



**COWICHAN VALLEY REGIONAL DISTRICT**

**NOTICE OF REGULAR BOARD MEETING**

**DAY: WEDNESDAY**

**DATE: AUGUST 12, 2009**

**TIME: → REGULAR SESSION  
6:00 P.M.**

**PLACE: BOARD ROOM**

**175 INGRAM STREET**

  
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**Joe E. Barry  
Corporate Secretary**



# C·V·R·D

## REGULAR BOARD MEETING

WEDNESDAY, AUGUST 12, 2009

6:00 PM - CVRD BOARD ROOM

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13. UNFINISHED BUSINESS:

14. NOTICE OF MOTION:

15. NEW BUSINESS:

16. QUESTION PERIOD:

- a) Public
- b) Press

17. CLOSED SESSION:

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

CSM1	Adoption of Closed Session Minutes of June 10, 2009	161-162
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18. ADJOURNMENT:

The next Regular Board meeting will be held September 9, 2006 at 6:00 p.m., in the Board Room, 175 Ingram Street, Duncan BC.

Minutes of the Regular meeting of the Board of the Cowichan Valley Regional District held in the Board Room, 175 Ingram Street, Duncan, BC, on Wednesday, July 8, 2009 at 6:00 pm

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

**ALSO** Warren Jones, Administrator  
**PRESENT:** Joe Barry, Corporate Secretary  
Jacob Ellis, Manager, Corporate Planning

**ABSENT:** Director R. Hutchins

**APPROVAL OF  
AGENDA  
09-341**

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

NB1 Appointment to the Area A - Mill Bay/Malahat Advisory Planning Commission;  
NB2 Report and recommendations of the Kinsol Trestle Revitalization Committee meeting of July 8, 2009;  
NB3 Staff Report from the Regional Environmental Manager re: Cowichan Basin Water Contract Authorization;

and that Agenda Item SR3 be deleted, and that the agenda, as amended, be approved.

**MOTION CARRIED**

**ADOPTION OF  
MINUTES  
09-342**

It was moved and seconded that the minutes of the June 10, 2009 Regular Board meeting be amended as follows:

Minute Page 16, resolution 09-318.3 - change the word "lien" to "line",

and that the minutes, as amended, be adopted.

**MOTION CARRIED**

**DELEGATIONS**

**D1**

David Towner, Chair, South Cowichan Services and Governance Committee re: South Cowichan Services and Governance Study 2009 Technical Report and Recommendations.

Mr. Towner introduced the Governance Committee members that were present, Heather Broughton and Paul Laraman, and provided a detailed and comprehensive overview of the project that the Governance Committee had been tasked with.

Mr. Towner noted that the Governance Committee were recommending that a Stage 2 study be carried out and that the proposed "Combined South Cowichan" concept be developed further in the proposed Stage 2 study.

09-343

**It was moved and seconded that the Board:**

1. **Receive the *South Cowichan Services and Governance Study 2009 Technical Report* dated June 2009 prepared by Sussex Consultants Ltd. for information;**
2. **Request that the Province fund a Phase II Study of the "Combined South Cowichan" concept as recommended by the South Cowichan Services and Governance Committee;**
3. **Direct the CVRD to meet with the Minister of Community and Rural Development to request that the Province move forward.**

**MOTION CARRIED**

#### **REPORT OF CHAIRPERSON**

**RC1** The Chair reported that the Environment Commission meeting was scheduled for July 9, 2009 at 6:00 pm and that members of the Roundtable would be present.

#### **CORRESPONDENCE**

**C1** Correspondence from Director M. Dorey, Area G Director dated June 23, 2009, re: Vancouver Island Regional Library - library facility planning was considered for information purposes.

**C2** Correspondence from Rosemary Bonanno, Executive Director, Vancouver Island Regional Library dated June 23, 2009 re: Facilities Planning was considered for information purposes.

#### **COMMITTEE REPORTS**

**CR1** The report and recommendations of the Electoral Area Services Committee meeting of June 16, 2009 listing 13 items were considered.

Recommendation number 3 was deleted as it appears on the July 7, 2009 Electoral Area Services Committee report.

