



C·V·R·D

COWICHAN VALLEY REGIONAL DISTRICT

NOTICE OF SPECIAL BOARD MEETING

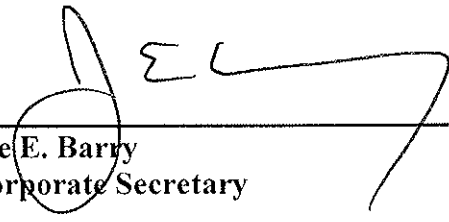
DAY: WEDNESDAY

DATE: MARCH 25, 2009

TIME: → 6:00 P.M.

PLACE: BOARD ROOM

175 INGRAM STREET



Joe E. Barry
Corporate Secretary



C·V·R·D

SPECIAL BOARD MEETING

WEDNESDAY, MARCH 25, 2009

6:00 PM - CVRD BOARD ROOM

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6. BYLAWS:

- | | | |
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| B1 | "CVRD Bylaw No. 3240 - Arbutus Mountain Estates Water System Management Amendment Bylaw, 2009", 1 st , 2 nd and 3 rd reading. | 22-27 |
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| B4 | "CVRD Bylaw No. 3255 - Cobble Hill Sewer System Management Amendment Bylaw, 2009", 1 st , 2 nd and 3 rd reading. | 38-39 |
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| B7 | "CVRD Bylaw No. 3261 - Five Year Financial Plan (2009 - 2013) Bylaw, 2009", 1 st , 2 nd and 3 rd reading. | 48-50 |
| B7 | "CVRD Bylaw No. 3261 - Five Year Financial Plan (2009 - 2013) Bylaw, 2009", adoption. | |

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

- | | | |
|----|--|-------|
| B8 | "CVRD Bylaw No. 3135 - Area H - North Oyster/Diamond Official Community Plan amendment Bylaw (School Sites), 2008", 3 rd reading. | 51-53 |
|----|--|-------|

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- B8 "CVRD Bylaw No. 3135 - Area H - North Oyster/Diamond Official Community Plan amendment Bylaw (School Sites), 2008", adoption.
- B9 "CVRD Bylaw No. 3139 - Area E - Cowichan- Koksilah Official Community Plan Amendment Bylaw (Kaelble), 2008", 3rd reading, **(Recommendation to Defeat)** 54-57
- B10 "CVRD Bylaw No. 3140 - Area E - Cowichan Station/Sahtlam/Glenora Zoning Amendment Bylaw (Kaelble), 2008", 3rd reading. **(Recommendation to Defeat)** 58-60
- B11 "CVRD Bylaw No. 3222 - Area B - Shawnigan Lake Official Community Plan Amendment Bylaw (Living Forest Planning Consultants/Elkington Estates), 2008", RESCIND 2nd reading. 61-73
- B11 "CVRD Bylaw No. 3222 - Area B - Shawnigan Lake Official Community Plan Amendment Bylaw (Living Forest Planning Consultants/Elkington Estates), 2008", be amended in accordance with item SR1.
- B11 "CVRD Bylaw No. 3222 - Area B - Shawnigan Lake Official Community Plan Amendment Bylaw (Living Forest Planning Consultants/Elkington Estates), 2008", 2nd reading as amended.
- B11 "CVRD Bylaw No. 3222 - Area B - Shawnigan Lake Official Community Plan Amendment Bylaw (Living Forest Planning Consultants/Elkington Estates), 2008", 3rd reading.
- B12 "CVRD Bylaw No. 3223 - Area B - Shawnigan Lake Zoning Amendment Bylaw (Living forest Planning Consultants/Elkington Estates), 2008", 3rd reading. 74-82
- B13 "CVRD Bylaw No. 3256 - Area H - North Oyster/Diamond Zoning Amendment Bylaw (Chemainus First Nation), 2009", RESCIND 2nd reading. 83-84
- B13 "CVRD Bylaw No. 3256 - Area H - North Oyster/Diamond Zoning Amendment Bylaw (Chemainus First Nation), 2009", be amended in accordance with item SR2.
- B13 "CVRD Bylaw No. 3256 - Area H - North Oyster/Diamond Zoning Amendment Bylaw (Chemainus First Nation), 2009", 2nd reading as amended.
- B13 "CVRD Bylaw No. 3256 - Area H - North Oyster/Diamond Zoning Amendment Bylaw (Chemainus First Nation), 2009", 3rd reading.

- B13 "CVRD Bylaw No. 3256 - Area H - North Oyster/Diamond Zoning Amendment Bylaw (Chemainus First Nation), 2009", adoption.
- B14 "CVRD Bylaw No. 3262 - Development Application Procedures and Fees Amendment Bylaw, 2009", 1st, 2nd and 3rd reading. 85-87
- B14 "CVRD Bylaw No. 3262 - Development Application Procedures and Fees Amendment Bylaw, 2009", adoption.
- B15 "CVRD Bylaw No. 3263 - Area A - Mill Bay/Malahat Zoning Amendment Bylaw (Additional Parkland Regulation), 2009", 1st and 2nd reading. 88-89
7. **RESOLUTIONS:**
- RES1 Appointments to the Electoral Area I - Youbou/Meade Creek Parks Commission. 90
8. **ADJOURNMENT:**

The next Regular Board meeting will be held April 8, 2009 at 6:00 p.m., in the Board Room, 175 Ingram Street, Duncan BC.



CR2

**ISLAND SAVINGS CENTRE COMMISSION
Of Meeting Held Thursday, March 12, 2009**

DATE: March 17, 2009

TO: Chairperson and Directors of the Board

Your Island Savings Centre Commission reports and recommends as follows:

1. That the CVRD Board approve reserve fund expenditures for the following projects already identified under the 2009 Island Savings Centre proposed budget as amended March 3, 2009: Parking Lot Paving; Landscaping; New telephone Switch; New ticketing System, and that the amount not exceed \$74,500.



STAFF REPORT

SPECIAL BOARD MEETING
OF MARCH 25, 2009

DATE:	March 13, 2009	FILE NO:	13-B-07RS 14-B-07RS
FROM:	Catherine Tompkins, Planner III	BYLAW NO:	3222, 3223
SUBJECT:	OCP Amendment Bylaw No. 3222 (Elkington Estates/Makaroff/Gates)		

Action:

Report provided for information purposes.

Purpose:

To rescind 2nd reading and then consider 2nd reading, as amended, of OCP Amendment Bylaw No. 3222.

Financial Implications: N/A

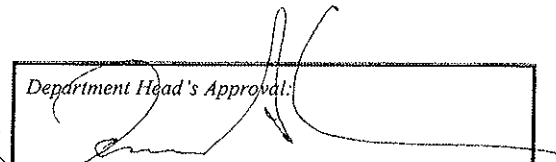
Interdepartmental/Agency Implications: N/A

Background:

Bylaws 3222 and 3223 are scheduled to receive third reading at the Special March 25th Board meeting. A minor typo was noted on Bylaw 3222 wherein the citation states the bylaw to be a zoning amendment rather than an official community plan amendment, and it is necessary to rescind 2nd reading and amend the citation to read "**CVRD Bylaw No. 3222 - Area B – Shawnigan Lake Official Community Plan Amendment Bylaw (Living Forest Planning Consultants/Elkington Estates) 2008**". Official Community Plan Amendment Bylaw No. 3222 then needs to be considered for 2nd reading as amended.

Submitted by,

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

<p>Department Head's Approval:</p> 
<p>Signature</p>

SR8 Staff Report from the Administrator dated March 4, 2009 re: Recommended Projects for Application to the Canada-BC Building Canada Fund was considered.

09-139 It was moved and seconded that the following projects for application to the *Canada-British Columbia Building Canada Funding Program (BCF-CC)* be approved:

1. Lake Cowichan Arena & Training Facility Upgrade
2. Trans Canada Trail (North) Completion
3. Historic Kinsol Trestle Rehabilitation
4. Shawnigan Lake North Water Conservation and Quality Enhancements
5. Peerless Road Ashfill Reclamation and Recycling Project
6. Saltair Water Conservation & Quality Project
7. Mesachie Lake Waste Water & Habitat Protection Project.

MOTION CARRIED

SR9 Staff Report from the Planner III, dated March 10, 2009, re: OCP Amendment Bylaw No. 3222 and Zoning Amendment Bylaw No. 3223 (Elkington Estates/Macaroff/Gates).

09-140 It was moved and seconded that SR9, Staff Report from the Planner III, dated March 10, 2009, re: OCP Amendment Bylaw No. 3222 and Zoning Amendment Bylaw No. 3223 (Elkington Estates/ Macaroff/Gates), and Bylaws No. 3222 and No. 3223 be referred to the Special Board meeting scheduled for March 25, 2009.



MOTION CARRIED

PUBLIC HEARINGS

PH1 Public Hearing Report and Minutes re: Official Community Plan Amendment Bylaw No. 3231 and Zoning Amendment Bylaw No. 3232 (Industrial Development Permit Area/Loken), applicable to Electoral Area B - Shawnigan Lake were considered.

09-141 It was moved and seconded that the Public Hearing Report and Minutes re: Official Community Plan Amendment Bylaw No. 3231 and Zoning Amendment Bylaw No. 3232 (Industrial Development Permit Area/Loken), applicable to Electoral Area B - Shawnigan Lake be received.

MOTION CARRIED

PH2 Public Hearing Report and Minutes re: Zoning Amendment Bylaw No. 3241 (Cottyn Developments Ltd.) applicable to Electoral Area B - Shawnigan Lake



STAFF REPORT

REGULAR BOARD MEETING OF MARCH 11, 2009

DATE:	March 10, 2009	FILE NO:	13-B-07RS 14-B-07RS
FROM:	Catherine Tompkins, Planner III	BYLAW NO:	3222, 3223
SUBJECT:	OCP Amendment Bylaw No. 3222 and Zoning Amendment Bylaw No. 3223 (Elkington Estates/Macaroff/Gates)		

Action:

Provided for technical clarification purposes only.

Purpose:

To consider third reading of OCP Amendment Bylaw No. 3222 and Zoning Amendment Bylaw No. 3223.

Financial Implications:

None apparent

Interdepartmental/Agency Implications:

None apparent

Background:

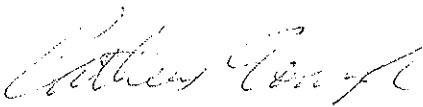
On February 11, 2009, OCP Amendment Bylaw 3222 and Zoning Amendment Bylaw 3223 were on the Regional Board agenda for consideration of third reading. At that time, the Regional Board referred the bylaws back to the Electoral Area Services Committee for further discussion.

However, a public hearing was held on December 16, 2008. Should the two bylaws be referred back to the Electoral Area Services Committee (EASC), the resulting discussion may be considered as "new information" and may necessitate another public hearing. Staff has received legal advice to this effect and therefore recommends that Bylaws 3222 and 3223 not be referred to the EASC unless the Board wishes to risk holding another hearing.

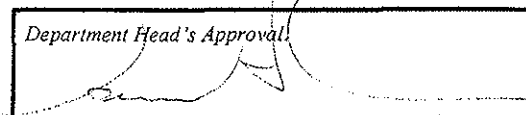
The December 16, 2008 public hearing was delegated by the Board to Director Cossey, who chaired the hearing, and Director Giles, who attended. The Board may now consider whether to pass third reading, with or without conditions attached to final approval. Such conditions would be brought forward by the hearing delegation, and may include the following:

1. A requirement for the applicant to agree (through statutory agreements) to provide a detailed Fire Protection Plan, for the General Manager of CVRD Public Safety and the Malahat Volunteer Fire Chief. The Plan should include a service area, to be included in the Malahat Fire Protection Area, Equipment, Fire Hall, Water Supply, Infrastructure and the phasing of fire protection infrastructure and equipment.
2. A requirement for the applicant to agree to construct shared sewage treatment systems for each of the proposed hamlet areas to the specifications of the CVRD Engineering and Environmental Services Department, with effluent quality to meet Class A requirements for ground discharge and further, the application will consider reuse options.
3. A requirement for the applicant to agree to construct a community water system serving the hamlet areas to the specifications of the CVRD Engineering and Environmental Services Department, which will be subject to a covenant that allows transfer of the system to the CVRD once, in the opinion of the CVRD Engineering and Environmental Services Department, the system has reached an economically viable size.
4. A requirement for the applicant to agree to provide a rainwater management system to the specifications of the Engineering and Environmental Services Department.
5. A requirement for conservation covenants and eco-forestry covenants to be registered on the title of the subject property, to ensure that a minimum of 85% of the subject property is used for long term ecological protection and sustainable eco-forestry practices, and that the Land Conservancy of Canada and the CVRD be signatories to the covenant for ecological protection, and the Land Conservancy of Canada, the Forest Stewardship Council and the CVRD be signatories to the covenant for eco-forestry areas.
6. A requirement that the CVRD receive written notice from the Capital Regional District that the CRD Water Management Division does not oppose the development.
7. A requirement that restrictive covenants or like agreements be provided for CVRD's acquisition of parkland and built park amenities as committed to by the applicant and agreed to by the CVRD, including parkland inclusive of trailhead parking and covered washroom/picnic shelter next to the Cowichan Valley Trail, a nature conservation park and lands for a sensitive conservation area.

Submitted by,



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

Department Head's Approval

Signature

CT/ca



SR2

STAFF REPORT

*SPECIAL BOARD MEETING
OF MARCH 25, 2009*

DATE: March 17, 2009 **FILE NO:** Bylaw 3256
FROM: Mike Tippett, Manager
Community and Regional Planning Division
SUBJECT: Zoning Amendment Bylaw No. 3256
(Chemainus First Nations, Area H)

Recommendation:

For information purposes.

Purpose:

To amend Zoning Amendment Bylaw No. 3256 prior to considering third reading.

Financial Implications: N/A

Interdepartmental/Agency Implications: N/A

Background:

Zoning Amendment Bylaw No. 3256 is on the March 25th Special Board agenda for 3rd reading and adoption. Bylaw 3256 went to public hearing on March 9, 2009, and as a result of comments received, it is recommended that the Bylaw be amended as follows:

1. Add the following definition:
"recreation (public and private) means the use of the surface of water by individual members of the public for passive enjoyment of nature and exercise, and the non-exclusive use of the surface of water by private groups such as commercial canoe or kayak harbour tours"

The recommended change does not change use or density, therefore a further public hearing is not required. Prior to considering third reading, second reading of Bylaw 3256 needs to be rescinded, and Zoning Amendment Bylaw No. 3256, as amended, can be considered for second reading.

Submitted by,

Mike Tippett, MCIP
Manager
Community and Regional Planning Division
Planning and Development Department



PUBLIC HEARING REPORT
Bylaw No. 3135

Following is a summary of the proceedings of the Public Hearing for Official Community Plan Amendment Bylaw No. 3135 (applicable to Electoral Area H – North Oyster/Diamond) held on Monday, March 9, 2009, in the North Oyster Community Centre, 13467 Cedar Road, Ladysmith, BC, at 7:00 p.m.:

HEARING DELEGATES Director M. Marcotte, Electoral Area H – North Oyster/Diamond, Chairperson
Director M. Dorey, Electoral Area G – Saltair

CVRD STAFF PRESENT Mr. M. Tippett, Deputy Manager, Development Services Department
Ms. C. Allen, Recording Secretary, Development Services Department

Members of the Public:
There were 25 members of the public present.

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

PROCEDURES Mr. Tippett stated that the Public Hearing is being convened pursuant to Section 890 of the *Local Government Act* in order to consider Cowichan Valley Regional District Official Community Plan Amendment Bylaw No. 3135.

Notice of the Public Hearing was advertised in two consecutive issues of the *Ladysmith Chemainus Chronicle* (Tuesday, February 24, 2009 and Tuesday, March 3, 2009) as required by the *Local Government Act*.

Official Community Plan Amendment Bylaw No. 3135 proposes to amend CVRD Electoral Area H – North Oyster/Diamond Official Community Plan Bylaw No. 1497 by adding the following new policies:

POLICY 11.1.12: *The CVRD encourages the School District to continue to make operational public school buildings and grounds in the Community Plan Area available to community members, for recreational and cultural activities as well as educational programs, during non-school hours.*

POLICY 11.1.13: *Where the School District proposes to close public schools and sell the property and buildings, the Regional District strongly encourages the School District to give preference to local community groups and associations as well as regional recreation functions, among others, with the goal of keeping the buildings and facilities open to the public.*

POLICY 11.1.14: *Examples of public uses that the CVRD considers to be worthy of encouragement at disused school sites are: daycare, pre-school and kindergarten, after-school care, alternative education (private or public), senior citizens programs, civil emergency public shelter and similar uses. The CVRD is prepared to work with the community and other government agencies in order to encourage such uses at disused school sites.*

POLICY 11.1.15: *The Regional District considers all properties and facilities that are zoned as Parks and Institutional in the implementing zoning bylaw to be important for public uses, and converting these sites to an alternative land use zone that would exclude the public and close the facilities will be very strongly discouraged by the Board.*

POLICY 11.1.16: *The Regional District may be prepared to consider adding permitted land uses, such as limited commercial, to the Parks and Institutional zone that applies to school sites, so long as these uses would be complementary to the principal institutional use.*

The purpose of Amendment Bylaw No. 3135 is to highlight the importance of school sites to small communities, and to signal that the CVRD would not be inclined to see such properties turned over to alternate uses that are not institutional in nature.

Mr. Tippett provided background to the purpose of the amendment bylaw. He stated that due to a number of school closures in the region and some schools being resold for uses not suited to community needs, amendments to Official Community Plans have been proposed that add policies to encourage School Districts to consider community needs and interests to help ensure that school sites are kept for community purposes. He noted that the amendments have been done in several other areas and is now being proposed for North Oyster. He further noted that the policies only apply to current operating school sites such as the North Oyster Elementary School.

Director Marcotte advised that the School District has tried to sell the old Diamond School at full market value although has been unsuccessful but believes it is being rented it out.

Mr. Tippett stated that no letters of response have 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 (Monday, March 9, 2009) at 4:30 pm.

Correspondence

The following items of correspondence were received prior to the end of the public hearing and are attached to the Minutes as Exhibits:

Exhibit 1 – letter submitted by Carol Sparham

- Location of File** The Chair advised that the Information Binder was available for review on the side table and that any letters or submissions which were to be included as part of the Public Hearing record must be received at the front table prior to the close of the Public Hearing.
- Question Period** The Chair opened the public question period of the Public Hearing. Director Marcotte 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.
- Carol Sparham** 111 Gifford Road.
- represent the Ladysmith's Little Theatre
 - concerned that their lease at the old Diamond School may not be renewed
 - non-profit community theatre
 - want to be protected; request that the proposed policies include cultural activities
 - would like to have the option to purchase the school
 - were told that the school was not for sale when they inquired to purchase it
 - questioned if Policy 11.16 respecting limited commercial use would include their society
 - questioned if the proposed policies will help them get their lease renewed
- Mr. Tippet**
- the existing P-2 zoning on the school property would encompass uses for community groups including performances by groups such as the Little Theatre
 - the proposed policies are meant to encourage such uses and would give further strength to existing zoning
 - if policies are adopted they would hopefully discourage the School District from allowing other uses
 - due to policies that have been adopted in other areas and the community outcry across BC, the Education Ministry has changed direction and become more open to ensuring sites remain for community use
- Director Dorey**
- the School in Saltair was lost to a developer without these policies being in place, however existing zoning restricts the uses
 - Policies restricting use will be unattractive to developers and will help keep prices of land down which may enable community groups to purchase the land
 - Elsie Miles School in Shawnigan Lake was purchased by the CVRD Parks Department for a reasonable price due to use restrictions
 - A School in Sahtlam was purchased by an individual and developed for housing

Stan Sparham

111 Gifford Road.

- Concerned about money that has been put into the Theatre operation and if the policies will protect them
- Asked if a copy of OCP Bylaw 1497 is available to see what the fifth paragraph of Part Eleven reads

Mike Tippett

- Read the requested paragraphs from Bylaw 1497

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

Stan Sparham

- Stated that they would appreciate consideration of putting specific reference in the policies regarding the Theatre’s use instead of simply cultural or institutional use.

ADJOURNMENT

Chair asked three times for further comments respecting Official Community Plan Amendment Bylaw No. 3135. There were no further comments. The Chair declared the public hearing closed at 7:25 pm.

