Regulations**

The following regulations apply within the CD-4D Sub-zone:

- a. No treetop canopy suite shall have any kitchen facilities;
- b. All dwelling units located on parcels under 1 hectare in area shall be connected to a community sewer and a community water system.

**11.5** (This page has been intentionally left blank)

**11.6 CD-6 VILLAGE COMPREHENSIVE DEVELOPMENT 6 - CONGREGATE CARE**

Subject to compliance with the general regulations set out in Parts 4, 5 and 6 of this Bylaw, the following regulations apply in the CD-6 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the CD-6 Zone:

- a. Residential facility;
- b. Personal care facility
- c. Seniors' congregate housing;

The following accessory uses are permitted in the CD-6 Zone:

- d. Child care facility;
- e. Community service facility;
- f. Convenience store;
- g. Day care, preschool;
- h. Office;
- i. Personal service use;
- j. Restaurant;
- k. Retail commercial.

**2. Parcel Coverage and Impervious Surfaces Limit**

Impervious surface coverage of a parcel in the CD-6 Zone shall not exceed 70%, of which not more than 60% may be parcel coverage.

**3. Floor Area Ratio**

For any parcel in the CD-6 Zone, the floor area ratio (FAR) shall not exceed 0.75

**4. Floor Area Limit for Convenience Store**

No convenience store in the CD-6 Zone shall have a floor area exceeding 230 m<sup>2</sup>.

**5. Height**

No building in the CD-6 Zone shall exceed a peak elevation of 57.0 metres geodetic datum.

**6. Accessory Buildings**

No accessory building in the CD-6 Zone shall exceed a gross floor area of 60 m<sup>2</sup>.

**7. Setbacks**

The minimum setback for buildings and structures in the CD-6 Zone is 6 metres from any parcel line.

**8. Servicing**

Occupied buildings in the CD-6 Zone shall be connected to a community water and community sewer system.

**9. Total Density**

In the CD-6 Zone, the maximum density of residential facility units and personal care units combined shall not exceed 80 units per hectare of parcel area.

**10. Minimum Parcel Size**

The minimum parcel size in the CD-6 Zone is 1 hectare.

## 11. Parking

Notwithstanding the off-street parking and loading requirements in Part 7 of this Bylaw, in the CD-6 Zone, the following parking and loading space requirements apply:

<b>Use of Building</b>	<b>Required Parking Spaces</b>	<b>Required Loading Spaces</b>
Residential facility	1 space for every 3.3 residential units	1 loading space, or 0 spaces if loading is shared with Personal care facility loading
Personal care facility	1 space for every 5 personal care units	1 loading space
Restaurant, accessory to a residential facility or personal care facility	1 space for every 100 m <sup>2</sup> of gross floor area	0 spaces
Retail, accessory to a residential facility or personal care facility	4.5 spaces for every 100 m <sup>2</sup> of gross floor area	1 loading space

**11.7 CD-7 VILLAGE COMPREHENSIVE DEVELOPMENT 7 - OCEAN TERRACE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the CD-7 Zone:

**1. Residential Permitted Uses**

Subject to the other regulations of the CD-7 Zone, the following principal residential uses and no others are permitted on residential portions of the comprehensive development site:

- a. Single family dwelling;
- b. Duplex;
- c. Multiple family dwelling;

The following uses accessory to residential are permitted in the CD-7 Zone:

- d. Day care, preschool, accessory to a single family residential dwelling;
- e. Home-based business;
- f. Secondary suite;
- g. Bed and breakfast accommodation.

**2. Commercial Permitted Uses**

Subject to the other regulations of the CD-7 Zone, the following principal commercial uses and no others are permitted on commercial portions of the comprehensive development site:

- a. Artist studio;
- b. Bank and financial office;
- c. Catering;
- d. Community use;
- e. Convenience store;
- f. Daycare;
- g. Library;
- h. Office;
- i. Personal service use;
- j. Plant nursery, horticulture, retail sales of gardening supplies and produce;
- k. Printing, publishing;
- l. Restaurant;
- m. Retail;
- n. Sale, rental and servicing of power tools and household equipment;
- o. Software development;
- p. Veterinary clinic;
- q. Warehousing, including wholesale sales.

**3. Parcel Coverage and Impervious Surfaces Limit**

Impervious surface coverage of a parcel in the CD-7 Zone shall not exceed:

- a. 40% for single family residential parcels, of which not more than 35% may be parcel coverage;
- b. 45% for duplex and multiple family dwelling parcels, of which not more than 40% may be parcel coverage.

**4. Servicing**

All occupied buildings in the CD-7 Zone shall be connected to a community water system and a community sewer system.

## 5. Basic Land Use Provisions for All Areas

For any parcel in the CD-7 Zone:

- a. A minimum of 20 percent of the parent parcels will be dedicated as parkland;
- b. An elementary, intermediate or secondary public school site will be provided to the CVRD;
- c. Within the CD-7 Zone:
  - i) The total number of residential units will depend upon parcel yield but will not exceed 438 dwelling units, not including secondary suites;
  - ii) A minimum of 165 dwelling units will be multiple family units and the remainder shall be a mix of single family, duplex and multiple family units;
  - iii) Commercial development, where permitted, is only permitted on a maximum site area of 1.4 ha;
  - iv) The maximum floor area for commercial businesses, where permitted, including outdoor storage areas, is 700 m<sup>2</sup> for grocery stores, and 500 m<sup>2</sup> for other retail outlets;
  - v) Commercial development, where permitted, shall be located on contiguous parcels of land, rather than being fragmented throughout the site.

## 6. Floor Area Limit for Convenience Store

No convenience store in the CD-7 Zone shall have a floor area exceeding 230 m<sup>2</sup>.

## 7. Secondary Suites

Secondary suites shall be permitted within single family residential dwellings in the CD-7 Zone on parcels over 700 m<sup>2</sup> in area.

## 8. Residential Parcel Coverage and Impervious Surfaces Limit

The parcel coverage for buildings and structures within residential areas of the CD-7 Zone shall not exceed:

- a. 35% on single family residential parcels;
- b. 40% on duplex and multiple family dwelling parcels;
- c. Where actual parcel coverage is less than 35% or 40% under 7a and 7b above, the difference between actual parcel coverage and the parcel coverage limit may be added to the impervious surface permitted under 7d below;
- d. In addition to impervious surfaces other than buildings and structures that may be permitted under 7c above, 5% coverage of impervious surfaces is permitted.

## 9. Residential Building Height

The height of residential buildings and structures in the CD-7 Zone shall not exceed:

- a. 7.5 metres for single family dwellings;
- b. 7.5 metres for duplexes;
- c. 10 m for multiple family dwellings;
- d. 6 m for accessory buildings.
- e.

## 10. Residential Setbacks

The following minimum setbacks apply for residential development in the CD-7 Zone:

Type of Parcel Line	Single Family Dwellings	Duplexes	Multiple family Dwellings	Accessory Buildings and Structures
Front	4 metres	4 metres	3 metres	7.5 metres
Interior Side	1.8 metres	3 metres	3 metres	1.8 metres
Exterior Side	3 metres	3 metres	3 metres	3 metres
Rear	4 metres	4 metres	4 metres	1.5 metres

### 11. Commercial Building Setbacks

The minimum setback for commercial development in the CD-7 Zone is 6 metres from all parcel lines.

### 12. Commercial Parcel Coverage and Impervious Surfaces

- a. The parcel coverage for commercial uses in the CD-7 Zone shall not exceed 50 percent;
- b. Impervious surfaces for commercial uses in the CD-7 Zone shall not exceed 5 percent, when added to the parcel coverage standard.

### 13. Commercial Building Height

The height of all commercial buildings and structures in the CD-7 Zone shall not exceed 10 metres.

### 14. Minimum Parcel Size

The minimum parcel size in the CD-7 Zone is:

- a. 400 m<sup>2</sup> for single family residential dwellings;
- b. 500 m<sup>2</sup> for duplexes;
- c. 1000 m<sup>2</sup> for multiple family dwellings;
- d. 1000 m<sup>2</sup> for commercial uses.



**11.8 CD-8 VILLAGE COMPREHENSIVE DEVELOPMENT 8 – STONEBRIDGE SOUTH**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the CD-8 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted within the CD-8 Zone:

- a. Single family dwelling;
- b. Duplex;
- c. Multiple family dwelling;

The following accessory uses and no others are permitted within the CD-8 Zone:

- d. Bed and breakfast accommodation;
- e. Home-based business;
- f. Secondary suite.

**2. Parcel Coverage and Impervious Surfaces Limit**

Impervious surface coverage of a parcel in the CD-8 Zone shall not exceed:

- a. 50% for single family residential parcels, of which not more than 45% may be parcel coverage;
- b. 55% for duplex and multiple family dwelling parcels, of which not more than 50% may be parcel coverage.

**3. Servicing**

All occupied buildings in the CD-8 Zone shall be connected to a community water system and a community sewer system.

**4. Secondary Suites**

Secondary suites are only permitted within single family residential dwellings in the CD-8 Zone on parcels that are greater than 700 m<sup>2</sup> in area.

**5. Density, Minimum Parcel Size and Density Bonus**

The following density and bonus density provisions apply in the CD-8 Zone:

- a. The number of dwelling units that may be created in the CD-8 zone must not exceed 225, including any remainder parcel.
- b. Despite Section 11.8.5.a, the number of dwelling units that may be created in the CD-8 Zone may be increased to 325, only if the conditions in Sections 11.8.5.c through 11.8.5.h are met.
- c. The minimum parcel area for a single family dwelling is 450 m<sup>2</sup>.
- d. The minimum parcel area for a multiple family dwelling is 1000 m<sup>2</sup>.
- e. In respect of the up to 100 dwelling units created in excess of 225, one or more titled parcels, together comprising not less than 8 hectares of land, must be transferred to the Regional District in fee simple for nominal consideration, free and clear of all encumbrances of a financial nature, including mortgages, assignments of rents, options to purchase and rights of first refusal, and all other encumbrances including any statutory building scheme not specifically approved in writing by the Regional District, to be used for the purposes of community parkland, and the costs of transfer including the Regional District's actual, reasonable legal costs must be paid by the subdivider.

- f. The parcels transferred to the regional district under e. must be approved by the Regional District's Parks and Trails Division on the basis that the lands would be suitable for a community park use, with a sufficiently large contiguous park area.
- g. No parcel transferred to the Regional District may be a strata lot.
- h. The parcels transferred to the Regional District under Section 11.8.5.e. must be used for community park purposes or environmental protection and conservation.

## 6. Building Height

The height of buildings and structures in the CD-8 Zone shall not exceed:

- a. 7.5 metres for a single-family residence;
- b. 10 metres for a multiple family residence;
- c. 6 metres for an accessory building and structure.

## 7. Setbacks

The following minimum setbacks for buildings and structures apply in the CD-8 Zone:

Type of Parcel Line	Single Family Residential Dwellings	Multiple Family Dwellings	Accessory Buildings and Structures
Front parcel line	4.5 metres	4.5 metres	4.5 metres
Interior side parcel line	1.8 metres	3 metres	1 metre
Exterior side parcel line	4.5 metres	4.5 metres	4.5 metres
Rear parcel line	4 metres	4.5 metres	1 metre

**11.9 CD-9VILLAGE COMPREHENSIVE DEVELOPMENT 9 – STONEBRIDGE NORTH**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the CD-9 Zone:

**1. Permitted Uses**

The following principal use and no other is permitted within the CD-9 Zone:

- a. Single family dwelling;

The following accessory uses and no others are permitted within the CD-9 Zone:

- b. Accessory dwelling unit;
- c. Bed and breakfast accommodation;
- d. Home-based business;
- e. Secondary suite.

**2. Intent**

The CD-9 Zone is intended to limit the use and density of the northern part of the Stonebridge lands until the terms and conditions in Policy 7.3 of the Mill Bay Village portion of the South Cowichan Official Community Plan have been met.

**3. Minimum Parcel Size**

The minimum parcel size in the CD-9 Zone is 12 hectares.

**4. Density**

Not more than one dwelling unit, and one secondary suite or one accessory dwelling unit shall be located on a parcel in the CD-9 Zone.

**5. Building Height**

No building or structure in the CD-9 Zone shall exceed 10 metres in height.

**6. Setbacks**

All buildings and structures in the CD-9 Zone shall be no closer than 4.5 metres from any parcel line.

**11.10 CD-10 VILLAGE COMPREHENSIVE DEVELOPMENT 10 – GALLIERS ROAD East**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the CD-10 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted within the CD-10 Zone:

- a. Single family dwelling;
- b. Duplex;
- c. Multiple family dwelling;

The following accessory uses and no others are permitted within the CD-10 Zone:

- d. Bed and breakfast accommodation;
- e. Home-based business;
- f. Secondary suite.

**2. Parcel Coverage and Impervious Surfaces Limit**

Impervious surface coverage of a parcel in the CD-10 Zone shall not exceed:

- a. 40% for single family residential parcels, of which not more than 35% may be parcel coverage;
- b. 50% for duplex and multiple family dwelling parcels, of which not more than 45% may be parcel coverage.

**3. Servicing**

All occupied buildings in the CD-10 Zone shall be connected to a community water system and a community sewer system.

**4. Secondary Suites**

Secondary suites are only permitted within single family residential dwellings in the CD-10 Zone on parcels that are greater than 600 m<sup>2</sup> in area.

**5. Density, Minimum Parcel Size and Density Bonus**

The following density and bonus density provisions apply in the CD-10 Zone:

- a. The number of dwelling units that may be created in the CD-10 zone must not exceed 22, including any remainder parcel.
- b. Despite Section 11.10.5.a, the number of dwelling units that may be created in the CD-10 Zone may be increased to:
  - i. 35 single family residential units; or
  - ii. 45 dwelling units provided that at least twelve of the dwelling units are in a multiple family configuration
 only if the conditions in Sections 11.10.5.c through 11.10.5.h are met.
- c. The minimum parcel area for a single family dwelling is 600 m<sup>2</sup> and density averaging is permitted for non-strata subdivision.
- d. The minimum parcel area for a multiple family dwelling is 800 m<sup>2</sup>.
- e. In respect of any number of dwelling units in excess of 22, one or more titled parcels, together comprising not less than 1 hectare of land, encompassing all CD-10 lands within 60 metres of Lot 1, Plan29581, Section 13, Range 6, Shawnigan District, must be transferred to the Regional District in fee simple for nominal consideration, free and clear of all encumbrances of a financial nature, including mortgages, assignments of rents, options to purchase and rights of first refusal, and all other encumbrances including any statutory building scheme not

specifically approved in writing by the Regional District, to be used for the purposes of visual landscape screening and buffering and to be held as community parkland, and the costs of transfer including the Regional District’s actual, reasonable legal costs must be paid by the subdivider.

- f. The parcel(s) transferred to the regional district under e. must be approved by the Regional District’s Planning and Development Department and Parks and Trails Division on the basis that the lands would be suitable for a visual landscape screen and buffer.
- g. No parcel transferred to the Regional District may be a strata lot.
- h. The parcel(s) transferred to the Regional District under Section 11.10.5.e. must be used for visual landscape screening and buffering or environmental protection and conservation.

## 7. Building Height

The height of buildings and structures in the CD-10 Zone shall not exceed:

- a. 7.5 metres for a single-family residence;
- b. 10 metres for a multiple family residence;
- c. 6 metres for an accessory building and structure.

## 8. Setbacks

The following minimum setbacks for buildings and structures apply in the CD-10 Zone:

Type of Parcel Line	Single Family Residential Dwellings	Multiple Family Dwellings	Accessory Buildings and Structures
Front parcel line	4.5 metres	5 metres	4.5 metres
Interior side parcel line	1.8 metres	3 metres	1 metre
Exterior side parcel line	4.5 metres	4.5 metres	4.5 metres
Rear parcel line	4 metres	4 metres	1 metre

## 9. Landscape Screening and Buffering

A fully treed landscape screen and buffer shall be maintained on all parcels or portions of parcels that are located within 60 metres of Lot 1, Plan29581, Section 13, Range 6, Shawnigan District.

**PART TWELVE COMMERCIAL ZONES**

**12.1 C-1 RURAL LOCAL COMMERCIAL 1 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the C-1 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the C-1 Zone:

- a. Bowling alley, arcade, billiard and games room;
- b. Financial institution;
- c. Hardware store, including camping and recreational supplies;
- d. Office;
- e. Personal service;
- f. Plant nurseries, horticulture, retail sales of gardening supplies and produce;
- g. Repair shop for household appliances, power tools and electronics;
- h. Restaurant and catering;
- i. Retail store including convenience store and auto parts store;
- j. Veterinarian clinic;

The following accessory uses are permitted in the C-1 Zone:

- k. Single family dwelling;
- l. Bed and breakfast.

**2. Impervious Surfaces and Parcel Coverage Limit**

Impervious surface coverage of a parcel in the C-1 Zone shall not exceed 60%, of which not more than 50% may be parcel coverage.

**3. Height**

The height of all buildings and structures in the C-1 Zone shall not exceed 10 metres.

**4. Setbacks**

The following minimum setbacks apply in the C-1 Zone:

<b>Type of Parcel Line</b>	<b>Commercial Buildings and Structures</b>
Front parcel line	5 metres
Interior & exterior side parcel line	4.5 metres
Rear parcel line	6 metres

**5. Minimum Parcel Size**

The minimum parcel size in the C-1 zone is 1 hectare.

**12.2 C-2 RURAL HIGHWAY COMMERCIAL 2 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the C-2 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the C-2 Zone:

- a. Art gallery, artist studio;
- b. Bakery;
- c. Business or commercial private school;
- d. Financial institution;
- e. Bowling alley, arcade, billiard and games room;
- f. Day care facility;
- g. Grocery store and farm market;
- h. Hardware and camping supply store, excluding exterior storage yard;
- i. Library;
- j. Office;
- k. Parking garage, transit facility;
- l. Personal service use;
- m. Plant nurseries, horticulture, retail sales of gardening supplies and produce, with outdoor storage;
- n. Repair shop for household appliances, power tools and electronics;
- o. Restaurant, café, including catering;
- p. Retail store, including convenience store and automotive parts and accessory sales;
- q. Veterinary clinic;

The following accessory uses are permitted in the C-2 Zone:

- r. Single family dwelling;
- s. Wholesale sales.

**2. Impervious Surfaces and Parcel Coverage Limit**

Impervious surface coverage of a parcel in the C-2 Zone shall not exceed 60%, of which not more than 10% may be parcel coverage.

**3. Height**

The height of all buildings and structures in the C-2 Zone shall not exceed 10 metres.

**4. Setbacks**

The following minimum setbacks apply in the C-2 Zone:

Type of Parcel Line	Commercial Buildings and Structures
Front and interior side parcel line	7.5 metres
Exterior side parcel line	4.5 metres
Rear parcel line	6 metres

**5. Minimum Parcel Size**

The minimum parcel size in the C-2 zone is:

- a. 2000 m<sup>2</sup> for parcels that are connected to a community water service;
- b. 1 ha for parcels that are not connected to a community water system.

### 12.3 **C-3 RURAL SERVICE COMMERCIAL 3 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the C-3 Zone:

#### 1. **Permitted Uses**

The following principal uses and no others are permitted in the C-3 Zone:

- a. Automobile service shop, auto parts and accessories sales;
- b. Car wash;
- c. Laundromat;
- d. Motor vehicle sales;
- e. Parking lot, bus depot;
- f. Restaurant, café, catering;
- g. Retail sales of building, camping and gardening supplies;
- h. Service station;

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

- i. Single family dwelling;
- j. Wholesaling and warehousing.

#### 2. **Impervious Surfaces and Parcel Coverage Limit**

Impervious surface coverage of a parcel in the C-3 Zone shall not exceed 65%, of which not more than 50% may be parcel coverage.

#### 3. **Height**

The height of all buildings and structures in the C-3 Zone shall not exceed 10 metres, except for accessory buildings and structures which shall not exceed a height of 7.5 metres.

#### 4. **Setbacks**

The minimum setback for all buildings and structures in the C-3 Zone is 6 metres.

#### 5. **Minimum Parcel Size**

The minimum parcel size in the C-3 zone is:

- a. 2000 m<sup>2</sup> for parcels connected to a community water system;
- b. 1 hectare for parcels that are not connected to a community water system.



**12.4 C-4 RURAL TOURIST COMMERCIAL 4 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the C-4 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the C-4 Zone:

- a. Campground;
- b. Convenience store;
- c. Restaurant;
- d. Tourist accommodation;

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

- e. Gift shop, retail sales;
- f. Convenience store;
- g. Recreational facility;
- h. Caretaker's dwelling unit.

**2. Impervious Surfaces and Parcel Coverage Limit**

Impervious surface coverage of a parcel in the C-4 Zone shall not exceed 50%, of which not more than 30% may be parcel coverage.

**3. Density for Tourist Accommodation**

A maximum of 20 tourist sleeping units per hectare is permitted in the C-4 Zone.

**4. Height**

The height of all buildings and structures in the C-4 Zone shall not exceed 10 metres.

**5. Setbacks**

The minimum setback for buildings and structures in the C-4 Zone is 6 metres from all parcel lines.

**6. Campground Standards**

Campgrounds in the C-4 Zone are subject to CVRD Campground Standards Bylaw No. 1520.

**7. Floor Area Limit for Convenience Store**

No convenience store in the C-4 Zone shall have a floor area exceeding 230 m<sup>2</sup>.

**8. Minimum Parcel Size**

The minimum parcel size in the C-4 Zone is:

- a. 4000 m<sup>2</sup> for parcels connected to a community water system only;
- b. 2 ha for parcels not connected to a community water system.

**12.5 C-5 VILLAGE COMMERCIAL 5 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the C-5 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the C-5 Zone:

- a. Art gallery, artist studio;
- b. Automotive parts and accessory sales, excluding external storage of goods;
- c. Bakery;
- d. Bowling alley, arcade, billiard and games room;
- e. Business, finance, insurance institution and offices;
- f. Child care facility;
- g. Cultural facility;
- h. Day care facility;
- i. Funeral parlour excluding crematorium;
- j. Grocery store;
- k. Hardware and camping supply store, excluding exterior storage yard;
- l. Library, book store, printing and publishing;
- m. Market;
- n. Medical or dental clinic;
- o. Museum;
- p. Offices, including government offices;
- q. Personal service use;
- r. Plant nurseries, horticulture, retail sales of gardening supplies and produce, with outdoor storage;
- s. Professional, scientific and technical services;
- t. Restaurant, including catering;
- u. Retail stores;
- v. Shopping centre;
- w. Single family dwelling, **only if the parcel is located in Electoral Area B;**
- x. Theatre;
- y. Veterinary clinic;

The following accessory uses are permitted in the C-5 Zone:

- z. Bed and breakfast accommodation accessory to a single family dwelling;
- aa. Multiple family residences above the ground floor of any building;
- bb. Single family dwelling, **only if the parcel is located in Electoral Areas A or C;**

**2. Impervious Surfaces and Parcel Coverage Limit**

Impervious surface coverage of a parcel in the C-5 Zone shall not exceed 55%, of which not more than 45% may be parcel coverage.

**3. Height**

The height of all buildings and structures in the C-5 Zone shall not exceed 10 metres, except to the east of the Trans-Canada Highway in Mill Bay, where the building height limit is 7.5 metres.

**4. Setbacks**

The following minimum setbacks apply in the C-5 Zone:

Type of Parcel Line	Commercial Buildings and Structures where the parcel adjoins a commercial, industrial or institutional zone	Commercial Buildings and Structures where the parcel adjoins a zone other than commercial, industrial or institutional
Front parcel line	0 metres	4.5 metres
Interior side parcel line	0 metres	3 metres
Exterior side parcel line	4.5 metres	4.5 metres
Rear parcel line	4.5 metres	4.5 metres

**5. Multiple Family Dwelling Special Regulations**

The following regulations apply to multiple family residential uses within the C-5 Zone:

- a. dwelling unit density shall not exceed 20 dwelling units per hectare of land;
- b. dwelling units are only permitted in a building that has at least 60% of its gross floor area allocated for commercial purposes;
- c. parcels of land upon which multiple family residential use is proposed shall be connected to both a community water and community sewer system.

**6. Minimum Parcel Size**

The minimum parcel size in the C-5 zone is 1000 m<sup>2</sup> for parcels connected to a community water and sewer system, and parcels not so connected are not eligible to be subdivided.

**12.6 C-6 MIXED USE VILLAGE COMMERCIAL/RESIDENTIAL 6 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7, the following regulations apply in the C-6 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the C-6 Zone:

- a. Artist studio;
- b. Bakery;
- c. Business or commercial private school;
- d. Child care facility;
- e. Community services, community centre;
- f. Cultural facility;
- g. Day care facility;
- h. Library;
- i. Market;
- j. Multiple family dwelling;
- k. Museum;
- l. Office;
- m. Personal services;
- n. Pharmacy;
- o. Printing and photography establishments;
- p. Restaurant use;
- q. Retail store limited to 230 m<sup>2</sup>;

The following accessory uses are permitted in the C-6 Zone:

- r. Single family dwelling.

**2. Impervious Surfaces and Parcel Coverage Limit**

Impervious surface coverage of a parcel in the C-6 Zone shall not exceed 65%, of which not more than 50% may be parcel coverage.

**3. Arrangement of Permitted Uses**

Where there is a combination of commercial and residential uses in a building on a parcel in the C-6 Zone, the commercial use shall be on the main or grade level, and the residential use shall be located above ground level.