09-344

It was moved and seconded:

1. That the CVRD continue with Latitude Geographics Group Ltd. to supply a hosted interactive internet mapping system for publishing CVRD spatial information to the internet.
2. That the request to hold the Half-Cutz softball tournament event at Mesachie Lake Park from July 30-August 2, 2009 be approved subject to the event organizers complying with the following conditions:
  - Provision of liability insurance listing the CVRD as an additional insured in the amount no less than \$2 million;
  - Written confirmation from event organizers that they understand and acknowledge the current size and layout of the Mesachie Lake Park youth ball field and agree to take full responsibility and liability for any and all incidents that may arise as a result of adult use of this field;
  - Preparation of “sandwich boards” advising of errant fly balls to be installed/maintained for the duration of the event in locations around the exterior of the ballpark fence, including but not limited to the commercial store parking lot and the park playground, with such wording and layout to be approved by the CVRD;
  - Ensuring event participant compliance with CVRD Park Bylaws, inclusive with respect to campfire ban restrictions and after-hours noise in the park;
  - Posting of additional signage regarding campfire ban restrictions that may be in place during the event, inclusive of removal/storage of any fire rings prior to the event;
  - Provision of site security to for the duration of the event manage event access to registered participants only, inclusive of licensed security staff on-site from the hours from 8 pm to 4 am during the event to control access and address any after-hours noise issues;
  - Posting signage clearing specifying event hours;
  - Providing additional port-o-potties at the park for the duration of the event; and
  - Providing additional dumpsters for refuse collection/disposal for the duration of the event.
4. That a grant-in-aid request (Electoral Area D – Cowichan Bay) in the amount of \$250 be given to Cowichan Bay Improvement Association to assist with expenses to repair the Mariner sign at the west entrance to Cowichan Bay Village.



5. That a grant-in-aid request (Electoral Area D – Cowichan Bay) in the amount of \$1,250 be given to Cowichan Bay Improvement Association to assist with costs to construct and install a Welcome Sign at the east entrance to Cowichan Bay.
6. That a grant-in-aid request (Electoral Area D – Cowichan Bay) in the amount of \$2,000 be given to Cowichan Community Land Trust Society to assist with costs associated with the Cowichan Eelgrass Stewardship Project.
7. That the following resolution be forwarded to the Board for consideration and submission to UBCM:

WHEREAS Search and Rescue organizations provide essential life and safety services to British Columbia's residents and visitors through volunteer organizations funded largely by private fundraising, local government grants and other forms of uncertain revenues;

AND WHEREAS the costs of providing search and rescue services are escalating dramatically due to call volumes and equipment costs;

NOW THEREFORE BE IT RESOLVED that the Union of BC Municipalities petition the provincial government to provide a significant level of predictable and sustainable funding to the Province's Search and Rescue organizations, including provision of adequate liability insurance.

**MOTION CARRIED**

09-345

It was moved and seconded:

8. That a letter be forwarded to the Ministry of Transportation requesting that emergency pre-emption lights be installed at two heavy traffic intersections in Mill Bay (new Mill Bay regional gas station intersection; Hutchinson Road intersection); and further that the CVRD pursue implementing additional application fees to cover costs for pre-emption lights for applications that would involve development in areas of heavy traffic intersections.

**MOTION CARRIED**

09-346

It was moved and seconded:

9. That application No. 2-I-05RS (Friesen et. al.) on Parcel A (DD72787I) of Section 45, Renfrew District for a new rural residential designation and zone be denied and that a partial refund be given to the applicants in accordance with the CVRD Development Applications Procedures and Fees Bylaw No. 2255.

10. That Application No. 1-B-09DVP (Betty and Brian Town) for a variance to Section 8.3(b)(3) of Zoning Bylaw No. 985, by decreasing the setback to a front parcel line for an accessory building from 7.5 metres down to 2.9 metres, on Lot 3, Shawnigan Lake Suburban Lots, Malahat District, Plan VIP13231, be approved subject to receipt of a legal survey showing the proposed setback.
11. That the draft Seasonal Cabins Building Regulations Policy be amended by changing the definition that a cabin “is used no more than 180 days per calendar year” to “is used for no more than six months per calendar year”, and that the Seasonal Cabins policy, as amended, be adopted by the Board.
12. That the minimum \$55 building permit fee be charged for installation of a solar hot water system in the CVRD provided that a double-walled heat exchanger with leak detection is installed.