CERTIFICATION:

We attended the Public Hearing on Monday, March 9, 2009, and hereby certify that this is a fair and accurate report of the Public Hearing.

Shirley Marcotte
Director M. Marcotte

Date *March 17, 2009*

M. Dorey
Director M. Dorey

Date *March 17, 2009*

M. Tippett
Mike Tippett, Deputy Manager

Date *March 17 2009*

Cathy Allen
Cathy Allen, Recording Secretary

Date *March 17, 2009*



PUBLIC HEARING REPORT
Bylaw No. 3256

Following is a summary of the proceedings of the Public Hearing for Zoning Amendment Bylaw No. 3256 (applicable to Electoral Area H – North Oyster/Diamond) held on Monday, March 9, 2009, in the North Oyster Community Centre, 13467 Cedar Road, Ladysmith, BC, at 7:25 p.m.

HEARING DELEGATES Director M. Marcotte, Electoral Area H – North Oyster/Diamond, Chairperson
Director M. Dorey, Electoral Area G – Saltair
Director K. Kuhn, Electoral Area F – Cowichan Lake South/Skutz Falls

CVRD STAFF PRESENT Mr. M. Tippett, Deputy Manager, Development Services Department
Ms. C. Allen, Recording Secretary, Development Services Department

Members of the Public:
There were 22 members of the public present.

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

PROCEDURES Mr. Tippett stated that the Public Hearing is being convened pursuant to Section 890 of the *Local Government Act* in order to consider Cowichan Valley Regional District Zoning Amendment Bylaw No. 3256.

Notice of the Public Hearing was advertised in two consecutive issues of the *Ladysmith Chemainus Chronicle* (Tuesday, February 24, 2009 and Tuesday, March 3, 2009) as required by the *Local Government Act*.

Mr. Tippett referred to the public meeting that was held on June 9, 2008, regarding the application. He stated that the initial proposed zoning was for W-4 Shellfish Culture, and that after hearing public input and concerns regarding predator netting wrecking havoc with wildlife and breaking free during storms, the amendment bylaws were changed to the now proposed W-4A Zone. Mr. Tippett noted that the applicants suggested that predator netting be excluded. He also noted that the W-4 Zone only permits shellfish culture with no recreation, and that the new W-4A Zone also permits recreation.

Mr. Tippett reviewed the proposed bylaws.

Zoning Amendment Bylaw No. 3256 proposes to amend CVRD Electoral Area H – North Oyster/Diamond Zoning Bylaw No. 1020 by rezoning approximately 20.4 hectares of Provincial Crown land on the tidal mudflats of Ladysmith Harbour from its present combination of W-1 (Water Conservancy) and W-2 (Water Recreation), to a new W-4A zone as outlined below:

12.4A W-4A ZONE – SHELLFISH CULTURE 4A

Subject to compliance with the General Requirements in Part 5 of this Bylaw, the following provisions apply in the W-4A Zone:

(a) Permitted Uses

The following uses and no others are permitted in the W-4A Zone:

- 1. Shellfish culture;*
- 2. Navigation aids, buoys and markers;*
- 3. Recreation (private and public)*
- 4. Activities directed towards environmental protection and habitat enhancement.*

(b) Prohibited Uses

The use of predator netting is not permitted in the W-4A Zone.

The purpose of Amendment Bylaw No. 3256 is to enable the Chemainus First Nation to actively manage the portion of intertidal land, over which they have tenure from the Crown Provincial in order to increase the productivity of the naturally occurring shellfish beds. The applicants do not intend to install predator netting over any of this area, nor would the amendment bylaw permit that.

Mr. Tippett stated that no letters of response have 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 (Monday, March 9, 2009) at 4:30 pm.

Correspondence

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

- Exhibit 1 – letter from Muriel and James Reiber
- Exhibit 2 – letter from J. And D. Harris
- Exhibit 3 – letter from Elaine Kuusisto

Applicant – Warren Johnny

Mr. Johnny stated that they re-assessed comments that were made at the June public meeting, and specifically regarding use of predator netting. He stated that they need to find ways to protect their investment of the seeds that are planted there. Mr. Johnny stated that he feels they have established a good relationship with residents in the area. He added that they will only be using a portion of the surface waters.

Location of File

The Chair advised that the Information Binder was available for review on the side table and that any letters or submissions which were to be included as part of the Public Hearing record must be received at the front table prior to the close of the Public Hearing.

- QUESTION PERIOD** The Chair opened the public question period of the Public Hearing. Director Marcotte 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.
- Brian Wolfe** 5126 Brenton Page Road.
- Will the general public be able to cross the navigation aids, boys and markers?
 - Concerned that the aids block the main navigation channel and he cannot get through.
- Mr. Tippett**
- Noted that the uses were not requested by the application and were listed in the new W-4A Zone because they are already listed as permitted uses in other Water zones on Ladysmith Harbour.
- Director Marcotte** Director Marcotte asked the applicant if they intent to mark off areas that cannot be crossed. Mr. Johnny advised they do not.
- Peggy Kolosoff** 5130 Brenton Page Road.
- Does the foreshore lease from Fisheries and Oceans Integrated Land Management include an annual fee?
- Warren Johnny**
- they have a 20 year term license of occupation and pay an annual fee
- Peggy Kolosoff**
- could the applicant assume/purchase ownership at the end of the lease?
- Warren Johnny**
- they would have to apply for license renewal again after the 20 year term, and noted it is not a saleable commodity.
- Director Marcotte**
- The Crown owns leases, the CVRD regulates zoning and controls use only
- Gary Rodgers** 4841 Brenton Page Road.
- Is the applicant planning similar occupation uses throughout the Harbour?
- Mr. Tippett**
- The proposed zone applies to the subject area only.
 - A similar rezoning process would need to done for any other properties.
- Elaine Kuusisto** 13000 Code Road.
- How do the First Nations plan on accessing the lease area?
- Warren Johnny**
- They have permission from an upland property owner in the area to use their access and cannot disclose their name.

- Ken Palmer** 5118 Brenton Page Road.
- Under Permitted Uses, Recreation, private and public is listed – what is the difference?
- Mr. Tippett**
- Wording was imported from the W-2 Zone.
 - Will investigate why private is listed and noted it is not the intent of the zoning to create private enclaves in the Harbour that are closed to the public.
- Dennis Patterson** 5111 Brenton Page Road.
- Where will any vehicle be able to park on Brenton Page Road as there is no room for parking
- Warren Johnny**
- They have permission from an upland property owner to park on their property.
- speaker**
- How many vehicles would be parking on the road?
- Warren Johnny**
- Six to 12 vehicles could be used during harvesting.
- 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 Marcotte reminded the public that the Information Binder was available for review located on the side 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.
- Ken Palmer** 5118 Brenton Page Road.
- They share their harbour area with three other residential homes.
 - Appreciate the habitat enhancement and protection policies.
 - The water is very shallow in this area, logging activities restricts water access at the subject area, and concerned access will be further restricted.
- Jim Reiber** 5020 Reiber Road.
- Read and submitted letter (Exhibit 1).
 - Opposed to the rezoning.
 - Province should never have granted a water lot lease for commercial use.
 - If zoning created they will be faced with further erosion of recreational zoning in the Harbour.
 - Concerned with proposed approach to modified zoning.
 - Public and private uses will not be compatible.
- Doug Kolosoff** 5130 Brenton Page Road.
- Wants deep water channel to be properly marked.

- Brian Wolfe** 5126 Brenton Page Road.
- Agrees that the deep water channel needs to be properly marked.
- Peggy Kolosoff** 5130 Brenton Page Road.
- Is supportive of the proposal.
 - It does not diminish recreational use of upland owners.
 - Keeping within solid principles of growing local and supports the natural health of the Harbour.
 - Vehicle parking issues need to be addressed - written permission should be part of applicants submission.
- Leo Limberis**
- In favour of the proposal.
 - Is a good opportunity for Chemainus First Nations to offer jobs for their members.
 - Need to keep in mind that the same use has been done on this site for many years.
 - Is a low impact harmless activity.
- Director Marcotte**
Director Dorey
- Both ensured that all voting Directors will read all correspondence submitted, and comments included in the Hearing Report, prior to making a decision.
- Kevin Frenchy**
- Operations Work Supervisor.
 - Has been working the beach for many years, and has seen many changes over the years.
 - Sees lots of life coming back to the Harbour.
- Peggy Kolosoff**
- 5130 Brenton Page Road
 - As noted at the June public meeting, abandoned nets are being washed onto beaches in the neighbourhood and the issue should be addressed.

ADJOURNMENT The Chair asked three times for further comments respecting Official Community Plan Amendment Bylaw No. 3256.

There were no further comments.

The Chair declared the public hearing closed at 8:00 pm.

CERTIFICATION:

We attended the Public Hearing on Monday, March 9, 2009, and hereby certify that this is a fair and accurate report of the Public Hearing.

Marcotte
Director M. Marcotte

Date *March 17, 2009*

Dorey
Director M. Dorey

Date *March 17, 2009*

Kuhn
Director K. Kuhn

Date *March 17, 2009*

Tippett
Mike Tippett, Deputy Manager

Date *March 17 2009*

Allen
Cathy Allen, Recording Secretary

Date *March 17, 2009*



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3240

A Bylaw to Amend the Arbutus Mountain Estates Water System Management Bylaw No. 2998

WHEREAS the Board of the Cowichan Valley Regional District established the management of the *Arbutus Mountain Estates Water System* pursuant to Bylaw No. 2998, cited as "CVRD Bylaw No. 2998 – Arbutus Mountain Estates Water System Management Bylaw, 2008";

AND WHEREAS the Board of the Cowichan Valley Regional District deems it desirable to revise Schedule A – Water Service Connection Charges and Schedule B – Metered Water Rates and Charges of the bylaw;

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. 3240 - Arbutus Mountain Estates Water System Management Amendment Bylaw, 2009**".

2. **AMENDMENT**

a) That Item 1.1 (a) of Schedule A (Water Service Connection Charges) be amended to read:

.1 **EXISTING LOT** (permits servicing of one unit or building).

(a) An application for *Water Service* shall be accompanied by a payment equal to the *Water Service Connection Charge* of:

19-mm diameter connection	\$300.00
25-mm diameter connection	\$450.00

plus a deposit in the amount of the *Manager's estimate* to complete such works. The above charges and deposit must be received by the Cowichan Valley Regional District before the work can be scheduled. The deposit will be applied against the actual cost of the *Water Service Connection* installation.

b) That Schedule B be deleted in its entirety and replaced with Schedule B attached to and forming part of this bylaw.

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

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

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

ADOPTED this _____ day of _____ , 2009.

Chairperson

Corporate Secretary



SCHEDULE B

TO CVRD BYLAW NO. 2998

METERED WATER RATES AND CHARGES

Water Rates and Charges

The *Consumer* of *District Water* supplied through *Water Meters*, shall pay the minimum charge set out in the following table. A 10% discount will be applied for timely payment.

Water Rates and Charges per Classification per six (6) month period:

CLASSIFICATION	USER CHARGES	
	Water Use	Charge
<u>Group A</u>		
- Single Family Dwelling – Per Dwelling	0 – 200 m ³	\$ 140.00
- Laundromat: Minimum charge for each washing machine	201-300 m ³	140.00 + \$1.10 per m ³ over 200 m ³
- Elementary/Middle School: Minimum charge per 20 students or portion thereof	301-400 m ³	250.00 + \$1.65 per m ³ over 300 m ³
	Over 400 m ³	415.00 + \$2.48 per m ³ over 400 m ³
<u>Group B</u>		
- Apartment/Suite – Per Unit	0 – 160 m ³	105.00
- Mobile/Modular Home Park – Per Unit	161-240 m ³	105.00 + \$1.10 per m ³ over 160 m ³
	241-320 m ³	193.00 + \$1.65 per m ³ over 240 m ³
	Over 320 m ³	325.00 + \$2.48 per m ³ over 320 m ³
<u>Group C</u>		
- Commercial - Minimum charge for each 10 employees or portion thereof per shift	0 –130 m ³	84.00
	131-195 m ³	84.00 + \$1.10 per m ³ over 130 m ³
	196-260 m ³	155.50 + \$1.65 per m ³ over 195 m ³
	Over 260 m ³	262.75 + \$2.48 per m ³ over 260 m ³
<u>Group D</u>		
- Continuing Care Facility: Minimum charge for <u>each bed</u>	0 –100 m ³	65.00
	101-150 m ³	65.00 + \$1.10 per m ³ over 100 m ³
	151-200 m ³	120.00 + \$1.65 per m ³ over 150 m ³
	Over 200 m ³	202.50 + \$2.48 per m ³ over 200 m ³
<u>Group E</u>		
- RV Trailer Park/Campground: <u>Site Connected to Sewer:</u> <u>Per serviced pad or site</u>	0 – 67 m ³	43.00
	68-100 m ³	43.00 + \$1.10 per m ³ over 67 m ³
- Restaurant: per 10 seats or patrons, or portion thereof	101-133 m ³	79.30 + \$1.65 per m ³ over 100 m ³
- Hotel/Motel: per housekeeping unit	Over 133 m ³	133.75 + 2.48 per m ³ over 133 m ³

CLASSIFICATION	USER CHARGES		
	Water Use	Charges	
Group F - Bed & Breakfast/Rooming House: includes the minimum charge for a single family dwelling unit as defined in Group A above, plus a minimum charge per each Guest Room	0-40 m ³	\$	26.00
	41-60 m ³		26.00 + \$1.10 per m ³ over 40 m ³
	61-80 m ³		48.00 + \$1.65 per m ³ over 60 m ³
	Over 80 m ³		81.00 + \$2.48 per m ³ over 80 m ³
Group G - RV Trailer Park/Campground: Site not Connected to Sewer: Per pad or site	0-20 m ³		13.00
	21-30 m ³		13.00 + \$1.10 per m ³ over 20 m ³
	31-40 m ³		24.00 + \$1.65 per m ³ over 30 m ³
	Over 40 m ³		40.50 + \$2.48 per m ³ over 40 m ³
Group H - High School: Minimum charge per 20 students or portion thereof	0 – 270 m ³		175.00
	271-405 m ³		175.00 + \$1.10 per m ³ over 270 m ³
	406-540 m ³		323.50 + \$1.65 per m ³ over 405 m ³
	Over 540 m ³		546.25 + \$2.48 per m ³ over 540 m ³
Group I - Hotel/Motel: Per Room or Suite	0 – 50 m ³		32.50
	51-75 m ³		32.50 + \$1.10 per m ³ over 50 m ³
	76-100 m ³		60.00 + \$1.65 per m ³ over 75 m ³
	Over 100 m ³		101.25 + \$2.48 per m ³ over 100m ³
Group J Licensed Premises: Per 10 seats or patrons or portions thereof.	0 – 83 m ³		54.00
	84-125 m ³		54.00 + \$1.10 per m ³ over 83 m ³
	126-167 m ³		100.20 + \$1.65 per m ³ over 125 m ³
	Over 167 m ³		169.50 + \$2.48 per m ³ over 167 m ³
Other The minimum charge and the volume of water to be apportioned for a six (6) month period for other types of development 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			

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 classifications(s), and there is no indication that water was knowingly allowed to run to waste. Additionally, a cap of \$1,500.00 per owner is in place for subsequent leaks after the first "forgiveness" of a water overage charge. Written verification from the **Consumer** describing the nature of the leakage and the action taken to rectify the problem must be received by the **Manager** before the one-time forgiveness will be granted. The leakage problem must be rectified by the **Consumer** within 30 days upon discovery, or notification of the problem.

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).

.../4

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.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3253

A Bylaw to Amend the Cowichan Bay Sewer System Management Bylaw No. 2476

WHEREAS the Board of the Cowichan Valley Regional District established the management of the *Cowichan Bay Sewer System* pursuant to CVRD Bylaw No. 2476, cited as "CVRD Bylaw No. 2476 – Cowichan Bay Sewer System Management Bylaw, 2003";

AND WHEREAS the Board of the Cowichan Valley Regional District deems it desirable to revise Schedule B – Sewer Service Charges.

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. 3253 - Cowichan Bay Sewer System Management Amendment Bylaw, 2009**".

2. **AMENDMENT**

That Schedule B be deleted in its entirety and replaced with Schedule B attached to and forming part of this bylaw.

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

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

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

ADOPTED this _____ day of _____, 2009.

Chairperson

Corporate Secretary



C·V·R·D

SCHEDULE B

TO CVRD BYLAW NO. 2476

SEWER SERVICE CHARGES

(a) *Consumers of Sewer Services* who do not receive *Metered District Water*, shall pay the minimum billing set out in sub-section (b) below.

(b) Minimum Sewer Classification Charge per Six (6) month billing period

<u>Classification</u>	<u>Charge</u>	<u>10% Discount</u>	<u>Discounted Amount</u>
Single Family Dwelling – Per Dwelling	106.67	10.67	96.00
STEP – Per Dwelling	90.67	9.07	81.60
Apartment – Per Unit	90.67	9.07	81.60
Mobile Home Park – Per Unit	106.67	10.67	96.00
RV Trailer Park/Campground:			
a) <u>Site Connected to Sewer</u> - Per serviced pad or site	53.34	5.33	48.00
b) <u>Site not Connected to Sewer</u> - Per pad or site	10.67	1.07	9.60
Hotel/Motel:			
a) Room or Suite: - Per room or suite	42.67	4.27	38.40
b) <u>Kitchenette or Housekeeping Unit</u> - Per room or suite	64.00	6.40	57.60
Restaurants: per seat	6.40	0.64	5.76
Licensed Premises: per seat	10.67	1.07	9.60
Laundromat:			
Minimum charge for each washing machine	106.67	10.67	96.00
Commercial:			
Minimum charge for the <u>first 5 employees or portion thereof per shift</u>	53.34	5.33	48.00
<u>Each additional 5 employees or portion thereof per shift</u>	53.34	5.33	48.00

.../2

<u>Classification</u>	<u>Charge</u>	<u>10% Discount</u>	<u>Discounted Amount</u>
School: Minimum charge per classroom.	106.67	10.67	96.00
Continuing Care Facility: Minimum charge for <u>each bed</u>	80.00	8.00	72.00
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 <u>each and every guestroom</u>			
a) Single Family Dwelling:	106.67	10.67	96.00
b) Per guest room	42.67	4.27	38.40
Fish Processing Plant:	853.33	85.33	768.00
Other: for each 1.18 m ³ (259-Igal.) of daily metered or calculated flow. There should be a minimum of 1 unit applied to each connection if the above calculation yields less than one, where calculation yields an uneven number round to the higher whole number			

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.

Septic Tank Effluent Pumping (STEP):

Applies to a connection that pumps grey water and retains solids in a holding tank. The rate is calculated at 85% of the Single-Family Dwelling rate to offset the cost of septic tank pump outs (typically a maximum of every 5 years).

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 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 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 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.

.../4

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.

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.

Other:

The volume of discharge to be apportioned for other types of developments that do not fall within the above classifications. Single family residential equivalents shall be calculated at 1.18 m³ (259 lgal.) per day metered or calculated flow, rounded to the higher whole number.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3254

A Bylaw to Amend the Eagle Heights Sewer System Management Bylaw No. 1926

WHEREAS the Board of the Cowichan Valley Regional District established the management of the *Eagle Heights Sewer System* pursuant to CVRD Bylaw No. 1926, cited as "CVRD Bylaw No. 1926 – Eagle Heights Sewer System Management Bylaw, 1999";

AND WHEREAS the Board of the Cowichan Valley Regional District deems it desirable to revise Schedule B – Sewer Service Charges.

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. 3254 - Eagle Heights Sewer System Management Amendment Bylaw, 2009**".

2. AMENDMENT

That Schedule B be deleted in its entirety and replaced with Schedule B attached and forming part of this bylaw.

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

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

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

ADOPTED this _____ day of _____, 2009.