**4. Height**

The height of all principal buildings and structures in the C-6 Zone shall not exceed 10 metres, except for accessory buildings which shall not exceed a height of 7.5 metres.

**5. Setbacks**

The following minimum setbacks for buildings and structures apply in the C-6 Zone:

Type of Parcel Line	Commercial Buildings and Structures where parcel adjoins a commercial, industrial or institutional zone	Commercial Buildings and Structures where parcel adjoins a zone other than commercial, industrial or institutional
Front parcel line	0 metres	4.5 metres
Interior side parcel line	0 metres	3 metres
Exterior side parcel line	4.5 metres	4.5 metres
Rear parcel line	4.5 metres	4.5 metres

**6. Multiple Family Dwelling Special Regulations**

The following regulations apply to multiple family residential uses within the C-6 Zone:

- a. dwelling unit density shall not exceed 25 dwelling units per hectare of land;
- b. dwelling units are only permitted in a building that has at least 60% of its gross floor area allocated for commercial purposes;
- c. parcels of land upon which multiple family residential use is proposed shall be connected to both a community water and community sewer system.

**7. Servicing Requirement for Multiple Family Dwellings**

Parcels of land in the C-6 Zone upon which multiple family residential use is proposed shall be connected to both a community water and community sewer system.

**8. Minimum Parcel Size**

The minimum parcel size in the C-6 Zone is:

- a. 1000 m<sup>2</sup> for parcels connected to a community water system and a community sewer system;
- b. 1 hectare for parcels that are not connected to a community water system and a community sewer system.

**12.7 C-7 VILLAGE SERVICE COMMERCIAL 7 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the C-7 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the C-7 Zone:

- a. Automobile service shop, auto parts and accessories sales;
- b. Car wash;
- c. Laundromat;
- d. Motor vehicle sales;
- e. Parking lot, bus depot;
- f. Restaurant, café, catering;
- g. Retail sales of building, camping and gardening supplies;
- h. Service station;

The following accessory uses are permitted in the C-7 Zone:

- i. Single family dwelling;
- j. Wholesaling and warehousing.

**2. Impervious Surfaces and Parcel Coverage Limit**

Impervious surface coverage of a parcel in the C-7 Zone shall not exceed 65%, of which not more than 50% may be parcel coverage.

**3. Height**

The height of all buildings and structures in the C-7 Zone shall not exceed 10 metres, except for accessory buildings and structures which shall not exceed a height of 7.5 metres.

**4. Setbacks**

The minimum setback for all buildings and structures in the C-7 Zone is 6 metres.

**5. Minimum Parcel Size**

The minimum parcel size in the C-7 zone is:

- a. 1000 m<sup>2</sup> for parcels connected to a community water system and a community sewer system;
- b. 3000 m<sup>2</sup> for parcels connected to a community water system;
- c. 1 hectare for parcels connected to neither a community water system nor a community sewer system.

**12.8 C-8 VILLAGE TOURIST COMMERCIAL 8 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the C-8 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the C-8 Zone:

- a. Convention facility;
- b. Tourist accommodation;
- c. Recreational facility;
- d. Restaurant;

The following accessory uses are permitted in the C-8 Zone:

- e. Gift shop, retail sales;
- f. Single family dwelling.

**2. Impervious Surfaces and Parcel Coverage Limit**

Impervious surface coverage of a parcel in the C-8 Zone shall not exceed 45%, of which not more than 40% may be parcel coverage.

**3. Density for Tourist Accommodation**

Density in the C-8 Zone is limited to:

- a. 20 sleeping units per hectare of parcel area where the parcel is not connected to a community sewer system;
- b. 30 sleeping units per hectare of parcel area where the parcel is connected to a community sewer system.

**4. Servicing**

All parcels in the C-8 Zone shall be connected to a community water system.

**5. Height**

The height of all buildings and structures in the C-8 Zone shall not exceed 10 metres, except for parcels to the east of the Trans-Canada Highway, in which case the maximum height for buildings and structures is 7.5 m.

**6. Setbacks**

The minimum setback for buildings and structures in the C-8 Zone is 4.5 metres from all parcel lines.

**7. Minimum Parcel Size**

The minimum parcel size in the C-8 Zone is:

- a. 2000 m<sup>2</sup> for parcels connected to a community water system and a community sewer system;
- b. 4000 m<sup>2</sup> for parcels connected to a community water system only;
- c. Parcels not serviced with community water are not permitted to be subdivided.

**12.9 C-9 VILLAGE NEIGHBOURHOOD PUB COMMERCIAL 9 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the C-9 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the C-9 Zone:

- a. Public house;
- b. Restaurant;

The following accessory uses are permitted in the C-9 Zone:

- c. Single family dwelling.

**2. Impervious Surfaces and Parcel Coverage Limit**

Impervious surface coverage of a parcel in the C-9 Zone shall not exceed 50%, of which not more than 40% may be parcel coverage.

**3. Height**

The height of all buildings and structures in the C-9 Zone shall not exceed 10 metres.

**4. Setbacks**

The minimum setback for buildings and structures in the C-9 Zone is 4.5 metres from all parcel lines.

**5. Minimum Parcel Size**

The minimum parcel size in the C-9 Zone is:

- a. 2000 m<sup>2</sup> for parcels connected to a community water system and a community sewer system;
- b. 4000 m<sup>2</sup> for parcels that are connected to a community water service only;
- c. Parcels that are not serviced with community water service are not eligible for subdivision.



**13.1 I-1 LIGHT INDUSTRIAL 1 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the I-1 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the I-1 Zone:

- a. Automobile workshop, automobile service shop;
- b. Auto parts sales, warehousing and storage, excluding automobile wrecking;
- c. Boat and or watercraft manufacturing, repair and storage, marine services;
- d. Building supply sales and storage, including manufacturing of building supplies;
- e. Contractors workshop, yard and storage;
- f. Equipment sales, rental, repair and storage;
- g. Feed, seed and agricultural supplies, sales and storage;
- h. Food and beverage manufacturing, preparation, catering, processing, packaging, distribution and storage, bakery, production bakery, brewery, culinary education, all excluding fish cannery and abattoir;
- i. Gardening and landscaping supplies and sales;
- j. Incubator mall;
- k. Laboratory;
- l. Manufacturing of log, modular or pre-fabricated homes and associated structures;
- m. Manufacturing, processing, fabricating, assembling, testing, packaging, servicing, repair, treatment, distribution, and storage of products, materials, fabric, substances or compounds, provided all manufacturing occurs within a wholly enclosed building, and excluding processes that require hydrocarbons or fissile materials;
- n. Motor vehicle sales;
- o. Offices;
- p. Refundable container depot;
- q. Research and development, high technology centre, education centre;
- r. Restaurant, café, take-out food service;
- s. Secondary processing and manufacturing of wood products, including cabinet and furniture manufacturing, the making of plywood, particleboard, and similar products, excluding sawmills, pulp and paper mills and log storage and sorting;
- t. Storage of propane, ethane and methane and related alcohols, total volume not to exceed 160,000 litres;
- u. Veterinary clinic;
- v. Warehouse, including mini-warehouse, freight handling and storage;
- w. Welding shop, steel and metal product fabrication, extrusion and finishing;
- x. Wholesale sales excluding hazardous materials, pesticides, explosives and petroleum products;

The following accessory uses and no others are permitted in the I-1 Zone:

- y. One single family dwelling per parcel of land or one dwelling unit within each industrial building;
- z. Retail sales.

## 2. Impervious Surfaces and Parcel Coverage Limit

Impervious surface coverage of a parcel in the I-1 Zone shall not exceed 60%, of which not more than 50% may be parcel coverage.

## 3. Height

The height of all buildings and structures in the I-1 Zone shall not exceed 10 metres.

## 4. Setbacks

The following minimum setbacks for buildings and structures apply in the I-1 Zone:

Type of Parcel Line	For all uses, where the adjacent parcel is zoned other than Industrial	For all uses, where the adjacent parcel is zoned Industrial
Front parcel line	7.5 metres	7.5 metres
Interior side parcel line	7.5 metres	0 metres
Exterior side parcel line	4.5 metres	4.5 metres
Rear parcel line	9 metres	0 metres

## 5. Minimum Parcel Size

The minimum parcel size in the I-1 Zone is:

- a. 0.2 hectares for parcels connected to a community water and sewer system;
- b. 0.4 hectares for parcels connected to a community water system only;
- c. 0.8 hectares for parcels connected to neither a community water system nor a community sewer system.

**13.2 I-1A BAMBERTON LIGHT INDUSTRIAL 1A ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5 and 6 of this Bylaw, the following regulations apply in the I-1A Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the I-1A Zone:

- a. All uses permitted in the I-1 Zone, **excluding** storage of propane, ethane and methane and related alcohols;
- b. Agriculture, horticulture, silviculture;
- c. Aquaculture, depuration of shellfish;
- d. Assembly;
- e. Commercial parking;
- f. Concrete batch plant and concrete products manufacturing;
- g. Electronic equipment manufacturing and repair;
- h. Funeral services;
- i. Indoor and outdoor recreation and associated facilities;
- j. Personal services establishment;
- k. Port facilities;
- l. Printing and publishing;
- m. Processing of gardening and landscaping supplies and materials;
- n. Recreational vehicle manufacturing, with accessory sales;
- o. Research and development centre;
- p. Retail sales, unrelated to any other principal permitted use, limited to a maximum of 250 m<sup>2</sup> in total retail floor area;
- q. Software engineering office and accessory uses;
- r. Technical services;
- s. Trade/vocational school;

The following accessory uses are permitted in the I-1A Zone:

- t. Retail sales accessory to a principal permitted use;
- u. Dwelling units accessory to a principal permitted use, subject to the Special Lease Area regulation in Section 13.2.2.a below.

**2. Special Lease Area Regulations**

For any lease area in an I-1A zone:

- a. Not more than three single family residences are permitted per lease area of land, only in conjunction with a principal permitted use in this Zone;
- b. A convenience store shall not be larger than 230 m<sup>2</sup> in floor area.
- c. Areas of land of any size in the I-1A Zone may be leased, including leases registered in the Land Title Office by Explanatory Plan, 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.
- d. The definition of "parcel" in Section 3.1 does not apply to lease areas in the Bamberton Light Industrial 1A Zone.
- e. For the purposes of the I-1A Zone only, the regulations concerning use, density and other matters apply to each lease area.

**3. Impervious Surfaces and Parcel Coverage Limit**

Impervious surface coverage of a parcel in the I-1A Zone shall not exceed 70%, of which not more than 60% may be parcel coverage.

**4. Height**

The height of all buildings and structures in the I-1A Zone shall not exceed 20 metres.

**5. Setbacks**

- a. Buildings and structures in the I-1A Zone shall be set back not less than 7.5 metres from any lease area boundary or parcel line that abuts a non-industrial zone.
- b. Buildings and structures in the I-1A Zone 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. Minimum Parcel Size**

The minimum *parcel* size in the I-1A Zone is 80 hectares. Notwithstanding this regulation, where a subdivision in the I-1A Zone is proposed to follow a land use zone boundary on an existing parcel that is split-zoned, a subdivision to any parcel size is permitted insofar as it would only create new parcels where zone boundaries pass through the parent parcel, with the resultant subdivision only isolating the entirety of the different zones present on the parent parcel.

**7. Off-Street Parking and Loading Spaces**

Notwithstanding the parking and loading space requirements of Sections 5 and 6 of this Bylaw, the minimum number of off-street parking spaces required on a parcel in the I-1A Zone is 1 space per 48 m<sup>2</sup> of gross floor area, plus one space per accessory residential dwelling.

**13.3 I-1B – LIGHT INDUSTRIAL 1B ZONE**

Subject to compliance with the general requirements detailed in Parts 4 and 5 of this Bylaw, the following regulations apply in the I-1B Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in an I-1B zone:

- a. All uses permitted in the I-1 Zone, excluding storage of propane, ethane and methane and related alcohols;
- b. Agriculture, horticulture, silviculture;
- c. Aquaculture, depuration of shellfish;
- d. Assembly;
- e. Commercial parking;
- f. Composting;
- g. Electronic equipment manufacturing and repair with accessory sales;
- h. Funeral services, including crematorium;
- i. Indoor and outdoor recreation and associated facilities;
- j. Personal services establishment;
- k. Printing and publishing;
- l. Processing of gardening and landscaping supplies and materials;
- m. Recreational vehicle manufacturing, with accessory sales;
- n. Recycling depot, recycling plant;
- o. Research and development centre;
- p. Retail sales, unrelated to any other principal permitted use, limited to a maximum of 250 m<sup>2</sup> in total retail floor area;
- q. Software engineering office and accessory uses;
- r. Technical services;
- s. Trade/vocational school;
- t. Transit facility, parking garage;
- u. Waste transfer station, recycling depot;

The following accessory uses are permitted in the I-1B Zone:

- v. Dwelling units accessory to a principal permitted use, subject to the regulations below;
- w. Retail sales accessory to a principal permitted use.

**2. Impervious Surfaces and Parcel Coverage Limit**

Impervious surface coverage of a parcel in the I-1B Zone shall not exceed 70%, of which not more than 60% may be parcel coverage.

**3. Servicing**

All parcels in the I-1B Zone shall be connected to a community water system and a community sewer system.

**4. Number of Dwelling Units Permitted per Parcel of Land**

Not more than three accessory dwelling units shall be located on a parcel of land in the I-1B Zone.

**5. Height**

The height of all buildings and structures in the I-1B Zone shall not exceed 20 metres.

## 6. Setbacks

The following minimum setbacks for buildings and structures apply in the I-1B Zone:

Type of Parcel Line	For all uses, where adjacent parcel is zoned other than Industrial	For all uses, where the adjacent parcel is zoned Industrial
Front parcel line	4.5 metres	
Interior side parcel line	7.5 metres	0 metres
Exterior side parcel line	4.5 metres	
Rear parcel line	4.5 metres	0 metres
Streamside Protection & Enhancement Area (SPEA)	7.5 metres	

## 7. Minimum Parcel Size

The minimum parcel size in the I-1B Zone is 1000 m<sup>2</sup> for parcels connected to both community water and community sewer services. Parcels that are not so connected cannot be subdivided.

## 8. Off-Street Parking and Loading Spaces

Notwithstanding Part 7 of this Bylaw, the minimum number of off-street parking spaces required on a parcel in the I-1B Zone is 1 space per 48 m<sup>2</sup> of gross floor area, plus one space per accessory residential dwelling. Off-street loading spaces shall be provided in accordance with Part 7 of this Bylaw.

**13.4 I-1C LIGHT INDUSTRIAL 1C ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the I-1C Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the I-1C Zone:

- a. Auto parts sales, excluding automobile wrecking;
- b. Automobile service shop and automobile workshop;
- c. Boat building and repair;
- d. Book binding, publishing;
- e. Building supply sales and storage, lumber yard;
- f. Café, restaurant;
- g. Clothing and garment cleaning and repair;
- h. Contractors workshop, yard and storage;
- i. Door and window manufacturing;
- j. Electric and electronic equipment manufacturing;
- k. Equipment sales, rental, repair and storage;
- l. Feed, seed and agricultural supplies, sales and storage;
- m. Food and dairy products manufacturing and processing facility, storage and packaging;
- n. Furniture and cabinet manufacturing, within a wholly enclosed building;
- o. Gardening and landscaping supplies and sales;
- p. Kennel, veterinary clinic;
- q. Laboratory;
- r. Manufacturing of consumer products;
- s. Modular log or pre-fabricated homes, truss and structure manufacturing;
- t. Motor vehicle sales;
- u. Offices;
- v. Parking garage;
- w. Production bakery;
- x. Refundable container depot;
- y. Research and development, high technology centre, education centre;
- z. Restaurant, cooking school, catering;
- aa. Warehouse, including mini-warehouse;
- bb. Welding shop;

The following accessory uses and no others are permitted in the I-1C Zone:

- cc. One single family dwelling per parcel of land or one dwelling unit within each industrial building.

**2. Impervious Surfaces and Parcel Coverage Limit**

Impervious surface coverage of a parcel in the I-1C Zone shall not exceed 60%, of which not more than 50% may be parcel coverage.

**3. Height**

The height of all buildings and structures in the I-1C Zone shall not exceed 10 metres.

**4. Setbacks**

The following setbacks for buildings and structures apply in the I-1C Zone:

Type of Parcel Line	For all uses, where the adjacent parcel is zoned other than Industrial	For all uses, where the adjacent parcel is zoned Industrial
Front parcel line	4.5 metres	4.5 metres
Interior side parcel line	9 metres	0 metres
Exterior side parcel line	4.5 metres	4.5 metres
Rear parcel line	9 metres	0 metres

**5. Minimum Parcel Size**

The minimum parcel size in the I-1C Zone is:

- a. 0.2 hectares for parcels connected to a community water and sewer system;
- b. 0.4 hectares for parcels connected to a community water system only;
- c. 2 hectares for parcels connected to neither a community water system nor a community sewer system.



**13.5 I-1D BUSINESS PARK INDUSTRIAL-COMMERCIAL 1D ZONE**

Subject to compliance with the general requirements detailed in Parts 4, 5 and 6 of this Bylaw, the following regulations apply in the I-1D Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in an I-1D zone:

- a. Assembly use;
- b. Auction sales;
- c. Automobile service shop;
- d. Boat building, repair and storage;
- e. Cabinet making, home improvement products manufacturing;
- f. Clothing manufacturing, cleaning, repair and storage;
- g. Commercial parking;
- h. Day care and nursery school, child care facility;
- i. Educational institution;
- j. Equipment sales, repair, storage and rental;
- k. Electronic equipment manufacturing and repair;
- l. Feed, seed and agricultural supplies, sales and storage;
- m. Food and beverage manufacturing, preparation, catering, processing, packaging, distribution and storage, bakery, brewery, culinary education, all excluding fish cannery and abattoir;
- n. Incubator mall;
- o. Laboratory, research and development centre;
- p. Lumber and storage yards, sale of wholesale and retail building supplies;
- q. Manufacturing, processing, fabricating, assembling, testing, packaging, servicing, repair, distribution, and storage of retail or wholesale consumer products produced within a wholly enclosed building;
- r. Motor vehicle sales;
- s. Modular home, mobile home, truss and prefabricated home manufacturing;
- t. Offices;
- u. Personal services establishment;
- v. Printing and publishing;
- w. Recreation facility, including martial arts, boxing and yoga studio;
- x. Research and development centre;
- y. Restaurant, café, coffee shop including take-out and catering;
- z. Retail sales, unrelated to any other principal permitted use, limited to a maximum of 250 m<sup>2</sup> in total retail floor area per enterprise;
- aa. Secondary processing and manufacturing of wood products;
- bb. Software engineering and accessory uses;
- cc. Technical services;
- dd. Transit facility, parking garage;
- ee. Warehousing, including mini-warehousing, self-storage, distribution and forwarding of freight and wholesale sales;

The following accessory uses are permitted in the I-1D Zone:

- ff. Dwelling units accessory to a principal permitted use, subject to the regulations below;
- gg. Retail sales accessory to a principal permitted use.

**2. Impervious Surfaces and Parcel Coverage Limit**

Impervious surface coverage of a parcel in the I-1D Zone shall not exceed 75%, of which not more than 60% may be parcel coverage.

**3. Servicing**

All parcels in the I-1D Zone shall be connected to a community water system and a community sewer system.

**4. Number of Dwelling Units Permitted per Parcel of Land**

Not more than three accessory dwelling units shall be located on a parcel of land in the I-1D Zone.

**5. Height**

The height of all buildings and structures in the I-1D Zone shall not exceed 18 metres.

**6. Setbacks**

The following minimum setbacks for buildings and structures apply in the I-1D Zone:

Type of Parcel Line	For all uses, where adjacent parcel is not zoned Industrial	For all uses, where the adjacent parcel is zoned Industrial
Front parcel line	4.5 metres	
Interior side parcel line	5 metres	0 metres
Exterior side parcel line	4.5 metres	
Rear parcel line	4.5 metres	0 metres
Streamside Protection & Enhancement Area (SPEA)	7.5 metres	

**7. Minimum Parcel Size**

The minimum parcel size in the I-1D Zone is 1000 m<sup>2</sup> for parcels connected to both community water and community sewer services. Parcels that are not so connected cannot be subdivided.

**8. Off-Street Parking and Loading Spaces**

Notwithstanding Part 7 of this Bylaw, the minimum number of off-street parking spaces required on a parcel in the I-1D Zone is 1 space per 48 m<sup>2</sup> of gross floor area, plus one space per accessory residential dwelling. Loading spaces shall be provided in accordance with Part 7 of this Bylaw.

**13.6 I-1E FISHER ROAD INDUSTRIAL 1E ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the I-1E Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the I-1E Zone:

- a. Auto parts sales, excluding automobile wrecking;
- b. Automobile service shop and automobile workshop;
- c. Boat building and repair;
- d. Book binding, publishing;
- e. Building supply sales and storage, lumber yard;
- f. Café, restaurant, take-out service;
- g. Cannery for fruits and vegetables;
- h. Clothing and garment manufacturing, cleaning and repair;
- i. Cold storage plant and frozen food locker;
- j. Contractors workshop, yard and storage;
- k. Door and window manufacturing;
- l. Electric and electronic equipment manufacturing;
- m. Equipment sales, rental, repair and storage;
- n. Feed, seed and agricultural supplies, sales and storage;
- o. Food, candy and dairy products manufacturing and processing facility, storage and packaging;
- p. Furniture and cabinet manufacturing and joinery, within a wholly enclosed building;
- q. Kennel, veterinary clinic;
- r. Laboratory;
- s. Manufacturing of consumer products;
- t. Modular log or pre-fabricated homes, truss and structure manufacturing;
- u. Motor vehicle sales;
- v. Offices;
- w. Parking garage;
- x. Processing and sale of gardening and landscaping supplies;
- y. Production bakery;
- z. Refundable container depot;
- aa. Recycling, sorting and storage of any type of substance or material, including in-vessel composting, but excluding external storage of any type of septage, animal material or animal substance;
- bb. Research and development, high technology centre, education centre;
- cc. Restaurant, cooking school, catering;
- dd. Warehouse, including mini-warehouse;
- ee. Welding shop;

The following accessory uses and no others are permitted in the I-1E Zone:

- ff. One single family dwelling per parcel of land or one dwelling unit within each industrial building.

**2. Impervious Surfaces and Parcel Coverage Limit**

Impervious surface coverage of a parcel in the I-1E Zone shall not exceed 60%, of which not more than 50% may be parcel coverage.

### 3. Height

The height of all buildings and structures in the I-1E Zone shall not exceed 10 metres.

### 4. Setbacks

The following setbacks for buildings and structures apply in the I-1E Zone:

Type of Parcel Line	For all uses, where the adjacent parcel is zoned other than Industrial	For all uses, where the adjacent parcel is zoned Industrial
Front parcel line	4.5 metres	4.5 metres
Interior side parcel line	9 metres	0 metres
Exterior side parcel line	4.5 metres	4.5 metres
Rear parcel line	9 metres	0 metres

### 5. Special Regulation

All uses permitted in the I-1E Zone shall only be carried on within a wholly enclosed building, except for the storage of material and vehicles for processing or storage of garden supplies.

### 6. Minimum Parcel Size

The minimum parcel size in the I-1E Zone is:

- a. 0.2 hectares for parcels connected to a community water and sewer system;
- b. 0.4 hectares for parcels connected to a community water system only;
- c. 2 hectares for parcels connected to neither a community water system nor a community sewer system.

**13.7 I-2 HEAVY INDUSTRIAL 2 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the I-2 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the I-2 Zone:

- a. All uses permitted in the I-1 Zone;
- b. Asphalt plant;
- c. Bulk asphalt storage and distribution;
- d. Concrete products manufacturing including ready-mix concrete, bulk cement storage and delivery;
- e. Gravel and quarried materials processing facilities;
- f. Manufacturing, repair, treatment and storage of products, materials, fabrics and compounds, excluding metal smelter, pulp or pulp and paper mill, hydrocarbon refinery and fissile materials;
- g. Outdoor recreation;
- h. Retail and wholesale sale of petroleum products other than asphalt, limited to a total of 455,000 litres of total volume;

The following accessory uses are permitted in the I-2 Zone:

- i. Single family dwelling or suite, to a maximum of one dwelling unit per industrial building.

**2. Impervious Surfaces and Parcel Coverage Limit**

Impervious surface coverage of a parcel in the I-2 Zone shall not exceed 70%, of which not more than 60% may be parcel coverage.

**3. Height**

The height of all buildings and structures in the I-2 Zone shall not exceed 20 metres.

**4. Setbacks**

The minimum setbacks for buildings and structures in the I-2 Zone is 9 metres from all parcel lines, except where an interior side parcel line or rear parcel line abuts another parcel that is zoned as Industrial, in which case the setback may be reduced to 3 metres.

**5. Minimum Parcel Size**

The minimum parcel size in the I-2 Zone is 2 hectares regardless of the level of servicing.

**13.8 I-3 TRANSPORTATION INDUSTRIAL 3 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the I-3 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the I-3 Zone:

- a. Terminal facilities for automobile, ship, truck and rail transportation of goods, materials or people, including storage facilities;
- b. Petroleum terminal facility; including storage facilities but excluding liquefied natural gas;

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

- c. Single family dwelling.