**MOTION CARRIED**

09-347

It was moved and seconded:

- 13.1. That Youbou/Meade Creek Zoning Bylaw No. 2465 be amended as follows:
  - a) Deleting Section 3.4.2(a) and replacing it with the following:

*(a) the owner of the parcel agrees to and enters into a restrictive covenant in favour of the CVRD pursuant to Section 219 of the Land Title Act to the effect that the owner removes the existing dwelling or converts it to an accessory building under a Building Permit to the satisfaction of the Building Inspector, prior to the issuance of an occupancy permit;*
  - b) The last sentence of Section 3.10.2 be deleted and replaced with the following:

*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.*
  - c) Section 3.14 be amended by deleting subsections (c) and (d) and replacing them with the following:

*(c) where the parcels involved are all under 10 hectares in area, the resulting parcels may be of any size provided that a required area for a sewage disposal field and reserve field area and a reasonable building envelope are available on each proposed parcel, and that any existing buildings and structures are set back the required minimum distance from proposed lot lines;*

*(d) where one or more of the parcels involved are greater than 10 hectares in area, the boundary change shall not result in the reduction of any parcel's area by greater than 20% of its original size.*

2. That a public hearing be waived pursuant to Section 890(4) of the *Local Government Act* and public notice occur in its place.
3. That the referral of this application to the Ministry of Transportation, CVRD Engineering and Environmental Services Department, and the Town of Lake Cowichan, be accepted.

**MOTION CARRIED**

**CR1** Report and recommendations of the Electoral Area Services Committee meeting of July 7, 2009 listing 11 items were considered.

**09-348** It was moved and seconded

1. That the application from the MS Society of Canada to hold their 9<sup>th</sup> annual RONA MS Bike Tour event on August 8<sup>th</sup> and 9<sup>th</sup> in the Cowichan Valley, including having a rest stop in West Shawnigan Lake Provincial Park and a lunch stop in Hecate Park to be approved subject to the following conditions:
  1. Proof of a minimum \$2 million liability insurance coverage be provided by the organizers which covers the event and also includes the CVRD as an additional insured;
  2. A Course Marshall Plan is submitted prior to the event for CVRD review and approval;
  3. Confirmation that there will be appropriate flag persons at all road crossings along sections around West Shawnigan Lake Provincial Park and Hecate Park in Cowichan Bay.
2. 1. That the *Certificate of Sufficiency* confirming that the petitions for inclusion in the Lake Cowichan Fire Protection Service Area is sufficient, be received.
  2. That CVRD Bylaw No. 1657 be amended by extending the boundaries of the service area to include the following two properties:
    - District Lot A, VIP 82489, (PID 026-953-315) Owner - 711933 BC Ltd.;
    - District Lot 1, Block 117 (except Plan VIP 84239 & Block 180), Plan VIP#82490, (PIC 026-953-374) Owner – Cowichan Lake Holdings
  3. That the Lake Cowichan Fire Protection Service Area amendment bylaw be forwarded to the Board for consideration of three readings and adoption.

4. That Schedule A to the agreement with the Town of Lake Cowichan to provide fire protection to the Lake Cowichan Protection Service Area, be amended to include the expanded boundary.
  5. That the Chair and Corporate Secretary be authorized to sign the amended Lake Cowichan Fire Protection Service Area agreement.
3. 1. That the *Certificate of Sufficiency* confirming that the petitions for inclusion in the North Oyster Fire Protection Service Area is sufficient, be received.
  2. That it be recommended to the Board that CVRD Bylaw No. 1689 be amended by extending the boundaries of the service area to include the following two properties:
    - District Lot 51, Oyster District, Except the Right of Way of the Esquimalt and Nanaimo Railway Company, Except Part Coloured Red on Plan Deposited Under DD272791, and Except Part Shown Outlined in Red on Plan Deposited Under DD285551 (PID 009-439-714)
    - District Lot 51, Oyster District, Shown Coloured in Red on Plan Deposited Under DD272791 (PID 000-879-185).
5. That the procedure section of the Parks Commission Bylaws for Areas A, C, D, G and I be amended to include the election of a Co-Chair.
  6. That a letter be forwarded to BC Hydro requesting them to appoint a designated individual to coordinate responses and claims by residents of Electoral Area F respecting the recent hydro power surge and resultant damages.