Chairperson

Corporate Secretary



C·V·R·D

SCHEDULE B
TO CVRD BYLAW NO. 1926

SEWER SERVICE CHARGES

- a) *Consumers of Sewer Services* who do not receive *Metered District Water*, shall pay the minimum billing set out in Sub-section (b) below.
- b) Minimum Sewer Classification Charge per Six (6) month billing period

<u>Classification</u>	<u>Charge</u>	<u>10% Discount</u>	<u>Discounted Amount</u>
Single Family Dwelling – Per Dwelling	\$110.00	11.00	99.00
STEP – Per Dwelling	93.50	9.35	84.15
Apartment – Per Unit	93.50	9.35	84.15
Mobile Home Park – Per Unit	110.00	11.00	99.00
RV Trailer Park/Campground:			
a) <u>Site Connected to Sewer</u> : Per serviced pad or site	55.00	5.50	49.50
b) <u>Site not Connected to Sewer</u> : Per pad or site	11.00	1.10	9.90
Hotel/Motel:			
a) <u>Room or Suite</u> : - Per room or suite	44.00	4.40	39.60
b) <u>Kitchenette or Housekeeping Unit (per room or suite)</u>	66.00	6.60	59.40
Restaurants - Per seat	6.60	0.66	5.94
Licensed Premises - per seat:	11.00	1.10	9.90
Laundromat:			
Minimum charge for each washing machine:	110.00	11.00	99.00
Commercial:			
Minimum charge for each 5 employees or portion thereof per shift	55.00	5.50	49.50
Each additional 5 employees or portion thereof per shift	55.00	5.50	49.50
School:			
Minimum charge per classroom	110.00	11.00	99.00

<u>Classification</u>	<u>Charge</u>	<u>10% Discount</u>	<u>Discounted Amount</u>
Continuing Care Facility:			
Minimum charge for <u>each bed</u>	82.50	8.25	74.25
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 guestroom			
a) Single Family Dwelling:	110.00	11.00	99.00
b) Per guest room	44.00	4.40	39.60

Other: for each 1.18 m³ (259-Igal.) of daily metered or calculated flow. There should be a minimum of 1 unit applied to each connection if the above calculation yields less than one, where calculation yields an uneven number round to the higher whole number.

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.

Septic Tank Effluent Pumping (STEP):

Applies to a connection that pumps grey water and retains solids in a holding tank. The rate is calculated at 85% of the Single-Family Dwelling rate to offset the cost of septic tank pump outs (typically a maximum of every 5 years).

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 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 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 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.

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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.

Other:

The volume of discharge to be apportioned for other types of developments that do not fall within the above classifications. Single family residential equivalents shall be calculated at 1.18 m³ (259 gal.) per day metered or calculated flow, rounded to the higher whole number.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3255

A Bylaw to Amend the Cobble Hill Sewer System Management Bylaw No. 3122

WHEREAS the Board of the Cowichan Valley Regional District established the management of the *Cobble Hill Sewer System* pursuant to CVRD Bylaw No. 3122, cited as "CVRD Bylaw No. 3122 – Cobble Hill Sewer System Management Bylaw, 2008";

AND WHEREAS the Board of the Cowichan Valley Regional District deems it desirable to update the language of the bylaw and to amend Schedule G.

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. 3255 - Cobble Hill Sewer System Management Amendment Bylaw, 2009**".

2. **AMENDMENT**

That Schedule G of Bylaw 3122 be deleted in its entirety and replaced with Schedule G attached to and forming part of this bylaw.

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

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

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

ADOPTED this _____ day of _____, 2009.

Chairperson

Corporate Secretary



SCHEDULE G

TO CVRD BYLAW NO. 3122

2009 FLAT RATE CHARGE

In addition to user fees, a flat rate charge in the amount of \$350.00 will be invoiced in August 2009 to each of the properties within the service area boundary of the Cobble Hill Sewer System.

The flat rate charge will be applied on a "one-time" basis and will be replaced in 2010 by the application of the Parcel Tax Roll under "CVRD Bylaw No. 3131 - Cobble Hill Sewer System Service Parcel Tax Roll Bylaw, 2008".



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3257

A Bylaw to Amend the Youbou Water System Management Bylaw No. 2946

WHEREAS the Board of the Cowichan Valley Regional District established the management of the *Youbou Water System* pursuant to Bylaw No. 2946, cited as "CVRD Bylaw No. 2946 – Youbou Water System Management Bylaw, 2007";

AND WHEREAS the Board of the Cowichan Valley Regional District deems it desirable to amend Schedule A – Water Service Connection Charges and Schedule B – Metered Water Rates and Charges;

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. 3257 - Youbou Water System Management Amendment Bylaw, 2009**".

2. **AMENDMENTS**

a) That Item 1.1 (a) of Schedule A (Water Service Connection Charges) be amended to read:

.1 **EXISTING LOT** (permits servicing of one unit or building).

(a) An application for *Water Service* shall be accompanied by a payment equal to the *Water Service Connection Charge* of:

19-mm diameter connection	\$300.00
25-mm diameter connection	\$450.00

plus a deposit in the amount of the *Manager's estimate* to complete such works. The above charges and deposit must be received by the Cowichan Valley Regional District before the work can be scheduled. The deposit will be applied against the actual cost of the *Water Service Connection* installation.

b) That Schedule B be deleted in its entirety and replaced with Schedule B attached to and forming part of this Bylaw.

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SCHEDULE B

TO CVRD BYLAW NO. 2946

METERED WATER RATES AND CHARGES

Water Rates and Charges

The *Consumer of District Water* supplied through *Water Meters*, shall pay the minimum charge set out in subsection (b) below.

Water Rates and Charges per Classification per six (6) month period:

CLASSIFICATION	USER CHARGES	
	Water Use	Charge
<u>Group A</u>		
- Single Family Dwelling – Per Dwelling	0 – 200 m ³	\$ 60.00
- Laundromat: Minimum charge for each washing machine	201-300 m ³	\$ 60.00 + \$0.55 per m ³ over 200 m ³
- Elementary/Middle School: Minimum charge per 20 students or portion thereof	301-400 m ³	\$ 115.00 + \$1.11 per m ³ over 300 m ³
	over 400 m ³	\$ 226.00 + \$2.22 per m ³ over 400 m ³
<u>Group B</u>		
- Apartment/Suite – Per Unit	0 – 160 m ³	\$ 44.44
- Mobile Home Park – Per Unit	161-240 m ³	\$ 44.44 + \$0.55 per m ³ over 160 m ³
	241-320 m ³	\$ 88.44 + \$1.11 per m ³ over 240 m ³
	over 320 m ³	\$ 177.24 + \$2.22 per m ³ over 320 m ³
<u>Group C</u>		
- Commercial - Minimum charge for each 10 employees or portion thereof per shift	0 – 130 m ³	\$ 36.11
	131-195 m ³	\$ 36.11 + \$0.55 per m ³ over 130 m ³
	196-260 m ³	\$ 71.86 + \$1.11 per m ³ over 200 m ³
	Over 260 m ³	\$ 144.01 + \$2.22 per m ³ over 260 m ³
<u>Group D</u>		
- Continuing Care Facility: Minimum charge for <u>each bed</u>	0 – 100 m ³	\$ 27.77
	101-150 m ³	\$ 27.77 + \$0.55 per m ³ over 100 m ³
	151-200 m ³	\$ 55.27 + \$1.11 per m ³ over 150 m ³
	over 200 m ³	\$ 110.77 + \$2.22 per m ³ over 200 m ³

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CLASSIFICATION	USER CHARGES	
	Water Use	Charges
Group E		
- RV Trailer Park/Campground: Site Connected to Sewer: Per serviced pad or site	0 – 67 m ³	\$ 18.61
	68-100 m ³	\$ 18.61 + \$0.55 per m ³ over 67 m ³
- Restaurant: per 10 seats or patrons, or portion thereof	101-133 m ³	\$ 36.76 + \$1.11 per m ³ over 100 m ³
- Hotel/Motel: per housekeeping unit	Over 133 m ³	\$ 73.39 + \$2.22 per m ³ over 133 m ³
Group F		
- Bed & Breakfast/Rooming House: includes the minimum charge for a single family dwelling unit as defined in Group A above, plus a minimum charge per each Guest Room	0-40 m ³	\$ 11.11
	41-60 m ³	\$ 11.11 + \$0.55 per m ³ over 40 m ³
	61-80 m ³	\$ 22.11 + \$1.11 per m ³ over 60 m ³
	Over 80 m ³	\$ 44.31 + \$2.22 per m ³ over 80 m ³
Group G		
- RV Trailer Park/Campground: Site not Connected to Sewer: Per pad or site	0-20 m ³	\$ 5.55
	21-30 m ³	\$ 5.55 + \$0.55 per m ³ over 20 m ³
	31-40 m ³	\$ 11.05 + \$1.11 per m ³ over 30 m ³
	Over 40 m ³	\$ 22.15 + \$2.22 per m ³ over 40 m ³
Group H		
- High School: Minimum charge per 20 students or portion thereof	0 – 270 m ³	\$ 74.75
	271-405 m ³	\$ 74.75 + \$0.55 per m ³ over 270 m ³
	406-540 m ³	\$ 149.00 + \$1.11 per m ³ over 400 m ³
	Over 540 m ³	\$ 298.85 + \$2.22 per m ³ over 530 m ³
Group I		
- Hotel/Motel: Per Room or Suite	0 – 50 m ³	\$ 13.89
	51-75 m ³	\$ 13.89 + \$0.55 per m ³ over 50 m ³
	76-100 m ³	\$ 27.64 + \$1.11 per m ³ over 75 m ³
	Over 100 m ³	\$ 55.39 + \$2.22 per m ³ over 100m ³
Group J		
- Licensed Premises: Per 10 seats or patrons or portions thereof.	0 – 83 m ³	\$ 23.05
	84-125 m ³	\$ 23.05 + \$0.55 per m ³ over 83 m ³
	126-167 m ³	\$ 46.15 + \$1.11 per m ³ over 125 m ³
	Over 167 m ³	\$ 92.77 + \$2.22 per m ³ over 167 m ³
Other		
The minimum charge and the volume of water to be apportioned for a six (6) month period for other types of development that, in the opinion of the <i>Manager</i> , 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 " <i>Other</i> " is in use, or intended for use, then the applicable charges shall be applied to each and every classification		

LEAKS:

User Charges may 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 classifications(s), and 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 received by the *Manager* before the one-time forgiveness may be considered. To be eligible, the leakage problem must be rectified by the *Consumer* within 30-days of discovery or notification of the problem. Subsequently, the CVRD must be notified within 60-days.

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 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).

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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.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3258

A Bylaw for the Purpose of Controlling and Regulating Air Pollution within the
Cowichan Valley Regional District

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

AND WHEREAS pursuant to Section 797.1(1)(d) of the *Local Government Act*, the Regional Board of the Cowichan Valley Regional District wishes to establish a service to control and regulate air pollution, nuisances, unwholesome or noxious materials, odours and disturbances in relation to the emission of smoke, dust, gas, sparks, ash, soot, cinders, fumes or other effluvia within the regional district;

AND WHEREAS the Cowichan Valley Regional District may, pursuant to Section 725(1)(g) of the *Local Government Act*, require the owners or occupiers of real property, or their agents, to eliminate or reduce the fouling or contaminating of the atmosphere through the emission of smoke, dust, gas, sparks, ash, soot cinders, fumes or other effluvia; and prescribe measures and precautions to be taken for this purpose; and establish limits not to be exceeded for those emissions;

AND WHEREAS the Regional Board of the Cowichan Valley Regional District wishes to promote the preservation of air quality for all residents within the regional district;

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

1. CITATION

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 3258 – Air Pollution Control Service Establishment Bylaw, 2009**".

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2. SERVICE BEING ESTABLISHED

- 1) The service being established is the control of pollution, nuisances, unwholesome or noxious materials, odours and disturbances in relation to the emission of smoke, dust, gas, sparks, ash, soot, cinders, fumes or other effluvia within the service area (the "service").
- 2) The purpose of the service is to do one or more of the following: require the owners or occupiers of real property, or their agents, to eliminate or reduce the fouling or contaminating of the atmosphere through emissions referred to in subsection (1); to prescribe measures and precautions to be taken for this purpose; and to establish limits not to be exceeded for those emissions.

3. SERVICE AREA BOUNDARIES

The boundaries of the service area are coterminous with the boundaries of the electoral areas of the Cowichan Valley Regional District.

4. PARTICIPATING AREAS

The participating areas for the Service are: Electoral Areas A – Mill Bay/Malahat; B – Shawnigan Lake; C – Cobble Hill; D – Cowichan Bay; E – Cowichan Station/Sahtlam/Glenora; F – Cowichan Lake South/Skutz Falls; G – Saltair/Gulf Islands, H – North Oyster/Diamond; and I – Youbou/Meade Creek.

5. METHOD OF COST RECOVERY

The annual costs for providing the Service shall be recovered by one or more of the following:

- a) the requisition of money to be collected by a property value tax to be levied and collected on 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. APPORTIONMENT OF COSTS

The annual costs of providing this service shall be apportioned among the participants on the basis of the converted value of land and improvements within the participating areas.

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

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

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

I hereby certify this to be a true and correct copy of Bylaw No. 3258 as given Third Reading on the _____ day of _____, 2009.

Corporate Secretary

Date

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this _____ day of _____, 2009.

ADOPTED this _____ day of _____, 2009.

Chairperson

Corporate Secretary



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3261

A Bylaw to Adopt the 5 Year Financial Plan for the Years 2009 - 2013

WHEREAS the Regional Board of the Cowichan Valley Regional District shall pursuant to Section 815 of the *Local Government Act*, adopt by bylaw a five year financial plan:

AND WHEREAS an expenditure not provided for in the financial plan or the financial plan as amended, is not lawful unless for an emergency that was not contemplated;

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

1. **CITATION**

This Bylaw may be cited for all purposes as "**CVRD Bylaw No. 3261 - Five Year Financial Plan (2009 – 2013) Bylaw, 2009**".

2. **DEFINITION**

“Emergency” means a present or imminent event that:

- a) is caused by accident, fire explosion or technical failure or by the forces of nature; and
- b) requires prompt coordination of action or special regulation of persons or property to protect the health, safety or welfare of people or to limit damage to property.

3. **FIVE YEAR FINANCIAL PLAN**

The Schedule A and Schedule B attached to this bylaw are hereby adopted as the Financial Plan for the Cowichan Valley Regional District for the period January 1st, 2009 to December 31st, 2013.

4. **AMENDMENTS**

The Financial Plan may be amended in the following manner:

- a) The Board may authorize amendments to the plan for Emergencies as defined herein;
- b) Funds may be reallocated in accordance with the Cowichan Valley Regional District’s purchasing policy.

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

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

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

ADOPTED this _____ day of _____, 2009.

Chairperson

Corporate Secretary

SCHEDULE A

SUMMARY OF 5 YEAR FINANCIAL PLAN

2009 – 2013

	2009	2010	2011	2012	2013
SUMMARY OF REVENUE					
Tax Requisition	\$21,741,816.	\$28,667,597.	\$29,660,565.	\$30,352,531.	\$31,144,669.
Parcel Taxes	1,255,717.	1,655,150.	1,798,450.	1,872,800.	1,896,400.
Fees & Charges	9,977,610.	11,132,073.	11,489,378.	11,824,947.	12,209,427.
Other Revenue	13,129,804.	9,772,559.	6,418,171.	6,361,762.	6,460,807.
Proceeds of Borrowing	<u>12,951,766.</u>	<u>26,578,334.</u>	<u>1,590,000.</u>	<u>1,347,064.</u>	<u>4,125,000.</u>
	<u>\$59,056,713.</u>	<u>\$77,805,713.</u>	<u>\$50,956,564.</u>	<u>\$51,759,104.</u>	<u>\$55,836,303.</u>
Transfers from(to)					
- Special Funds	1,234,814.	(994,230.)	(1,184,916.)	(1,242,254.)	(513,886.)
- Surplus - Prior Year	<u>2,452,989.</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Transfers	<u>\$ 3,687,803.</u>	<u>\$ (994,230.)</u>	<u>\$ (1,184,916.)</u>	<u>\$ (1,242,254.)</u>	<u>\$ (513,886.)</u>
TOTAL REVENUE	<u>\$62,744,516.</u>	<u>\$76,811,483.</u>	<u>\$49,771,648.</u>	<u>\$50,516,850.</u>	<u>\$55,322,417.</u>
SUMMARY OF EXPENDITURES					
Debt Principal & Interest	\$ 3,460,397.	\$ 6,489,654.	\$ 6,789,718.	\$ 6,856,546.	\$ 7,005,887.
Capital	23,357,320.	32,072,611.	3,682,111.	3,224,611.	6,830,611.
Other Purposes	36,080,305.	38,249,218.	39,299,819.	40,435,693.	41,485,919.
Deficit Prior Year	<u>(153,506)-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL EXPENDITURE	<u>\$62,744,516.</u>	<u>\$76,811,483.</u>	<u>\$49,771,648.</u>	<u>\$50,516,850.</u>	<u>\$55,322,417.</u>

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Cowichan Valley Regional District
Five Year Financial Plan (2009-2013)

(Year 2009)

SCHEDULE "B"

FUNCTION:	Funding Sources						Transfer from/(to)				Expenditures				
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
100 General Government	1,887,401			545,288		2,432,689		31,357	31,357	2,464,046		35,000	2,429,046		2,464,046
102 V. I. Regional Library	1,214,135					1,214,135				1,214,135			1,221,381	(7,246)	1,214,135
105 H.R. / I.T. / M.I.A.				954,894		954,894				954,894		13,040	941,854		954,894
106 Malahat Transit	73,776		150,000	6,000		229,776		43,080	43,080	272,856			272,856		272,856
107 Transit	1,021,687		405,000	387,100		1,813,787		130,146	130,146	1,943,933		340,000	1,603,933		1,943,933
109 911	521,053					521,053	115,000	0	115,000	636,053		115,000	531,791	(10,738)	636,053
119 Grants-in-Aid	79,837					79,837		21,137	21,137	100,974			100,974		100,974
121 Economic Development	434,516			134,000		568,516				568,516			608,401	(39,885)	568,516
123 Regional Tourism	120,000			132,600		252,600		30,220	30,220	282,820			282,820		282,820
130 Electoral Feasibility Studies	11,189					11,189		32,811	32,811	44,000			44,000		44,000
150 Municipalities - M.F.A. Debt				1,280,899		1,280,899				1,280,899	1,280,899		0		1,280,899
200 Administration Building				510,107		510,107				510,107	253,507	45,000	211,600		510,107
205 Emergency Planning	453,302		15,545	10,155		479,002	(17,405)		(17,405)	461,597			461,597		461,597
230 Community Parks	1,206,620			236,000	840,000	2,282,620	640,116	255,744	895,860	3,178,480	131,970	2,084,009	962,501		3,178,480
250 Electoral Area Services	142,609					142,609		44,568	44,568	187,177			187,177		187,177
280 Regional Parks	316,966			3,325,000		3,641,966	140,000	170,503	310,503	3,952,469		3,500,000	452,469		3,952,469
281 Bright Angel Park	27,000		2,500			29,500		25,739	25,739	55,239		25,000	30,239		55,239
282 South End Parks	50,000					50,000		100,409	100,409	150,409		63,300	87,109		150,409
285 Regional Parkland Acquisition	300,000					300,000	(300,000)		(300,000)	0			0		0
310 Animal Control	20,069			58,000		78,069		18,762	18,762	96,831			96,831		96,831
320 Building Inspection	169,718			437,160		606,878	25,000	220,395	245,395	852,273		30,000	822,273		852,273
325 Community Planning	1,865,703			206,000		2,071,703				2,071,703		5,000	2,104,998	(38,295)	2,071,703
328 Bylaw Enforcement				166,350		166,350				166,350			166,350		166,350
350 North Oyster Fire Protection	239,000			73,559		312,559	(83,489)		(83,489)	229,070		20,000	209,070		229,070
351 Mesachie Lake Fire Protection	47,000				50,000	97,000	37,037	21,720	58,757	155,757		120,000	35,757		155,757
352 Lake Cowichan Fire Protection	118,877					118,877				118,877			118,877		118,877
353 Saltair Fire Protection	131,070					131,070		1,000	1,000	132,070			132,070		132,070
354 Sahtlam Fire Protection	139,589		1,626		130,000	271,215	62,698		62,698	333,913	19,999	200,000	113,914		333,913
355 Malahat Fire Protection	124,237			51,530		175,767	7,500		7,500	183,267		15,000	168,267		183,267
356 Eagle Heights Fire Protection	163,044					163,044	(20,000)	4,155	(15,845)	147,199			147,199		147,199
357 Honeymoon Bay Fire Protection	140,788					140,788				140,788	27,219		113,569		140,788
358 Youbou Fire Protection	186,716					186,716	(30,000)		(30,000)	156,716		44,013	112,703		156,716
405 Cowichan Lake Recreation	1,364,566		474,751		7,500,000	9,339,317	100,000	12,996	112,996	9,452,313	60,000	7,606,000	1,786,313		9,452,313
411 Kerry Park Recreation	2,325,855		664,364	7,475	2,135,000	5,132,694		68,970	68,970	5,201,664	496,696	2,135,000	2,569,968		5,201,664
420 Island Savings Centre	2,817,459		2,133,152	559,016		5,509,627	74,500	118,207	192,707	5,702,334	304,429	580,635	4,817,270		5,702,334
429 Island Savings Centre Theatre Loan	53,020					53,020				53,020	53,020		0		53,020
435 Theatre Grant - Area A	21,700					21,700				21,700			21,700		21,700
436 Theatre Grant - Area B	38,300					38,300				38,300			38,300		38,300
437 Theatre Grant - Area C	46,500					46,500				46,500			46,500		46,500
438 Theatre Grant N. Cowichan	89,050					89,050				89,050			89,050		89,050
439 Theatre Grant - Ladysmith	28,700					28,700				28,700			28,700		28,700
450 Recreation Mill Bay	10,000					10,000				10,000			10,000		10,000
451 Recreation Glenora	7,500					7,500				7,500			7,500		7,500
456 Recreation Saltair	4,616		3,500			8,116		6,753	6,753	14,869			14,869		14,869
457 Victim Services West	12,500					12,500		542	542	13,042			13,042		13,042
458 Cowichan Lake Activity Centre	55,000					55,000				55,000			55,000		55,000
459 Victim Services	80,000					80,000				80,000			80,517	(517)	80,000
460 Recreation N. Oyster	76,832					76,832				76,832			76,832		76,832
463 Cowichan Wooden Boat Society	10,000					10,000				10,000			10,000		10,000
464 Shawnigan Lake Community Centre	529,171		604,445	149,725	350,000	1,633,341	43,475		43,475	1,676,816	163,686	533,900	994,870	(15,640)	1,676,816
465 Cobble Hill Historical Society	15,000					15,000				15,000			15,000		15,000
466 Cobble Hill Hall	15,000					15,000				15,000			15,000		15,000