**2. Parcel Coverage**

The parcel coverage in the I-3 Zone shall not exceed 20 percent for all buildings and structures.

**3. Height**

The height of all buildings and structures in the I-3 Zone shall not exceed 15 metres.

**4. Setbacks**

Buildings and structures in the I-3 Zone shall be located not less than 30 metres from all parcel lines, except where a parcel line abuts a residential or agricultural zone, in which case buildings and structures shall be located not less than 45 metres from a parcel line.

**5. Screening/Buffer Area**

The southern boundaries of any parcel in the I-3 Zone will have a natural leavestrip area of at least 30 metres in width, within which a vegetative screen shall be established and maintained against properties zoned for single family residential use.

**6. Minimum Parcel Size**

The minimum parcel size in the I-3 Zone is 2 hectares regardless of the level of services available to the parcel.

**13.9 I-4 AGGREGATE INDUSTRIAL 4 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the I-4 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the I-4 Zone:

- a. Asphalt batch plant, concrete batch plant and accessory pre-cast concrete products manufacturing;
- b. Gravel processing;

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

- c. Office;
- d. Single family dwelling.

**2. Parcel Coverage Limit**

The parcel coverage in the I-4 Zone shall not exceed 20 percent for all buildings and structures.

**3. Height**

The height of all buildings and structures in the I-4 Zone shall not exceed 20 metres.

**4. Setbacks**

Buildings and structures in the I-4 Zone shall be located not less than 15 metres from all parcel lines, except where a parcel line abuts a residential or agricultural zone, in which case buildings and structures shall be located not less than 30 metres from a parcel line.

**5. Minimum Parcel Size**

The minimum parcel size in the I-4 Zone is 2 hectares regardless of the level of service.

**13.10 I-5 MINI WAREHOUSING INDUSTRIAL 5 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the I-5 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the I-5 Zone:

- a. Mini warehousing;
- b. Mini storage;

The following accessory uses are permitted in the I-5 Zone:

- c. Single family dwelling.

**2. Parcel Coverage Limit**

The parcel coverage in the I-5 Zone shall not exceed 50 percent for all buildings and structures.

**3. Height**

The height of all buildings and structures in the I-5 Zone shall not exceed 10 metres.

**4. Setbacks**

The setbacks for buildings and structures in the I-5 Zone are as follows:

Type of Parcel Line	All Uses
Front	7.5 metres
Interior Side	4.5 metres
Exterior Side	4.5 metres
Rear	4.5 metres

**5. Minimum Parcel Size**

The minimum parcel size in the I-5 Zone is 1 hectare regardless of the level of service available to the parcel.

**6. Screening**

Parcels in the I-5 Zone shall be screened by a continuous row of evergreen vegetation or an ornamental tightboard fence along the parcel line that abuts a numbered Provincial Highway, in order to minimize the visibility of the site.

**7. Prohibition**

No outdoor storage is permitted in the I-5 Zone, nor is the parking of boats, travel trailers or recreational vehicles permitted.



**13.11 I-6 AGRICULTURAL INDUSTRIAL 6 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the I-6 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the I-6 Zone:

- a. Agricultural equipment sales, rental, repair and storage;
- b. Agriculture, horticulture;
- c. Canning of fruits and vegetables;
- d. Dairy products manufacturing;
- e. Feed, seed and agricultural supplies, sales and storage;
- f. Food processing, storage and packaging, excluding fish cannery and abattoir;
- g. Frozen food locker;
- h. Gardening and landscaping supplies and sales;

The following accessory uses and no others are permitted in the I-6 Zone:

- i. Office;
- j. Single family dwelling.

**2. Parcel Coverage Limit**

The parcel coverage in the I-6 Zone shall not exceed 50 percent for all buildings and structures, including greenhouses.

**3. Height**

The height of all buildings and structures in the I-6 Zone shall not exceed 10 metres.

**4. Setbacks**

Buildings and structures in the I-6 Zone shall be located not less than 9 metres from all parcel lines, except where an interior side parcel line or rear parcel line abuts another parcel in an industrial zone, in which case the setback may be reduced to 3 metres.

**5. Minimum Parcel Size**

The minimum parcel size in the I-6 Zone is:

- a. 0.4 hectares for parcels connected to a community water and sewer system;
- b. 2 hectares for parcels connected to a community water system only;
- c. Parcels that are not connected to a community water system are not eligible to be subdivided.

**13.12 I-7 RAILWAY TRANSPORTATION 7 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the I-7 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the I-7 Zone:

- a. Public utility use;
- b. Terminal facilities for passenger and freight rail services;
- c. Trails for pedestrians, cyclists and equestrians;
- d. Railway stations and railway depots;
- e. Roundhouses, engine sheds, and railway vehicle maintenance facilities;

The following accessory uses are permitted in the I-7 Zone:

- e. Restaurant, retail store, office, accessory to and within a railway station;
- f. Uses customarily incidental to the operation of a railway.

**2. Height**

The height of all buildings and structures in the I-7 Zone shall not exceed 10 metres.

**3. Setback**

The minimum setback for a railway station use is 4.5 metres from all parcel lines.

**4. Prohibition**

No parcel in the I-7 Zone shall be used for the burial of public utilities or pipelines if these would interfere with the use of the transportation corridor for railway use.

**13.13 I-8 AUTO WRECKING/SALVAGE INDUSTRIAL 8 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the I-8 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the I-8 Zone:

- a. Automobile salvage or wrecking yard, including trucks and other vehicles;
- b. Automobile workshop;
- c. Sales of used automotive parts and products;

The following accessory uses are permitted in the I-8 Zone:

- d. Sales of new auto parts;
- e. Single family dwelling.

**2. Parcel Coverage Limit**

The parcel coverage in the I-8 Zone shall not exceed 60 percent for all buildings and structures.

**3. Height**

The height of all buildings and structures in the I-8 Zone shall not exceed 12 metres.

**4. Screening**

Any parcel in the I-8 Zone shall be comprehensively screened by continuous evergreen vegetation from any fronting public road.

**5. Setbacks**

The setbacks for buildings and structures in the I-8 Zone are as follows:

<b>Type of Parcel Line</b>	<b>Industrial Use</b>	<b>Residential Use</b>
Front	7.5 metres	7.5 metres
Interior Side	9 metres	3 metres
Exterior Side	4.5 metres	4.5 metres
Rear	9 metres	4.5 metres

**6. Minimum Parcel Size**

The minimum parcel size in the I-8 Zone is 2 hectares.

**14.1    P-1    PARKS 1 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the P-1 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the P-1 Zone:

- a. Public park;

The following accessory uses are permitted in the P-1 Zone:

- b. Park caretaker's residence;
- c. Park maintenance facilities and offices.

**2. Number of Dwellings**

Not more than one single family dwelling is permitted on a parcel in the P-1 Zone.

**3. Setbacks**

The minimum setback in the P-1 Zone is 6 metres from all parcel lines, for all buildings and structures.

**4. Height**

In the P-1 Zone, the height of all buildings and structures must not exceed 10 metres.

**14.2 P-2 INSTITUTIONAL 2 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the P-2 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the P-2 Zone:

- a. Assembly use;
- b. Child care facility;
- c. Day care facility;
- d. Institutional use;
- e. Personal care facility;
- f. Private school, public school, including boarding facilities and accessory staff accommodation;

The following accessory uses are permitted in the P-2 Zone:

- g. Single family dwelling.

**2. Minimum Parcel size**

The minimum parcel size in the P-2 Zone is:

- a. 0.4 ha for parcels served by a community water system and a community sewer system;
- b. 2 ha for parcels not served by community water or community sewer systems.

**3. Number of Dwellings per Parcel**

Not more than one single family dwelling, excluding staff accommodation, is permitted on a parcel in the P-2 Zone.

**4. Setbacks**

The minimum setbacks for buildings and structures in the P-2 Zone are as follows:

<b>Type of Parcel Line</b>	<b>Institutional, Residential and Accessory Uses</b>
Front parcel line	4.5 metres
Interior side parcel line	4.5 metres
Exterior side parcel line	4.5 metres
Rear parcel line	4.5 metres

**5. Height**

In the P-2 Zone, the height of all buildings and structures must not exceed 12 metres.

**6. Parcel Coverage Limit**

The parcel coverage in the P-2 Zone must not exceed 50% for all buildings and structures.

**14.4 P-3 VILLAGE INSTITUTIONAL 3 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the P-3 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the P-3 Zone:

- a. Assembly use;
- b. Child care facility;
- c. Commercial uses on the ground floor of a building or structure;
- d. Community centre;
- e. Day care facility;
- e. Institutional use;
- f. Multiple family dwelling;
- g. Office;
- h. Personal service;
- i. Recreational use;

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

- j. Single family dwelling.

**2. Impervious Surfaces and Parcel Coverage Limit**

Impervious surface coverage of a parcel in the P-3 Zone shall not exceed 45%, of which not more than 40% may be parcel coverage.

**3. Minimum Parcel size**

The minimum parcel size in the P-3 Zone is:

- a. 2000 m<sup>2</sup> for parcels served by a community water system and a community sewer system;
- b. 4000 m<sup>2</sup> for parcels served by a community water system only;
- c. Parcels that are not serviced with community water are not eligible to be subdivided.

**4. Density**

The maximum density for a multiple family residential use in the P-3 Zone is 45 units per ha.

**5. Setbacks**

The minimum setbacks for buildings and structures in the P-3 Zone are as follows:

Type of Parcel Line	All Uses
Front parcel line	4.5 metres
Interior side parcel line	3 metres
Exterior side parcel line	4.5 metres
Rear parcel line	3 metres

**6. Height**

In the P-3 Zone, the height of all buildings and structures must not exceed 12 metres.

**14.5 P-4 PARK / COMMUNITY FOREST 4 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the P-4 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the P-4 Zone:

- a. Parks;
- b. Passive recreational use;
- c. Community forest;
- d. Forestry, silviculture;

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

- e. Single Family dwelling for a caretaker.

**2. Minimum Parcel size**

The minimum parcel size in the P-4 Zone is 10 hectares.

**3. Number of Dwellings per Parcel**

Not more than one single family dwelling is permitted on a parcel in the P-4 Zone.

**4. Setbacks**

The minimum setbacks for buildings in the P-4 Zone are as follows:

<b>Type of Parcel Line</b>	<b>All Uses</b>
Front parcel line	7.5 metres
Interior side parcel line	5 metres
Exterior side parcel line	5 metres
Rear parcel line	5 metres

**5. Height**

In the P-4 Zone, the height of all buildings and structures must not exceed 10 metres.

**6. Parcel Coverage Limit**

The parcel coverage in the P-4 Zone must not exceed 15 percent for all buildings and structures.

**14.6 P-5 FOREST INSTITUTIONAL 5 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the P-5 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the P-5 Zone:

- a. Agriculture, silviculture;
- b. Forest fire fighting air and logistics base;
- c. Provincial administrative offices;
- d. Seed farm;

The following accessory uses are permitted in the P-5 Zone:

- e. One single family dwelling or one dwelling unit in an institutional building.

**2. Minimum Parcel Size**

The minimum parcel size in the P-5 Zone is 12 hectares.

**3. Number of dwelling Units per Parcel**

Not more than one single family dwelling unit shall be located on a parcel in the P-5 Zone.

**4. Setbacks**

The minimum setback for all buildings and structures in the P-5 Zone is 6 metres from all parcel lines.

**5. Height**

In the P-5 Zone, the height of all buildings and structures must not exceed 12 metres.

**6. Screening**

A vegetative screen comprising trees or evergreen hedges shall be installed and maintained in the P-5 Zone along the side of the parcel that faces the Trans-Canada Highway.

**7. Parcel Coverage Limit**

The parcel coverage in the P-5 Zone must not exceed 20 percent for all buildings and structures.



**14.7 P-6 OUTDOOR RECREATION PARK 6 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the P-6 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the P-6 Zone:

- a. Equestrian riding and boarding facilities, horse riding ring and arena, equestrian trails;
- b. Motorsports facility;
- c. Rifle, pistol and archery range, including trap shooting and firearms club facility;
- d. Ultralight aircraft landing and take-off area;

The following accessory uses are permitted in the P-6 Zone:

- e. One single family dwelling or one dwelling unit in another building.

**2. Minimum Parcel Size**

The minimum parcel size in the P-6 Zone is 8 hectares.

**3. Number of dwelling Units per Parcel**

Not more than one dwelling unit shall be located on a parcel in the P-6 Zone.

**4. Setbacks**

The minimum setback for all principal buildings and structures in the P-6 Zone is 50 metres from all parcel lines, and 6 metres for an accessory building or structure.

**5. Height**

In the P-6 Zone, the height of all buildings and structures must not exceed 10 metres.

**6. Parcel Coverage Limit**

The parcel coverage in the P-6 Zone must not exceed 20 percent for all buildings and structures.

**14.8 W-1 MARINE CONSERVATION 1 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the W-1 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the W-1 Zone:

- a. Activities directed towards environmental protection and habitat enhancement;
- b. Passive recreation.

**2. Prohibited Uses**

Floats, piles, docks, wharves and similar structures for moorage are not permitted in the W-1 Zone.

**14.9 W-2 FRESHWATER CONSERVATION 2 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the W-2 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the W-2 Zone:

- a. Activities directed towards environmental protection and habitat enhancement;
- b. Passive recreation.

**2. Interpretation**

The W-2 Zone, where shown on Schedule A (Zoning Map) on the surface of Shawnigan Lake, reaches lakeward for 30 metres from any public road end.

**3. Prohibited Uses**

Privately owned floats, piles, docks, wharves and similar moorage structures are not permitted in the W-2 Zone.

**14.10 W-3 WATER INSTITUTIONAL 3 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the W-3 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the W-3 Zone:

- a. Any use permitted in the W-2 Zone;
- b. Private and public wharf, dock or float use, including enclosed boat and marine equipment storage and ancillary change room, washroom and training facilities;
- c. Breakwater, ramp.

**2. Height**

No building or structure in the W-3 Zone shall exceed a height of 6.5 m above the elevation of an adjacent road surface.

**3. Prohibition**

No residential use is permitted in the W-3 Zone, and no structure that would impede public passage below the natural boundary is permitted.

**4. Provincial and Federal Regulations**

All structures built in the W-3 Zone shall comply with the federal *Fisheries Act* and the provincial *Water Act* and any other applicable senior government regulations. The following excerpts of senior government regulations in the shaded box below are provided for convenience only; please consult the original regulations and the agency concerned before proceeding:

**Fisheries Act (Canada)**

A dock, wharf, boathouse and float are permitted without application to the Department of Fisheries and Oceans (DFO) if all of the following conditions are met:

- any new, repaired or rebuilt floating, cantilever or post dock or boathouse and combination thereof has a total combined footprint no greater than 24 m<sup>2</sup>;
- the structure does not occur over or adjacent to a location involving known fish spawning habitat;
- the structure does not require any dredging, blasting or infilling in the water body; and
- measures to protect fish and fish habitat are followed during the construction of the structure, in accordance with the Operational Statement for Dock and Boathouse Construction in Freshwater Systems.

**Water Act (British Columbia):**

A dock, wharf or float - including any attached dock fingers - is permitted without application to the BC Ministry of Environment provided all of the following conditions are met:

- the structure must fit in a 80 m<sup>2</sup> rectangular area or envelope adjacent to the shore;
- a maximum of two float fingers may extend from the main structure;
- the combined maximum surface area of main structure and fingers is 46 m<sup>2</sup>; and
- the first 3 m of structure adjacent to the shore is open span, to accommodate water circulation and exchange and fish movement.

**14.11 W-4 WATER MARINA 4 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the W-4 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the W-4 Zone:

- a. Any use permitted in the W-2 Zone;
- b. Boat shed or boat shelter;
- c. Management of a waterbody, lake or reservoir by an improvement district, municipality or regional district for use as a community water supply
- d. Marina;
- e. Moorage facilities for water taxi, ferry, fishing boats, or similar commercial use;
- f. Sales and rental of boats and sporting equipment;
- g. Yacht club;

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

- h. Marina fuelling station and storage of petroleum products up to 23,000 litre capacity;
- i. Marine public house;
- j. Offices and retail sales
- k. Restaurant;
- l. Sewage pump-out station;
- m. Slips, docks, breakwaters, ramps, dolphins, and pilings necessary for the establishment and/or maintenance of a principal use.

**2. Height**

In the W-4 Zone, the height of all buildings and structures shall not exceed 7.5 metres above the natural boundary.

**3. Prohibited Uses**

No houseboat or residential use of floats, piles or vessels of any kind is permitted in the W-4 Zone, and no structure that would prevent the passage of the public below the natural boundary is permitted unless an alternate provision for public passage has been made on the land.

**4. Parking and Loading**

Off-street parking and loading spaces in the W-4 Zone must be provided on the W-4 land if possible, or within 200 metres of the zone boundary, in accordance with Part 7 of this Bylaw.

**14.12 W-5 SHAWNIGAN LAKE WATER 5 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the W-5 Zone:

**1. Permitted Uses**

The following principal uses and no others are permitted in the W-5 Zone:

- a. Any use permitted in the W-2 Zone;
- b. Boat shelter;
- c. Private or public wharf, dock or float;
- d. Breakwater, water skiing jump and boat launching ramp;
- e. Navigational aids.

**2. Height**

No building or structure in the W-5 Zone shall exceed a height of 4.5 m above the water surface.

**3. Length Regulation for Wharves, Docks, Boat Shelters and Floats**

No wharf, dock, boat shelter, float or part thereof shall be located further than 15 metres from the natural boundary of the lakeshore.

**4. Prohibition**

The following uses are prohibited in the W-5 Zone:

- a. Residential use of any building or structure
- b. Houseboats or live-aboard vessels, whether powered or not.

**5. Boat Shelter Regulations**

The following regulations apply to boat shelters in the W-5 Zone:

- a. no boat shelter shall have a roof greater than 40 m<sup>2</sup> in area;
- b. no boat shelter shall have any walls.

**6. Provincial and Federal Regulations**

All structures built in the W-5 Zone shall comply with the federal *Fisheries Act* and the provincial *Water Act* and any other applicable senior government regulations. The following excerpts of senior government regulations in the shaded box below are provided for convenience only; please consult the original regulations and the agency concerned before proceeding:

**Fisheries Act (Canada):**

A dock, wharf, boathouse and float are permitted without application to the Department of Fisheries and Oceans (DFO) only if all of the following conditions are met:

- any new, repaired or rebuilt floating, cantilever or post dock or boathouse and combination thereof has a total combined footprint no greater than 24 m<sup>2</sup>;
- the structure does not occur over or adjacent to a location involving known fish spawning habitat;
- the structure does not require any dredging, blasting or infilling in the water body; and
- measures to protect fish and fish habitat are followed during the construction of the structure, in accordance with DFO Operational Statement for Dock & Boathouse Construction in Freshwater Systems.

**Water Act (British Columbia):**

A dock, wharf or float - including any attached dock fingers - is permitted without application to the BC Ministry of Environment provided all of the following conditions are met:

- the structure must fit in a 80 m<sup>2</sup> rectangular area or envelope adjacent to the shore;
- a maximum of two float fingers may extend from the main structure;
- the combined maximum surface area of main structure and fingers is 46 m<sup>2</sup>; and
- the first 3 m of structure adjacent to the shore is open span, to accommodate water circulation and exchange and fish movement.

---

**PART FIFTEEN                      FORCE AND EFFECT**

---

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

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

---

Secretary



APPENDIX ONE

**Metric Conversion Table**

(Provided for Convenience Purposes Only; metric measurements shall prevail in all cases of interpretation)

<i><b>Metric</b></i>	<i><b>Imperial</b></i>	<i><b>Metric</b></i>	<i><b>Imperial</b></i>
7.5 m	24'6"	4.5 m	14'7"
6 m	19'6"	3 m	9'8"
1 m	3' 2"	9 m	29' 5"
10 m	32' 8"	30 m	98' 4"
15 m	49' 2"	50 m	164'
45 m	147' 6"	4 m	13'
2 m	6' 5"	1.2 m	3'9"
2.5 m	8' 2"	0.6 m	1'9"
20 ha	49.42 acres	12 ha	29.65 acres
8 ha	19.77 acres	4 ha	9.88 acres
2 ha	4.94 acres	1 ha (10,000 m <sup>2</sup> )	2.47 acres
0.4 ha (4000 m <sup>2</sup> )	0.99 acre	0.2 ha (2000 m <sup>2</sup> )	0.49 acre
0.3 ha (3000 m <sup>2</sup> )	0.74 acre	0.1 ha (1000 m <sup>2</sup> )	0.24 acre
600 m <sup>2</sup>	0/14 acre	460 m <sup>2</sup>	0.1 acre
325 m <sup>2</sup>	0.08 acre	250 m <sup>2</sup>	2691 sq. ft.
90 m <sup>2</sup>	968 sq. ft.	74 m <sup>2</sup>	796 sq. ft.
60 m <sup>2</sup>	645 sq. ft.	25 m <sup>2</sup>	269 sq. ft.
0.27 m <sup>2</sup>	2.9 sq. ft.	4.546 L (litres)	1 gallon (Imperial)

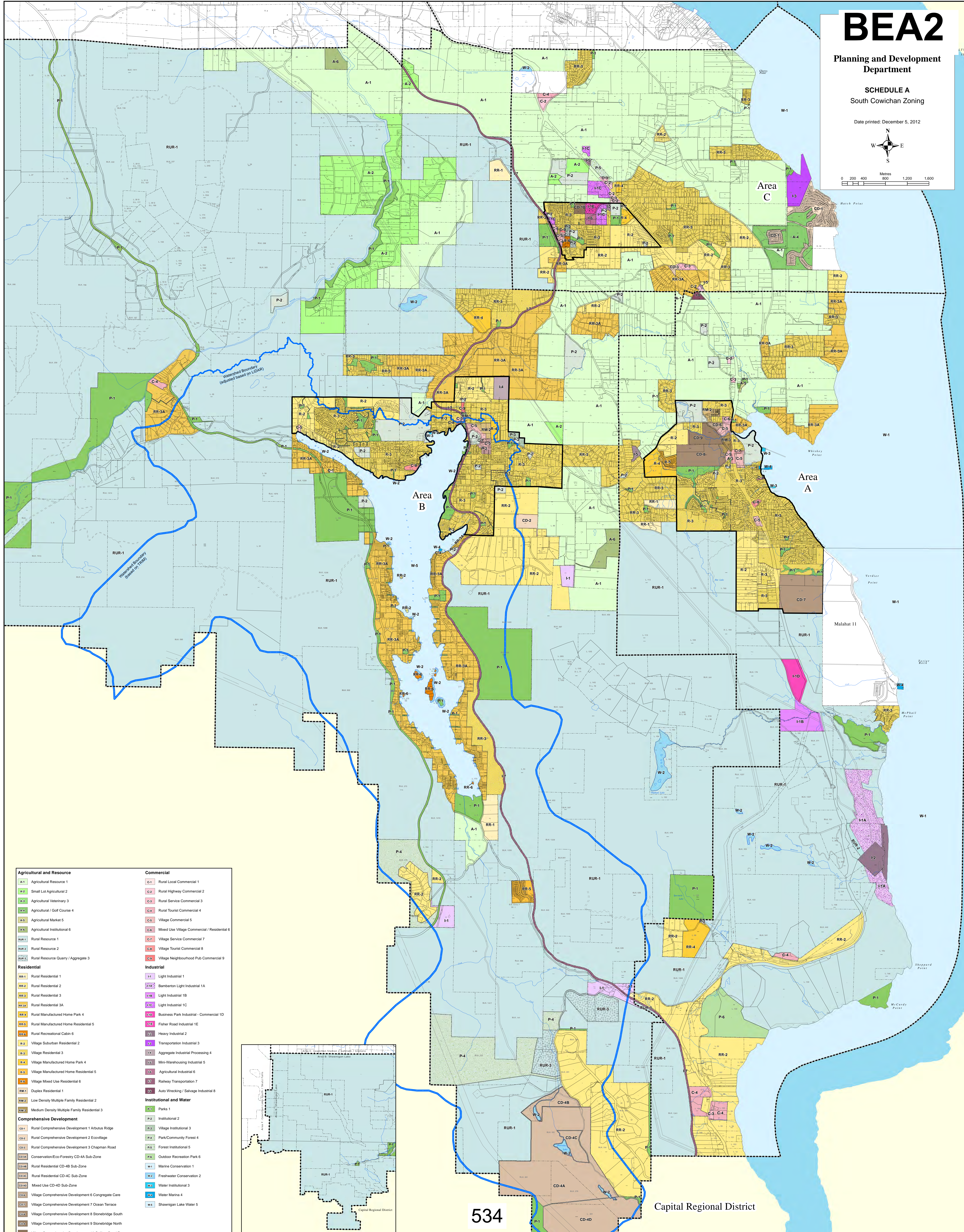
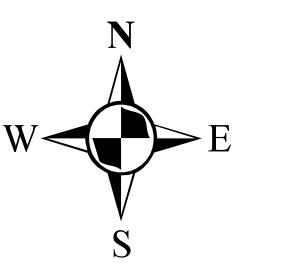