**MOTION CARRIED**

It was moved and seconded:

4. That a letter of response be forwarded to the Regional District of Nanaimo advising that the Cowichan Valley Regional District does not support their proposed Nanaimo Airport lands boundary adjustment.

09-349

It was moved and seconded that Recommendation number 4, Nanaimo Airport lands boundary adjustment, be referred to the Regional Services Committee.

Opposed: Directors Marcotte, Morrison and Cossey

**MOTION CARRIED**

It was moved and seconded:

7. That the CVRD provide funding in the amount of \$13,000 to the RCMP on a one time basis to assist with costs for additional summertime lake patrols and that the funds be extracted from Bylaw Enforcement Budget Function 328, and further, that alternative enforcement and funding models be structured for 2010.

**09-350**                    **It was moved and seconded that Recommendation number 7 be referred to the next Regional Services Committee meeting.**

Opposed: Directors Giles, Cossey, Harrison, Haywood, Iannidinardo, Kent, Kuhn, McGonigle, Morrison, Seymour, Walker and Alternate Director Arnett

**MOTION DEFEATED**

**VOTING RESUMED ON THE ORIGINAL MOTION**

Motion restated for clarification:

**09-351**                    **It was moved and seconded:**

7. That the CVRD provide funding in the amount of \$13,000 to the RCMP on a one time basis to assist with costs for additional summertime lake patrols and that the funds be extracted from Bylaw Enforcement Budget Function 328, and further, that alternative enforcement and funding models be structured for 2010.

Opposed: Directors Marcotte and Dorey

**MOTION CARRIED**

**09-352**                    **It was moved and seconded that the issue of RCMP summertime lake patrols be dealt with at a future Regional Services Committee meeting.**

Opposed: Directors Morrison, Cossey, Kuhn and Giles

**MOTION CARRIED**

**09-353**                    **It was moved and seconded:**

8. That application No. 2-E-09DP be approved, and that a development permit be issued to Top Shelf Feeds Inc. for Lot A, Section 12, Range 7, Quamichan District, Plan 21549, Except Part

- in Plans 22632, 27248 and 29799 for the construction of a new warehouse and retail building, subject to the following:
- a. Underground wiring be installed;
  - b. Landscaping be installed to BCSLA standards in the amount and location as illustrated on the Revised Landscaping Plan, including an underground irrigation system;
  - c. Receipt of an irrevocable letter of credit in a form suitable to the CVRD equal to 125% of the value of the landscaping as depicted on the revised landscape plan be provided with 75% of the security being refunded once the landscaping has been installed and the balance being returned after successful completion of a one year maintenance period.
9. That Application No. 3-E-09DP be approved and that the Planning and Development Department be authorized to issue a development permit to DEF Autoworld Properties Ltd. for Lot 1, Range 6, Section 13, Plan 9381, Quamichan District for the construction of an automotive sales building with conditions in the development permit including replacement of the existing chain link fencing along Koksilah Road with decorative wooden fencing, and requirement for underground irrigation; and further that an irrevocable letter of credit in the amount of 125% of the estimated cost of landscaping be submitted to the CVRD, to be released once the landscaping has been completed and the vegetation is established for one year.
10. That the Agricultural Land Reserve Applications Policy sections 1 through 4 inclusive be deleted and replaced with the following:
- (a) *ALR subdivision applications which are subject to CVRD bylaws will only be forwarded to the ALC if:*
    1. *the minimum parcel size regulation is complied with; or*
    2. *if the minimum parcel size regulation is not complied with, if the ALR applicant has also applied for the necessary bylaw amendments and these have received at least first reading;*
  - (b) *ALR non-farm use applications will only be forwarded to the ALC if:*
    1. *the proposed non-farm use complies with CVRD bylaws; or*
    2. *if the proposed non-farm use does not comply with CVRD bylaws, if the ALR applicant has also applied for the necessary bylaw amendments and these have received at least first reading;*

and that the amended Agricultural Land Reserve Applications Policy be forwarded to the Board for adoption.

**MOTION CARRIED**

09-354 It was moved and seconded:

11. That Electoral Area A – Mill Bay/Malahat be included in the South Cowichan OCP review process, and that staff provide a progress report to the EASC in three to six months.

Opposed: Director Dorey

**MOTION CARRIED**

CR2 Report and recommendations of the Engineering and Environmental Services Committee meeting of June 24, 2009 listing eight items were considered.