Cowichan Valley Regional District
Five Year Financial Plan (2009-2013)

(Year 2009)

SCHEDULE "B"

FUNCTION:	Funding Sources						Transfer from/(to)				Expenditures					
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures	
467	Shawnigan Lake Historical Society	8,500				8,500				8,500			8,500		8,500	
470	Frank Jameson Centre	40,000				40,000				40,000			40,000		40,000	
472	Senior Centre Grant	16,000				16,000		35	35	16,035			16,035		16,035	
474	Kaatza Society	25,000				25,000		40	40	25,040			25,040		25,040	
490	Thetis Island Wharf		8,144			8,144		24,585	24,585	32,729		25,979	6,750		32,729	
491	Thetis Island Boat Launch		952			952		2,384	2,384	3,336			3,336		3,336	
492	Environmental Fund			2,200		2,200		5,827	5,827	8,027			8,027		8,027	
493	Safer Futures	27,500				27,500				27,500			27,500		27,500	
494	Social Planning	50,000				50,000				50,000			50,000		50,000	
495	South Cowichan Community Policing	15,000				15,000		104	104	15,104			15,104		15,104	
496	Cowichan Community Policing	97,846				97,846		810	810	98,656			98,656		98,656	
575	Engineering Services			494,636	400,000	894,636				894,636	4,160	543,000	347,476		894,636	
515	Curbside Collection			726,162		726,162		87,810	87,810	813,972			813,972		813,972	
520	Solid Waste Complex	2,496,399		3,640,000	1,422,575	750,000	8,308,974	350,000	221,973	571,973	8,880,947	482,667	2,068,634	6,329,646	8,880,947	
531	South Cowichan Water Study Plan	75,000				75,000				75,000			75,000		75,000	
550	Street Lighting - Mesachie	3,400				3,400		722	722	4,122			4,122		4,122	
551	Street Lighting - Youbou		17,500			17,500		1,556	1,556	19,056			19,056		19,056	
552	Street Lighting - Brentwood			250	22	272				272			272		272	
553	Street Lighting - Cowichan Bay	2,500				2,500		1,854	1,854	4,354			4,354		4,354	
554	Street Lighting - Honeymoon Bay	15,325				15,325				15,325			15,584	(259)	15,325	
555	Street Lighting - Mill Bay			1,550	150	1,700				1,700			1,700		1,700	
556	Street Lighting - Cobble Hill		1,250			1,250		414	414	1,664			1,664		1,664	
557	Critical Street Lighting A	1,400				1,400		824	824	2,224			2,224		2,224	
558	Critical Street Lighting B	400				400		99	99	499			499		499	
559	Critical Street Lighting C	800				800		4,408	4,408	5,208			5,208		5,208	
560	Critical Street Lighting D	400				400		1,074	1,074	1,474			1,474		1,474	
561	Critical Street Lighting E	2,500				2,500		2,004	2,004	4,504			4,504		4,504	
565	Critical Street Lighting I	300				300		410	410	710			710		710	
580	Street Lighting - Wilmot Road	3,450				3,450		4,943	4,943	8,393			8,393		8,393	
581	Street Lighting - Sentinel Ridge	4,250				4,250		6,786	6,786	11,036			11,036		11,036	
582	Street Lighting - Bald Mountain				10,750	10,750				10,750			10,750		10,750	
583	Street Lighting - Twin Cedars	4,600				4,600		4,630	4,630	9,230			9,230		9,230	
585	Street Lighting - Arbutus Mountain	6,125				6,125		6,125	6,125	12,250			12,250		12,250	
601	Satellite Park Water		23,490	24,300	273,000	160,000	480,790	30,000	17,606	47,606	528,396	7,988	463,000	57,408	528,396	
604	Lambourn Water		26,445	75,375	260,000	125,000	486,820	(3,000)		(3,000)	483,820	3,626	375,000	124,837	(19,643)	483,820
605	Arbutus Mountain Water		53,206	950			54,156		25,941	25,941	80,097		30,000	50,097	80,097	
607	Marble Bay Water System			5,000	18,750		23,750	(10,000)		(10,000)	13,750			13,750	13,750	
608	Fern Ridge Water		12,210	8,820		22,766	43,796	(839)		(839)	42,957	1,272		51,534	(9,849)	42,957
611	Bald Mountain Water System				40,475		40,475	(20,000)		(20,000)	20,475			20,475	20,475	
613	Dogwood Ridge Water System		8,500	3,600	5,000		17,100				17,100			17,100	17,100	
620	Mesachie Lake Water		22,575	11,100			33,675	20,000	6,166	26,166	59,841		20,000	39,841	59,841	
640	Saltair Water		175,348	183,000	149,000		507,348		188,683	188,683	696,031		390,000	306,031	696,031	
652	Central Youbou Water Debt		39,696				39,696			39,696		36,850		5,692	(2,846)	39,696
653	Youbou Water		112,904	65,000	10,500		188,404	(444)	33,141	32,697	221,101	3,060		218,041	221,101	
660	Honeymoon Bay Water		46,500	46,000	126,600	83,000	302,100	30,000	82,043	112,043	414,143	2,000	334,257	77,886	414,143	
670	Cherry Point Water		18,750	6,200			24,950	1,673	9,111	10,784	35,734		5,000	30,734	35,734	
680	Shawnigan Lake North Water		175,000	136,100	3,500		314,600		7,238	7,238	321,838	19,139	47,553	255,146	321,838	
681	Shawnigan Weir				13,463		13,463				13,463			13,463	13,463	
690	Kerry Village Water		9,036	22,214			31,250		15,473	15,473	46,723			46,723	46,723	
700	Twin Cedars Drainage	7,125					7,125		12,878	12,878	20,003			20,003	20,003	
701	Wilmot Road Drainage	8,625					8,625		11,473	11,473	20,098			20,098	20,098	
702	Sentinel Ridge Drainage	8,500					8,500		10,957	10,957	19,457			19,457	19,457	

Cowichan Valley Regional District
Five Year Financial Plan (2009-2013)

(Year 2009)

SCHEDULE "B"

FUNCTION:	Funding Sources						Transfer from/(to)				Expenditures				
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
703 Shawnigan Lake East Drainage	3,400					3,400				3,400			3,400		3,400
705 Arbutus Mountain Drainage	10,800					10,800		18,150	18,150	28,950			28,950		28,950
707 Lanes Road Drainage				5,000		5,000	(2,000)		(2,000)	3,000			3,000		3,000
709 Cobble Hill Drainage #2				2,800		2,800		5,000	5,000	7,800			7,800		7,800
711 Bald Mountian Drainage System				18,750		18,750				18,750			18,750		18,750
714 Cobble Hill Drainage System				11,200		11,200				11,200			11,200		11,200
800 Cowichan Bay Sewer		147,620	147,000			294,620	118	146,881	146,999	441,619	46,796	112,000	282,823		441,619
802 Sentinel Ridge Sewer		34,052	8,200			42,252		6,859	6,859	49,111			49,111		49,111
803 Twin Cedars Sewer		30,426	2,340			32,766		25,801	25,801	58,567			58,567		58,567
804 Lambourn Sewer		15,040	40,800	260,000	125,000	440,840	(3,000)		(3,000)	437,840	3,626	375,000	61,759	(2,545)	437,840
805 Arbutus Mountain Sewer		28,446	950	20,000		49,396	(10,000)	16,443	6,443	55,839			55,839		55,839
807 Marble Bay Sewer System		8,750	5,000	10,000		23,750	(10,000)		(10,000)	13,750			13,750		13,750
809 Cobble Hill Sewer		29,373	16,250	50,000	25,000	120,623	(2,500)		(2,500)	118,123	221	75,000	43,293	(391)	118,123
810 Mesachie Lake Sewer		15,883	11,600	352,000	176,000	555,483				555,483	1,488	528,000	28,971	(2,976)	555,483
811 Bald Mountian Sewer System				43,975		43,975	(20,000)		(20,000)	23,975			23,975		23,975
813 Mill Springs Sewer System				20,000		20,000				20,000			20,000		20,000
820 Eagle Heights Sewer			156,200	14,000		170,200	44,453	30,291	74,744	244,944		65,000	179,944		244,944
830 Maple Hills Sewer		25,000	12,880			37,880				37,880			40,556	(2,676)	37,880
840 Shawnigan Lake Sewer		125,000	135,000	100,000		360,000	50,000	9,203	59,203	419,203	55,372	150,000	213,831		419,203
850 Kerry Village Sewer		7,621	21,736	160,000	80,000	269,357		22,862	22,862	292,219	707	240,000	51,512		292,219
860 Creekside Estates Sewer		37,000	9,150	600		46,750	(4,079)	12,158	8,079	54,829			54,829		54,829
TOTALS	21,741,816	1,255,717	9,977,610	13,129,804	12,951,766	59,056,713	1,234,814	2,452,989	3,687,803	62,744,516	3,460,397	23,357,320	36,080,305	(153,506)	62,744,516

Cowichan Valley Regional District
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SCHEDULE "B"

FUNCTION:	Funding Sources						Transfer from/(to)				Expenditures				
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
General Government	2,334,772			190,000		2,524,772				2,524,772		35,000	2,489,772		2,524,772
V. I. Regional Library	1,231,027					1,231,027				1,231,027			1,231,027		1,231,027
H.R. / I.T. / M.I.A.				1,428,857		1,428,857				1,428,857		16,000	1,412,857		1,428,857
Malahat Transit	90,825		157,500	6,300		254,625				254,625			254,625		254,625
Transit	1,643,500		470,500	42,000		2,156,000				2,156,000			2,156,000		2,156,000
911	497,788					497,788	12,000		12,000	509,788		12,000	497,788		509,788
Grants-in-Aid	98,974					98,974				98,974			98,974		98,974
Economic Development	420,000			150,000		570,000				570,000			570,000		570,000
Regional Tourism	120,000			155,056		275,056				275,056			275,056		275,056
Electoral Feasibility Studies	35,000					35,000				35,000			35,000		35,000
Municipalities - M.F.A. Debt				1,280,899		1,280,899				1,280,899	1,280,899		0		1,280,899
Administration Building				503,507		503,507				503,507	253,507	50,000	200,000		503,507
Emergency Planning	457,577		16,322			473,899	(20,000)		(20,000)	453,899			453,899		453,899
Community Parks	1,220,270		3,000			1,223,270	(20,000)		(20,000)	1,203,270	217,661	199,611	785,998		1,203,270
Electoral Area Services	191,856					191,856				191,856			191,856		191,856
Regional Parks	400,000			3,300,000		3,700,000				3,700,000		3,450,000	250,000		3,700,000
Bright Angel Park	27,000		2,500			29,500				29,500			29,500		29,500
South End Parks	50,000					50,000				50,000			50,000		50,000
Kinsol Trestle	85,000					85,000				85,000		70,000	15,000		85,000
Regional Parkland Acquisition	715,000					715,000	(715,000)		(715,000)	0			0		0
Animal Control	25,000			76,000		101,000				101,000			101,000		101,000
Building Inspection	401,000			500,000		901,000				901,000		25,000	876,000		901,000
Community Planning	2,175,000			200,000		2,375,000				2,375,000			2,375,000		2,375,000
Bylaw Enforcement				207,000		207,000				207,000			207,000		207,000
North Oyster Fire Protection	235,329			73,036		308,365	232,590		232,590	540,955		320,000	220,955		540,955
Mesachie Lake Fire Protection	47,839					47,839	(10,000)		(10,000)	37,839			37,839		37,839
Lake Cowichan Fire Protection	138,891					138,891				138,891			138,891		138,891
Saltair Fire Protection	139,801					139,801				139,801			139,801		139,801
Sahlam Fire Protection	183,112		1,707			184,819	(10,000)		(10,000)	174,819	34,999	12,000	127,820		174,819
Malahat Fire Protection	151,652			61,943		213,595	(10,000)		(10,000)	203,595		25,000	178,595		203,595
Eagle Heights Fire Protection	181,666					181,666	(20,000)		(20,000)	161,666			161,666		161,666
Honeymoon Bay Fire Protection	150,967					150,967				150,967	27,219	34,000	89,748		150,967
Youbou Fire Protection	190,000					190,000	(48,686)		(48,686)	141,314		20,000	121,314		141,314
Cowichan Lake Recreation	2,339,161		490,878	100,000		2,930,039	(50,000)		(50,000)	2,880,039	630,613	250,000	1,999,426		2,880,039
Kerry Park Recreation	3,889,466		690,166	2,000	16,500,000	21,081,632				21,081,632	1,882,697	16,586,500	2,612,435		21,081,632
Island Savings Centre	3,875,625		2,243,785	324,250	9,820,000	16,263,660				16,263,660	1,113,226	9,937,500	5,212,934		16,263,660
Island Savings Centre Theatre Loan	53,020					53,020				53,020	53,020		0		53,020
Theatre Grant - Area A	21,700					21,700				21,700			21,700		21,700
Theatre Grant - Area B	38,300					38,300				38,300			38,300		38,300
Theatre Grant - Area C	46,500					46,500				46,500			46,500		46,500
Theatre Grant N. Cowichan	89,050					89,050				89,050			89,050		89,050
Theatre Grant - Ladysmith	28,700					28,700				28,700			28,700		28,700
Recreation Mill Bay	10,000					10,000				10,000			10,000		10,000
Recreation Glenora	7,500					7,500				7,500			7,500		7,500
Recreation Saltair	11,000		4,000			15,000				15,000			15,000		15,000
Victim Services West	12,500					12,500				12,500			12,500		12,500
Cowichan Lake Activity Centre	55,000					55,000				55,000			55,000		55,000
Victim Services	80,000					80,000				80,000			80,000		80,000
Recreation N. Oyster	76,832					76,832				76,832			76,832		76,832
Cowichan Wooden Boat Society	10,000					10,000				10,000			10,000		10,000
Shawnigan Lake Community Centre	605,247		609,445	20,000		1,234,692				1,234,692	157,497	45,000	1,032,195		1,234,692

**Cowichan Valley Regional District
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SCHEDULE "B"

FUNCTION:	Funding Sources					Transfer from/(to)			Expenditures						
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
Cobble Hill Historical Society	15,000					15,000				15,000			15,000		15,000
Cobble Hill Hall	15,000					15,000				15,000			15,000		15,000
Shawnigan Lake Historical Society	8,500					8,500				8,500			8,500		8,500
Frank Jameson Centre	40,000					40,000				40,000			40,000		40,000
Senior Centre Grant	15,500					15,500				15,500			15,500		15,500
Kaatza Society	25,000					25,000				25,000			25,000		25,000
Thetis Island Wharf	9,000	9,000				9,000				9,000			9,000		9,000
Thetis Island Boat Launch	1,000	1,000				1,000				1,000			1,000		1,000
Environmental Fund				2,600		2,600				2,600			2,600		2,600
Safer Futures	40,000					40,000				40,000			40,000		40,000
Social Planning	70,000					70,000				70,000			70,000		70,000
South Cowichan Community Policing	15,000					15,000				15,000			15,000		15,000
Cowichan Community Policing	100,000					100,000				100,000			100,000		100,000
Engineering Services			438,400			438,400				438,400	20,000		38,400		380,000
Curbside Collection			850,000			850,000				850,000			850,000		850,000
Solid Waste Complex	3,200,000		4,250,000	415,957	125,000	7,990,957	(100,000)		(100,000)	7,890,957	500,000	6,834,822	556,135		7,890,957
South Cowichan Water Study Plan	100,000					100,000				100,000			100,000		100,000
Street Lighting - Mesachie	3,450					3,450				3,450			3,450		3,450
Street Lighting - Youbou	18,000					18,000				18,000			18,000		18,000
Street Lighting - Brentwood			300			300				300			300		300
Street Lighting - Cowichan Bay	2,550					2,550				2,550			2,550		2,550
Street Lighting - Honeymoon Bay	15,100					15,100				15,100			15,100		15,100
Street Lighting - Mill Bay			1,600	150		1,750				1,750			1,750		1,750
Street Lighting - Cobble Hill	1,400	1,400				1,400				1,400			1,400		1,400
Critical Street Lighting A	1,450					1,450				1,450			1,450		1,450
Critical Street Lighting B	500					500				500			500		500
Critical Street Lighting C	800					800				800			800		800
Critical Street Lighting D	400					400				400			400		400
Critical Street Lighting E	2,500					2,500				2,500			2,500		2,500
Critical Street Lighting I	500					500				500			500		500
Street Lighting - Wilnot Road	3,500					3,500				3,500			3,500		3,500
Street Lighting - Sentinel Ridge	4,400					4,400				4,400			4,400		4,400
Street Lighting - Bald Mountain	8,800					8,800				8,800			8,800		8,800
Street Lighting - Twin Cedars	4,900					4,900				4,900			4,900		4,900
Street Lighting - Arbutus Mountain	6,200					6,200				6,200			6,200		6,200
Satellite Park Water		26,000	24,500			50,500				50,500			30,072		50,500
Lambourn Water		28,000	37,000			65,000				65,000			54,177		65,000
Arbutus Mountain Water		74,250	34,000			108,250	(10,000)		(10,000)	98,250	10,000		88,250		98,250
Marble Bay Water System		17,500	10,000			27,500				27,500			27,500		27,500
Fern Ridge Water		12,500	10,500			23,000				23,000			20,922		23,000
Bald Mountain Water System		74,150	17,010			91,160	(9,000)		(9,000)	82,160			82,160		82,160
Dogwood Ridge Water System		17,000	6,400		133,334	423,400				423,400	400,000		22,200		423,400
Mesachie Lake Water		27,000	18,000			45,000	(4,000)		(4,000)	41,000			41,000		41,000
Saltair Water		190,000	183,000			373,000	(50,000)		(50,000)	323,000			323,000		323,000
Central Youbou Water Debt		36,850				36,850				36,850			0		36,850
Youbou Water		125,350	76,000			201,350	(19,000)		(19,000)	182,350			172,200		182,350
Honeymoon Bay Water		57,000	47,000			104,000	(10,000)		(10,000)	94,000			90,869		94,000
Honeymoon Bay (Sutton Creek) Water Debt		3,100				3,100				3,100			0		3,100
Cherry Point Water		23,000	9,000			32,000	3,000	3,000	3,000	35,000	5,000	30,000	30,000		35,000
Shawnigan Lake North Water		175,000	136,100	133		311,233	(2,000)	(2,000)	(2,000)	309,233	5,000	285,094	285,094		309,233
Shawnigan Weir			13,500			13,500				13,500			13,500		13,500
Kerry Village Water		19,000	22,000			41,000	(4,000)	(4,000)	(4,000)	37,000	7,000	30,000	30,000		37,000