# BEA2

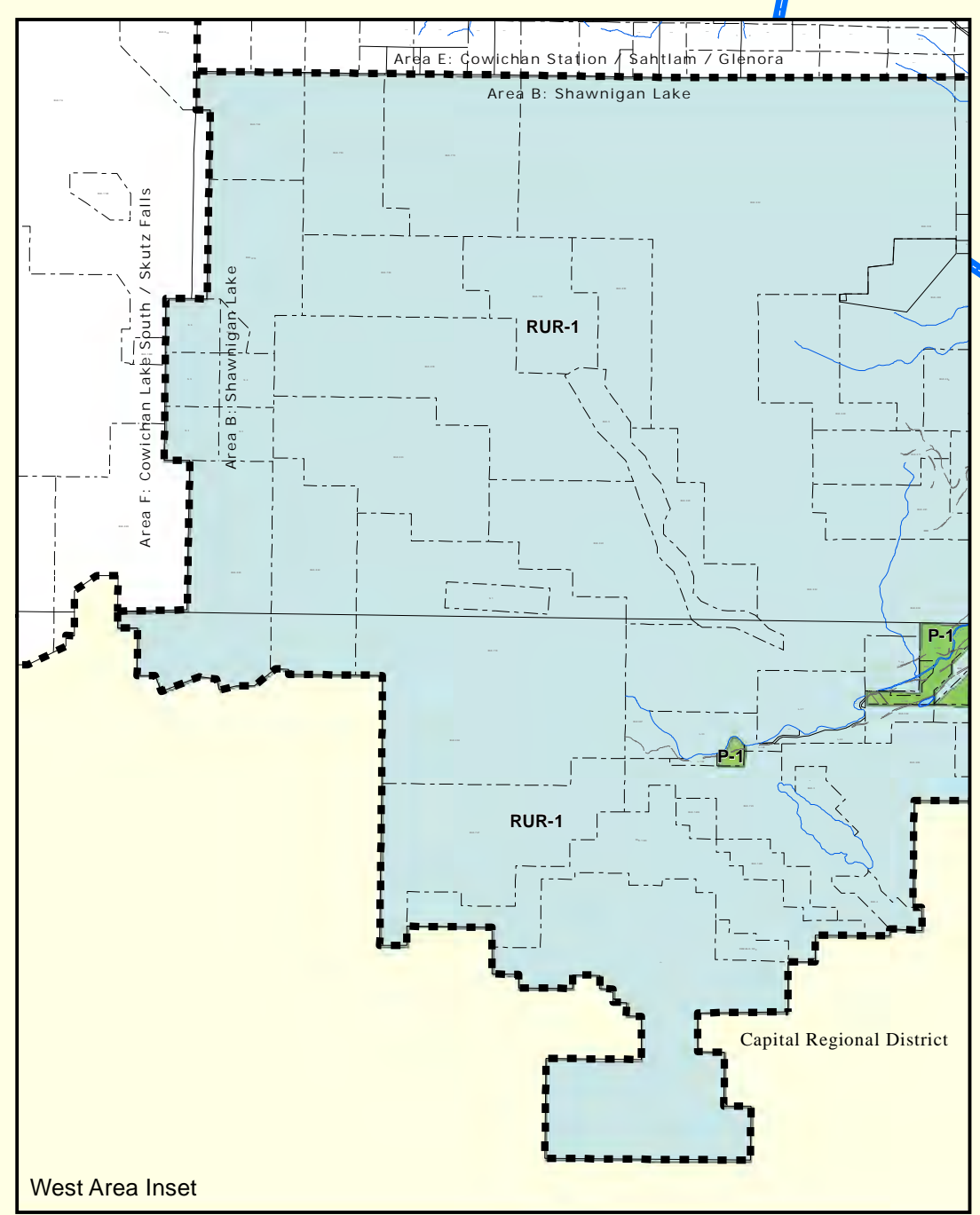
Planning and Development  
Department

SCHEDULE A  
South Cowichan Zoning

Date printed: December 5, 2012



Agricultural and Resource	Commercial
A-1 Agricultural Resource 1	C-1 Rural Local Commercial 1
A-2 Small Lot Agricultural 2	C-2 Rural Highway Commercial 2
A-3 Agricultural Veterinary 3	C-3 Rural Service Commercial 3
A-4 Agricultural / Golf Course 4	C-4 Rural Tourist Commercial 4
A-5 Agricultural Market 5	C-5 Village Commercial 5
A-6 Agricultural Institutional 6	C-6 Mixed Use Village Commercial / Residential 6
RUR-1 Rural Resource 1	C-7 Village Service Commercial 7
RUR-2 Rural Resource 2	C-8 Village Tourist Commercial 8
RUR-3 Rural Resource Quarry / Aggregate 3	C-9 Village Neighbourhood Pub Commercial 9
Residential	Industrial
RR-1 Rural Residential 1	I-1 Light Industrial 1
RR-2 Rural Residential 2	I-1A Bamberton Light Industrial 1A
RR-3 Rural Residential 3	I-1B Light Industrial 1B
RR-3A Rural Residential 3A	I-1C Light Industrial 1C
RR-4 Rural Manufactured Home Park 4	I-1D Business Park Industrial - Commercial 1D
RR-5 Rural Manufactured Home Residential 5	I-1E Fisher Road Industrial 1E
RR-6 Rural Recreational Cabin 6	I-2 Heavy Industrial 2
R-2 Village Suburban Residential 2	I-3 Transportation Industrial 3
R-3 Village Residential 3	I-4 Aggregate Industrial Processing 4
R-4 Village Manufactured Home Park 4	I-5 Mini-Warehousing Industrial 5
R-5 Village Manufactured Home Residential 5	I-6 Agricultural Industrial 6
R-6 Village Mixed Use Residential 6	I-7 Railway Transportation 7
RM-1 Duplex Residential 1	I-8 Auto Wrecking / Salvage Industrial 8
RM-2 Low Density Multiple Family Residential 2	Institutional and Water
RM-3 Medium Density Multiple Family Residential 3	P-1 Parks 1
Comprehensive Development	P-2 Institutional 2
CD-1 Rural Comprehensive Development 1 Arbutus Ridge	P-3 Village Institutional 3
CD-2 Rural Comprehensive Development 2 Ecovillage	P-4 Park/Community Forest 4
CD-3 Rural Comprehensive Development 3 Chapman Road	P-5 Forest Institutional 5
CD-4A Conservation/Eco-Forestry CD-4A Sub-Zone	P-6 Outdoor Recreation Park 6
CD-4B Rural Residential CD-4B Sub-Zone	W-1 Marine Conservation 1
CD-4C Rural Residential CD-4C Sub-Zone	W-2 Freshwater Conservation 2
CD-4D Mixed Use CD-4D Sub-Zone	W-3 Water Institutional 3
CD-6 Village Comprehensive Development 6 Congregate Care	W-4 Water Marina 4
CD-7 Village Comprehensive Development 7 Ocean Terrace	W-5 Shawigan Lake Water 5
CD-8 Village Comprehensive Development 8 Stonebridge South	
CD-9 Village Comprehensive Development 9 Stonebridge North	
CD-10 Village Comprehensive Development 10 Galliers Road E.	



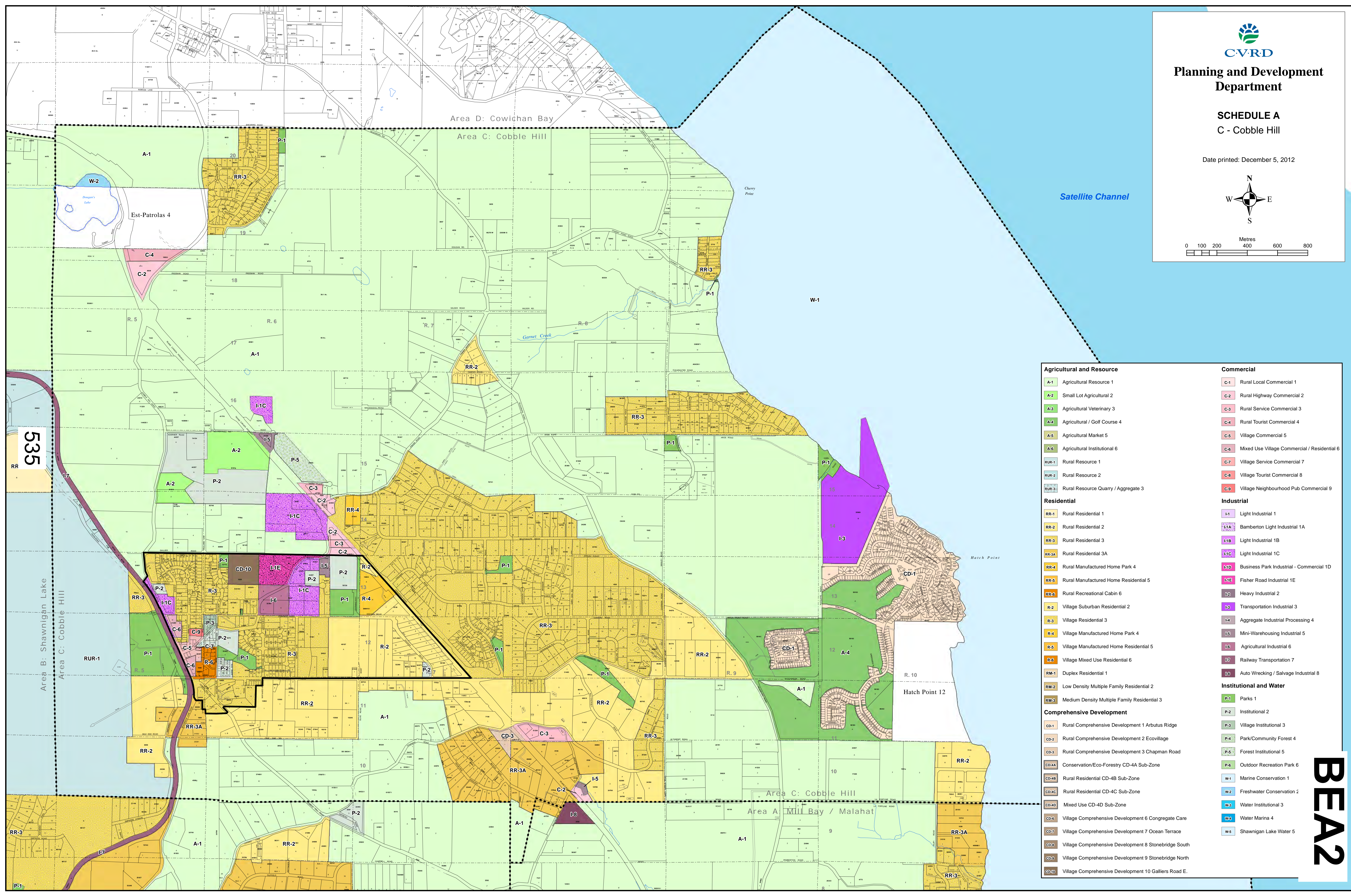
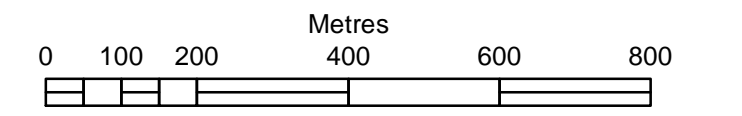
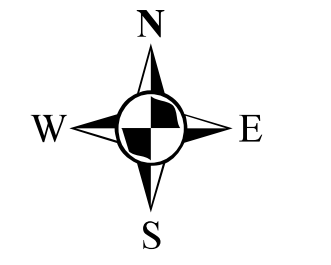




# Planning and Development Department

## SCHEDULE A C - Cobble Hill

Date printed: December 5, 2012



Agricultural and Resource	Commercial
A-1 Agricultural Resource 1	C-1 Rural Local Commercial 1
A-2 Small Lot Agricultural 2	C-2 Rural Highway Commercial 2
A-3 Agricultural Veterinary 3	C-3 Rural Service Commercial 3
A-4 Agricultural / Golf Course 4	C-4 Rural Tourist Commercial 4
A-5 Agricultural Market 5	C-5 Village Commercial 5
A-6 Agricultural Institutional 6	C-6 Mixed Use Village Commercial / Residential 6
RUR-1 Rural Resource 1	C-7 Village Service Commercial 7
RUR-2 Rural Resource 2	C-8 Village Tourist Commercial 8
RUR-3 Rural Resource Quarry / Aggregate 3	C-9 Village Neighbourhood Pub Commercial 9
Residential	Industrial
RR-1 Rural Residential 1	I-1 Light Industrial 1
RR-2 Rural Residential 2	I-1A Bamberton Light Industrial 1A
RR-3 Rural Residential 3	I-1B Light Industrial 1B
RR-3A Rural Residential 3A	I-1C Light Industrial 1C
RR-4 Rural Manufactured Home Park 4	I-1D Business Park Industrial - Commercial 1D
RR-5 Rural Manufactured Home Residential 5	I-1E Fisher Road Industrial 1E
RR-6 Rural Recreational Cabin 6	I-2 Heavy Industrial 2
R-2 Village Suburban Residential 2	I-3 Transportation Industrial 3
R-3 Village Residential 3	I-4 Aggregate Residential Processing 4
R-4 Village Manufactured Home Park 4	I-5 Mini-Warehousing Industrial 5
R-5 Village Manufactured Home Residential 5	I-6 Agricultural Industrial 6
R-6 Village Mixed Use Residential 6	I-7 Railway Transportation 7
RM-1 Duplex Residential 1	I-8 Auto Wrecking / Salvage Industrial 8
RM-2 Low Density Multiple Family Residential 2	Institutional and Water
RM-3 Medium Density Multiple Family Residential 3	P-1 Parks 1
Comprehensive Development	P-2 Institutional 2
CD-1 Rural Comprehensive Development 1 Arbutus Ridge	P-3 Village Institutional 3
CD-2 Rural Comprehensive Development 2 Ecovillage	P-4 Park/Community Forest 4
CD-3 Rural Comprehensive Development 3 Chapman Road	P-5 Forest Institutional 5
CD-4A Conservation/Eco-Forestry CD-4A Sub-Zone	P-6 Outdoor Recreation Park 6
CD-4B Rural Residential CD-4B Sub-Zone	W-1 Marine Conservation 1
CD-4C Rural Residential CD-4C Sub-Zone	W-2 Freshwater Conservation 2
CD-4D Mixed Use CD-4D Sub-Zone	W-3 Water Institutional 3
CD-6 Village Comprehensive Development 6 Congregate Care	W-4 Water Marina 4
CD-7 Village Comprehensive Development 7 Ocean Terrace	W-5 Shawnigan Lake Water 5
CD-8 Village Comprehensive Development 8 Stonebridge South	
CD-9 Village Comprehensive Development 9 Stonebridge North	
CD-10 Village Comprehensive Development 10 Galliers Road E.	

# BEA2

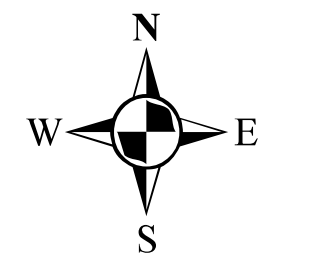




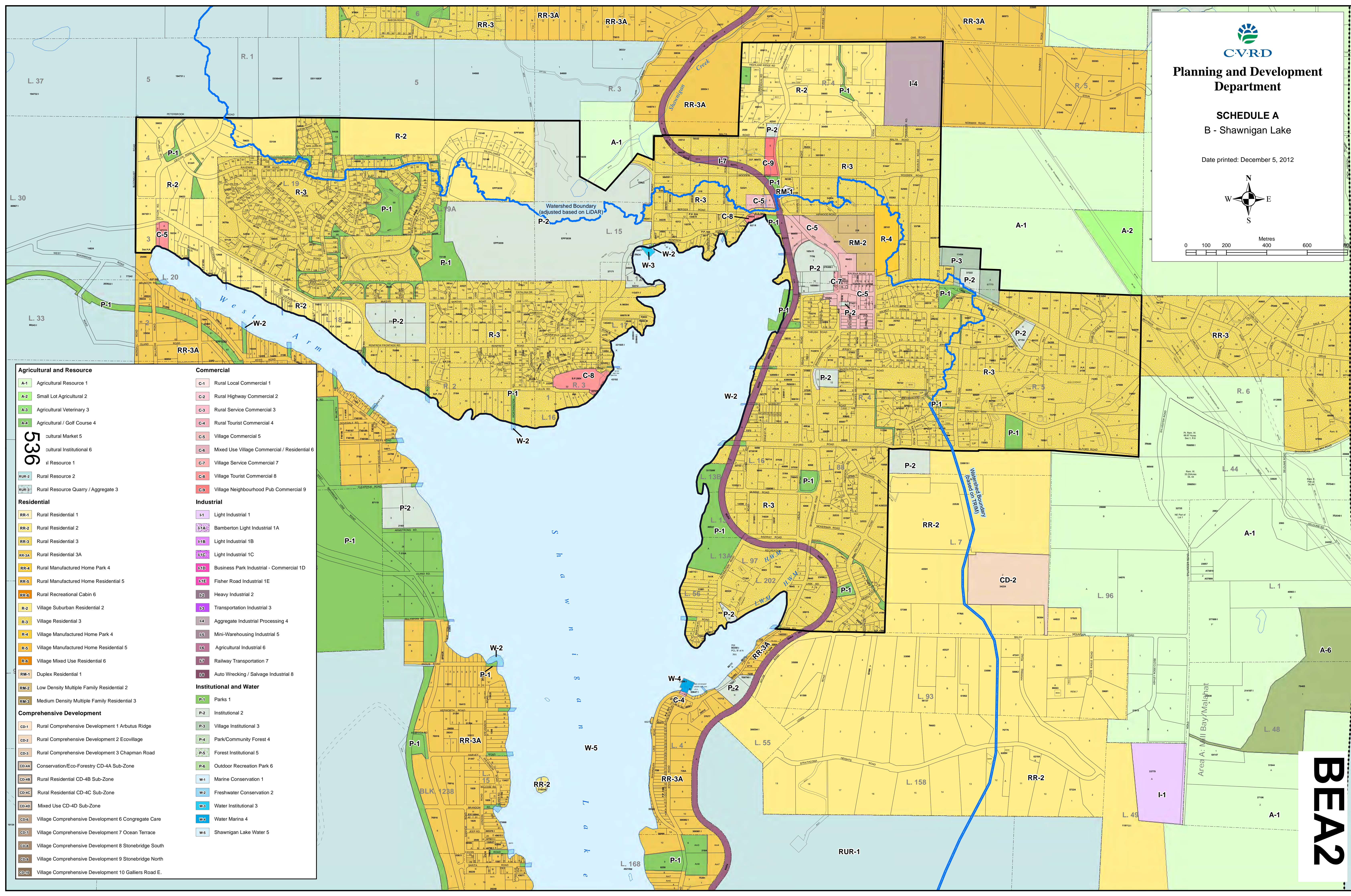
# Planning and Development Department

## SCHEDULE A B - Shawnigan Lake

Date printed: December 5, 2012



0 100 200 400 600 Metres



Agricultural and Resource		Commercial	
A-1	Agricultural Resource 1	C-1	Rural Local Commercial 1
A-2	Small Lot Agricultural 2	C-2	Rural Highway Commercial 2
A-3	Agricultural Veterinary 3	C-3	Rural Service Commercial 3
A-4	Agricultural / Golf Course 4	C-4	Rural Tourist Commercial 4
A-5	Cultural Market 5	C-5	Village Commercial 5
A-6	Cultural Institutional 6	C-6	Mixed Use Village Commercial / Residential 6
RUR-1	Rural Resource 1	C-7	Village Service Commercial 7
RUR-2	Rural Resource 2	C-8	Village Tourist Commercial 8
RUR-3	Rural Resource Quarry / Aggregate 3	C-9	Village Neighbourhood Pub Commercial 9
Residential		Industrial	
RR-1	Rural Residential 1	I-1	Light Industrial 1
RR-2	Rural Residential 2	I-1A	Bamberton Light Industrial 1A
RR-3	Rural Residential 3	I-1B	Light Industrial 1B
RR-3A	Rural Residential 3A	I-1C	Light Industrial 1C
RR-4	Rural Manufactured Home Park 4	I-1D	Business Park Industrial - Commercial 1D
RR-5	Rural Manufactured Home Residential 5	I-1E	Fisher Road Industrial 1E
RR-6	Rural Recreational Cabin 6	I-2	Heavy Industrial 2
R-2	Village Suburban Residential 2	I-3	Transportation Industrial 3
R-3	Village Residential 3	I-4	Aggregate Industrial Processing 4
R-4	Village Manufactured Home Park 4	I-5	Mini-Warehousing Industrial 5
R-5	Village Manufactured Home Residential 5	I-6	Agricultural Industrial 6
R-6	Village Mixed Use Residential 6	I-7	Railway Transportation 7
RM-1	Duplex Residential 1	I-8	Auto Wrecking / Salvage Industrial 8
RM-2	Low Density Multiple Family Residential 2		
RM-3	Medium Density Multiple Family Residential 3		
Comprehensive Development		Institutional and Water	
CD-1	Rural Comprehensive Development 1 Arbutus Ridge	P-1	Parks 1
CD-2	Rural Comprehensive Development 2 Ecovillage	P-2	Institutional 2
CD-3	Rural Comprehensive Development 3 Chapman Road	P-3	Village Institutional 3
CD-4A	Conservation/Eco-Forestry CD-4A Sub-Zone	P-4	Park/Community Forest 4
CD-4B	Rural Residential CD-4B Sub-Zone	P-5	Forest Institutional 5
CD-4C	Rural Residential CD-4C Sub-Zone	P-6	Outdoor Recreation Park 6
CD-4D	Mixed Use CD-4D Sub-Zone	W-1	Marine Conservation 1
CD-5	Village Comprehensive Development 6 Congregate Care	W-2	Freshwater Conservation 2
CD-7	Village Comprehensive Development 7 Ocean Terrace	W-3	Water Institutional 3
CD-9	Village Comprehensive Development 8 Stonebridge South	W-4	Water Marina 4
CD-9	Village Comprehensive Development 9 Stonebridge North	W-5	Shawnigan Lake Water 5
CD-10	Village Comprehensive Development 10 Galliers Road E.		