09-355 It was moved and seconded:

3. .1 That the *Certificate of Sufficiency*, confirming that sufficient petitions requesting establishment of the Arbutus Ridge Water System Service Area and authorizing the borrowing of up to \$100,000.00, be received.
- .2 That the *Certificate of Sufficiency*, confirming that sufficient petitions requesting establishment of the Arbutus Ridge Sewer System Service Area and authorizing the borrowing of up to \$125,000.00, be received.
- .3 That the *Certificate of Sufficiency*, confirming that sufficient petitions requesting establishment of the Arbutus Ridge Drainage System Service Area, be received.
- .4 That Service Establishment and Loan Authorization bylaws be prepared for the Arbutus Ridge Water, Sewer and Drainage Systems and forwarded to the Board for consideration of three readings, and following provincial approval, adoption.
- .5 That, following adoption of the service establishment and loan authorization bylaws, Capital Reserve Fund Establishment Bylaw, Parcel Tax Roll Bylaws and Service Management Bylaws be prepared for each of these systems and forwarded to the Board for consideration of three readings and adoption.
4. .1 That the *Certificate of Sufficiency*, confirming that sufficient petitions requesting establishment of the Dogwood Ridge Water System Service Area and authorizing the borrowing of up to \$220,000.00, be received.
- .2 That Service Establishment and Loan Authorization bylaws be prepared for the Dogwood Ridge Water System and forwarded to the Board for consideration of three readings and, following Provincial approval, adoption.
- .3 That, following adoption of the Dogwood Ridge Service Establishment and Loan Authorization Bylaws, a Capital Reserve Fund Establishment Bylaw, a Parcel Tax Roll Bylaw and a Service Management Bylaw be prepared and forwarded to the Board for consideration of three readings and adoption.

5. That an Alternative Approval Process be carried out to obtain consent of the voters to create a service area of the Shawnigan Lake waterfront properties in Electoral Area B, for the purpose of cleanout of the creek bottom at the mouth of Shawnigan Creek to allow drainage and restoration of the natural system function; and further that an establishment bylaw be created for this service area.
7. That a letter be sent to Bench School Make a Difference Club congratulating them on their award and informing them of actions that the CVRD is taking to advance their cause.

**MOTION CARRIED**

09-356

It was moved and seconded:

1. .1 That "CVRD Bylaw No. 3277 – Solid Waste Management Loan Authorization (Solid Waste Works) Bylaw, 2009", be forwarded to the Board for consideration of 3 readings and, following Provincial and voter approval, be adopted.
- .2 That it be recommended to the Board that voter approval for CVRD Bylaw No. 3277 be obtained through an alternative approval process over the entire service area.
2. .1 That "CVRD Bylaw No. 3278 – Solid Waste Management Loan Authorization (Operations Facility) Bylaw, 2009", be forwarded to the Board for consideration of 3 readings and, following Provincial and voter approval, be adopted.
- .2 That it be recommended to the Board that voter approval for CVRD Bylaw No. 3278 be obtained through an alternative approval process over the entire service area.

Opposed: Directors Marcotte, Morrison, McGonigle and Kuhn

**MOTION CARRIED**

09-357

It was moved and seconded:

6. That the Board receive the petitions for inclusion into Cowichan Bay Sewer Service Area, located in Electoral Area D, by extending the boundaries to include the properties described as:
  - *PID: 001-321-463, Lot 1, Section 4, Range 5, Cowichan District, Plan 20768*
  - *PID: 000-140-571, Lot 1, Section 4, Range 5, Cowichan District, Plan 18449*
  - *PID: 003-579-301, Lot 1, Section 4 & 5, Range 5, Cowichan District, Plan 20693*
  - *PID: 003-437-116, Lot A, Section 4, Range 5, Cowichan District, Plan 21381*
  - *PID: 011-721-031, Lot A, Section 4, Range 5, Cowichan District, Plan 47087*

as requested by Four Ways Properties Ltd., for a strata



development, subject to the following conditions:

- .1 CVRD Board Resolution No. 07-773, providing approval in principle for takeover of a 50 unit sewer system for this development, approved in 2007, be rescinded;
- .2 The size of this development be limited to 36 unit residential strata units;
- .3 Thirty six Joint Utility Board Sewer Capacity Units be transferred from Eagle Heights Sewer System to Cowichan Bay Sewer System for this development;
- .4 The developer pay sewer connection fees of \$3500 per connection;
- .5 The developer pay for a re-routing of the Cowichan Bay Sewer System from Pritchard Road to Fenwick Road to reduce loading of the sewer main along Cowichan Bay Road, estimated at \$30,000;
- .6 The preliminary concepts, detailed design and installation of service works must be approved by Engineering and Environment staff to ensure compliance with CVRD Design Standards, and Subdivision Bylaw 1215;
- .7 All lands on which infrastructure works are located are transferred to the CVRD except where not practical, in which case will be placed within registered Statutory Rights-of-way, using the CVRD's standard charge terms;
- .8 The owner of the utility be willing to transfer the service works including emergency generator to the CVRD;
- .9 The developer undertakes to provide a two-year warranty on the completed service works, backed by a letter of credit;
- .10 The Four Ways Properties Ltd. development be designed in such a way as to permit access via a strata road to an adjacent parcel of land that is the subject of a development proposal by Kim Johannsen.

and further that an amendment bylaw to extend the boundaries of the Cowichan Bay Sewer System service area be prepared and forwarded to the Board for consideration of three readings and adoption.

**MOTION CARRIED**

09-358

It was moved and seconded:

- 8. That the CVRD write to the Province to request a modification to provincial legislation to allow the transfer of liability for sidewalk snow and leaf removal to be assigned to the homeowners within Electoral Areas of the Cowichan Valley; and further that the Province strengthen the legislation to reduce the possibility of legal claims.

Opposed: Directors Kent and McGonigle

**MOTION CARRIED**

**CR3** Report and recommendations of the Transit Committee meeting of July 8, 2009 listing two items were considered.

**09-359** It was moved and seconded:

1. That the CVRD provide twenty bus passes to the Canada World Youth team members visiting our community from September 2009 to November 2009.
2. That the cash fares on the Cowichan Valley Regional Transit System be reduced to zero (no charge) on Saturday, October 31, 2009 for the Olympic Torch Relay celebrations happening region-wide.

**MOTION CARRIED**

**CR4** Report and recommendations of the Cowichan Lake Recreation Commission meeting of June 25, 2009 listing one item was considered.

**09-360** It was moved and seconded:

1. That the CVRD Board request the Liquor Control and Licensing Branch approve the application to permanently change the liquor license hours of the Youbou Community Bowling Alley License No. 300537 from Sunday, Monday, Tuesday, Thursday 6:30 – 10:30 p.m. and Saturday 6:30 p.m. – midnight to Sunday, Monday, Tuesday, Wednesday, Thursday 6:30 p.m. – midnight and Saturday 6:30 p.m. – 1:00 a.m.; and further, that the proposed changes will:
  1. Allow for more flexibility in programming such as youth bowling on Wednesday afternoon and an adult men's or corporate league on Wednesday night;
  2. Allow for more options when applying to host tournaments; and will
  3. Accommodate the annual application for the extension of the liquor license to the gymnasium area for the Youbou Regatta Dance.

**MOTION CARRIED**

**CR5** Report and recommendations from the Kerry Park Recreation Commission meeting of July 6, 2009 listing three items were considered.

09-361

It was moved and seconded:

1. That staff be authorize prepare a Loan Authorization Bylaw for up to \$25 million to renovate the Kerry Park Recreation Centre to include an Aquatic Centre and the possibility of a Library space.
2. That the maximum requisition limit for the Kerry Park Recreation Service are be increased to allow for the cost increase associated with this project.
3. That the Board support a Kerry Park Recreation Commission application to the Olympic Torch Relay Community Grant Program to assist in costs associated with the events taking place in the Cowichan Bay and Mill Bay Route Communities.

MOTION CARRIED

## STAFF REPORTS

SR1

Staff Report from the Legislative Services Coordinator dated June 11 2009 re: Sahtlam Fire Protection Service Loan Authorization Bylaw - Notice of Alternative Approval Process and Elector Response Form was considered.

09-362

It was moved and seconded that the *Notice of Alternative Approval Process* and the *Elector Response Form* for CVRD Bylaw No. 3272 be approved.

Opposed: Director Marcotte

MOTION CARRIED

SR2

Staff Report from the Legislative Services Coordinator dated June 16, 2009 re: Cobble Hill Drainage System Service - Notice of Alternative Approval Process and Elector Response Form was considered.