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SCHEDULE "B"

FUNCTION:	Funding Sources						Transfer from/(to)				Expenditures				
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
Twin Cedars Drainage	7,550					7,550				7,550					7,550
Wilmot Road Drainage	8,750					8,750				8,750					8,750
Sentinel Ridge Drainage	8,750					8,750				8,750					8,750
Shawnigan Lake East Drainage	3,450					3,450				3,450					3,450
Arbutus Mountain Drainage	11,000					11,000				11,000					11,000
Lanes Road Drainage	6,000					6,000	(2,000)		(2,000)	4,000					4,000
Cobble Hill Drainage #2	2,850					2,850				2,850					2,850
Bald Mountian Drainage System	20,550					20,550				20,550					20,550
Cobble Hill Drainage System	11,200					11,200				11,200					11,200
Cowichan Bay Sewer		150,000	148,000			298,000	(38,587)		(38,587)	259,413	46,796	13,000	199,617		259,413
Sentinel Ridge Sewer		32,500	7,200			39,700	(5,000)		(5,000)	34,700		5,000	29,700		34,700
Twin Cedars Sewer		35,000	17,000			52,000	(5,000)		(5,000)	47,000		5,000	42,000		47,000
Lambourn Sewer		23,000	46,000			69,000				69,000	10,823		58,177		69,000
Arbutus Mountain Sewer		74,250	34,650			108,900	(10,000)		(10,000)	98,900			98,900		98,900
Marble Bay Sewer System		17,500	10,000			27,500				27,500			27,500		27,500
Cobble Hill Sewer		29,750	20,000			49,750	(5,000)		(5,000)	44,750	3,407		41,343		44,750
Mesachie Lake Sewer		33,900	19,000			52,900			0	52,900	13,554		39,346		52,900
Bald Mountian Sewer System		74,150	17,010			91,160	(9,000)		(9,000)	82,160			82,160		82,160
Mill Springs Sewer System		40,000	40,000			80,000	(10,000)		(10,000)	70,000			70,000		70,000
Eagle Heights Sewer		0	160,000	14,000		174,000	(5,547)		(5,547)	168,453		15,000	153,453		168,453
Maple Hills Sewer		25,000	14,000			39,000	(4,000)		(4,000)	35,000			35,000		35,000
Shawnigan Lake Sewer		128,000	143,000	305		271,305	(22,000)		(22,000)	249,305	55,372		193,933		249,305
Kerry Village Sewer		20,000	22,000			42,000	(4,000)		(4,000)	38,000	6,930		31,070		38,000
Creekside Estates Sewer		37,000	12,000			49,000	(10,000)		(10,000)	39,000			39,000		39,000
TOTALS	28,667,597	1,655,150	11,132,073	9,772,559	26,578,334	77,805,713	(994,230)	0	(994,230)	76,811,483	6,489,654	32,072,611	38,249,218	0	76,811,483

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SCHEDULE "B"

FUNCTION:	Funding Sources					Transfer from/(to)				Expenditures					
	Tax Requestion	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
General Government	2,397,016			190,000		2,587,016				2,587,016	35,000	2,552,016			2,587,016
V. I. Regional Library	1,255,647					1,255,647				1,255,647		1,255,647			1,255,647
H.R./I.T./M.L.A.				1,446,215		1,446,215				1,446,215	16,000	1,430,215			1,446,215
Malahat Transit	95,366		165,375	6,615		267,356				267,356		267,356			267,356
Transit	1,731,500		480,500	44,000		2,256,000				2,256,000		2,256,000			2,256,000
911	522,678					522,678				522,678		522,678			522,678
Grants-in-Aid	100,974					100,974		14,000		114,974	14,000	100,974			114,974
Economic Development	447,300			167,200		614,500				614,500	7,500	607,000			614,500
Regional Tourism	120,000			170,800		290,800				290,800		290,800			290,800
Electoral Feasibility Studies	35,000					35,000				35,000		35,000			35,000
Municipalities - M.F.A. Debt				1,280,899		1,280,899				1,280,899		1,280,899			1,280,899
Administration Building	480,456			468,507		948,963				948,963	5,000	943,963			948,963
Emergency Planning	1,220,270		17,138			1,237,408				1,237,408		1,237,408			1,237,408
Community Parks	196,653		3,000			199,653			(20,000)	179,653		199,653			199,653
Electoral Area Services	400,000			250,000		650,000			(20,000)	630,000	400,000	230,000			630,000
Regional Parks	27,000					27,000				27,000		27,000			27,000
Bright Angel Park	50,000		2,500			52,500				52,500		52,500			52,500
South End Parks	85,000					85,000				85,000		85,000			85,000
Kinsol Trestle	715,000					715,000			(715,000)	0	70,000	15,000			85,000
Regional Parkland Acquisition	25,000					25,000				25,000		25,000			25,000
Animal Control	406,000					406,000				406,000		406,000			406,000
Building Inspection	2,210,000					2,210,000				2,210,000		2,210,000			2,210,000
Community Planning				500,000		500,000				500,000		500,000			500,000
Community Planning				200,000		200,000				200,000		200,000			200,000
Bylaw Enforcement				212,000		212,000				212,000		212,000			212,000
North Oyster Fire Protection	247,096			76,688		323,784			(81,782)	242,002	10,000	232,002			242,002
Mesachie Lake Fire Protection	49,731					49,731			(10,000)	39,731		39,731			39,731
Lake Cowichan Fire Protection	145,835					145,835				145,835		145,835			145,835
Saltair Fire Protection	146,791					146,791				146,791		146,791			146,791
Saltair Fire Protection	181,419		1,790	150,000		333,209			(15,000)	318,209	149,000	169,209			318,209
Malahat Fire Protection	156,572			63,952		220,524			(15,000)	205,524	18,000	187,524			205,524
Eagle Heights Fire Protection	189,750					189,750			(20,000)	169,750		169,750			169,750
Honeymoon Bay Fire Protection	158,515					158,515				158,515		158,515			158,515
Youbou Fire Protection	190,000					190,000				190,000		190,000			190,000
Cowichan Lake Recreation	2,349,503		510,513	100,000		2,960,016			(50,000)	2,910,016	200,000	2,079,403			2,910,016
Kerry Park Recreation	4,338,634		710,871	2,000	1,500,000	6,551,505			(50,000)	6,501,505	1,640,000	2,690,808			6,501,505
Island Savings Centre	3,917,955		2,297,096	324,250		6,539,301				6,539,301	100,000	5,326,075			6,539,301
Island Savings Centre Theatre Loan	53,020					53,020				53,020		53,020			53,020
Theatre Grant - Area A	21,700					21,700				21,700		21,700			21,700
Theatre Grant - Area B	38,300					38,300				38,300		38,300			38,300
Theatre Grant - Area C	46,500					46,500				46,500		46,500			46,500
Theatre Grant N. Cowichan	89,050					89,050				89,050		89,050			89,050
Theatre Grant - Ladysmith	28,700					28,700				28,700		28,700			28,700
Recreation Mill Bay	10,000					10,000				10,000		10,000			10,000
Recreation Glenora	7,500					7,500				7,500		7,500			7,500
Recreation Saltair	11,000		4,000			15,000				15,000		15,000			15,000
Victim Services West	12,500					12,500				12,500		12,500			12,500
Cowichan Lake Activity Centre	55,000					55,000				55,000		55,000			55,000
Victim Services	80,000					80,000				80,000		80,000			80,000
Recreation N. Oyster	76,832					76,832				76,832		76,832			76,832
Cowichan Wooden Boat Society	10,000					10,000				10,000		10,000			10,000
Shawnigan Lake Community Centre	596,052		634,445			1,230,497				1,230,497	15,000	1,058,000			1,230,497
Cobble Hill Historical Society	15,000					15,000				15,000		15,000			15,000

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SCHEDULE "B"

FUNCTION:	Funding Sources						Transfer from/(to)				Expenditures				
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
Cobble Hill Hall	15,000					15,000				15,000			15,000		15,000
Shawnigan Lake Historical Society	8,500					8,500				8,500			8,500		8,500
Frank Jameson Centre	40,000					40,000				40,000			40,000		40,000
Senior Centre Grant	15,500					15,500				15,500			15,500		15,500
Kaatza Society	25,000					25,000				25,000			25,000		25,000
Thetis Island Wharf		9,000				9,000				9,000			9,000		9,000
Thetis Island Boat Launch		1,000				1,000				1,000			1,000		1,000
Environmental Fund				2,600		2,600				2,600			2,600		2,600
Safer Futures	40,000					40,000				40,000			40,000		40,000
Social Planning	70,000					70,000				70,000			70,000		70,000
South Cowichan Community Policing	15,000					15,000				15,000			15,000		15,000
Cowichan Community Policing	100,000					100,000				100,000			100,000		100,000
Engineering Services				488,400		488,400				488,400	38,400	60,000	390,000		488,400
Curbside Collection			900,000			900,000				900,000			900,000		900,000
Solid Waste Complex	3,350,000		4,300,000	165,957		7,815,957	(100,000)		(100,000)	7,715,957	572,067	175,000	6,968,890		7,715,957
South Cowichan Water Study Plan	100,000					100,000				100,000			100,000		100,000
Street Lighting - Mesachie	3,500					3,500				3,500			3,500		3,500
Street Lighting - Youbou		18,500				18,500				18,500			18,500		18,500
Street Lighting - Brentwood			300			300				300			300		300
Street Lighting - Cowichan Bay	2,600					2,600				2,600			2,600		2,600
Street Lighting - Honeymoon Bay	15,500					15,500				15,500			15,500		15,500
Street Lighting - Mill Bay			1,650	150		1,800				1,800			1,800		1,800
Street Lighting - Cobble Hill		1,450				1,450				1,450			1,450		1,450
Critical Street Lighting A	1,500					1,500				1,500			1,500		1,500
Critical Street Lighting B	550					550				550			550		550
Critical Street Lighting C	900					900				900			900		900
Critical Street Lighting D	450					450				450			450		450
Critical Street Lighting E	2,600					2,600				2,600			2,600		2,600
Critical Street Lighting I	500					500				500			500		500
Street Lighting - Wilmot Road	3,600					3,600				3,600			3,600		3,600
Street Lighting - Sentinel Ridge	4,500					4,500				4,500			4,500		4,500
Street Lighting - Bald Mountain	8,900					8,900				8,900			8,900		8,900
Street Lighting - Twin Cedars	5,000					5,000				5,000			5,000		5,000
Street Lighting - Arbutus Mountain	6,500					6,500				6,500			6,500		6,500
Satellite Park Water		28,000	25,000			53,000				53,000	20,428		32,572		53,000
Lambourn Water		30,000	37,000			67,000	(2,000)		(2,000)	65,000	10,823		54,177		65,000
Arbutus Mountain Water		74,500	34,500			109,000	(10,000)		(10,000)	99,000		10,000	89,000		99,000
Marble Bay Water System		21,000	12,000			33,000				33,000			33,000		33,000
Fern Ridge Water		13,000	11,000			24,000				24,000	2,078		21,922		24,000
Bald Mountain Water System		123,300	54,000			177,300	(17,000)		(17,000)	160,300		20,000	140,300		160,300
Dogwood Ridge Water System		17,000	6,500			23,500				23,500	11,545		11,955		23,500
Mesachie Lake Water		29,000	19,000			48,000	(1,000)		(1,000)	47,000		5,000	42,000		47,000
Saltair Water		195,000	185,000		90,000	470,000				470,000	2,385	140,000	327,615		470,000
Central Youbou Water Debt		36,850				36,850				36,850	36,850		0		36,850
Youbou Water		125,350	77,000			202,350	15,000		15,000	217,350	10,150	35,000	172,200		217,350
Honeymoon Bay Water		58,000	51,000			109,000	(15,000)		(15,000)	94,000	3,131		90,869		94,000
Honeymoon Bay (Sutton Creek) Water Debt		3,100				3,100				3,100	3,100		0		3,100
Cherry Point Water		26,000	12,000			38,000	(4,000)		(4,000)	34,000			34,000		34,000
Shawnigan Lake North Water		175,000	136,100	133		311,233	(2,000)		(2,000)	309,233	19,139	5,000	285,094		309,233
Shawnigan Weir				13,500		13,500				13,500			13,500		13,500
Kerry Village Water		19,000	22,000			41,000	(6,000)		(6,000)	35,000			35,000		35,000
Twin Cedars Drainage	7,600					7,600				7,600			7,600		7,600

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SCHEDULE "B"

FUNCTION:	Funding Sources						Transfer from/(to)			Expenditures					
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
Wilmot Road Drainage	8,900					8,900				8,900					8,900
Sentinel Ridge Drainage	8,800					8,800				8,800					8,800
Shawnigan Lake East Drainage	3,500					3,500				3,500					3,500
Arbutus Mountain Drainage	11,500					11,500				11,500					11,500
Lanes Road Drainage	6,200					6,200	(2,000)		(2,000)	4,200					4,200
Cobble Hill Drainage #2	2,900					2,900				2,900					2,900
Bald Mountian Drainage System	20,550					20,550				20,550					20,550
Cobble Hill Drainage System	11,200					11,200				11,200					11,200
Cowichan Bay Sewer		155,000	152,000			307,000	1,413		1,413	308,413	46,796	53,000	208,617		308,413
Sentinel Ridge Sewer		34,000	9,400			43,400	(6,000)		(6,000)	37,400		5,000	32,400		37,400
Twin Cedars Sewer		35,000	18,000			53,000	(6,000)		(6,000)	47,000		5,000	42,000		47,000
Lambourn Sewer		23,000	47,000			70,000	(1,000)		(1,000)	69,000	10,823		58,177		69,000
Arbutus Mountain Sewer		74,500	34,700			109,200	(10,000)		(10,000)	99,200			99,200		99,200
Marble Bay Sewer System		21,000	12,000			33,000				33,000			33,000		33,000
Cobble Hill Sewer		30,000	22,000			52,000	(2,000)		(2,000)	50,000	3,407	5,000	41,593		50,000
Mesachie Lake Sewer		33,900	25,000			58,900				58,900	13,554		45,346		58,900
Bald Mountian Sewer System		123,300	54,000			177,300	(17,000)		(17,000)	160,300		20,000	140,300		160,300
Mill Springs Sewer System		42,000	42,000			84,000	(12,000)		(12,000)	72,000			72,000		72,000
Eagle Heights Sewer			163,000	14,000		177,000	(5,547)		(5,547)	171,453		30,000	141,453		171,453
Maple Hills Sewer		25,000	17,000			42,000	(2,000)		(2,000)	40,000		5,000	35,000		40,000
Shawnigan Lake Sewer		138,000	145,000	305		283,305	16,000		16,000	299,305	55,372	50,000	193,933		299,305
Kerry Village Sewer		22,200	24,000			46,200	(4,000)		(4,000)	42,200	6,930	5,000	30,270		42,200
Creekside Estates Sewer		37,500	13,000			50,500	(10,000)		(10,000)	40,500			40,500		40,500
TOTALS	29,660,565	1,798,450	11,489,378	6,418,171	1,590,000	50,956,564	(1,184,916)	0	(1,184,916)	49,771,648	6,789,718	3,682,111	39,299,819	0	49,771,648

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SCHEDULE "B"

FUNCTION:	Funding Sources						Transfer from/(to)				Expenditures				
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
General Government	2,450,817			200,000		2,650,817				2,650,817		35,000	2,615,817		2,650,817
V. I. Regional Library	1,280,760					1,280,760				1,280,760			1,280,760		1,280,760
H.R. / I.T. / M.L.A.				1,494,875		1,494,875				1,494,875		16,000	1,478,875		1,494,875
Malahat Transit	100,135		173,644	6,946		280,724				280,724			280,724		280,724
Transit	1,831,500		500,000	50,000		2,381,500				2,381,500			2,381,500		2,381,500
911	548,811					548,811	15,000		15,000	563,811		15,000	548,811		563,811
Grants-in-Aid	98,974					98,974				98,974			98,974		98,974
Economic Development	478,600			167,900		646,500				646,500			646,500		646,500
Regional Tourism	120,000			188,250		308,250				308,250			308,250		308,250
Electoral Feasibility Studies	35,000					35,000				35,000			35,000		35,000
Municipalities - M.F.A. Debt				1,280,899		1,280,899				1,280,899	1,280,899		0		1,280,899
Administration Building				473,507		473,507				473,507	253,507		220,000		473,507
Emergency Planning	504,479		17,995			522,474	25,000		25,000	547,474		50,000	497,474		547,474
Community Parks	1,225,270		3,000			1,228,270	(20,000)		(20,000)	1,208,270	201,063	204,611	802,596		1,208,270
Electoral Area Services	201,569					201,569				201,569			201,569		201,569
Regional Parks	400,000			250,000		650,000				650,000		400,000	250,000		650,000
Bright Angel Park	27,000		2,500			29,500				29,500			29,500		29,500
South End Parks	50,000					50,000				50,000			50,000		50,000
Kinsol Trestle	85,000					85,000				85,000		70,000	15,000		85,000
Regional Parkland Acquisition	715,000					715,000	(715,000)		(715,000)	0			0		0
Animal Control	25,000			84,000		109,000				109,000			109,000		109,000
Building Inspection	411,000			500,000		911,000				911,000		25,000	886,000		911,000
Community Planning	2,185,000			200,000		2,385,000				2,385,000			2,385,000		2,385,000
Bylaw Enforcement				217,000		217,000				217,000			217,000		217,000
North Oyster Fire Protection	259,450			80,523		339,973	(84,370)		(84,370)	255,603		12,000	243,603		255,603
Mesachie Lake Fire Protection	51,717					51,717	(10,000)		(10,000)	41,717			41,717		41,717
Lake Cowichan Fire Protection	153,127					153,127				153,127			153,127		153,127
Saltair Fire Protection	154,131					154,131				154,131			154,131		154,131
Sahlam Fire Protection	194,037		1,882	75,000		270,919	(10,000)		(10,000)	260,919	34,999	85,000	140,920		260,919
Malahat Fire Protection	150,449			61,451	250,000	461,900	85,000		85,000	546,900		350,000	196,900		546,900
Eagle Heights Fire Protection	198,237					198,237	(20,000)		(20,000)	178,237			178,237		178,237
Honeymoon Bay Fire Protection	156,441					156,441				156,441	27,219	10,000	119,222		156,441
Youbou Fire Protection	190,000					190,000	(50,250)		(50,250)	139,750		6,000	133,750		139,750
Cowichan Lake Recreation	2,412,258		530,934	100,000		3,043,192	(50,000)		(50,000)	2,993,192	630,613	200,000	2,162,579		2,993,192
Kerry Park Recreation	4,411,032		732,198	2,000		5,145,230	(50,000)		(50,000)	5,095,230	2,258,697	65,000	2,771,533		5,095,230
Island Savings Centre	3,979,576		2,351,099	324,250		6,654,925				6,654,925	1,113,226	100,000	5,441,699		6,654,925
Island Savings Centre Theatre Loan	53,020					53,020				53,020	53,020		0		53,020
Theatre Grant - Area A	21,700					21,700				21,700			21,700		21,700
Theatre Grant - Area B	38,300					38,300				38,300			38,300		38,300
Theatre Grant - Area C	46,500					46,500				46,500			46,500		46,500
Theatre Grant N. Cowichan	89,050					89,050				89,050			89,050		89,050
Theatre Grant - Ladysmith	28,700					28,700				28,700			28,700		28,700
Recreation Mill Bay	10,000					10,000				10,000			10,000		10,000
Recreation Glenora	7,500					7,500				7,500			7,500		7,500
Recreation Saltair	11,000		4,000			15,000				15,000			15,000		15,000
Victim Services West	12,500					12,500				12,500			12,500		12,500
Cowichan Lake Activity Centre	55,000					55,000				55,000			55,000		55,000
Victim Services	80,000					80,000				80,000			80,000		80,000
Recreation N. Oyster	76,832					76,832				76,832			76,832		76,832
Cowichan Wooden Boat Society	10,000					10,000				10,000			10,000		10,000
Shawnigan Lake Community Centre	693,859		659,445		1,097,064	2,450,368				2,450,368	130,918	1,235,000	1,084,450		2,450,368
Cobble Hill Historical Society	15,000					15,000				15,000			15,000		15,000