# BEA2

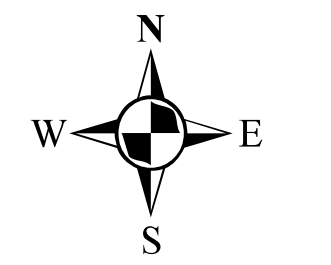




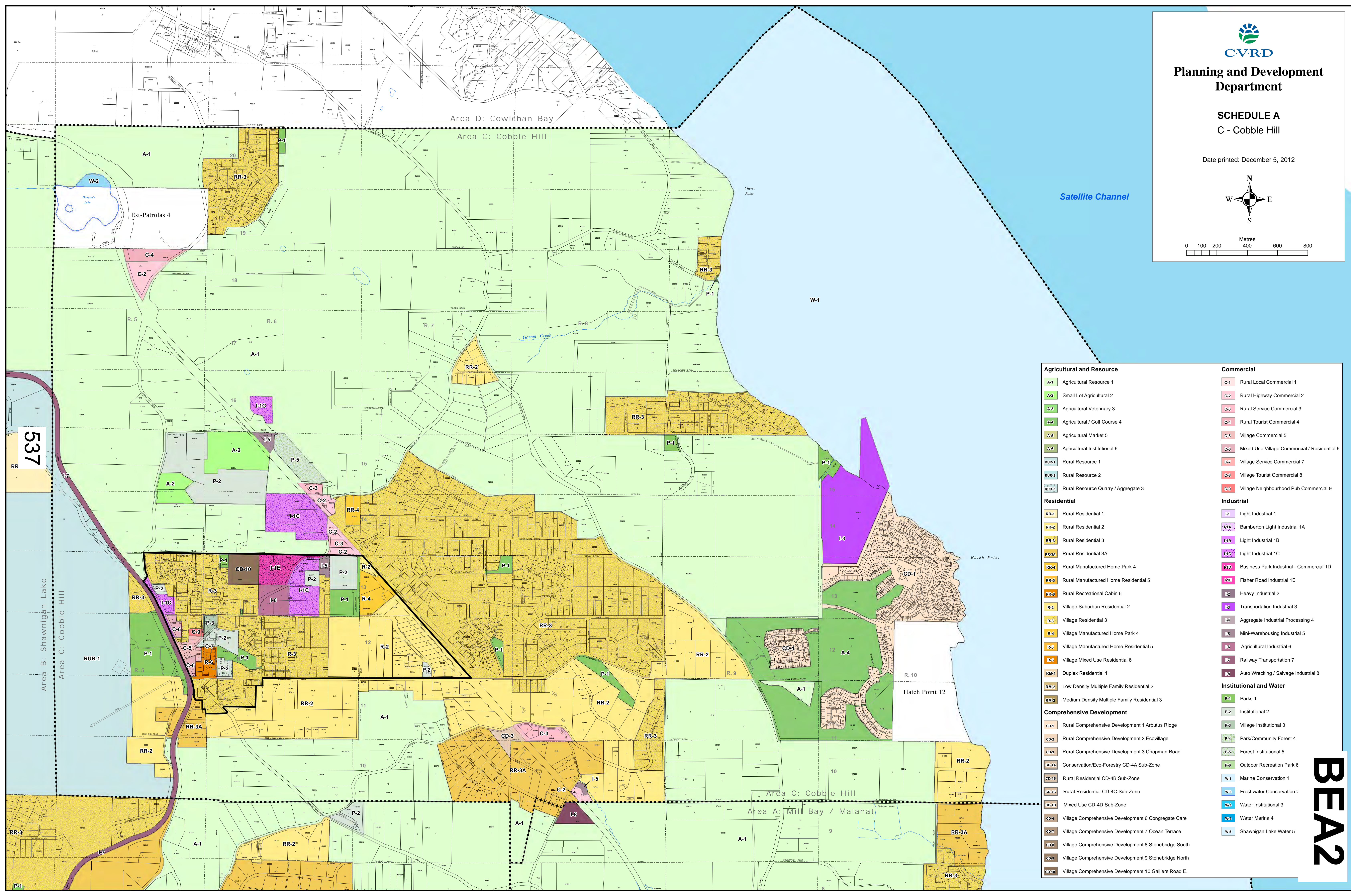
Planning and Development Department

SCHEDULE A  
C - Cobble Hill

Date printed: December 5, 2012



0 100 200 400 600 800  
Metres



Agricultural and Resource	Commercial
A-1 Agricultural Resource 1	C-1 Rural Local Commercial 1
A-2 Small Lot Agricultural 2	C-2 Rural Highway Commercial 2
A-3 Agricultural Veterinary 3	C-3 Rural Service Commercial 3
A-4 Agricultural / Golf Course 4	C-4 Rural Tourist Commercial 4
A-5 Agricultural Market 5	C-5 Village Commercial 5
A-6 Agricultural Institutional 6	C-6 Mixed Use Village Commercial / Residential 6
RUR-1 Rural Resource 1	C-7 Village Service Commercial 7
RUR-2 Rural Resource 2	C-8 Village Tourist Commercial 8
RUR-3 Rural Resource Quarry / Aggregate 3	C-9 Village Neighbourhood Pub Commercial 9
Residential	Industrial
RR-1 Rural Residential 1	I-1 Light Industrial 1
RR-2 Rural Residential 2	I-1A Bamberton Light Industrial 1A
RR-3 Rural Residential 3	I-1B Light Industrial 1B
RR-3A Rural Residential 3A	I-1C Light Industrial 1C
RR-4 Rural Manufactured Home Park 4	I-1D Business Park Industrial - Commercial 1D
RR-5 Rural Manufactured Home Residential 5	I-1E Fisher Road Industrial 1E
RR-6 Rural Recreational Cabin 6	I-2 Heavy Industrial 2
R-2 Village Suburban Residential 2	I-3 Transportation Industrial 3
R-3 Village Residential 3	I-4 Aggregate Residential Processing 4
R-4 Village Manufactured Home Park 4	I-5 Mini-Warehousing Industrial 5
R-5 Village Manufactured Home Residential 5	I-6 Agricultural Industrial 6
R-6 Village Mixed Use Residential 6	I-7 Railway Transportation 7
RM-1 Duplex Residential 1	I-8 Auto Wrecking / Salvage Industrial 8
RM-2 Low Density Multiple Family Residential 2	Institutional and Water
RM-3 Medium Density Multiple Family Residential 3	P-1 Parks 1
Comprehensive Development	P-2 Institutional 2
CD-1 Rural Comprehensive Development 1 Arbutus Ridge	P-3 Village Institutional 3
CD-2 Rural Comprehensive Development 2 Ecovillage	P-4 Park/Community Forest 4
CD-3 Rural Comprehensive Development 3 Chapman Road	P-5 Forest Institutional 5
CD-4A Conservation/Eco-Forestry CD-4A Sub-Zone	P-6 Outdoor Recreation Park 6
CD-4B Rural Residential CD-4B Sub-Zone	W-1 Marine Conservation 1
CD-4C Rural Residential CD-4C Sub-Zone	W-2 Freshwater Conservation 2
CD-4D Mixed Use CD-4D Sub-Zone	W-3 Water Institutional 3
CD-6 Village Comprehensive Development 6 Congregate Care	W-4 Water Marina 4
CD-7 Village Comprehensive Development 7 Ocean Terrace	W-5 Shawnigan Lake Water 5
CD-8 Village Comprehensive Development 8 Stonebridge South	
CD-9 Village Comprehensive Development 9 Stonebridge North	
CD-10 Village Comprehensive Development 10 Galliers Road E.	

BEA2







## COWICHAN VALLEY REGIONAL DISTRICT

### BYLAW No. 3557

**A Bylaw for the Purpose of Amending South Cowichan Official Community Plan Bylaw No. 3510, Applicable to Electoral Areas A (Mill Bay/Malahat), B (Shawnigan Lake) and 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 Areas A, B and C, 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 South Cowichan Official 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. 3557 – South Cowichan Official Community Plan Amendment Bylaw (Logan), 2011**".

2. **AMENDMENTS**

Cowichan Valley Regional District 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      14<sup>th</sup>      day of      September      , 2011.

READ A SECOND TIME this      14<sup>th</sup>      day of      September      , 2011.

READ A THIRD TIME this      23<sup>rd</sup>      day of      November      , 2011.

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

\_\_\_\_\_  
Chairperson

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



**SCHEDULE "A"****To CVRD Bylaw No. 3557**

---

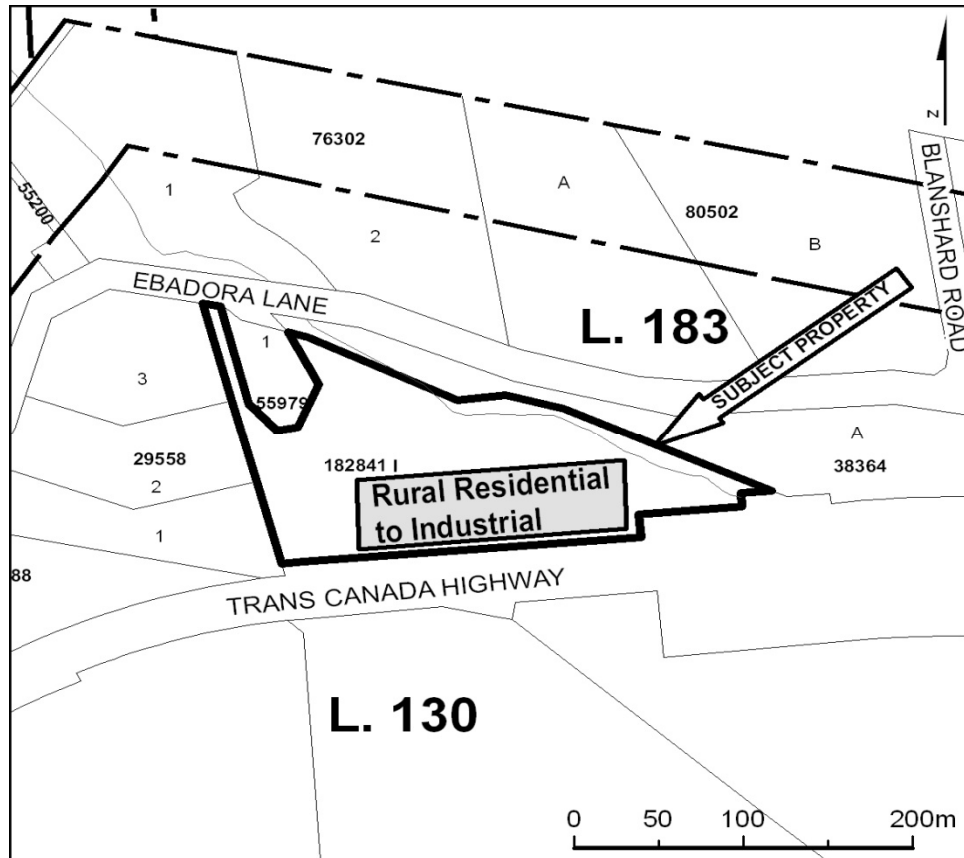
That Official Community Plan Bylaw No. 3510, is hereby amended as follows:

1. That Schedule B to the South Cowichan Official Community Plan – the Plan Map - is amended by redesignating Those Parts of District Lot 130, Malahat District, Lying to the North of Plan 591W Except Plans 739-R, 29558, 38364, VIP55979 and VIP61126, as shown outlined in black and shaded in gray on Schedule Z-3557 attached hereto and forming part of this Bylaw, from Rural Residential to Industrial.

PLAN NO. Z-3557

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

3557



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

Rural Residential TO

Industrial APPLICABLE

TO ELECTORAL AREA A



## COWICHAN VALLEY REGIONAL DISTRICT

### BYLAW No. 3558

#### 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. 3558 - Area A – Mill Bay/Malahat Zoning Amendment Bylaw (Logan), 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) That Part 12 be amended by adding the following after Section 12.5:

#### 12.6 I-1B ZONE - LIGHT INDUSTRIAL RECREATIONAL VEHICLE STORAGE

Subject to compliance with the general requirements detailed in Parts 4 and 5 of this bylaw, the following regulations shall apply in the I-1B Zone:

(a) Permitted Uses

The following uses and no other uses are permitted in an I-1B Zone:

- (1) *out-of-doors storage of boats, travel trailers and recreational vehicles*

(b) Conditions of Use

For any *parcel* in the I-1B Zone:

- (1) No *buildings or structures* are permitted within the I-1B Zone

(c) Minimum Parcel Size

- 0.8 ha for parcels served by a *community water and sewer system*;
- 0.8 ha for parcels served by a *community water system only*;
- 1.0 ha for parcels served neither *by a community water or sewer system*.

- b) That Part 6 Creation and Definition of Zones, Section 6.1 be amended by adding the following to the Zones Table:

“I-1B – Light Industrial Recreational Vehicle Storage”

- c) That Appendix One – Minimum Parcel Size Summary be amended by adding minimum parcel sizes for the I-1B Zone.

- d) That Schedule B (Zoning Map) to Electoral Area A – Mill Bay/Malahat Zoning Bylaw No. 2000 be amended by rezoning Those Parts of District Lot 130, Malahat District, Lying to the North of Plan 591W Except Plans 739-R, 29558, 38364, VIP55979 and VIP61126, as shown outlined in black and shaded in gray on Schedule Z-3558 attached hereto and forming part of this bylaw, from F-2 (Secondary Forestry) to I-1B Zone (Light Industrial – Recreational Vehicle Storage).

3. **FORCE AND EFFECT**

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

READ A FIRST TIME this 14<sup>th</sup> day of September, 2011.

READ A SECOND TIME this 14<sup>th</sup> day of September, 2011.

READ A THIRD TIME this 23<sup>rd</sup> day of November, 2011.

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

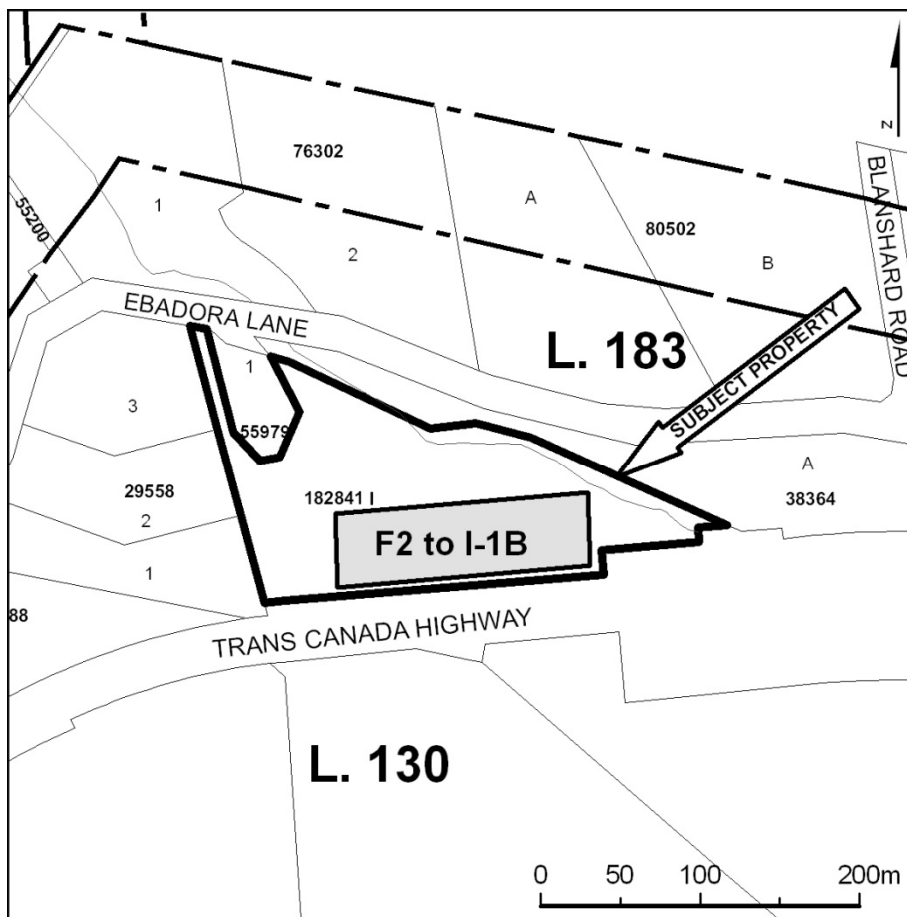
\_\_\_\_\_  
Chairperson

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

PLAN NO. Z-3558

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

3558



**THE AREA OUTLINED IN A SOLID BLACK LINE AND SHADED IN GREAY IS REZONED FROM**  
F-2 (Secondary Forestry) **TO**  
I-1B (Light Industrial Recreational Vehicle Storage) **APPLICABLE**  
**TO ELECTORAL AREA A**





**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW No. 3620**

**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. 3620 – South Cowichan Official Community Plan Amendment Bylaw (Maxwell), 2012**".

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 11<sup>th</sup> day of July, 2012.

READ A SECOND TIME this 11<sup>th</sup> day of July, 2012.

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

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

\_\_\_\_\_  
Chairperson

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



**C·V·R·D****SCHEDULE "A"****To CVRD Bylaw No. 3620**

---

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

1. The following is added after Policy 13.1.13:

**POLICY 13.1.14**

Notwithstanding its designation as Rural Residential, the implementing zoning bylaw permits auto wrecking, salvage, the sales of used automotive parts and products and associated uses on 3330 Trans Canada Highway legally described as That Part of Lot E, Section 9, Range 8, Shawnigan District, Plan 2592, Lying to the South West of the Island Highway as said highway is shown on Plan 1288 OS except Part in Plan VIP67616.





**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW No. 3621**

**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. 3621 - Area A – Mill Bay/Malahat Zoning Amendment Bylaw (Maxwell), 2012**".

2. **AMENDMENTS**

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

- a) That Section 6.1 "Creation of Zones" be amended by adding I-8 (Automobile Wrecking/Salvage Industrial Zone) to the list of zones
- b) That the following be added after Section 11.4(d):

11.5 **I-8 ZONE - AUTO WRECKING/SALVAGE INDUSTRIAL**

Subject to compliance with the general requirements detailed in Parts 4 and 5 of the Bylaw, the following regulations apply in the I-8 Zone:

(a) Permitted Uses

The following principal uses and no others are permitted in an I-8 Zone:

1. Automobile, truck, and other motor vehicle wrecking and salvage yard; and
2. Sales of used automotive parts and products

The following accessory uses are permitted in the I-8 Zone:

3. Buildings and structures accessory to a principal or accessory use;
4. One single family dwelling

(b) Parcel Coverage Limit

The parcel coverage in the I-8 Zone shall not exceed 60 percent for all buildings and structures.

(c) Height

The height of all buildings and structures in the I-8 Zone shall not exceed 12 metres, except in accordance with Section 5.10 of this Bylaw.

(d) Screening

Any parcel in the I-8 zone shall be comprehensively screened by continuous vegetation from any fronting public road.

(e) Setbacks

The setbacks for buildings and structures in the I-8 Zone are as follows:

<b>Type of Parcel Line</b>	<b>Industrial Use</b>	<b>Residential Use</b>
Front	7.5 metres	7.5 metres
Interior Side	9 metres	3.0 metres
Exterior Side	4.5 metres	4.5 metres
Rear	9 metres	4.5 metres

(f) Minimum Parcel Size

The minimum parcel size in the I-8 Zone is 2 hectares.

(g) Off-Street Parking and Loading Spaces

Off-street parking and loading spaces in the I-8 Zone shall be provided in accordance with the Cowichan Valley Regional District Parking requirements.

- c) That Schedule B (Zoning Map) be amended by adding I-8: Auto Wrecking/Salvage Industrial Zone to the legend;
- d) That Schedule B (Zoning Map) to Electoral Area A – Mill Bay/Malahat Zoning Bylaw No. 2000 be amended by rezoning That Part of Lot E, Section 9, Range 8, Shawnigan District, Plan 2592, Lying to the South West of the Island Highway as said highway is shown on Plan 1288 OS except Part in Plan VIP67616 as shown outlined in a solid black line on Schedule A attached hereto and forming part of this bylaw, numbered Z-3621, from A-1 (Primary Agricultural) to I-8 (Automobile Wrecking/Salvage Industrial Zone).

3. **FORCE AND EFFECT**

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

READ A FIRST TIME this      11<sup>th</sup> day of      July , 2012.

READ A SECOND TIME this      11<sup>th</sup> day of      July , 2012.

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

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

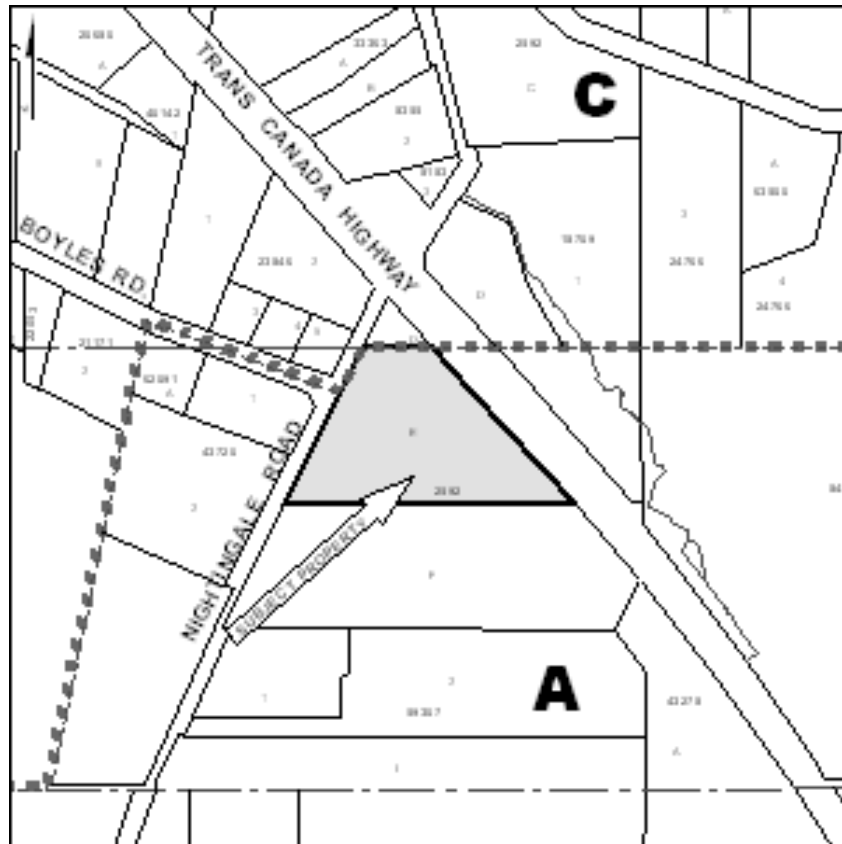
\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Secretary

PLAN NO. Z-3621

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

3621



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

A-1 (Primary Agricultural) **TO**

I-8- (Auto Wrecking/Salvage Industrial Zone) **APPLICABLE**

**TO ELECTORAL AREA A**

**COWICHAN VALLEY REGIONAL DISTRICT****BYLAW No. 3665****A Bylaw to amend Cowichan Valley Regional District Development  
Application Procedures and Fees Bylaw No. 3275, 2009.**

---

**WHEREAS** the Board of Directors of the Cowichan Valley Regional District has adopted a procedures and fees bylaw pursuant to Sections 895 and 931 of the *Local Government Act*, that being CVRD Development Application Procedures and Fees Bylaw No. 3275;

**AND WHEREAS** the Board of Directors of the Cowichan Valley Regional District believe it to be in the public interest to amend CVRD Development Application Procedures and Fees Bylaw No. 3275 by altering provisions of the Bylaw in order to improve its administration;

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

**CITATION**

1. This Bylaw may be cited for all purposes as “CVRD Bylaw No. 3655 - Development Application Procedures and Fees Amendment Bylaw (APC Referrals), 2012”.
2. CVRD Development Application Procedures and Fees Bylaw No. 3275, 2009 is hereby amended as follows:
  - a) That Section 6 is amended by adding the following after paragraph 6 c):
    - d) Notwithstanding subsection c), development permit applications for the subdivision of less than three new lots will not be referred to the APC;
  - b) That Section 6 d) is replaced with the following:
    - e) In the case of development variance permits, Agricultural Land Reserve applications, and development permits for less than three new lots, these will not be sent to an APC unless the Director of the affected area specifically requests it, but will instead be the subject of a Planning and Development Department report to the Electoral Area Services Committee.
  - c) That subsections 6 e) and 6 f) are re-lettered accordingly.

**3. FORCE AND EFFECT**

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

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

\_\_\_\_\_  
Secretary





C·V·R·D

## COWICHAN VALLEY REGIONAL DISTRICT

## BYLAW No. 3666

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

**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. 3666 – South Cowichan Official Community Plan Amendment Bylaw (Living Forest Communities), 2012**".

2. **AMENDMENTS**

Cowichan Valley Regional District 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 \_\_\_\_\_ day of \_\_\_\_\_ , 2012.

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

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_ , 2013.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ , 2013.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Secretary



C·V·R·D

## SCHEDULE "A"

To CVRD Bylaw No. 3666

***Schedule A (Plan Text) of South Cowichan Official Community Plan Bylaw No. 3510, is hereby amended as follows:***

1. Figure 14A is deleted.
2. Policies 14.2 through 14.20 are deleted and replaced with the following:

**Policy 14.2:** The purpose of the Community Land Stewardship (CLS) designation is to allow for ecologically-based forest management and conservation (backed by extensive conservation covenants) mixed with clustered residential land uses, as an experimental alternative to the conventional separation of rural resource and residential land uses, and conventional resource lands management.

**Policy 14.3:** While it is not intended that the CLS designation would be ever be applied to additional lands beyond those shown on Schedule B, for clarity, the Board of Directors factored into its 2010 decision to approve this application the extensive protection of the covenanted conservation areas, as well as the commitment to ecologically-based forestry, which together represent over 85% of the total CLS designation. For areas within which eco-forestry activities will occur, these will be managed to maintain ecological integrity, its composition, structure and function through time, and within the range of natural variability. For conservation areas, registered covenants protect species abundance and biodiversity and the ecological complexes in which they occur.

**Policy 14.4:** The total residential density within the entire CLS designation will not exceed 90 dwelling units, not including suites or accessory dwellings. The total density is allocated as follows: 5 dwelling units to Lot B, District lot 201 and Blocks 201, 270 and 281, Malahat District, Plan EPP9371, 8 dwelling units to Lot A, Blocks 201, 270 and 281, Malahat District, Plan EPP9371 and 77 to Lot 26, District Lot 201, Malahat District, Plan VIP78459. The location of these areas is set out in the zoning bylaw.

**Policy 14.5:** Clustered dwellings and commercial accommodation located in the southernmost portion of the CLS designation shall be connected to a community sewer and community water system.

**Policy 14.6:** In addition to eco-forestry, conservation and residential uses, limited commercial uses, agriculture, educational and limited industrial uses will also be permitted in defined portions of the CLS designation, as set out in the zoning bylaw.

**Policy 14.7:** The implementing zoning bylaw shall specify floor area limits for the buildings permitted in the CLS designation, to ensure that they are relatively small and appropriate to the primarily ecological theme of this development.

**Policy 14.8:** Owing to the nature of the large CLS designation and its implementing zoning, the CVRD will require as the condition of subdivision, the registration of a Covenant with priority over all other charges, restricting the range of permitted uses and the further subdivision of such lands, in accordance with the provisions of the zoning bylaw. The intent of such covenants is to ensure that as development proceeds, total areas allocated for certain land uses and minimum parcel sizes for subdivision are in accordance with the overall concept plan as outlined in Section 14 of the OCP.

**Policy 14.9:** Because most of the land area within the CLS designation is not subdivided at the time this Plan was adopted, the boundaries between sub-zones shown on the Zoning Map are to be interpreted as approximate where they do not follow a surveyed boundary, conveying the relationship between different uses and densities, rather than being absolutely precise.



## COWICHAN VALLEY REGIONAL DISTRICT

### BYLAW No. 3667

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

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

**AND WHEREAS** the Regional District has adopted a zoning bylaw for Electoral Area B – Shawnigan Lake, that being Zoning Bylaw No. 985;

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

**AND WHEREAS** after the close of the public hearing and with due regard to the reports received, the Regional Board considers it advisable to amend Zoning Bylaw No. 985;

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

#### 1. CITATION

This bylaw shall be cited for all purposes as "**CVRD Bylaw No. 3667 – Electoral Area B – Shawnigan Lake Zoning Amendment Bylaw (Living Forest Communities), 2012**".

#### 2. AMENDMENTS

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

a) The following definitions are added to Part Three:

“Agro-forestry” means an intensive land management system that optimizes the benefits from the biological interaction created when trees and shrubs are intentionally combined with crops as an integrated agro-system.