09-363

It was moved and seconded that the *Notice of Approval Process* and the *Elector Response Form* for CVRD Bylaw No. 3085 be approved.

Opposed: Director Marcotte

MOTION CARRIED

SR3

Agenda item deleted upon Adoption of Agenda.

SR4

Staff Report from the Manager, Finance Division dated June 23, 2009 re: Fall Security Issuing Bylaw was considered.

**09-364** It was moved and seconded that CVRD Security Issuing Bylaw No. 3279 be given three readings and adoption.

**MOTION CARRIED**

**SR5** Staff Report from the Chief Building Inspector dated July 29, 2009 re: Seasonal Cabins Policy was considered.

**09-365** It was moved and seconded that the CVRD's Planning and Development "*Seasonal Cabins*" policy be adopted as presented.

**MOTION CARRIED**

**PUBLIC HEARINGS**

**PH1** Public Hearing Report and Minutes re: Official Community Plan Amendment Bylaw No. 3133 (School Sites) and Zoning Amendment Bylaw No. 3263 (Additional Parkland Regulation), applicable to Electoral Area A - Mill Bay/Malahat, were considered.

**09-366** It was moved and seconded that the Public Hearing Report and Minutes re: Official Community Plan Amendment Bylaw No. 3133 (School Sites) and Zoning Amendment Bylaw No. 3263 (Additional Parkland Regulation), applicable to Electoral Area A - Mill Bay/Malahat, be received.

**MOTION CARRIED**

**BYLAWS**

**B1**  
**09-367** It was moved and seconded that "CVRD Bylaw No. 3258 - Air Pollution Control Service Establishment Bylaw, 2009", be adopted.

Opposed: Directors Marcotte, Morrison, McGonigle and Kuhn

**MOTION CARRIED**

**B2**  
**09-368** It was moved and seconded that "CVRD Bylaw No. 3277 - Solid Waste Management Loan Authorization (Solid Waste Works), Bylaw, 2009", be granted 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading.

**MOTION CARRIED**

**B3**  
**09-369** It was moved and seconded that "CVRD Bylaw No. 3278 - Solid Waste Management Loan Authorization (Operations Facility) Bylaw, 2009", be granted 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading.

**MOTION CARRIED**

B4  
09-370                   It was moved and seconded that "CVRD Bylaw No. 3279 - Security Issuing (Loan Authorization Bylaw No. 2995, Loan Authorization Bylaw No. 3029, Loan Authorization Bylaw No. 3106, and Loan Authorization Bylaw No. 3197) Bylaw, 2009", be granted 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading.

MOTION CARRIED

B4  
09-371                   It was moved and seconded that "CVRD Bylaw No. 3279 - Security Issuing (Loan Authorization Bylaw No. 2995, Loan Authorization Bylaw No. 3029, Loan Authorization Bylaw No. 3106, and Loan Authorization Bylaw No. 3197) Bylaw, 2009", be adopted.

MOTION CARRIED

B5  
09-372                   It was moved and seconded that "CVRD Bylaw No. 3133 - Area A - Mill Bay/Malahat Official Community Plan Amendment Bylaw (School Sites), 2008", be granted 3<sup>rd</sup> reading.

MOTION CARRIED

B5  
09-373                   It was moved and seconded that "CVRD Bylaw No. 3133 - Area A - Mill Bay/Malahat Official Community Plan Amendment Bylaw (School Sites), 2008", be adopted.

MOTION CARRIED

B6  
09-374                   It was moved and seconded that "CVRD Bylaw No. 3263 - Area A - Mill Bay/Malahat Zoning Amendment Bylaw (Additional Parkland Regulation), 2009", be granted 3<sup>rd</sup> reading.

MOTION CARRIED

B6  
09-375                   It was moved and seconded that "CVRD Bylaw No. 3263 - Area A - Mill Bay/Malahat Zoning Amendment Bylaw (Additional Parkland Regulation), 2009", be adopted.

MOTION CARRIED

B7  
09-376                   It was moved and seconded that "CVRD Bylaw No. 3282 - Area F - Cowichan Lake South/Skutz Falls Zoning Amendment Bylaw (Cowichan River Bible Camp), 2009", be granted 1<sup>st</sup> and 2<sup>nd</sup> reading.