Cowichan Valley Regional District
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SCHEDULE "B"

FUNCTION:	Funding Sources						Transfer from/(to)				Expenditures				
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
Cobble Hill Hall	15,000					15,000				15,000			15,000		15,000
Shawnigan Lake Historical Society	8,500					8,500				8,500			8,500		8,500
Frank Jameson Centre	40,000					40,000				40,000			40,000		40,000
Senior Centre Grant	15,500					15,500				15,500			15,500		15,500
Kaatza Society	25,000					25,000				25,000			25,000		25,000
Thetis Island Wharf		9,000				9,000				9,000			9,000		9,000
Thetis Island Boat Launch		1,000				1,000				1,000			1,000		1,000
Environmental Fund				2,600		2,600				2,600			2,600		2,600
Safer Futures	40,000					40,000				40,000			40,000		40,000
Social Planning	70,000					70,000				70,000			70,000		70,000
South Cowichan Community Policing	15,000					15,000				15,000			15,000		15,000
Cowichan Community Policing	100,000					100,000				100,000			100,000		100,000
Engineering Services				458,400		458,400				458,400	38,400	20,000	400,000		458,400
Curbside Collection			925,000			925,000				925,000			925,000		925,000
Solid Waste Complex	3,450,000		4,350,000	115,957		7,915,957	(100,000)		(100,000)	7,815,957	572,067	125,000	7,118,890		7,815,957
South Cowichan Water Study Plan	100,000					100,000				100,000			100,000		100,000
Street Lighting - Mesachie	3,550					3,550				3,550			3,550		3,550
Street Lighting - Youbou		19,000				19,000				19,000			19,000		19,000
Street Lighting - Brentwood			350			350				350			350		350
Street Lighting - Cowichan Bay	2,650					2,650				2,650			2,650		2,650
Street Lighting - Honeymoon Bay	16,000					16,000				16,000			16,000		16,000
Street Lighting - Mill Bay			1,750	150		1,900				1,900			1,900		1,900
Street Lighting - Cobble Hill		1,500				1,500				1,500			1,500		1,500
Critical Street Lighting A	1,550					1,550				1,550			1,550		1,550
Critical Street Lighting B	600					600				600			600		600
Critical Street Lighting C	1,000					1,000				1,000			1,000		1,000
Critical Street Lighting D	450					450				450			450		450
Critical Street Lighting E	2,650					2,650				2,650			2,650		2,650
Critical Street Lighting I	550					550				550			550		550
Street Lighting - Wilmot Road	3,700					3,700				3,700			3,700		3,700
Street Lighting - Sentinel Ridge	4,550					4,550				4,550			4,550		4,550
Street Lighting - Bald Mountain	9,000					9,000				9,000			9,000		9,000
Street Lighting - Twin Cedars	5,100					5,100				5,100			5,100		5,100
Street Lighting - Arbutus Mountain	6,600					6,600				6,600			6,600		6,600
Satellite Park Water		31,000	26,000			57,000	(4,000)		(4,000)	53,000	20,428		32,572		53,000
Lambourn Water		32,000	39,000			71,000				71,000	10,823	5,000	55,177		71,000
Arbutus Mountain Water		75,000	35,000			110,000	(10,000)		(10,000)	100,000		10,000	90,000		100,000
Marble Bay Water System		28,000	16,000			44,000				44,000			44,000		44,000
Fern Ridge Water		14,000	11,000			25,000				25,000	2,078		22,922		25,000
Bald Mountain Water System		123,300	74,000			197,300	(20,000)		(20,000)	177,300		20,000	157,300		177,300
Dogwood Ridge Water System		17,000	6,600			23,600				23,600	11,545		12,055		23,600
Mesachie Lake Water		31,000	23,000			54,000	(5,000)		(5,000)	49,000		5,000	44,000		49,000
Saltair Water		200,000	190,000			390,000	(17,000)		(17,000)	373,000	7,792	30,000	335,208		373,000
Central Youbou Water Debt		36,850				36,850				36,850	36,850		0		36,850
Youbou Water		130,150	79,000			209,150	(20,000)		(20,000)	189,150	10,150		179,000		189,150
Honeymoon Bay Water		61,000	54,000			115,000	(17,000)		(17,000)	98,000	3,131	5,000	89,869		98,000
Honeymoon Bay (Sutton Creek) Water Debt		3,100				3,100				3,100	3,100	5,000	0		3,100
Cherry Point Water		27,000	13,000			40,000	(5,000)		(5,000)	35,000			35,000		35,000
Shawnigan Lake North Water		180,000	145,000	150		325,150	(5,000)		(5,000)	320,150	19,139	10,000	291,011		320,150
Shawnigan Weir				13,600		13,600				13,600			13,600		13,600
Kerry Village Water		22,000	23,000			45,000	(5,000)		(5,000)	40,000		5,000	35,000		40,000
Twin Cedars Drainage	7,700					7,700				7,700			7,700		7,700

Cowichan Valley Regional District
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SCHEDULE "B"

FUNCTION:	Funding Sources						Transfer from/(to)				Expenditures				
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
Wilmot Road Drainage	9,000					9,000				9,000			9,000		9,000
Sentinel Ridge Drainage	8,900					8,900				8,900			8,900		8,900
Shawnigan Lake East Drainage	3,550					3,550				3,550			3,550		3,550
Arbutus Mountain Drainage	12,000					12,000				12,000			12,000		12,000
Lanes Road Drainage	6,400					6,400	(2,000)		(2,000)	4,400			4,400		4,400
Cobble Hill Drainage #2	2,950					2,950				2,950			2,950		2,950
Bald Mountain Drainage System	20,550					20,550				20,550			20,550		20,550
Cobble Hill Drainage System	11,200					11,200				11,200			11,200		11,200
Cowichan Bay Sewer		165,000	158,000			323,000	(38,587)		(38,587)	284,413	46,796	29,000	208,617		284,413
Sentinel Ridge Sewer		35,700	11,800			47,500	3,000		3,000	50,500		12,000	38,500		50,500
Twin Cedars Sewer		36,000	20,000			56,000	2,000		2,000	58,000		15,000	43,000		58,000
Lambourn Sewer		23,000	49,000			72,000	(3,000)		(3,000)	69,000	10,823		58,177		69,000
Arbutus Mountain Sewer		75,000	34,750			109,750	(10,000)		(10,000)	99,750			99,750		99,750
Marble Bay Sewer System		28,000	16,000			44,000				44,000			44,000		44,000
Cobble Hill Sewer		30,000	22,500			52,500	(2,500)		(2,500)	50,000	3,407	5,000	41,593		50,000
Mesachie Lake Sewer		33,900	25,000			58,900				58,900	13,554		45,346		58,900
Bald Mountain Sewer System		123,300	74,000			197,300	(20,000)		(20,000)	177,300		20,000	157,300		177,300
Mill Springs Sewer System		44,000	44,000			88,000	(14,000)		(14,000)	74,000			74,000		74,000
Eagle Heights Sewer			181,000	14,000		195,000	(5,547)		(5,547)	189,453		15,000	174,453		189,453
Maple Hills Sewer		28,000	18,000			46,000	(5,000)		(5,000)	41,000		5,000	36,000		41,000
Shawnigan Lake Sewer		148,000	145,000	305		293,305	(36,000)		(36,000)	257,305	55,372	10,000	191,933		257,305
Kerry Village Sewer		23,000	24,000			47,000	(8,000)		(8,000)	39,000	6,930		32,070		39,000
Creekside Estates Sewer		38,000	13,500			51,500	(10,000)		(10,000)	41,500			41,500		41,500
TOTALS	30,352,531	1,872,800	11,824,947	6,361,762	1,347,064	51,759,104	(1,242,254)	0	(1,242,254)	50,516,850	6,856,546	3,224,611	40,435,693	0	50,516,850

Cowichan Valley Regional District
Five Year Financial Plan (2009-2013)

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SCHEDULE "B"

FUNCTION:	Funding Sources						Transfer from/(to)				Expenditures				
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
General Government	2,516,212			200,000		2,716,212				2,716,212		35,000	2,681,212		2,716,212
V. I. Regional Library	1,306,375					1,306,375				1,306,375			1,306,375		1,306,375
H.R. / I.T. / M.L.A.				1,524,511		1,524,511				1,524,511		16,000	1,508,511		1,524,511
Malahat Tranist	105,141		182,326	7,293		294,760				294,760			294,760		294,760
Transit	2,000,000		600,000	60,000		2,660,000				2,660,000			2,660,000		2,660,000
911	576,252					576,252	12,000		12,000	588,252		12,000	576,252		588,252
Grants-in-Aid	98,974					98,974				98,974			98,974		98,974
Economic Development	507,300			181,200		688,500				688,500			688,500		688,500
Regional Tourism	120,000			206,750		326,750				326,750			326,750		326,750
Electoral Feasibility Studies	35,000					35,000				35,000			35,000		35,000
Municipalities - M.F.A. Debt				1,280,899		1,280,899				1,280,899	1,280,899		0		1,280,899
Administration Building				543,507		543,507				543,507	253,507	50,000	240,000		543,507
Emergency Planning	529,703		18,895			548,598	(25,000)		(25,000)	523,598			523,598		523,598
Community Parks	1,236,520		3,000		3,900,000	5,139,520				5,139,520	266,063	4,070,611	802,846		5,139,520
Electoral Area Services	206,608					206,608				206,608			206,608		206,608
Regional Parks	400,000			250,000		650,000	785,000		785,000	1,435,000		1,185,000	250,000		1,435,000
Bright Angel Park	27,000		2,500			29,500				29,500			29,500		29,500
South End Parks	50,000					50,000				50,000		150,000	(100,000)		50,000
Kinsol Trestle	85,000					85,000				85,000		70,000	15,000		85,000
Regional Parkland Acquisition	715,000					715,000	(715,000)		(715,000)	0			0		0
Animal Control	25,000			88,000		113,000				113,000			113,000		113,000
Building Inspection	416,000			500,000		916,000				916,000		25,000	891,000		916,000
Community Planning	2,190,000			200,000		2,390,000				2,390,000			2,390,000		2,390,000
Bylaw Enforcement				222,000		222,000				222,000			222,000		222,000
North Oyster Fire Protection	272,423			84,549		356,972	(1,189)		(1,189)	355,783		100,000	255,783		355,783
Mesachie Lake Fire Protection	53,803					53,803	(10,000)		(10,000)	43,803			43,803		43,803
Lake Cowichan Fire Protection	160,784					160,784				160,784			160,784		160,784
Saltair Fire Protection	161,837					161,837				161,837			161,837		161,837
Sahlam Fire Protection	210,993		1,976			212,969	20,000		20,000	232,969	34,999	50,000	147,970		232,969
Malahat Fire Protection	173,059			70,686	225,000	468,745	(15,000)		(15,000)	453,745		225,000	228,745		453,745
Eagle Heights Fire Protection	207,149					207,149	(20,000)		(20,000)	187,149			187,149		187,149
Honeymoon Bay Fire Protection	174,763					174,763				174,763	27,219	25,000	122,544		174,763
Youbou Fire Protection	190,000					190,000	(49,563)		(49,563)	140,437			140,437		140,437
Cowichan Lake Recreation	2,477,524		552,171	100,000		3,129,695	(50,000)		(50,000)	3,079,695	630,613	200,000	2,249,082		3,079,695
Kerry Park Recreation	4,542,211		754,165	2,000		5,298,376	(50,000)		(50,000)	5,248,376	2,258,697	135,000	2,854,679		5,248,376
Island Savings Centre	4,042,397		2,406,444	324,250		6,773,091				6,773,091	1,113,226	100,000	5,559,865		6,773,091
Island Savings Centre Theatre Loan	53,020					53,020				53,020	53,020		0		53,020
Theatre Grant - Area A	21,700					21,700				21,700			21,700		21,700
Theatre Grant - Area B	38,300					38,300				38,300			38,300		38,300
Theatre Grant - Area C	46,500					46,500				46,500			46,500		46,500
Theatre Grant N. Cowichan	89,050					89,050				89,050			89,050		89,050
Theatre Grant - Ladysmith	28,700					28,700				28,700			28,700		28,700
Recreation Mill Bay	10,000					10,000				10,000			10,000		10,000
Recreation Glenora	7,500					7,500				7,500			7,500		7,500
Recreation Saltair	11,000		4,000			15,000				15,000			15,000		15,000
Victim Services West	12,500					12,500				12,500			12,500		12,500
Cowichan Lake Activity Centre	55,000					55,000				55,000			55,000		55,000
Victim Services	80,000					80,000				80,000			80,000		80,000
Recreation N. Oyster	77,000					77,000				77,000			77,000		77,000
Cowichan Wooden Boat Society	10,000					10,000				10,000			10,000		10,000
Shawnigan Lake Community Centre	705,870		734,750			1,440,620				1,440,620	215,259	65,000	1,160,361		1,440,620
Cobble Hill Historical Society	15,000					15,000				15,000			15,000		15,000

Cowichan Valley Regional District
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(Year 2013)

SCHEDULE "B"

FUNCTION:	Funding Sources						Transfer from/(to)				Expenditures				
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
Cobble Hill Hall	15,000					15,000				15,000			15,000		15,000
Shawnigan Lake Historical Society	8,500					8,500				8,500			8,500		8,500
Frank Jameson Centre	40,000					40,000				40,000			40,000		40,000
Senior Centre Grant	15,500					15,500				15,500			15,500		15,500
Kaatza Society	25,000					25,000				25,000			25,000		25,000
Thetis Island Wharf		9,000				9,000				9,000			9,000		9,000
Thetis Island Boat Launch		1,000				1,000				1,000			1,000		1,000
Environmental Fund				2,600		2,600				2,600			2,600		2,600
Safer Futures	40,000					40,000				40,000			40,000		40,000
Social Planning	70,000					70,000				70,000			70,000		70,000
South Cowichan Community Policing	15,000					15,000				15,000			15,000		15,000
Cowichan Community Policing	100,000					100,000				100,000			100,000		100,000
Engineering Services				468,400		468,400				468,400	38,400	20,000	410,000		468,400
Curbside Collection			950,000			950,000				950,000			950,000		950,000
Solid Waste Complex	3,500,000		4,400,000	115,957		8,015,957	(100,000)		(100,000)	7,915,957	572,067	125,000	7,218,890		7,915,957
South Cowichan Water Study Plan	100,000					100,000				100,000			100,000		100,000
Street Lighting - Mesachie	3,600					3,600				3,600			3,600		3,600
Street Lighting - Youbou		19,500				19,500				19,500			19,500		19,500
Street Lighting - Brentwood			350			350				350			350		350
Street Lighting - Cowichan Bay	2,700					2,700				2,700			2,700		2,700
Street Lighting - Honeymoon Bay	16,500					16,500				16,500			16,500		16,500
Street Lighting - Mill Bay			1,850	150		2,000				2,000			2,000		2,000
Street Lighting - Cobble Hill		1,550				1,550				1,550			1,550		1,550
Critical Street Lighting A	1,600					1,600				1,600			1,600		1,600
Critical Street Lighting B	650					650				650			650		650
Critical Street Lighting C	1,000					1,000				1,000			1,000		1,000
Critical Street Lighting D	500					500				500			500		500
Critical Street Lighting E	2,700					2,700				2,700			2,700		2,700
Critical Street Lighting I	550					550				550			550		550
Street Lighting - Wilmot Road	3,800					3,800				3,800			3,800		3,800
Street Lighting - Sentinel Ridge	4,600					4,600				4,600			4,600		4,600
Street Lighting - Bald Mountian	9,000					9,000				9,000			9,000		9,000
Street Lighting - Twin Cedars	5,200					5,200				5,200			5,200		5,200
Street Lighting - Arbutus Mountain	6,700					6,700				6,700			6,700		6,700
Satellite Park Water		33,000	26,000			59,000	(5,000)		(5,000)	54,000	20,428		33,572		54,000
Lambourn Water		33,000	42,000			75,000	(2,000)		(2,000)	73,000	10,823	5,000	57,177		73,000
Arbutus Mountain Water		75,000	36,000			111,000	(10,000)		(10,000)	101,000		10,000	91,000		101,000
Marble Bay Water System		29,000	16,000			45,000				45,000			45,000		45,000
Fern Ridge Water		14,000	11,000			25,000				25,000	2,078		22,922		25,000
Bald Mountain Water System		123,500	74,000			197,500	(20,000)		(20,000)	177,500		20,000	157,500		177,500
Dogwood Ridge Water System		17,000	6,700			23,700				23,700	11,545		12,155		23,700
Mesachie Lake Water		31,000	23,000			54,000	(5,000)		(5,000)	49,000		5,000	44,000		49,000
Saltair Water		205,000	200,000			405,000	(45,000)		(45,000)	360,000	7,792	15,000	337,208		360,000
Central Youbou Water Debt		36,850				36,850				36,850	36,850		0		36,850
Youbou Water		132,000	80,000			212,000	(20,000)		(20,000)	192,000	10,150		181,850		192,000
Honeymoon Bay Water		64,000	54,000			118,000	(17,000)		(17,000)	101,000	3,131	5,000	92,869		101,000
Honeymoon Bay (Sutton Creek) Water Debt		3,100				3,100				3,100	3,100		0		3,100
Cherry Point Water		27,000	13,000			40,000	(5,000)		(5,000)	35,000			35,000		35,000
Shawnigan Lake North Water		180,000	145,000	150		325,150	(5,000)		(5,000)	320,150	19,139	10,000	291,011		320,150
Shawnigan Weir				13,600		13,600				13,600			13,600		13,600
Kerry Village Water		22,000	23,000			45,000	(5,000)		(5,000)	40,000		5,000	35,000		40,000
Twin Cedars Drainage	7,700					7,700				7,700			7,700		7,700

Cowichan Valley Regional District
Five Year Financial Plan (2009-2013)

(Year 2013)

SCHEDULE "B"

FUNCTION:	Funding Sources						Transfer from/(to)				Expenditures				
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
Wilmot Road Drainage	9,000					9,000				9,000			9,000		9,000
Sentinel Ridge Drainage	9,000					9,000				9,000			9,000		9,000
Shawnigan Lake East Drainage	3,550					3,550				3,550			3,550		3,550
Arbutus Mountain Drainage	12,000					12,000				12,000			12,000		12,000
Lanes Road Drainage	6,400					6,400	(2,000)		(2,000)	4,400			4,400		4,400
Cobble Hill Drainage #2	3,000					3,000				3,000			3,000		3,000
Bald Mountian Drainage System	20,550					20,550				20,550			20,550		20,550
Cobble Hill Drainage System	11,200					11,200				11,200			11,200		11,200
Cowichan Bay Sewer		170,000	165,000			335,000	(43,587)		(43,587)	291,413	46,796	15,000	229,617		291,413
Sentinel Ridge Sewer		35,700	11,800			47,500	3,000		3,000	50,500		12,000	38,500		50,500
Twin Cedars Sewer		36,000	20,000			56,000	2,000		2,000	58,000		15,000	43,000		58,000
Lambourn Sewer		25,000	51,000			76,000				76,000	10,823	5,000	60,177		76,000
Arbutus Mountain Sewer		75,000	35,000			110,000	(10,000)		(10,000)	100,000			100,000		100,000
Marble Bay Sewer System		29,000	16,000			45,000				45,000			45,000		45,000
Cobble Hill Sewer		30,000	22,500			52,500	(6,000)		(6,000)	46,500	3,407		43,093		46,500
Mesachie Lake Sewer		33,900	25,000			58,900				58,900	13,554		45,346		58,900
Bald Mountian Sewer System		123,300	74,000			197,300	(20,000)		(20,000)	177,300		20,000	157,300		177,300
Mill Springs Sewer System		45,000	45,000			90,000	(15,000)		(15,000)	75,000			75,000		75,000
Eagle Heights Sewer			181,000	14,000		195,000	(5,547)		(5,547)	189,453		15,000	174,453		189,453
Maple Hills Sewer		28,000	18,000			46,000	(5,000)		(5,000)	41,000		5,000	36,000		41,000
Shawnigan Lake Sewer		148,000	145,000	305		293,305	(36,000)		(36,000)	257,305	55,372	10,000	191,933		257,305
Kerry Village Sewer		23,000	24,000			47,000	(8,000)		(8,000)	39,000	6,930		32,070		39,000
Creekside Estates Sewer		38,000	14,000			52,000	(10,000)		(10,000)	42,000			42,000		42,000
TOTALS	31,144,669	1,896,400	12,209,427	6,460,807	4,125,000	55,836,303	(513,886)	0	(513,886)	55,322,417	7,005,887	6,830,611	41,485,919		55,322,417



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3135

**A Bylaw for the Purpose of Amending Official Community Plan Bylaw No. 1497,
Applicable to Electoral Area H – North Oyster/Diamond**

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 H – North Oyster/Diamond, that being Official Community Plan Bylaw No. 1497;

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. 1497;

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. 3135 – Area H – North Oyster/Diamond Official Community Plan Amendment Bylaw (School Sites), 2008**".