“Conservation covenant” means a legal mechanism for protecting the ecological integrity of natural environments, including their bio-diversity, eco-system services and wildlife habitat.

“Eco-forestry” means a system of forest management that manages human activities in such a way that ecological integrity, its composition, structure and function is maintained at all spatial and temporal scales and in accordance with the range of natural variability.

“Eco-forestry covenant” means a legal mechanism for the protection, maintenance and restoration of ecosystem composition, structure and function (process), including biodiversity and ecosystem services, while allowing ecologically determined levels of forest product harvesting.

b) Section 12.1 is replaced with:

**12.1 Community Land Stewardship Zone**

Within the CD-1 Zone, there are four sub-zones: Conservation/Eco-Forestry CD-1A, Rural Residential CD-1B, Rural Residential CD-1C and Mixed Use CD-1D.

c) Section 12.2 is replaced with:

**12.2 Conservation/Eco-Forestry CD-1A Sub-Zone**

Subject to compliance with the provisions and general regulations set out in Parts 4 and 5, the following regulations apply in the CD-1A Sub-Zone:

**1. Permitted Uses**

The following uses are permitted in the CD-1A Sub-Zone:

- a. Ecological conservation, including ecological education;
- b. Eco-forestry based silviculture, including portable sawmills not in a building;
- c. Agro-forestry, agriculture, horticulture;

**2. Setbacks**

All buildings and structures in the CD-1A Sub-Zone shall be set back a minimum of 15 metres from any parcel line.

**3. Minimum Parcel Size**

The minimum parcel size in the CD-1A Sub-Zone 80 hectares.

**4. Height of Building and Structures**

No building or structure in the CD-1A Sub-Zone shall be greater than 12 metres in height.

**5. Maximum Building Size**

No ecological education structure shall exceed a gross floor area of 40 m<sup>2</sup>.

The total floor area of ecological education structures shall not exceed a gross floor area of 160 m<sup>2</sup>.

## 6. Covenant Required

When any parcel in the CD-1A Sub-Zone is subdivided, a conservation covenant or eco-forestry covenant will be registered against the title of the new parcels and any remainders to ensure that the requirements of this zone are complied with.

d) Section 12.3 is replaced as follows:

### 12.3 Rural Residential CD-1B Sub-Zone

Subject to compliance with the provisions and general regulations set out in Parts 4 and 5, the following regulations apply in the CD-1B Sub-Zone:

#### 1. Permitted Uses

The following uses are permitted in the CD-1B Sub-Zone:

- a. Ecological conservation, including ecological education;
- b. Eco-forestry, including sawmills not in a building;
- c. Agro-forestry, agriculture, horticulture;
- d. Single family dwelling;
- e. Wood products processing and manufacturing;

The following are permitted as an accessory use to a single family dwelling in the CD-1B Sub-Zone:

- f. Bed and breakfast;
- g. Home occupation – domestic industry;
- h. Small suite or secondary suite.

#### 2. Setbacks

All buildings and structures in the CD-1B Sub-Zone shall be set back a minimum of 5.0 metres from any parcel line.

#### 3. Density

The following density provisions apply in the CD-1B Sub Zone:

- a. Not more than five single family dwellings, not including secondary suites or small suites, may be constructed within the CD-1B Sub-Zone;
- b. Not more than one single family dwelling and one accessory dwelling may be located on a single parcel of land;
- c. Not more than five parcels may be created for residential purposes in the CD-1B Sub-Zone.

#### 4. Minimum and Maximum Parcel Size

The minimum parcel size in the CD-1B zone is 1.0 hectare.

The maximum parcel size in the CD-1B zone for parcels where single family dwelling use is permitted is 1.5 hectares.

**5. Maximum Building Size**

The following maximum building size limits apply in the CD-1B Sub-Zone:

- a. No single family dwelling shall have a gross floor area greater than 400 m<sup>2</sup>.
- b. Not more than 500 m<sup>2</sup> of total gross floor area on all parcels may be used for agricultural processing and wood products processing and manufacturing.

**6. Maximum Building Height**

No building or structure in the CD-1B Sub-Zone shall exceed 12 metres in height.

**7. Covenant Required**

When any parcel in the CD-1B Sub-Zone is subdivided, a Covenant shall be registered against the title of the new parcels and any remainders to ensure that the use, density and building size requirements of this Zone are complied with.

e) Section 12.4 is replaced with:

**12.4 Rural Residential CD-1C Sub-Zone**

Subject to compliance with the general regulations set out in parts 4 and 5, the following regulations apply in the CD-1C Sub-Zone:

**1. Permitted Uses**

The following and uses are permitted in the CD-1C Sub-Zone

- a. Ecological conservation;
- b. Eco-forestry, including sawmills not in a building;
- c. Agro-forestry, agriculture, horticulture;
- d. Single family dwelling;
- e. Wood product processing and manufacturing;

The following are permitted as an accessory use to a single family dwelling in the CD-1C Sub-Zone:

- f. Bed and breakfast;
- g. Home occupation – domestic industry;
- h. Secondary suite or small suite.

**2. Setbacks**

All buildings and structures in the CD-1C Sub-zone shall be set back a minimum of five metres from any parcel line.



**3. Density**

The following density provisions apply in the CD-1C Sub-Zone:

- a. Not more than eight single family dwellings, not including secondary suites or small suites, may be constructed within the entirety of the CD-1C Sub-Zone;
- b. Not more than one single family dwelling and one accessory dwelling may be located on a single parcel of land.

**4. Minimum and Maximum Parcel Size**

The minimum parcel size in the CD-1C zone is 1.0 hectare.

The maximum parcel size in the CD-1C zone for parcels where single family dwelling use is permitted is 1.5 hectares.

**5. Maximum Building Size**

The following maximum building size limits apply in the CD-1C Sub-Zone:

- a. No single family dwelling shall have a gross floor area greater than 400 m<sup>2</sup>.
- b. Not more than 500 m<sup>2</sup> of total gross floor area on all parcels may be used for agricultural processing and wood products processing and manufacturing.

**6. Maximum Building Height**

No building or structure in the CD-1C Sub-Zone shall exceed 12 metre in height.

**7. Covenant Required**

When any parcel in the CD-1C Sub-Zone is subdivided, a Covenant shall be registered against the title of the new parcels and any remainders to ensure that the use, density and building size requirements of this Zone are complied with.

- f) Section 12.5 is replaced as follows:

**12.5 Mixed Use CD-1D Sub-Zone**

Subject to compliance with the general regulations set out in Parts 4 and 5, the following regulations apply in the CD-1D Sub-Zone.

**1. Permitted Uses**

The following and no others are permitted in the CD-1D sub-Zone:

- a. Ecological conservation;
- b. Eco-forestry, including portable sawmill not in a building;
- c. Agro-forestry, agriculture, horticulture;
- d. Wood product processing and manufacturing;
- e. Single family dwelling
- f. Multiple family dwelling;
- g. Community centre

- h. Equestrian centre
- j. Guest house, including tree top canopy suites and accessory spa/wellness centre;
- k. Convenience store;

The following are permitted as an accessory use to a single family dwelling in the CD-1D Sub-Zone:

- l. Bed and breakfast;
- m. Home occupation – domestic industry;
- n. Secondary suite or small suite;

## 2. Setbacks

All buildings and structures in the CD-1D Sub-Zone shall be set back a minimum of 1.5 metres from any parcel line.

## 3. Density

Not more than seventy-seven (77) dwellings, not including secondary suites or small suites, may be constructed within the entirety of the CD-1D Sub-Zone;

## 4. Minimum and Maximum Parcel Size

The following parcel size provisions apply in the CD-1D Sub-Zone:

- a. **Residential Use:** The minimum parcel size is 1.0 hectare for parcels that are not connected to both a community water and sewer system and 500 m<sup>2</sup> for parcels that are connected to both a community water and sewer system. The maximum parcel size is 1.5 hectares.
- b. **Wood Products Processing and Manufacturing:** The minimum parcel size is 1.0 hectare for parcels that are not connected to both a community water and sewer system and 1500 m<sup>2</sup> for parcels that are connected to both a community water and sewer system.
- c. **Horticulture and Agriculture:** The minimum parcel size is 1000 m<sup>2</sup>
- d. **Guest House:** The minimum parcel size is 1.0 hectare for a parcel connected to both a community water and sewer system and 20 hectares for a parcel that is not connected to both a community water and sewer system.

## 5. Maximum Number of Parcels

The total number of parcels that may be created by way of subdivision for specific uses applies in the CD-1D Sub-Zone:

- a. Single family dwelling : 77
- b. Guest house: 1
- c. Multiple family dwelling: 1
- d. Convenience store: 1

- e. Equestrian centre: 1
- f. Wood products processing and manufacturing: 10
- g. Community centre: 2

## 6. Maximum Building Sizes

The following limitations to the total gross floor area for specific uses apply in the CD-1D Sub-Zone.

- a. The total gross floor area of all buildings and structures associated with wood products processing and manufacturing, eco-forestry, agro forestry and ecological conservation shall not exceed 3000 m<sup>2</sup>.
- b. The total gross floor area for the guest house use, including all tree top canopy suites, spa and wellness centre and other accessory uses shall not exceed 2500 m<sup>2</sup>.
- c. The total gross floor area for the convenience store use shall not exceed 100 m<sup>2</sup>.

The following maximum gross floor area limits of buildings and structures apply to each parcel within the CD-1D Sub-Zone, unless otherwise specified by a covenant:

- d. Single family dwelling: 400m<sup>2</sup>, of which not more than 200 m<sup>2</sup> may be the building's footprint;
- e. Horticulture and Agriculture: 100 m<sup>2</sup> or 50% of the parcel area, whichever is larger;

## 7. Maximum Building Height

No building or structure in the CD-1D Sub-Zone shall exceed 12 metre in height.

## 8. Covenants Required:

When any parcel in the CD-1D Sub-Zone is subdivided, a Covenant shall be registered against the title of the new parcels and any remainders to ensure that the use, density and building size requirements of this Zone are complied with.

## 9. Special Regulations:

The following regulations apply within the CD-1D Sub-Zone:

- a. No tree top canopy suite shall have any kitchen facilities;
- b. No treetop canopy suites on parcels under 1 hectare in area shall be connected to a community water and community sewer system.

g) Section 12.6 is deleted.

h) Schedule A (Zoning Map) be amended by rezoning,

Lot B, District Lot 201 and Blocks 201, 270 and 281, Malahat District Plan EPP9371

Lot A, Blocks 201, 270 and 281, Malahat District, Plan EPP9371

Lot 26, District Lot 201, Malahat District, Plan VIP78459

being those areas shown outlined in a thick black line on Schedule "A", Plan No. Z-3667 attached thereto and forming part of this bylaw, from Ecological Conservation, Eco-Forestry, Agro-Forestry, Low Density and Hamlet Sub-Zones to Conservation/Eco-Forestry CD-1A, Rural Residential CD-1B, Rural Residential CD-1C and Mixed Use CD-1D Sub-Zones as indicated on Schedule A, Plan No. Z-3667 and adding the new Sub-Zones to the legend.

i) The Table of Contents be amended accordingly.

3. **FORCE AND EFFECT**

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

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

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

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

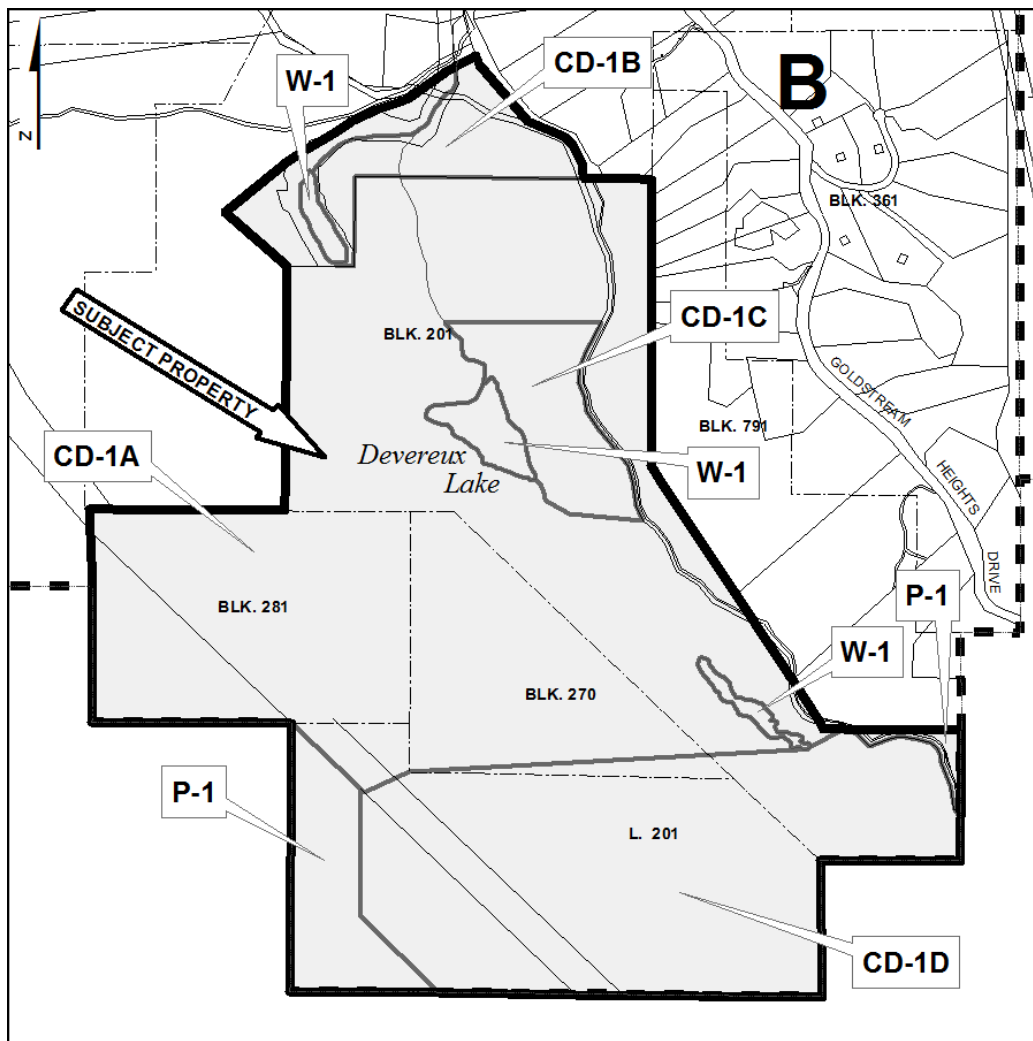
\_\_\_\_\_  
Chairperson

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

PLAN NO. Z-3667

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

3667



**THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM Ecological Conservation, Eco-Forestry, Agro-Forestry, Low Density and Hamlet Sub-Zones TO Conservation/Eco-Forestry CD-1A, Rural Residential CD-1B, Rural Residential CD-1C And Mixed Use CD-1D Sub-Zones**

APPLICABLE TO ELECTORAL AREA B





## APPOINTMENTS

### BOARD MEETING OF DECEMBER 12, 2012

**DATE:** November 26, 2012

**FROM:** Directors Morrison, Weaver and McGonigle

**SUBJECT:** Cowichan Lake Recreation Commission Appointments

---

**Recommendation:**

**That the following individuals be appointed to the Cowichan Lake Recreation Commission:**

**Elected for a Term to Expire December 31, 2013:**

1. Eva Fearon;
2. Bill Peters;
3. Rocky Wise;
4. David Darling;
5. Laurie Johnson; and
6. John Rowley.







**APPOINTMENT**

**BOARD MEETING  
OF DECEMBER 12, 2012**

**DATE:** December 4, 2012  
**FROM:** Director Walker  
**SUBJECT:** Electoral Area A – Mill Bay/Malahat Parks & Recreation Commission Appointment

---

**Recommendation:**

**That the following individual be appointed to the Electoral Area A – Mill Bay/Malahat Parks and Recreation Commission:**

**Appointed:**

Judy Meszaros

**Term to Expire: December 31, 2013**





**APPOINTMENT**

**BOARD MEETING  
OF DECEMBER 12, 2012**

**DATE:** December 4, 2012  
**FROM:** Director Giles  
**SUBJECT:** Electoral Area C – Cobble Hill Advisory Planning Commission  
Appointment

---

**Recommendation:**

**That the following individual be appointed to the Electoral Area C – Cobble Hill Advisory Planning Commission:**

**Appointed:**

Douglas Blair

**Term to Expire: November 30, 2014**





## APPOINTMENTS

### BOARD MEETING OF DECEMBER 12, 2012

**DATE:** December 4, 2012

**FROM:** Director Morrison

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

---

**Recommendation:**

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

**Elected for a Term to Expire November 30, 2013:**

1. Joe Allan;
2. Phil Archbold;
3. Bill Bakken;
4. Peter Devana;
5. Sharon Devana;
6. Mary Lowther;
7. Brian Peters;
8. Bob Restall; and
9. Sue Restall.





**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW No. 3608**

**A Bylaw to Amend Kerry Park Recreation Centre Complex Local Service  
Establishment Bylaw No. 1819**

**WHEREAS** the Board of the Cowichan Valley Regional District established the *Kerry Park Recreation Centre Service* under the provisions of Bylaw No. 1819, cited as "CVRD Bylaw No. 1819 - Kerry Park Recreation Centre Complex Local Service Establishment, No. 28, 1997", as amended;

**AND WHEREAS** the Regional Board deems it desirable to amend the apportionment of the costs among the participating areas;

**AND WHEREAS** pursuant to Section 802(1) of the *Local Government Act*, consent for adoption of this bylaw has been received from at least 2/3 of the participants;

**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. 3608 – Kerry Park Recreation Centre Service Amendment Bylaw, 2012**".

2. **AMENDMENTS**

a) That Section 1 of Bylaw No. 1819 be deleted and replaced with the following:

1. **CITATION**

This bylaw may be cited as "CVRD Bylaw No. 1819 – Kerry Park Recreation Centre Service Establishment Bylaw, 1997".

b) That Section 7 of Bylaw No. 1819 be deleted and replaced with the following:

7. **APPORTIONMENT**

The annual costs of providing the service established under Section 2 and Section 3 of this bylaw shall be apportioned among the participating areas according to the net taxable value of land and improvements, except that the costs attributable to purchasing service from the Cowichan Aquatic Centre shall not apply to Electoral Area D – Cowichan Bay

.../2







## STAFF REPORT

REGULAR BOARD MEETING  
OF DECEMBER 12, 2012

**DATE:** December 6, 2011 **FILE NO:** South Cowichan  
Zoning Bylaw

**FROM:** Mike Tippett, Manager Community & Regional **BYLAW NO:** 3520  
Planning

**SUBJECT:** Minor corrections to South Cowichan Zoning Bylaw following EASC agenda

**Recommendation:**

For information only.

**Purpose:**

To propose several minor adjustments to the new zoning bylaw for South Cowichan, prior to First Reading.

**Financial Implications:**

none

**Interdepartmental/Agency Implications:**

None apparent

**Background:**

The Electoral Area Services Committee considered South Cowichan Zoning Bylaw No. 3520 at the meeting of December 4 2012 and has recommended to the Board that it proceed to public meeting.

At the December 4<sup>th</sup> meeting, staff pointed out to the Committee that there remained a couple of minor adjustments to the bylaw that could be made prior to any readings, and Committee members pointed out a few more.

This report explains the nature of the corrections and adjustments, in anticipation that these will be accepted and the bylaw will be read with these changes already incorporated when Item BEA2 comes forward for consideration.

**Proposed Changes:**

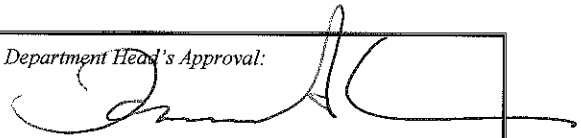
- The Elkington/Living Forest zone (CD-4) has been changed on the zoning map, by showing the sub-zones rather than just the single comprehensive zone. The subzone regulations have also been altered in accordance with work that is presently underway on a rezoning application (under the current Electoral Area B Zoning Bylaw 985), in order to ensure a smooth transition between bylaws.

- The definition of Home-based business now includes a reference to the activities only being permissible within a building (this aligns with the Home-Based Business regulation under Section 4.10).
- The definitions of Recycling depot and Recycling business now includes a reference to the activities only being permissible within a building.
- Interior side and rear yard setbacks for accessory buildings in Cobble Hill have been increased from 1 m to 3 m.
- A typographical error was noticed at EASC regarding the C-2 Zone, so the parcel coverage component of the impervious surfaces limit has been raised from 10% to 50% as it was supposed to be.
- The Light Industrial 1C Zone and Fisher Road Industrial 1E Zone are both amended by deleting boat building, book binding and publishing, and clothing manufacturing and cleaning from the list of permitted uses, due to potential Cobble Hill aquifer impacts. Both of these zones only exist in Cobble Hill.
- Parcel coverage has been decreased in the Village Institutional P-3 in Cobble Hill from 40 percent to 30 percent, with an additional 5 percent for other impervious surfaces. This zone is only applied to the CVRD's Cobble Hill Commons property.
- A special regulation has been introduced into all Industrial zones that permit refundable container depot, recycling depot and recycling plant, which requires that these activities only occur within wholly enclosed buildings.
- At the request of the Parks and Trails Division, the setbacks in the Parks P-1 Zone have been reduced from 6 m to 4.5 m from all parcel lines.

Submitted by,



Mike Tippett, MCIP  
Manager of Community and Regional Planning

Department Head's Approval: 
Signature



## STAFF REPORT

### REGULAR BOARD MEETING OF DECEMBER 12, 2012

**DATE:** December 12, 2012  
**FROM:** Warren Jones, Chief Administrative Officer  
**SUBJECT:** BC Ferries Consultation and Engagement

#### **Recommendation/Action:**

That the following principles be endorsed and submitted to the BC Coastal Ferries Consultation and Engagement process.

1. Like highways ferries are lifelines for coastal communities and businesses - affordable ferry service, much like affordable public transit or highway systems, is a necessity.
2. Significant fare increases result in hardship for ferry dependent communities and adversely affect residents and business.
3. British Columbia's prosperity depends on an integrated, accessible, and affordable transportation system that efficiently links all communities and businesses - whether separated by land or water.
4. The CVRD does not support increasing local property taxes or raising rates in the near term to help fund BC Ferries operating costs.

#### **Relation to the Corporate Strategic Plan:**

Advocating for sustainable, affordable and appropriate BC Ferries service is part of ensuring a vibrant economy. Recommendations from the Board in this regard are consistent with the Plan's objective of supporting policies and initiatives that help strengthen the local economy.

**Financial Impact:** *(Reviewed by Finance Division: \_\_\_\_\_)*

N/A

#### **Background:**

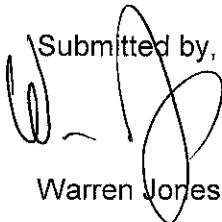
On October 29, 2012, the Ministry of Transportation and Infrastructure launched a province-wide consultation and engagement process on the future of coastal ferry service in British Columbia. Specifically, the Ministry is seeking input on two issues:

1. *Immediate Challenge:* There is a need to find \$30 million in savings to 2016. \$4 million has been found through service reductions on the major routes between Vancouver Island and the Lower Mainland. The Ministry of Transportation and Infrastructure working with BC Ferries has identified considerations to achieve \$26 million in savings to 2016. The first part of this consultation and engagement seeks feedback on the considerations.

- 
2. *Long-Term Vision:* The Ministry of Transportation and Infrastructure has also outlined potential strategies – some combination of which could help achieve the long-term vision of connecting coastal communities in an affordable, efficient and sustainable manner. The second part of this consultation and engagement invites feedback on what elements should be pursued to achieve the vision

Prior to the end of the consultation period on December 21, 2012 an opportunity exists to provide comment and input on the above short and long term issues, which in turn will impact the services provided to Cowichan residents as part of BC Ferries operations. The Board may choose to respond to the call for input and direct that a letter be drafted for signature by the Chair that states the regional district's position on these issues.

Submitted by,



Warren Jones





FEEDBACK FORM INSIDE



B.C. Coastal Ferries  
Consultation and Engagement  
Fall 2012

Discussion Guide and Feedback Form

October 29 – December 21, 2012

585



[coastalferriesengagement.ca](http://coastalferriesengagement.ca)

NB3



# How can I participate in B.C. Coastal Ferries Consultation and Engagement, Fall 2012?

## SMALL GROUP MEETING SCHEDULE

To attend a small group meeting in your community, please RSVP by emailing [coastalferriesengagement@gov.bc.ca](mailto:coastalferriesengagement@gov.bc.ca) or calling 1-855-387-7882 with your name, contact information and which meeting you would like to attend.

COMMUNITY	DATE	TIME	LOCATION
Queen Charlotte City	November 7	1:00–3:00pm	Queen Charlotte City Community Hall
Prince Rupert	November 9	1:00–3:00pm	North Coast Convention Centre
Nanaimo	November 15	1:00–3:00pm	Coast Bastion Inn
Salt Spring Island	November 15	2:00–4:00pm	The Harbour House Hotel
Powell River	November 19	1:00–3:00pm	Powell River Town Centre Hotel
Port Hardy	November 23	9:00–11:00am	Port Hardy Recreation Centre
Vancouver	November 26	1:00–3:00pm	SFU Vancouver–Segal Graduate School of Business
Cortes Island	November 28	11:00am–1:00pm	Gorge Hall
Bowen Island	November 28	6:00–8:00pm	Bowen Island Community School
Gibsons	December 1	10:00am–12:00pm	The Cedars Inn Hotel and Convention Centre
Comox (Courtenay)	December 4	2:00–4:00pm	The Westerly Hotel and Convention Centre
Victoria	December 5	1:00–3:00pm	Hotel Grand Pacific

## PUBLIC OPEN HOUSE SCHEDULE

Attend a public open house to provide your feedback and learn more. (No RSVP is required)

COMMUNITY	DATE	TIME	LOCATION
Sandspit	November 6	6:00–9:00pm	Sandspit Community Centre
Queen Charlotte City	November 7	6:00–9:00pm	Queen Charlotte City Community Hall
Masset	November 8	6:00–9:00pm	Masset Community Hall
Gabriola Island	November 13	6:00–9:00pm	The Haven
Penelakut	November 14	12:00–3:00pm	Adult Learning Centre
Thetis Island	November 14	5:00–8:00pm	Thetis Island Forbes Community Hall
Pender Island	November 14	5:00–8:00pm	Pender Islands Community Hall
Salt Spring Island	November 15	6:00–9:00pm	The Harbour House Hotel
Nanaimo	November 15	6:00–9:00pm	Coast Bastion Inn
Galiano Island	November 17	12:00–3:00pm	Galiano Community Hall
Powell River	November 19	6:00–9:00pm	Powell River Town Centre Hotel
Klemtu	November 20	6:00–9:00pm	Kitasoo Community Hall
Bella Coola	November 21	6:00–9:00pm	Lobelco Community Club
Alert Bay	November 22	6:00–9:00pm	Alert Bay Community Hall
Sointula	November 23	6:00–9:00pm	Sointula Community Hall
Bella Bella	November 24	1:00–4:00pm	Wawiskas Community Hall
Vancouver	November 26	6:00–9:00pm	SFU Vancouver – Segal Graduate School of Business
Quadra Island	November 27	6:00–9:00pm	Quadra Island Community Centre
Gibsons	December 1	1:00–4:00pm	The Cedars Inn Hotel and Convention Centre
Mayne Island	December 3	5:00–8:00pm	Mayne Island Community Centre
Saturna Island	December 4	5:00–8:00pm	Saturna Island Community Hall
Comox (Courtenay)	December 4	6:00–9:00pm	The Westerly Hotel and Convention Centre
Texada Island	December 5	6:00–9:00pm	Texada Island Community Hall
Victoria	December 5	6:00–9:00pm	Hotel Grand Pacific
Hornby Island	December 8	10:00am–1:00pm	Hornby Island Community Hall
Denman Island	December 8	3:00–6:00pm	Denman Island Community School

We invite you to provide feedback and learn more through any of the following consultation and engagement opportunities:

- ✓ **READ** the Discussion Guide and Feedback Form
- ✓ **ATTEND** a Public Open House
- ✓ **ATTEND** a Small Group Meeting
- ✓ **COMPLETE AN ONLINE FEEDBACK FORM** at [www.coastalferriesengagement.ca](http://www.coastalferriesengagement.ca)
- ✓ **SUBMIT** a written submission by email: [coastalferriesengagement@gov.bc.ca](mailto:coastalferriesengagement@gov.bc.ca) or mail: PO Box 2223 Vancouver Main, Vancouver, B.C. V6B 3W2
- ✓ **PARTICIPATE** in a webinar
- ✓ **VISIT OUR WEBSITE** [www.coastalferriesengagement.ca](http://www.coastalferriesengagement.ca)

**THE DEADLINE TO SUBMIT FEEDBACK IS DECEMBER 21, 2012.**



586



NB3

## A Consultation and Engagement on the B.C. Coastal Ferry Service

The B.C. coastal ferry service has been wrestling with cost pressures for more than 20 years. These cost pressures, if not addressed, could threaten the financial sustainability of the entire system. The Ministry of Transportation and Infrastructure has embarked upon a province-wide consultation and engagement to provide information on the depth and nature of the challenges and invites British Columbians to provide input on two areas under consideration:

1. **IMMEDIATE CHALLENGE:** Despite a significant recent increase in provincial government contributions to ferry operations, there is a need to find \$30 million in savings to 2016. \$4 million has been found through service reductions on the major routes between Vancouver Island and the Lower Mainland. The Ministry of Transportation and Infrastructure, working with BC Ferries, has identified considerations to achieve \$26 million in savings to 2016. The first part of this consultation and engagement seeks feedback on the considerations.
2. **LONG-TERM VISION:** Cost pressures continue to affect all of BC Ferries' operations. The Ministry of Transportation and Infrastructure has also outlined potential strategies – some combination of which could help achieve the long-term vision of connecting coastal communities in an affordable, efficient and sustainable manner. The second part of this consultation and engagement invites feedback on what strategies should be pursued to achieve the vision.

### Background

BC Ferry Services Inc. (BC Ferries) operates one of the largest integrated marine transportation networks in the world. A recent global review by PricewaterhouseCoopers LLP also recognized B.C.'s service as comparable in efficiency with the world's best services in North America and Europe.

That success notwithstanding, rising costs and declining ridership are creating a financial crunch. BC Ferries lost more than \$16 million in the fiscal year ending March 31, 2012. The independent BC Ferry Commissioner noted in his recent report that, without changes, increasing operational costs and the ongoing need to replace aging vessels could drive funding shortfalls to \$56 million a year within the next five years. These shortfalls would have to be recovered through one or more of the following mechanisms: operating efficiencies, additional fare increases, service adjustments (mostly reductions), increased contributions from taxpayers, or other forms of contributions from coastal communities.

### How input will be considered

Your feedback is important to us. Input received through this consultation and engagement will be considered, along with technical, financial and policy considerations, as the Ministry of Transportation and Infrastructure and BC Ferries plan for the long-term sustainability of the coastal transportation network.





## The BC Ferry Commissioner's Report: A Warning and a Call to Action

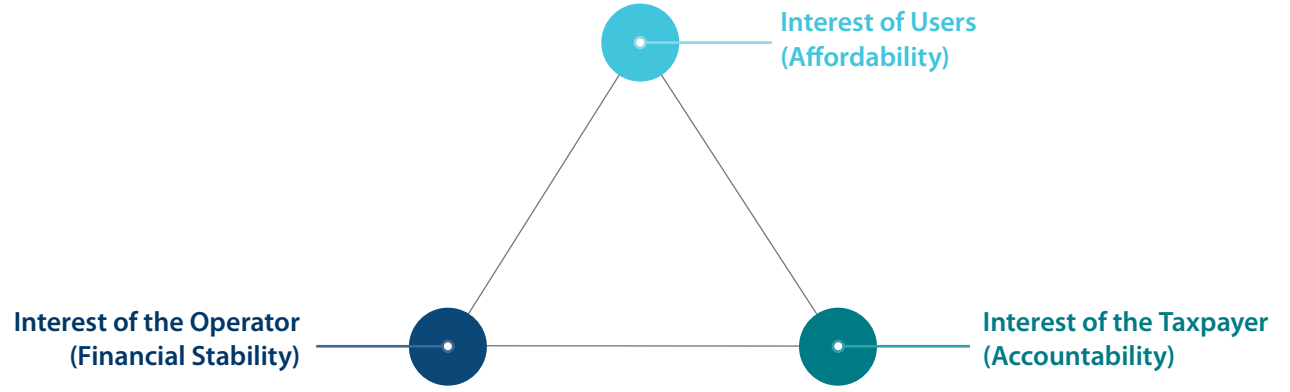
The BC Ferry Commissioner was empowered by the *Coastal Ferry Act* of 2003 to be an independent regulator of coastal ferry services in British Columbia, to establish caps on fare increases, and to monitor performance and compliance. In 2011, the Act was amended to enable the current Commissioner, Gord Macatee, to conduct a major review, which resulted in a report that he delivered earlier this year.<sup>1</sup>

To allow the Commissioner the time necessary to conclude his review, the amendments to the Act set a price cap of 4.15% for all routes in 2012/13. During the course of that review, the Commissioner estimated that if BC Ferries was left to recover its costs under current conditions and service levels, fare increases for fiscal 2012/13 could have been as high as 16% on the routes

connecting Vancouver Island to the Lower Mainland, 81% on northern routes (for example, those servicing Haida Gwaii) and 43% for the smaller routes in the Gulf and mid-Island regions.

In his report, the BC Ferry Commissioner made a series of recommendations, including two that were overarching:

- That the Commissioner should be given formal authority to balance the interests of ferry users, the ferry operator (BC Ferries) and taxpayers
- That the provincial government work with BC Ferries to develop a long-term vision for the delivery of a sustainable coastal ferry service, including a public consultation and engagement



<sup>1</sup>BC Ferry Commission, Review of the *Coastal Ferry Act*, January 24, 2012 [www.bcferries.com/wp-content/uploads/2012/01/12-01-24-BCFC-CFA-Regulatory-Review](http://www.bcferries.com/wp-content/uploads/2012/01/12-01-24-BCFC-CFA-Regulatory-Review)



## The Provincial Response

In response to the Ferry Commissioner's report, the Province began by amending the *Coastal Ferry Act* to implement recommendations that required a change in legislation. These amendments reduced the pressure for fare increases by lowering the financial targets used to set price caps. The Act was also changed to implement the Commissioner's recommendation to eliminate the prohibition against cross-subsidization. The larger routes connecting Vancouver Island to the Lower Mainland will be able to offset some of the pressures on the smaller routes with lower traffic volume. As the larger routes account for 73% of operating revenues (before provincial and federal taxpayer contributions), a small increase to fares on these routes provides greater support for the smaller routes.

The BC Ferry Commissioner concluded in his January 2012 report that the government, BC Ferries and ferry users need to share the costs to ensure the sustainability of the ferry system.

In response to the BC Ferry Commissioner's report:

- The Province is contributing an additional \$79.5 million on behalf of taxpayers to 2016
- BC Ferries has committed to achieve \$15 million in efficiency improvements
- Ferry users are being asked to make up the remaining \$30 million through service adjustments
  - \$4 million has been found through service reductions on the major routes between Vancouver Island and the Lower Mainland
  - There is a need to find \$26 million in savings to 2016

Based on all of these measures, the Commissioner has set the price caps at 4.1% for 2013/14, 4.0% for 2014/15, and 3.9% for 2015/16. These caps are much lower than they would have been without the actions taken by the Province.

## 25 Years of Change

### FERRY FARES 1987 TO 2012

The fares for a car and driver in the peak season on a busy major route such as Tsawwassen to Swartz Bay increased by 69% between 1992 and 2002 and by a further 52% in the 10 years since. Similarly, fares on popular commuter routes such as Gabriola to Nanaimo rose by 79% between 1992 and 2002 and by a further 82% since.

The largest jumps have occurred on the longer northern routes, where the increase in fuel prices has had the greatest effect. For example, Prince Rupert to Skidegate increased by 34% between 1992 and 2002, but by 78% during the second 10-year period. Despite fare increases and a significant increase in taxpayer contributions to support northern routes, they continue to require greater funding contributions to cover the cost of delivering the service.

ROUTE	FARE 1987	FARE 1992	FARE 1997	FARE 2002	FARE 2007	FARE 2012
Tsawwassen/Swartz Bay	\$19.50	\$25.50	\$38.00	\$43.00	\$55.15	\$65.30
Horseshoe Bay/Nanaimo	\$19.50	\$25.50	\$38.00	\$43.00	\$55.15	\$65.30
Tsawwassen/Nanaimo	\$19.50	\$25.50	\$38.00	\$43.00	\$55.15	\$65.30
Horseshoe Bay/Langdale*	\$20.50	\$25.50	\$32.75	\$35.75	\$49.25	\$62.25
Port Hardy/Prince Rupert	\$174.00	\$260.00	\$312.00	\$332.00	\$441.30	\$614.00
Prince Rupert/Skidegate	\$60.75	\$82.00	\$110.00	\$110.00	\$147.85	\$196.00
Discovery Coast (started April '96)	–	–	\$330.00	\$307.50	\$415.85	\$555.00
Swartz Bay/Salt Spring*	\$12.50	\$16.50	\$22.25	\$25.25	\$36.20	\$43.95
Swartz Bay/Outer Gulf Islands*	\$12.50	\$17.50	\$23.25	\$27.75	\$39.05	\$48.60
Crofton/Salt Spring*	\$12.50	\$16.50	\$22.25	\$25.25	\$36.20	\$43.95
Saltery Bay/Earls Cove*	\$20.50	\$25.50	\$32.75	\$35.75	\$49.25	\$60.75
Horseshoe Bay/Bowen Island*	\$12.50	\$15.50	\$21.00	\$24.00	\$34.15	\$41.85
Gulf Islands to Tsawwassen	\$16.00	\$22.75	\$21.75	\$23.23	\$34.40	\$45.00
Tsawwassen to Gulf Islands	\$16.00	\$22.75	\$43.00	\$44.50	\$62.85	\$82.25
Brentwood Bay/Mill Bay	\$8.75	\$9.50	\$13.75	\$15.25	\$19.10	\$23.45
Langdale/Gambier/Keats Island (foot passengers only)	\$1.35	\$2.25	\$3.50	\$4.00	\$5.20	\$7.25
Comox/Powell River	\$20.50	\$25.50	\$31.00	\$32.50	\$47.50	\$57.95
Powell River/Texada Island*	\$7.80	\$10.50	\$14.75	\$18.75	\$27.65	\$34.05
Nanaimo Harbour/Gabriola Island*	\$7.80	\$10.50	\$14.75	\$18.75	\$27.65	\$34.05
Cheamainus/Thetis Island/ Penelakut Island*	\$7.80	\$10.50	\$14.75	\$18.75	\$27.65	\$34.05
Buckley Bay/Denman Island*	\$6.00	\$8.50	\$12.75	\$16.50	\$24.80	\$30.95
Denman Island/Hornby Island*	\$6.00	\$8.50	\$12.75	\$16.50	\$24.80	\$30.95
Campbell River/Quadra Island*	\$6.30	\$8.75	\$13.00	\$16.75	\$25.05	\$30.95
Quadra Island/Cortes Island*	\$9.10	\$11.75	\$16.25	\$20.25	\$29.60	\$36.10
Port McNeill/Alert Bay/Sointula*	\$9.10	\$11.75	\$16.25	\$20.25	\$29.60	\$36.10
Skidegate/Alliford Bay*	\$6.30	\$8.75	\$13.00	\$16.75	\$25.05	\$30.95

Note: Fares are for car and driver, except for Langdale/Gambier/Keats Island, which is foot passengers only.

\* Round -Trip Fare

## Increasing Costs and Declining Ridership

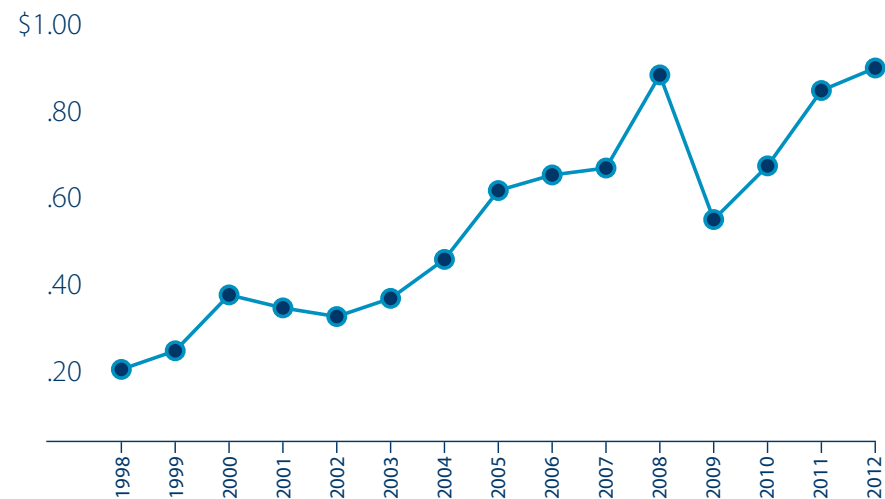
Rising costs and declining ridership are ongoing issues that are placing a financial strain on the B.C. coastal ferry system. Four main factors are creating challenges for the system:

### 1. RISING FUEL AND LABOUR COSTS

First, despite BC Ferries' efficiency improvements (e.g., reducing annual fuel consumption by over 3.7 million litres since 2003), the organization's costs continue to rise at a rate far above inflation.

Labour and fuel are the two largest cost items. The graph below illustrates the volatility of fuel prices over the past 14 years.<sup>2</sup> In 2004, BC Ferries paid \$50 million in total fuel costs. Despite reducing annual fuel consumption by 3.7 million litres (3% of total fuel consumption), fuel costs have risen 140% to \$121 million in 2012. In the same period, labour costs rose 24% from \$245 million in 2004 to \$305 million in 2012, due in part to increased staff levels to meet changes in federal safety regulations.

**Average Wholesale Diesel Prices in Vancouver 1998-2012 (YTD)**  
Price per Litre

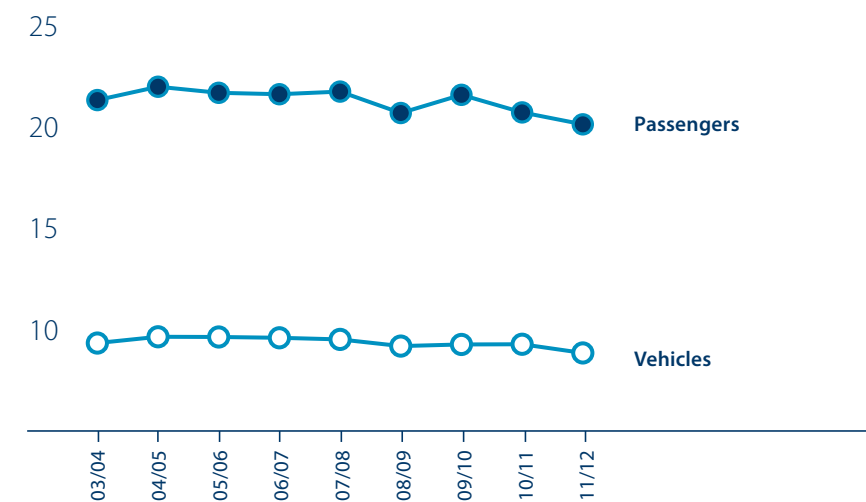


<sup>2</sup>Source: MJ Ervin & Associates [www.kentmarketingservices.com/dnn/PetroleumPriceData.aspx](http://www.kentmarketingservices.com/dnn/PetroleumPriceData.aspx), extracted on Aug. 22, 2012

### 2. DECLINING RIDERSHIP

Another challenge to the sustainability of the ferry system is declining ridership. Both vehicle and passenger ridership, flat for much of the last decade, have declined since the global economic downturn in 2008. In 2011/12, BC Ferries reported the lowest vehicle numbers in 13 years and the lowest passenger volume in 21 years. This is consistent with other jurisdictions, such as Washington State, where ridership has dropped as well. Some ferry users have blamed this decline on the increase in ferry fares. However, B.C.'s inland ferries, where passengers do not have to pay, have also seen a decline in ridership over the last few years.

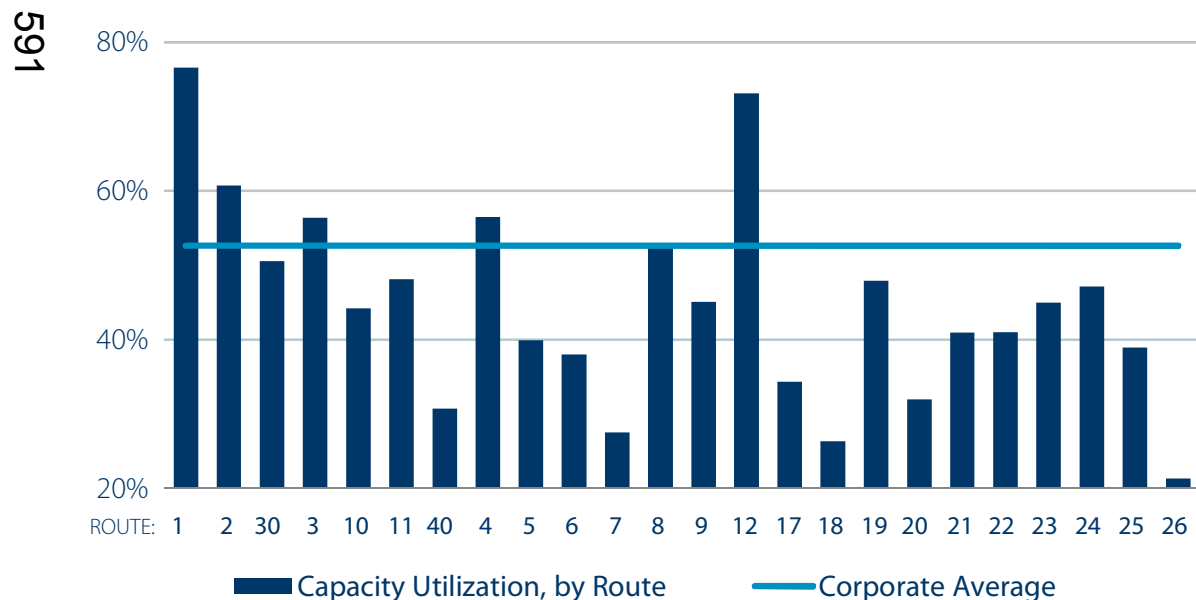
**Coastal Ferry Traffic – 2003/04 to 2011/12**  
Millions Carried



### 3. UNDERUTILIZED ROUTES

Another source of concern is underutilization on a great number of BC Ferries' routes. While some of the larger, busier routes have fare revenues that cover the cost of operation and capital, many smaller and more remote routes have lower usage and are facing greater funding pressures to cover the cost of delivering the service.

Capacity Utilization – Fiscal 2011<sup>3</sup>



<sup>3</sup>BC Ferry Commission, Review of the Coastal Ferry Act, January 24, 2012

### 4. ADDITIONAL CAPITAL COSTS

Ferry service costs consist of both operating and capital costs. Operating costs, such as labour and fuel, are costs incurred in the process of running the service. Capital costs are those associated with the acquisition and/or major refurbishment of ferries, terminal structures or other infrastructure used to provide the ferry service.

It is standard accounting practice to spread the costs of these capital assets over their useful lives. Thus, an annual cost for the use of a ferry, for example, is calculated by dividing the vessel's total cost by its anticipated life expectancy. This process is called amortization. Because of the high cost of these assets, BC Ferries borrows money from time to time to help finance their purchase. The resulting interest and financing cost is combined with the amortization amount to arrive at an annual capital cost that must be recovered through annual revenues.

Despite the significant investments that BC Ferries has made replacing vessels in the last eight years, it faces an even higher bill (\$2.5 billion) for further capital investments in the coming decade unless new approaches are taken.

A potential cost-reduction strategy involves looking ahead to see what large capital costs are coming up, and where savings can be achieved.

## Immediate Challenge – Considerations to achieve \$26 million in savings

The BC Ferry Commissioner concluded in his January 2012 report that the government, BC Ferries and ferry users will all need to contribute towards ensuring the sustainability of the ferry system.

In response to the BC Ferry Commissioner's report:

- The Province is contributing an additional \$79.5 million on behalf of taxpayers to 2016
- BC Ferries has committed to achieve \$15 million in efficiency improvements
- Ferry users are being asked to contribute \$30 million through service adjustments
  - \$4 million has been found through service reductions on the major routes between Vancouver Island and the Lower Mainland
  - There is a need to find \$26 million in savings to 2016

The Ministry of Transportation and Infrastructure and BC Ferries have identified considerations to achieve \$26 million in savings to 2016.

These considerations are not mutually exclusive. The Ministry of Transportation and Infrastructure and BC Ferries will need to look at a combination of these considerations to find \$26 million in savings, but are interested in your view on the prioritization of these considerations.

### SIGNIFICANT ANNUAL SHORTFALLS

**Consider service reductions on routes that experience significant annual financial shortfalls before taxpayer contributions**

While utilization levels are important, shortfalls on routes (prior to any taxpayer contributions) should be considered when discussing what service levels are sustainable. With the exception of three routes, all coastal ferry routes operated at a shortfall of more than \$2 million in 2011/12. Some routes, such as the northern routes, operated at a shortfall of more than \$1,800 per vehicle carried.

### LOW ANNUAL UTILIZATION

**Consider service reductions on routes that experience low annual utilization (such as less than 55% total utilization per year)**

There is little to be gained – by anyone in the system – from cutting busy sailings that recover their costs, and it is difficult to make cost-effective adjustments to complex routes. Other routes, however, have consistently low utilization rates and correspondingly high financial shortfalls. These routes may merit consideration for service adjustments.

### LOW ROUND-TRIP UTILIZATION

**Consider service reductions on routes that experience low round-trip utilization (such as round trip sailings that have less than 20% utilization)**

Statistically, the early and late sailings are those with the lowest utilization rate, and may merit consideration for service adjustments. While ferry users appreciate the option of early and late sailings, they are less likely to frequent those runs.

### BASIC LEVELS OF FERRY SERVICE

**Basic levels of service should be considered, i.e. for the majority of users, ferry service would be provided to and from work or school**

The provincial government recognizes the essential nature of the ferry service. Basic levels of service mean that for the majority of users, ferry service would be provided to and from work or school.