2. **AMENDMENTS**

Cowichan Valley Regional District Official Community Plan Bylaw No. 1497, 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.



C·V·R·D

SCHEDULE "A"

To CVRD Bylaw No. 3135

Schedule A to Official Community Plan Bylaw No. 1497, is hereby amended as follows:

1. That the following is added after the fifth paragraph of Part Eleven – Parks and Institutional Uses:

“Since the previous paragraph was written more than 15 years ago, Diamond School has been closed. This reminds us that schools are gathering places for the community, places of socialization, centres of recreational activities and, in rural areas and smaller settlements, they are often the very heart of the community. School properties are therefore vital to the health and well-being of such communities, and need to remain available for institutional uses.”

2. The following policies are added after Section 11.1.11:

POLICY 11.1.12:

The CVRD encourages the School District to continue to make operational public school buildings and grounds in the Community Plan Area available to community members, for recreational and cultural activities as well as educational programs, during non-school hours.

POLICY 11.1.13:

Where the School District proposes to close public schools and sell the property and buildings, the Regional District strongly encourages the School District to give preference to local community groups and associations as well as regional recreation functions, among others, with the goal of keeping the buildings and facilities open to the public.

POLICY 11.1.14:

Examples of public uses that the CVRD considers to be worthy of encouragement at disused school sites are: daycare, pre-school and kindergarten, after-school care, alternative education (private or public), senior citizens programs, civil emergency public shelter and similar uses. The CVRD is prepared to work with the community and other government agencies in order to encourage such uses at disused school sites.

POLICY 11.1.15:

The Regional District considers all properties and facilities that are zoned as Parks and Institutional in the implementing zoning bylaw to be important for public uses, and converting these sites to an alternative land use zone that would exclude the public and close the facilities will be very strongly discouraged by the Board.

.../2

POLICY 11.1.16:

The Regional District may be prepared to consider adding permitted land uses, such as limited commercial, to the Parks and Institutional zone that applies to school sites, so long as these uses would be complementary to the principal institutional use.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3139

**A Bylaw for the Purpose of Amending Official Community Plan Bylaw No. 1490,
Applicable to Electoral Area E – Cowichan Station/Sahtlam/Glenora**

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 E – Cowichan Station/Sahtlam/Glenora, that being Official Community Plan Bylaw No. 1490;

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. 1490;

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

1. **CITATION**

This bylaw shall be cited for all purposes as "**CVRD Bylaw No. 3139 - Area E – Cowichan-Koksilah Official Community Plan Amendment Bylaw (Kaelble), 2008**".

2. **AMENDMENTS**

Cowichan Valley Regional District Official Community Plan Bylaw No. 1490, 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 25th day of June, 2008

READ A SECOND TIME this 25th day of June, 2008.

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

ADOPTED this _____ day of _____, 2009.

Chairperson

Corporate Secretary



C·V·R·D

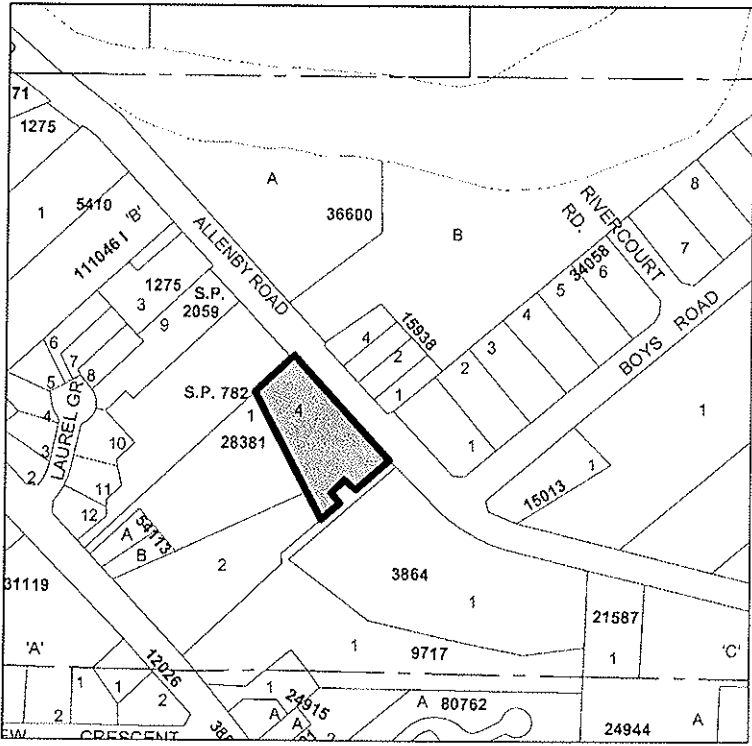
SCHEDULE "A"

To CVRD Bylaw No. 3139

Schedule A to Official Community Plan Bylaw No. 1490, is hereby amended as follows:

1. That Lot 4, Section 14, Range 6, Quamichan District, Plan 1275, except parts in Plans 9717 and 28381, as shown outlined in a solid black line on Plan number Z-3139 attached hereto and forming Schedule B of this bylaw, be redesignated from Urban Residential to Industrial; and that Schedule B to Official Community Plan Bylaw No. 1490 be amended accordingly.

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



THE AREA OUTLINED IN A SOLID BLACK LINE IS REDESIGNATED FROM

 Urban Residential TO

 Industrial APPLICABLE

TO ELECTORAL AREA E



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3140

**A Bylaw for the Purpose of Amending Zoning Bylaw No. 1840
Applicable to Electoral Area E – Cowichan Station/Sahtlam/Glenora**

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 E – Cowichan Station/Sahtlam/Glenora, that being Zoning Bylaw No. 1840;

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. 1840;

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

1. **CITATION**

This bylaw shall be cited for all purposes as "**CVRD Bylaw No. 3140 - Area E – Cowichan Station/Sahtlam/Glenora Zoning Amendment Bylaw (Kaelble), 2008**".

2. **AMENDMENTS**

Cowichan Valley Regional District Zoning Bylaw No. 1840, as amended from time to time, is hereby amended in the following manner:

- a) That Schedule B (Zoning Map) to Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Bylaw No. 1840 is further amended by rezoning Lot 4, Section 14, Range 6, Quamichan District, Plan 1275, except parts in Plans 9717 and 28381, as shown outlined in a solid black line on Schedule A attached hereto and forming part of this bylaw, numbered Z-3140, from R-3 (Urban Residential) to I-1 (Light Industrial).

.../2

3. **FORCE AND EFFECT**

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

READ A FIRST TIME this 25th day of June , 2008

READ A SECOND TIME this 25th day of June , 2008.

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

ADOPTED this _____ day of _____ , 2009.

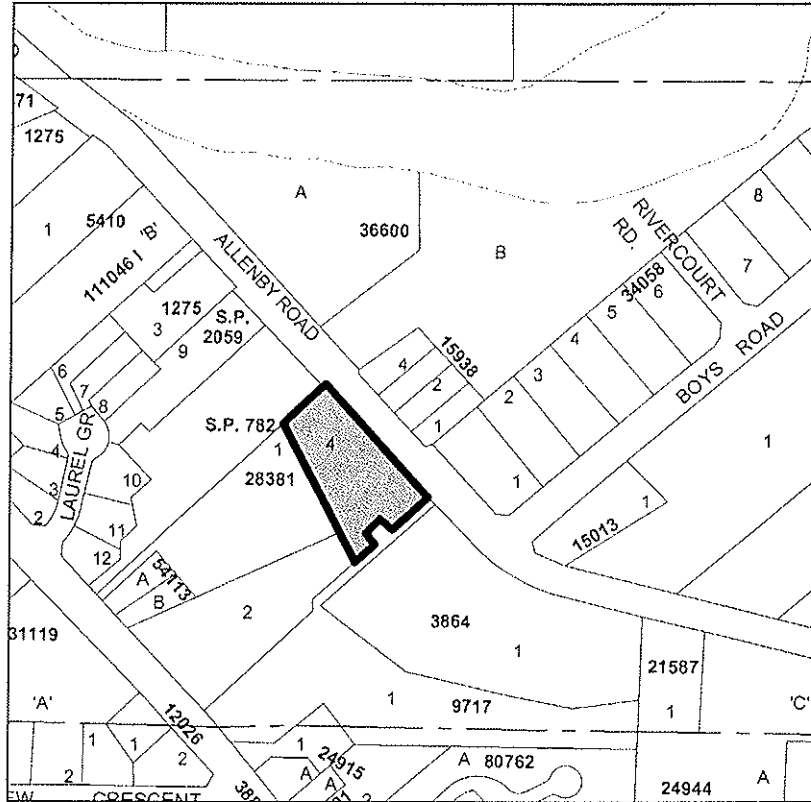
Chairperson

Corporate Secretary

PLAN NO. Z-3140

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

3140



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

R-3 (Urban Residential)

TO

I-1 (Light Industrial)

APPLICABLE

TO ELECTORAL AREA E



C·V·R·D

COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3222

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

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

AND WHEREAS the Regional District has adopted an official community plan bylaw for Electoral Area B – Shawnigan Lake, that being Official Community Plan Bylaw No. 1010;

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

AND WHEREAS after the close of the public hearing and with due regard to the reports received, the Regional Board considers it advisable to amend Community Plan Bylaw No. 1010;

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

1. **CITATION**

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

2. **AMENDMENTS**

Cowichan Valley Regional District Official Community Plan Bylaw No. 1010, as amended from time to time, is hereby amended as outlined on the attached Schedule A.

3. CAPITAL EXPENDITURE PROGRAM

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

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

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

SECOND READING RESCINDED this ___ day of _____, 2009.

SECOND READING AS AMENDED this ___ day of _____, 2009.

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

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

Corporate Secretary Date

APPROVED BY THE MINISTER OF COMMUNITY DEVELOPMENT UNDER SECTION 913(1) OF THE LOCAL GOVERNMENT ACT this ___ day of _____, 2009.

ADOPTED this ___ day of _____, 2009.

Chairperson Corporate Secretary



C·V·R·D

SCHEDULE "A"

To CVRD Bylaw No. 3222

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

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

10. COMPREHENSIVE DESIGNATION POLICIES

a. Community Land Stewardship Designation Policies

Policy 10.1

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

Policy 10.2

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

Policy 10.3

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

Policy 10.4

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

.../2

Policy 10.5

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

Policy 10.6

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

Policy 10.7

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

Policy 10.8

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

Policy 10.9

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

Policy 10.10

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

Policy 10.11

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

Policy 10.12

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

Policy 10.13

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

Policy 10.14

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

Policy 10.15

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

Policy 10.16

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

Policy 10.17

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

Policy 10.18

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

Policy 10.19

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

Policy 10.20

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

Policy 10.21

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

Policy 10.22

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

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

13.9 COMMUNITY LAND STEWARDSHIP DEVELOPMENT PERMIT AREA*Category*

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

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

Justification

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

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

.../5

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

Area

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

Guidelines

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

Environmental Protection

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

Hazardous Conditions

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

.../6

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

Form and Character of Development within the Hamlet Areas

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

.../7

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

Energy Conservation, Water Conservation and Reduction of Greenhouse Gas Emissions

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

Exemptions

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

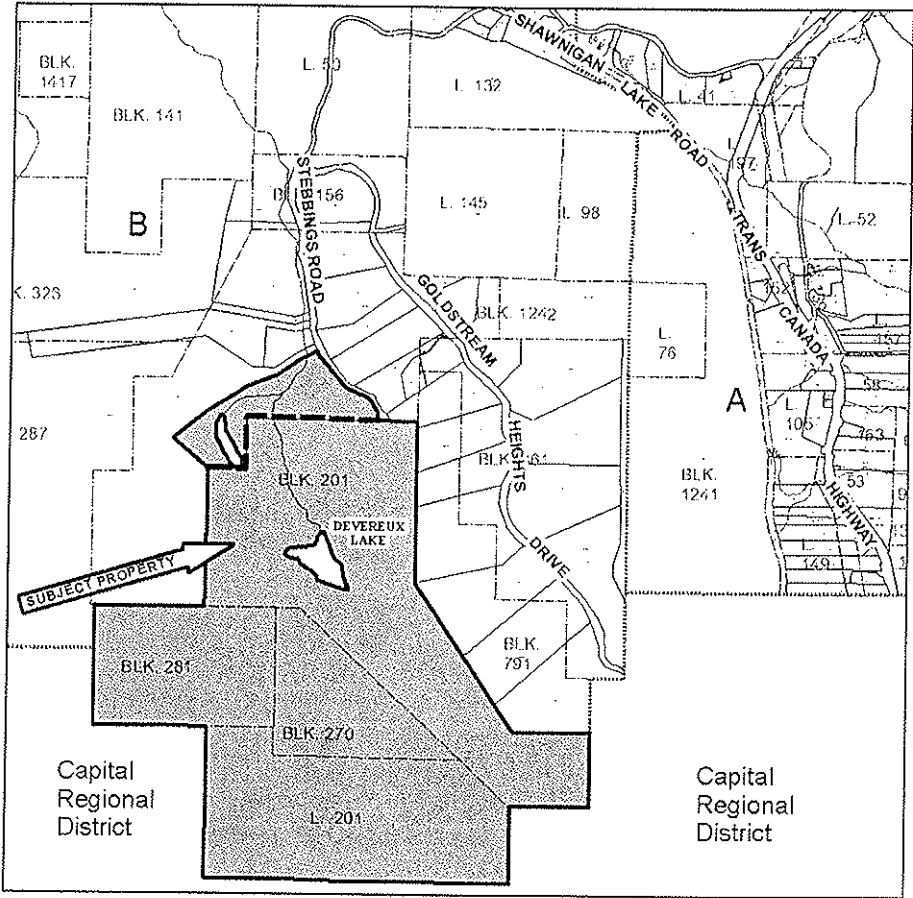
1. Lot consolidations and minor boundary realignments;
2. Interior renovations and minor exterior renovations of existing structures;
3. Forest Management that does not require the use of buildings or structures;
4. Recreational trails and small facilities or structures for ecological education.

Requirements

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

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

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



THE AREA OUTLINED IN A SOLID BLACK LINE AND SHADED IS REDESIGNATED FROM
Forestry TO
Community Land Stewardship APPLICABLE
TO ELECTORAL AREA B

Figure 2B
Community Land Stewardship
Designation Sub-Areas

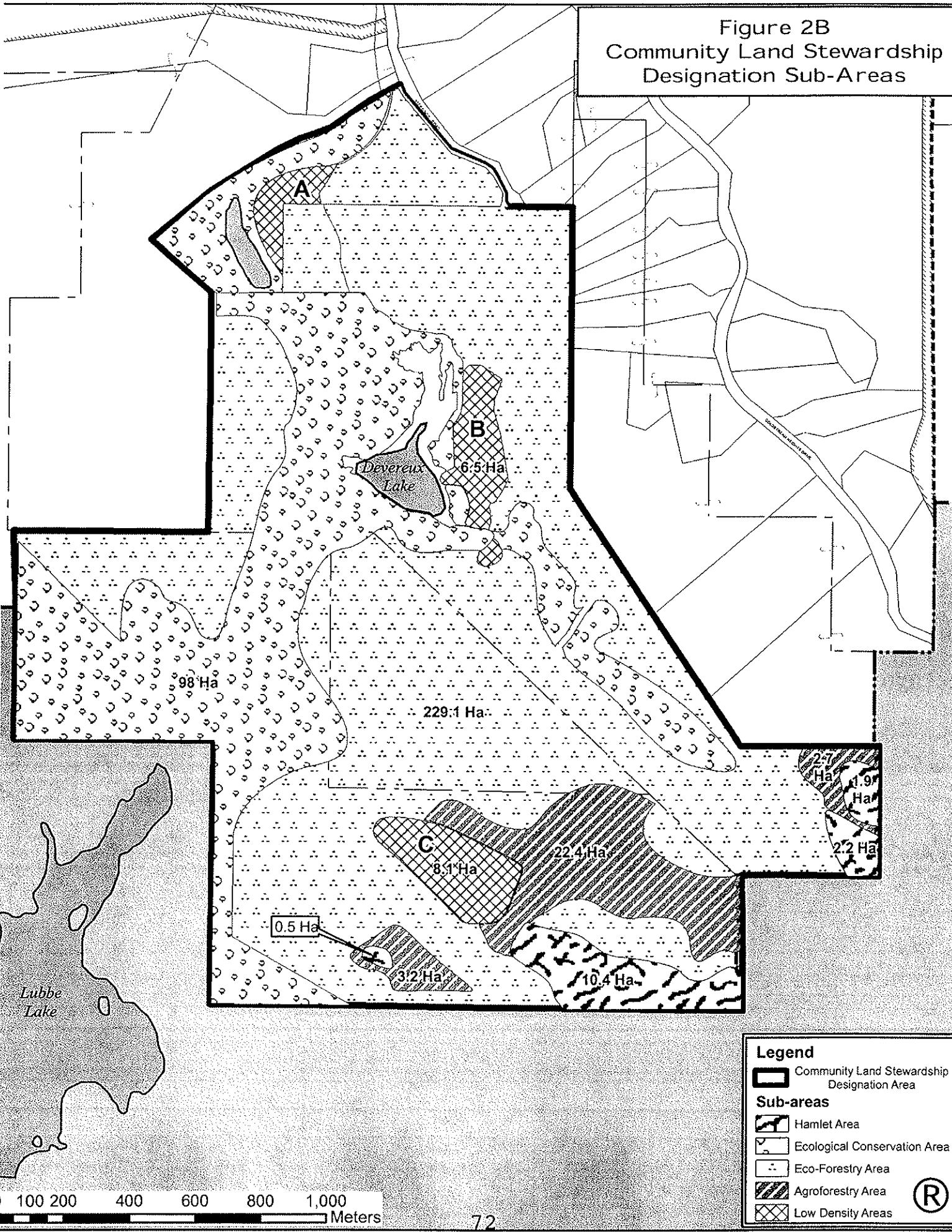
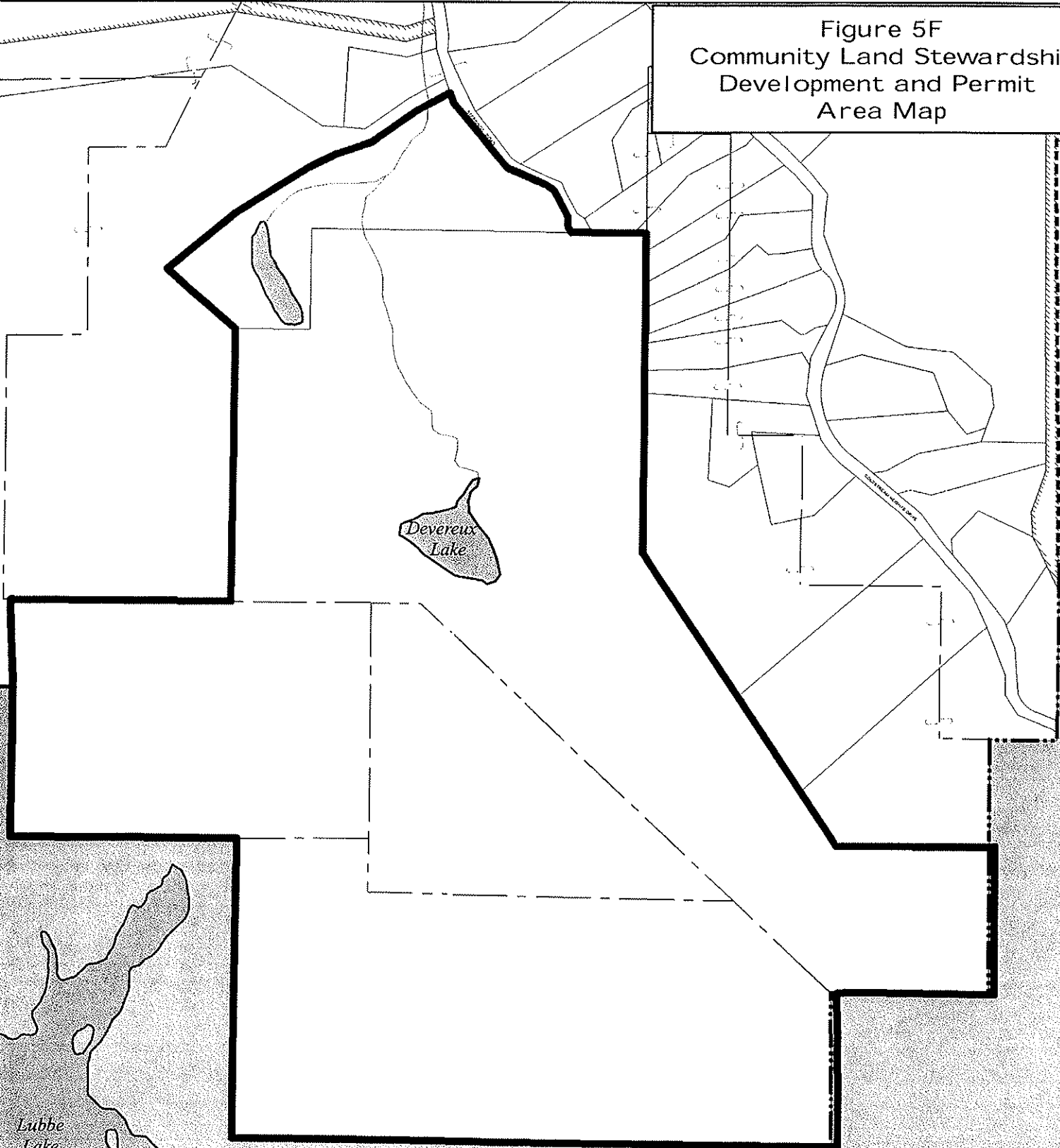