### ROUTES REQUIRING VESSEL REPLACEMENT

**When considering service reductions, take into account routes that require imminent vessel replacements, including alternatives such as route reconfiguration**

Several routes are operating with vessels nearing the end of their useful lives. Examples are Route 9 between Tsawwassen and the Southern Gulf Islands, and Route 40 from Port Hardy to the mid-coast communities and Bella Coola. The cost of replacing the two vessels serving these routes, the *Queen of Nanaimo* and the *Queen of Chilliwack*, is expected to be over \$200 million. New vessels will be expected to operate for 40 years or more. When planning for vessel replacements, alternatives should be considered to ensure that the needs of ferry users are being met in an efficient and cost-effective manner.



## COMPLEXITY OF MULTIPLE-STOP ROUTES

**When considering service reductions, take into account the complexity of routes with multiple ports and those that provide connections to other areas**

Complexity is another consideration: to what degree are there savings available on a particular route if it connects, critically, to another route. It is important, for example, when considering the Horseshoe Bay to Langdale service, to consider how any changes might affect the connections up the Sunshine Coast to Powell River on the Earls Cove-Saltery Bay route.

If a route is complex in itself, it may be difficult to make a change that will result in any significant savings. For example, the Southern Gulf Island routes connect Swartz Bay, Tsawwassen and Salt Spring Island, but also connect with Galiano, Mayne, Saturna and Pender Islands. On these multiple-stop routes, some connections between ports may have high utilization, while other connections may have low utilization. Reducing the number of stops on low-utilized portions of a sailing may not result in significant cost savings, as most of the costs for providing that sailing, such as labour and fuel, may still be incurred.

*The Ministry of Transportation and Infrastructure is interested in your feedback regarding these considerations to achieve \$26 million in savings to 2016. Please see page 13 in the feedback form to answer questions regarding this topic.*

## Summary of B.C. Coastal Ferries Routes (2011/2012)

ROUTE	NUMBER OF VEHICLES CARRIED	NUMBER OF PASSENGERS CARRIED	ANNUAL VEHICLE UTILIZATION RATE	FINANCIAL PERFORMANCE Before Taxpayer Contributions	SHORTFALL PER VEHICLE CARRIED Before Taxpayer Contributions	TOTAL Provincial and Federal Taxpayer Contributions
#1 Swartz Bay – Tsawwassen	1,775,766	5,645,013	72.1%	\$18.49 million surplus	NA	–
#2 Departure Bay – Horseshoe Bay	1,173,234	3,340,199	58.2%	\$11.22 million surplus	NA	–
#3 Langdale – Horseshoe Bay	1,091,794	2,539,363	55.3%	\$6.17 million shortfall	\$5.66	\$4.65 million
#4 Swartz Bay – Fulford Harbour	291,459	627,080	54.4%	\$5.37 million shortfall	\$18.41	\$3.36 million
#5 Swartz Bay – Gulf Islands	240,948	467,576	36.4%	\$14.65 million shortfall	\$60.79	\$17.35 million
#6 Vesuvius Harbour – Crofton	233,803	490,030	36.1%	\$4.98 million shortfall	\$21.31	\$2.20 million
#7 Earls Cove – Saltery Bay	171,665	339,021	28.0%	\$11.73 million shortfall	\$68.31	\$11.51 million
#8 Horseshoe Bay – Bowen Island	482,735	1,145,637	51.6%	\$5.41 million shortfall	\$11.21	\$5.84 million
#9 Tsawwassen – Southern Gulf Islands	147,998	434,582	43.1%	\$9.69 million shortfall	\$65.49	\$10.16 million
#10 Port Hardy – Mid-Coast – Prince Rupert	12,097	39,622	40.6%	\$28.61 million shortfall	\$2,364.72	\$26.09 million
#11 Skidegate – Prince Rupert	13,430	34,487	40.8%	\$24.20 million shortfall	\$1,802.16	\$26.21 million
#12 Mill Bay – Brentwood Bay	69,791	137,591	55.9%	\$2.14 million shortfall	\$30.63	\$1.09 million
#13 Langdale – Keats Island – Gambier Island*	–	47,892	–	\$330,000 shortfall	–	\$320,000
#17 Comox – Powell River	151,075	365,822	35.2%	\$11.72 million shortfall	\$77.56	\$7.97 million
#18 Texada Island – Powell River	82,710	171,706	27.5%	\$7.05 million shortfall	\$85.18	\$4.45 million
#19 Gabriola Island – Nanaimo Harbour	348,723	777,495	45.1%	\$4.59 million shortfall	\$13.16	\$2.95 million
#20 Chemainus – Thetis – Penelakut	80,333	255,031	29.6%	\$4.18 million shortfall	\$51.98	\$4.37 million
#21 Buckley Bay – Denman Island	239,281	474,679	40.2%	\$4.18 million shortfall	\$17.47	\$4.20 million
#22 Hornby Island – Denman Island	103,314	218,573	39.9%	\$2.45 million shortfall	\$23.72	\$3.51 million
#23 Quadra Island – Campbell River	352,501	804,149	43.0%	\$5.62 million shortfall	\$15.93	\$3.13 million
#24 Quadra Island – Cortes Island	51,086	96,925	44.5%	\$4.84 million shortfall	\$94.82	\$2.77 million
#25 Port McNeill – Sointula – Alert Bay	83,704	225,273	37.8%	\$4.18 million shortfall	\$49.91	\$4.50 million
#26 Skidegate – Alliford Bay	42,094	89,466	20.4%	\$4.54 million shortfall	\$107.90	\$4.38 million
#30 Duke Point – Tsawwassen	597,137	1,396,232	47.0%	\$29.86 million shortfall	\$50.00	–
#40 Port Hardy – Mid-Coast – Bella Coola	2,046	6,533	29.3%	\$3.79 million shortfall	\$1,851.91	\$3.07 million

\* foot passengers only



**A Vision for the Future – In the longer term (post-2016), what strategies should be pursued to connect coastal communities in an affordable, efficient and sustainable manner?**

**Future Challenges**

The BC Ferry Commissioner has estimated that with the current trends of labour and fuel cost increases, and anticipating the need to replace aging ferry infrastructure, funding shortfalls from 2016 to 2020 could average \$56 million per year, while from 2020 to 2024, they could continue at \$85 million per year.

To put these funding pressures into perspective, covering future anticipated shortfalls (assuming no further ridership declines), and using only fare increases, would require an across-the-board increase of 11% in 2016/17, combined with an increase to cover inflation each year until 2019/20. Further, there would have to be an additional one-time fare increase of 6% in 2020/21, combined with an annual increase to cover inflation until 2023/24.

YEAR	AVERAGE ANNUAL FORECASTED SHORTFALL
2016–2017	\$56 million
2017–2018	\$56 million
2018–2019	\$56 million
2019–2020	\$56 million
2020–2021	\$85 million
2021–2022	\$85 million
2022–2023	\$85 million
2023–2024	\$85 million
<b>TOTAL</b>	<b>\$564 million</b>



## A Vision for the Future

The Province is committed to a long-term vision to connect coastal communities in an affordable, efficient and sustainable manner. It is clear that BC Ferries and B.C. taxpayers need a long-term plan to fund or avoid the predicted shortfalls. The Ministry of Transportation and Infrastructure is interested in your input and ideas on how best to connect coastal communities in the long term, and how to achieve this vision.

The BC Ferry Commissioner recommended that a vision should be based on a long-term forecast of demand and that it should consider the potential use of alternative service providers, fuel alternatives and integration with other transportation systems. He also recommended a standardization of vessels, making it easier to switch vessels and crews between routes, without the need for additional training. BC Ferries refers to this as “interoperability”.

There are many other potential innovations. For example, a change to different types of vessels (i.e., cable ferries, passenger-only ferries, barges that carry vehicles, etc.), a change in the way BC Ferries manages traffic and books reservations, or servicing a small number of routes more efficiently with bridges<sup>4</sup>.

One long-term goal is to bring ferry fare increases in line with the increase in the cost of living (as defined by the Consumer Price Index or CPI). While fare increases will continue to be one method of generating additional revenue, ferry users and coastal communities might choose to contribute through community contributions (i.e., a fee, charge or tax) sufficient to cover some or all of the increasing ferry service costs. If a property tax were to be used, it could be levied equally among all communities or could vary by area. Likewise, a fuel tax could be introduced to cover some of the shortfall and be levied equally among all coastal regional districts or varied by area.

<sup>4</sup>Islands Trust has expressed their opposition to bridges, including in their Policy Statement: “It is Trust Council’s policy that no island in the Trust Area should be connected to Vancouver Island, the mainland or another island by a bridge or tunnel, notwithstanding the existing bridge between North and South Pender Islands.” (Policy 5.3.2)

## Long-Term Vision

**The provincial government is committed to a long-term vision to connect coastal communities in an affordable, efficient and sustainable manner.**

**The objectives of such a vision include:**

- A ferry service that is safe, reliable, efficient, transparent and accountable
- Price increases that are held as closely as possible to the rate of inflation
- Improving utilization
- Reducing operating shortfalls
- Balancing interests among ferry users, taxpayers and the ferry operator
- Engaging and consulting British Columbians on trade-offs and strategies
- Recognizing the socio-economic importance of ferries to coastal communities

## Rethinking the Coastal Ferry System

There are a large number of potential strategies to improve how coastal communities are connected. The Ministry of Transportation and Infrastructure and BC Ferries are interested in your feedback regarding these strategies.

There are two broad questions to be answered as we rethink the vision for connecting coastal communities. The following is a list of considerations meant to promote discussion and other ideas.

### 1. WHAT IS THE BEST WAY TO CONNECT COASTAL COMMUNITIES?

- a) Is there an opportunity to connect coastal communities using alternative ferry technologies, such as cable ferries or passenger-only vessels?
- b) Are there some routes that could be served using a combination of passenger-only ferries and a barge that carries vehicles?
- c) Are there routes where the proximity and service needs are such that two or more routes could share a car ferry and a passenger-only ferry on alternative days or parts of days?
- d) While a bridge between Vancouver Island and the Lower Mainland is not possible in the foreseeable future, should the feasibility of a bridge be explored on other smaller routes?

- e) Is there an opportunity to improve linkages between ferry terminals and communities with better cycling connections or better public transit service?
  - This could work well with a plan to improve service for people while reducing the necessity for larger automobile ferries on the routes in question.
  - Similarly, the promotion of cycling infrastructure could encourage passengers to shift from the heavy, more expensive vessels that carry vehicles.
- f) Would you support the use of alternative fuels, such as liquefied natural gas (LNG), to power ferries where it is economically feasible?
  - LNG is currently cheaper, is plentiful and produces less particulate pollution and carbon dioxide than the diesel fuel currently used by the BC Ferries fleet.
- g) Should BC Ferries look at standardizing vessels and docks to allow the flexibility to switch ferries and crews between routes?
  - The BC Ferry Commissioner has recommended that the ferry service move to three sizes of ferries (small, medium and large), which would provide flexibility to switch ferries and crews between routes, thereby saving training costs.

### 2. WHAT IS THE BEST WAY TO PROVIDE COMMUNITY FUNDING TO SUPPORT THE FERRY SERVICE IN THE LONG TERM?

- a) Should property tax be increased in coastal communities to help fund ferry service?
- b) Should fuel taxes be increased in coastal communities to help fund ferry service?

*The Ministry of Transportation and Infrastructure is interested in your feedback regarding these questions. Please see page 15 in the feedback form to answer questions regarding this topic.*



## Route-Specific Information

As an appendix to this discussion guide, the Ministry of Transportation and Infrastructure and BC Ferries are providing detailed information about each of the coastal ferry routes. The tables provide information that will allow you to compare each route against the considerations identified on pages 6 and 7. The route-specific information is available at [www.coastalferriesengagement.ca](http://www.coastalferriesengagement.ca).

An example, Route 19: Gabriola Island – Nanaimo Harbour, is shown below.

### ROUTE 19 service connects Gabriola Island with Nanaimo

SERVICE	CONSIDERATIONS	
<p><b>Crossing time: 20 minutes</b></p> <p><b>Year Round:</b></p> <ul style="list-style-type: none"> <li>16 round trips daily, except 15 round trips on Wednesday and Sunday</li> </ul> <p><b>Number of round trips per year: 5,732</b></p>	<p><b>2011/2012 Financial Performance: \$4.59 million shortfall</b></p> <ul style="list-style-type: none"> <li>Total operating revenue: \$5,672,000</li> <li>Total operating expenses: \$10,260,000</li> <li>Loss per vehicle carried, before taxpayer contribution: \$13.16</li> </ul> <p><b>Average Annual Capacity Utilization (2011/2012): 45.1%</b></p> <p><b>Round-Trip Utilization:</b> See utilization table below</p>	<p><b>Additional Information:</b></p> <ul style="list-style-type: none"> <li>Commuter service (work or school)</li> </ul>

### Average of Vehicle Utilized Capacity (%)

Route 19: Gabriola Island – Nanaimo Harbour		Sailing Time																
Departure Terminal	Day	05:25	06:30	07:40	08:50	10:05	11:20	12:35	13:50	15:10	16:25	17:35	18:45	19:50	20:50	21:55	23:00	
Gabriola Island (Descanso Bay)	SUN	11.6%		36.3%	52.1%	58.3%	67.5%	62.8%	62.4%	57.5%	45.1%	33.3%	25.6%	20.6%	13.4%	5.5%	2.4%	
	MON	24.5%	55.7%	85.7%	83.4%	88.9%	90.5%	81.3%	62.2%	64.4%	47.9%	31.0%	14.3%	10.4%	6.6%	3.7%	1.9%	
	TUE	20.4%	58.8%	92.2%	96.7%	98.2%	95.5%	84.2%	65.2%	69.4%	50.2%	33.6%	13.1%	8.9%	5.2%	3.5%	1.5%	
	WED	17.6%	51.0%	80.9%	94.0%	98.1%	95.0%	79.6%	66.6%	75.6%	DC	53.0%	11.8%	8.2%	6.9%		2.9%	
	THU	18.4%	51.9%	87.4%	97.4%	99.1%	96.0%	89.9%	76.6%	74.0%	56.5%	34.0%	16.5%	8.8%	8.0%	2.8%	1.5%	
	FRI	15.9%	40.7%	76.6%	80.1%	85.0%	82.1%	78.9%	69.5%	63.4%	43.7%	32.4%	14.6%	8.7%	5.2%	3.1%	2.5%	
	SAT	10.9%	22.8%	50.0%	70.6%	73.5%	72.5%	59.2%	48.6%	40.7%	37.3%	24.8%	16.5%	10.7%	9.4%	7.4%	4.4%	
Departure Terminal	Day	05:55	07:00	08:15	09:30	10:40	12:00	13:15	14:30	15:45	17:00	18:10	19:20	20:20	21:25	22:25	23:30	
Nanaimo Harbour	SUN		4.9%	8.9%	19.3%	27.4%	33.4%	46.8%	43.4%	60.5%	54.8%	48.9%	36.7%	27.9%	19.8%	9.4%	6.5%	< 10 %
	MON	8.2%	28.5%	39.5%	37.1%	34.8%	43.4%	59.3%	68.4%	90.3%	86.5%	69.1%	41.4%	29.5%	23.9%	10.6%	8.5%	10 % < 20 %
	TUE	10.6%	37.5%	52.1%	40.2%	40.3%	44.8%	63.3%	76.0%	94.0%	94.7%	78.3%	46.1%	33.0%	32.5%	13.3%	5.4%	20 % < 40 %
	WED	7.1%	41.5%	49.1%	50.3%	DC	69.8%	62.6%	73.4%	95.4%	93.4%	74.1%	48.4%	39.5%		32.1%	9.5%	40 % < 60 %
	THU	12.6%	38.6%	54.8%	49.1%	46.1%	51.1%	64.3%	79.0%	97.6%	98.5%	88.5%	63.2%	46.6%	36.2%	18.0%	7.8%	60 % < 80 %
	FRI	7.3%	35.5%	45.0%	39.2%	38.2%	49.2%	66.3%	74.9%	91.9%	94.4%	86.3%	59.3%	49.9%	44.9%	20.1%	14.1%	80 % < 100 %
	SAT	8.4%	8.2%	29.0%	34.8%	48.9%	48.5%	62.4%	57.8%	70.8%	65.1%	54.3%	37.9%	28.3%	23.3%	15.9%	9.2%	> 100 %

DC – Dangerous Cargo sailings; no passengers permitted



598

## HOW FEEDBACK WILL BE USED

Your feedback is important to us. Input received through this consultation and engagement will be considered, along with technical, financial and policy considerations, as the Ministry of Transportation and Infrastructure and BC Ferries work to achieve \$26 million in savings to 2016 and plan for the long-term sustainability of the coastal transportation network.

When completing the feedback form, please **do not** include the personal opinions or personal information of individuals other than yourself.

NB3

## Immediate Challenge – Background

The Province is committed to a long-term vision to connect coastal communities in an affordable, efficient and sustainable manner. However, increasing costs and decreasing ridership could threaten the financial sustainability of the coastal ferry system.

The BC Ferry Commissioner concluded in his January 2012 report that the government, BC Ferries and ferry users will all need to contribute towards ensuring the sustainability of the ferry system.

In response to the BC Ferry Commissioner's report:

- The Province is contributing an additional \$79.5 million on behalf of taxpayers to 2016
- BC Ferries has committed to achieve \$15 million in efficiency improvements
- Ferry users are being asked to contribute \$30 million through service adjustments
  - \$4 million has been found through service reductions on the major routes between Vancouver Island and the Lower Mainland
  - There is a need to find \$26 million in savings to 2016

## Immediate Challenge – Feedback Form Questions

### What is the best way of achieving \$26 million in savings?

The Ministry of Transportation and Infrastructure and BC Ferries have identified the following considerations to achieve \$26 million in savings to 2016:

- **Significant Annual Shortfalls:** Consider service reductions on routes that experience significant annual financial shortfalls before taxpayer contributions (with the exception of three routes, all coastal ferry routes operated at a shortfall of more than \$2 million in 2011/12)
- **Low Annual Utilization:** Consider service reductions on routes that experience low annual utilization (such as less than 55% total utilization per year)
- **Low Round-Trip Utilization:** Consider service reductions on routes that experience low round-trip utilization (such as round-trip sailings that have less than 20% utilization)
- **Basic Levels of Ferry Service:** Basic levels of service should be considered, i.e., for most users, ferry service would be provided to and from work or school
- **Routes Requiring Vessel Replacement:** When considering service reductions, take into account routes that require imminent vessel replacements, including alternatives such as route reconfiguration
- **Complexity of Multiple-Stop Routes:** When considering service reductions, take into account the complexity of routes with multiple ports and those that provide connections to other areas





## A Vision for the Future – Rethinking the Coastal Ferry Services

In the longer term, what strategies should be pursued to connect coastal communities in an affordable, efficient and sustainable manner?

3. Please rate your level of agreement with exploring the following potential options as part of the longer-term vision for making the coastal ferry system sustainable.

What is the best way to connect coastal communities?					
POTENTIAL ACTION	Strongly Agree	Somewhat Agree	Neither Agree nor Disagree	Somewhat Disagree	Strongly Disagree
3a. Please rate your level of agreement with connecting coastal communities using alternative ferry technologies, such as cable ferries or passenger-only vessels.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Please provide reasons for your level of agreement:</i>					
<hr/>					
<hr/>					
<hr/>					
3b. Please rate your level of agreement with serving some routes using a combination of passenger-only ferries and a barge to transport vehicles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Please provide reasons for your level of agreement:</i>					
<hr/>					
<hr/>					
<hr/>					

POTENTIAL ACTION	Strongly Agree	Somewhat Agree	Neither Agree nor Disagree	Somewhat Disagree	Strongly Disagree
3c. Please rate your level of agreement with serving routes where the proximity and service needs are such that two or more routes could share a car ferry and a passenger-only ferry on alternate days or parts of days.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Please provide reasons for your level of agreement:</i>					
<hr/>					
<hr/>					
<hr/>					
<hr/>					
3d. Please rate your level of agreement with serving some routes by a bridge.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Note:</b> A bridge between Vancouver Island and the Lower Mainland is not possible in the foreseeable future.					
<i>Please provide reasons for your level of agreement:</i>					
<hr/>					
<hr/>					
<hr/>					
<hr/>					

# FEEDBACK FORM

602

POTENTIAL ACTION	Strongly Agree	Somewhat Agree	Neither Agree nor Disagree	Somewhat Disagree	Strongly Disagree
3e. Please rate your level of agreement with improving linkages between ferry terminals and communities with better cycling connections or better public transit service.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Please provide reasons for your level of agreement:</i>					
<hr/>					
<hr/>					
3f. Please rate your level of agreement with using alternative fuels, such as liquefied natural gas (LNG), to power ferries where it is economically feasible.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Please provide reasons for your level of agreement:</i>					
<hr/>					
<hr/>					
3g. Please rate your level of agreement with standardizing vessels and docks to allow flexibility to switch ferries and crews between routes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Note:</b> The BC Ferry Commissioner has recommended that the ferry service move to three sizes of ferries (small, medium and large), which would provide flexibility to switch ferries and crews between routes, thereby saving training costs.					
<i>Please provide reasons for your level of agreement:</i>					
<hr/>					
<hr/>					

## 4. What is the best way to provide community funding to support the ferry system in the long term?

POTENTIAL ACTION	Strongly Agree	Somewhat Agree	Neither Agree nor Disagree	Somewhat Disagree	Strongly Disagree
4a. Please rate your level of agreement with increasing property tax in coastal communities to help fund ferry service.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Please provide reasons for your level of agreement:</i>					
<hr/>					
<hr/>					
4b. Please rate your level of agreement with increasing fuel taxes in coastal communities to help fund ferry service.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Please provide reasons for your level of agreement:</i>					
<hr/>					
<hr/>					

NB3



# Feedback Form

## Please provide your contact information (optional):

Are you a (please select one):  Coastal Ferry User Route(s): \_\_\_\_\_  
 B.C. Ferries Employee  Other: \_\_\_\_\_

Name: \_\_\_\_\_

Organization (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

The Ministry of Transportation and Infrastructure may wish to contact you with regard to any questions or issues you have raised in your responses to this consultation and engagement. If you are happy to be contacted for this purpose, please tick this box.

If you would like to receive updates regarding the B.C. Coastal Ferry Consultation and Engagement via email, please tick this box.

If you would like to receive updates regarding the B.C. Coastal Ferry Consultation and Engagement via post, please tick this box.

Personal information is collected for the purposes of informing the B.C. Coastal Ferries Engagement undertaken by the Ministry of Transportation and Infrastructure under s.26 of the *Freedom of Information and Protection of Privacy Act*. For questions regarding the collection of personal information, please contact the Executive Director-Marine Branch, Ministry of Transportation and Infrastructure, PO Box 9850, Stn Provincial Government, Victoria, B.C. V8W 9T5, 250-952-0678.

## Public and stakeholder feedback will be received from October 29 – December 21, 2012.

You can return completed feedback forms by:

**Mail:** PO Box 2223 Vancouver Main  
Vancouver, B.C. V6B 3W2

**Email:** [coastalferriesengagement@gov.bc.ca](mailto:coastalferriesengagement@gov.bc.ca)

**Website:** [coastalferriesengagement.ca](http://coastalferriesengagement.ca)

**Phone:** 1-855-387-7882



Printed with vegetable-based inks on paper made with 100% post-consumer waste. Please recycle.





DEC 10 2012



CVRD

COWICHAN VALLEY REGIONAL DISTRICT

Financial Services Department

SUBMISSION FOR A GRANT-IN-AID (ELECTORAL AREAS)

Submitted by Director Giles Area 'C'

Grantee: \_\_\_\_\_ Grant Amount \$ 500.00

NAME: Cowichan Senior Care Foundation

ADDRESS: 135 Third Street, Nanaimo  
V9L 1A9

Contact Phone No: 250-715-6481 - Carol Heest

PURPOSE OF GRANT: To assist in developing  
senior programs in Cobble Hill

REQUESTED BY: Gerry Giles  
Director Requesting Grant

ACCOUNT NO.	AMOUNT	GST CODE
01-2-1950-0372-113	500.00	10.0

**FOR FINANCE USE ONLY**

BUDGET APPROVAL [Signature]

VENDOR NO. \_\_\_\_\_

**Disposition of Cheque:**

Mail to above address: \_\_\_\_\_

Return to \_\_\_\_\_

Attach to letter from \_\_\_\_\_

Other \_\_\_\_\_

Approval at Regional Board Meeting of \_\_\_\_\_

Finance Authorization \_\_\_\_\_





## APPOINTMENTS

### BOARD MEETING OF DECEMBER 12, 2012

**DATE:** December 12, 2012

**FROM:** Director Marcotte

**SUBJECT:** Electoral Area H – North Oyster/Diamond Advisory Planning Commission Appointments

---

**Recommendation:**

That the following individuals be appointed to the Electoral Area H – North Oyster/Diamond Advisory Planning Commission:

**Elected for a Term to Expire November 30, 2013:**

1. Mike Fall;
2. Chris Gerrand;
3. John Hawthorn;
4. Alison Heikes;
5. Ted Kaese;
6. Myf Plecas;
7. Jody Shupe;
8. Jan Tukhan; and
9. Gord Wyndlow.