Figure 5F
Community Land Stewardship
Development and Permit
Area Map

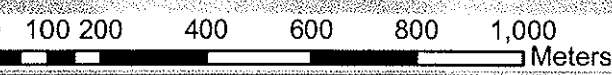


Lubbe
Lake

Devereux
Lake

 Community Land Stewardship
Designation Area







COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3223

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

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

AND WHEREAS the Regional District has adopted a zoning bylaw for Electoral Area B – Shawnigan Lake, that being Zoning Bylaw No. 985;

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

AND WHEREAS after the close of the public hearing and with due regard to the reports received, the Regional Board considers it advisable to amend Zoning Bylaw No. 985;

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

1. **CITATION**

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

2. **AMENDMENTS**

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

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

“PART TWELVE COMPREHENSIVE ZONES

12.0 Comprehensive Zones

Community Land Stewardship Zone

.../2

General Regulations

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

Ecological Conservation Sub-Zone

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

.../3

Eco-forestry Sub-Zone

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

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

Agro-forestry Sub-Zone

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

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

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

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

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

- 1. The following uses and no others are permitted in the Low-Density Sub-Zone;
 - a) Management of forests for the purpose of ensuring the practice of eco-system based forestry and maintaining the health of the forest, and minimizing the risk of wild fire, wind throw, or spread of invasive species;
 - b) Trails for use by pedestrians, bicyclists and emergency and security vehicles;
 - c) A maximum of five (5) single family dwellings within Low-Density Sub-Zone A, a maximum of eight (8) single family dwellings in Low-Density Sub-Zone B, and a maximum of 14 dwellings in Low-Density Sub-Zone C. For the purposes of this section, a dwelling does not include a secondary suite;
 - d) Home Occupation;
 - e) Secondary Suites;
 - f) Bed and Breakfast (B & B) accommodation;
 - g) Guest lodge tree top canopy suites.

.../5

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

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

Hamlet Sub-Zone

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

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

2. Conditions on Use for Hamlet Sub-Zone

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

.../6

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

.../7

3. FORCE AND EFFECT

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

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

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

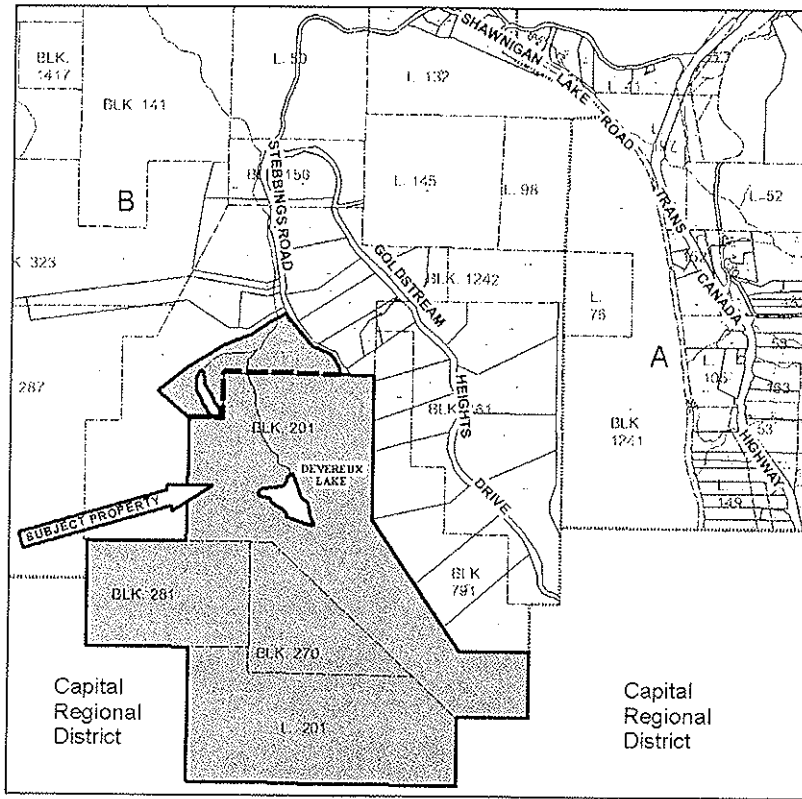
READ A THIRD TIME this _____ day of _____, 2008.

ADOPTED this _____ day of _____, 2008.

Chairperson

Corporate Secretary

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



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

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

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

TO ELECTORAL AREA B

Community Land Stewardship Zones - Sub-Zones

Area Calculations by Zones:

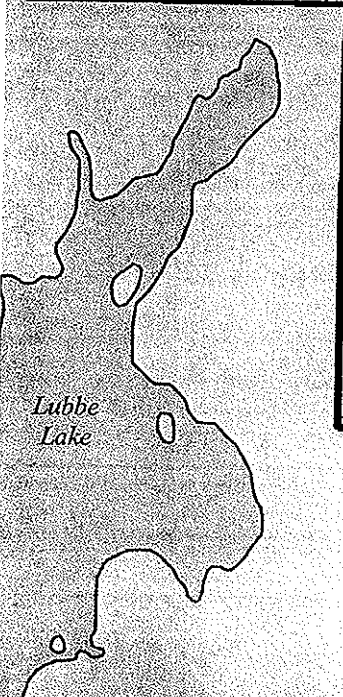
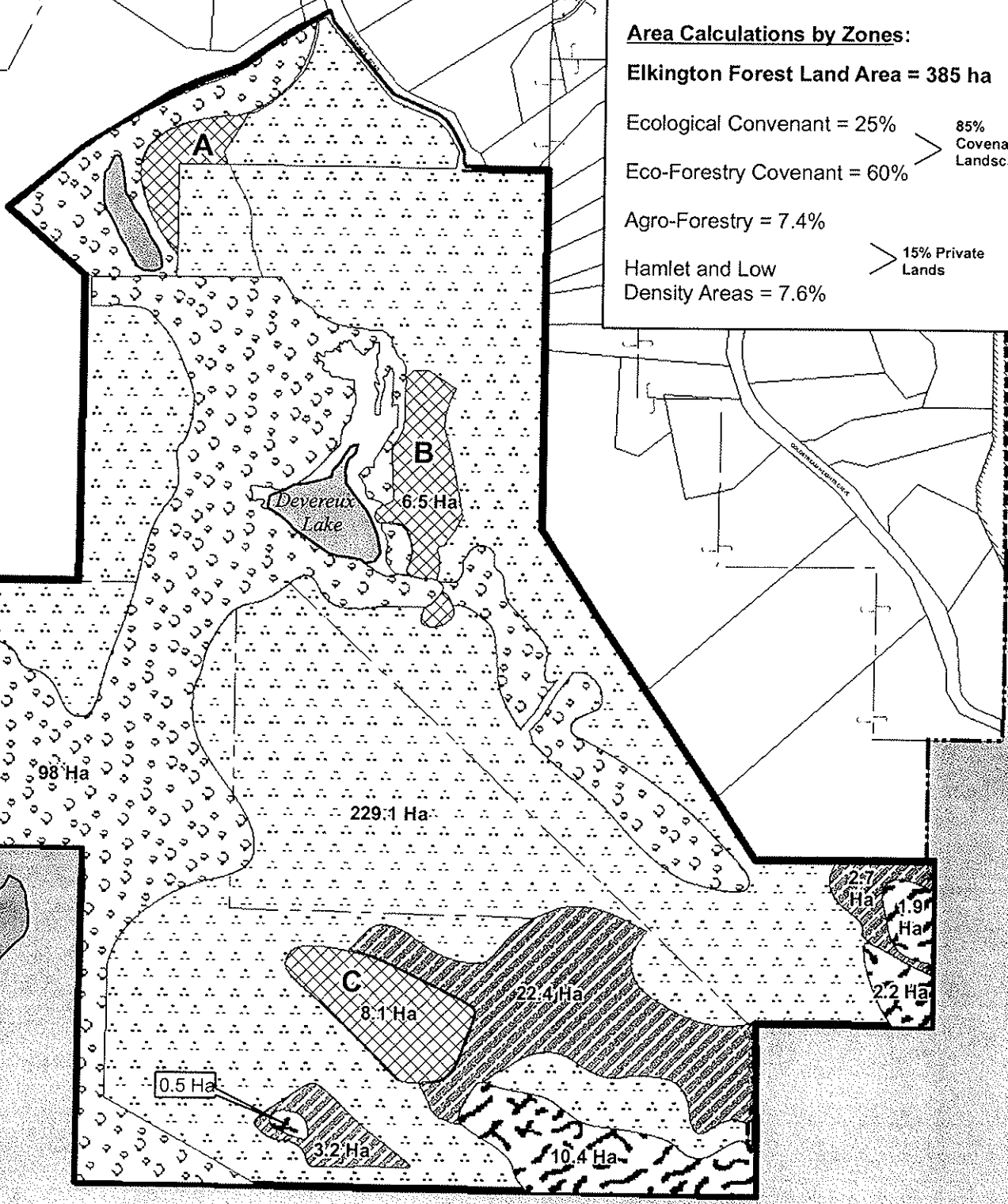
Elkington Forest Land Area = 385 ha

Ecological Covenant = 25% } 85% Covenanted Landscape

Eco-Forestry Covenant = 60%

Agro-Forestry = 7.4%

Hamlet and Low Density Areas = 7.6% } 15% Private Lands



Legend

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

®



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COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3256

A Bylaw for the Purpose of Amending Zoning Bylaw No. 1020
Applicable to Electoral Area H – North Oyster/Diamond

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 H – North Oyster/Diamond, that being Zoning Bylaw No. 1020;

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. 1020;

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

1. CITATION

This bylaw shall be cited for all purposes as "CVRD Bylaw No. 3256 - Area H – North Oyster/Diamond Zoning Amendment Bylaw (Chemainus First Nation), 2009".

2. AMENDMENTS

Cowichan Valley Regional District Electoral Area H Zoning Bylaw No. 1020, as amended from time to time, is hereby amended in the following manner:

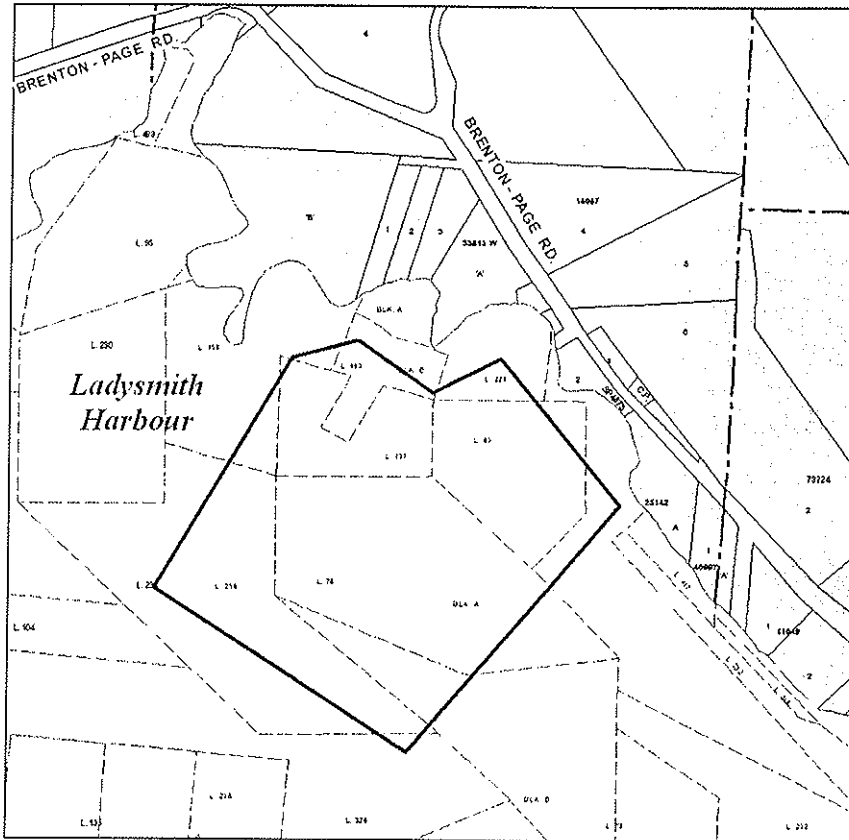
- a) That Shellfish Culture 4A – W-4A – is added to Section 6.1 – Creation of Zones.
- b) That the following is added after Section 12.4(a)(1)

12.4A W-4A ZONE – SHELLFISH CULTURE 4A

Subject to compliance with the General Requirements in Part 5 of this Bylaw, the following provisions apply in the W-4A Zone:

.../2

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



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

W-2 (Water Recreation)

TO

W-4A (Shellfish Culture 4A)

APPLICABLE

TO ELECTORAL AREA H



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3262

**A Bylaw to amend CVRD Development Application
Procedures and Fees Bylaw No. 2255, 2001**

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. 2255, 2001;

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. 2255 by collecting additional fees from Official Community Plan and Zoning Amendment applicants in order to recover Engineering and Environmental Services costs;

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

CITATION

1. This bylaw may be cited for all purposes as the “**CVRD Bylaw No. 3262 - Development Application Procedures and Fees Amendment Bylaw, 2009**”.

AMENDMENT

2. Schedule B of CVRD Development Application Procedures and Fees Bylaw No. 2255, 2001 is amended by deleting the existing FEE SCHEDULE - REZONING/OFFICIAL PLAN AMENDMENT and replacing with the following:

.../2

FEE SCHEDULE - REZONING/OFFICIAL PLAN AMENDMENT

<u>TYPE OF APPLICATION</u>	<u>FEE</u>
(a) OFFICIAL PLAN AMENDMENT ONLY:	\$2200.
(b) OFFICIAL PLAN AMENDMENT COMBINED WITH ANY ZONING AMENDMENT:	\$2400. plus amounts shown in (d) and (e) below, if applicable
(c) ZONING MAP AND/OR TEXT AMENDMENT:	\$2200. plus amounts shown in (d) and (e) below, if applicable
(d) ZONING ALLOWING 3 OR MORE NEW DWELLINGS OR PARCELS:	an additional \$120. for each dwelling or parcel permitted by the amendment bylaw*
(e) ZONING FOR COMMERCIAL OR INDUSTRIAL: (for parcels 0.3 ha or greater in area)	\$120. plus a further \$120. for each additional 0.1 ha of parcel area

ENVIRONMENTAL/GEOTECHNICAL CONSULTANT FEE:

In the cases where environmental or geotechnical reports have been submitted by the applicant as part of an application, these reports may require an independent review prior to any decision being made on a development permit. The applicant shall be required to pay the Regional District for the estimated costs of the independent review (up to \$5,000. maximum) before the review is undertaken.

1. The application fees prescribed above shall be due upon application regardless of whether or not the rezoning/plan amendment application is approved.
2. **Refund Policy** If an application for Official Plan, Zoning or Land Use Contract is withdrawn, denied by the Board or deemed inactive in accordance with Section 14 of this Bylaw, in all cases prior to the CVRD having caused a Newspaper Notice to be published:
 - a full refund will be given only where the file has not been worked on at all by CVRD Development Services staff;
 - a refund of \$1,500. will be given to the applicant, in cases where the application fees were either \$2,200. or \$2,400.;
 - a refund of \$1,500. plus an additional \$33 per extra \$100 of application fees paid will be given to the applicant.
3. All applications must be acted upon. Any rezoning application that has been inactive for more than one calendar year is considered defunct and closed unless otherwise determined by the Regional Board. Should the applicant wish to reactivate the file, he or she must re-apply and submit the required fees.
- *4. For residential development, the number of dwellings or parcels permitted shall be calculated by dividing the total area of the site to be rezoned by the maximum parcel or dwelling density allowed by the proposed zone regardless of the level of water or sewer servicing.

READ A FIRST TIME this _____ day of _____, 2009

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

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

ADOPTED this _____ day of _____, 2009.

Chairperson

Corporate Secretary



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3263

**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 enacts as follows:

1. **CITATION**

This bylaw shall be cited for all purposes as "**CVRD Bylaw No. 3263 – Area A – Mill Bay/Malahat Zoning Amendment Bylaw (Additional Parkland Regulation), 2009**".

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 13.09 is deleted and replaced with the following:

13.14 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, other than for regional or community parkland in fully serviced areas (community water and community sewer);
- b. a municipality;

.../2

- c. the Provincial Government;
- d. the Federal Government;
- e. an Improvement District;
- f. the Board of School Trustees; or
- g. a Public utility.

by 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 in which the parcel is located. No individual parcel created pursuant to this regulation shall, following subdivision, be more than 10% smaller than the minimum parcel size of the zone in which it is located.

13.10 Parcel Area Requirements 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 lots 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. lot yield shall not be increased over what would be available were no additional parkland being proposed;
- b. the parcels being created shall not be so small as to cause difficulties with the area required for a sewage disposal field or well, or create parcels which would require setback variances in order to be built upon;
- c. the parklands proposed must be in a location and condition that is acceptable to the CVRD.

3. FORCE AND EFFECT

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

READ A FIRST TIME this _____ day of _____, 2009

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

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

ADOPTED this _____ day of _____, 2009.

Chairperson

Corporate Secretary



RES1

COMMISSION APPOINTMENTS

**SPECIAL BOARD MEETING
OF MARCH 25, 2009**

DATE: March 17, 2009
FROM: Director Kuhn
SUBJECT: Appointments to the
Electoral Area I - Youbou/Meade Creek Parks Commission

Recommendation:

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

Appointed:

Sheny Gregory
Marcia Stewart
Daniel Nickel

Term to expire: December 31, 2009