MOTION CARRIED

B8  
09-377                   It was moved and seconded that "CVRD Bylaw No. 3283 - Area I - Youbou/Meade Creek Zoning Amendment Bylaw (Housekeeping), 2009", be granted 1<sup>st</sup> and 2<sup>nd</sup> reading.

MOTION CARRIED

B9 and B10  
09-378

It was moved and seconded that "CVRD Bylaw No. 3284 - Area E - Cowichan Station/Sahtlam/Glenora Official Community Plan Amendment Bylaw (Cherry Blossom Estates), 2009", and "CVRD Bylaw No. 3285 - Area E - Cowichan Station/Sahtlam/Glenora Zoning Amendment Bylaw (Cherry Blossom Estates), 2009", be referred back to Planning and Development Department staff. MOTION CARRIED

RESOLUTIONS

RES 1  
09-379

It was moved and seconded that the following appointments to the Electoral Area G - Saltair/Gulf Islands Parks Commission be approved:

Appointed:  
Tim Godau

Term to expire: December 31, 2009.

Elected:  
Paul Bottomley  
Jackie Rieck  
Kelly Schellenberg

Term to expire: December 31, 2009.

MOTION CARRIED

RES2  
09-380

It was moved and seconded that the following appointment to the Thetis Island Port Commission be approved:

Thetis Island Residents and Ratepayers Association Representative:  
Chris Pegg

Term to expire: December 31, 2011

MOTION CARRIED

NEW BUSINESS

NB1  
09-381

Appointment to the Electoral Area A - Mill Bay/Malahat Advisory Planning Commission was considered.

It was moved and seconded that the following appointment to the Electoral Area A - Mill Bay/Malahat Planning Commission be approved:

Geoff Johnson

Term to expire: November 30, 2009.

MOTION CARRIED

**NB2** Report and recommendations of the Kinsol Trestle Revitalization Committee meeting of July 8, 2009 listing three items were considered.

**09-382** It was moved and seconded:

1. That the Committee and Board authorize final payment to Commonwealth Historic Resource Management for consulting services to prepare the Kinsol trestle Rehabilitation Phase II report.
2. That staff be directed to prepare a bylaw authorizing no more than \$140,000 from the Regional Parks General Reserve Fund for the purpose of capital improvements to the Cowichan Valley Trail on sections between the Town of Lake Cowichan and Duncan, and within the E&R rail corridor within Chemainus.
3. That the Board provide a letter of support to accompany the Cowichan Foundation application to the Trans Canada Trail Foundation for grant funding in the amount of \$250,000 for the historic Kinsol Trestle Rehabilitation Project as part of the officially registered Trans Canada Trail route within the Cowichan Region for hikers, equestrians and cyclists.

And furthermore, that the Board Chair be authorized to issue letters of support on behalf of the Board where such letters are requested by the Cowichan Foundation to accompany grant funding applications for the historic Kinsol Trestle Rehabilitation project.

**MOTION CARRIED**

**NB3** Staff Report from the Regional Environmental Policy Division Manager dated July 8, 2009 re: Cowichan Basin Water Contract Authorization.

**09-383** It was moved and seconded that the Chair and Corporate Secretary be authorized to sign on behalf of the Cowichan Valley Regional District:

1. A contract with the Fraser Basin Council, to allow the transfer of \$40,000 from the Fraser Basin Council to assist the CVRD in contracting a Cowichan Basin Water Advisory Council (CBWAC) coordinator; and

- 2. A contract with Vis a Vis Management Resources Inc. to act as the CBWAC coordinator for the next year with an upset price of \$80,000 excluding GST.**

Opposed: Directors Morrison and McGonigle

**MOTION CARRIED**

**ADJOURNMENT**

**09-384  
8:07 pm**

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

**MOTION CARRIED**

The meeting adjourned at 8:07 pm

Certified Correct:

\_\_\_\_\_  
Chairperson

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

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





**CR1**

**REGIONAL SERVICES COMMITTEE REPORT**  
**OF REGULAR MEETING HELD JULY 22, 2009**

**DATE:** July 24, 2009

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

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Your Regional Services Committee reports and recommends as follows:

1. That "CVRD Bylaw No. 3003 – Fireworks Sale and Discharge Regulation Bylaw" be forwarded to the Board for consideration of third reading.
2. That the Board approve the distribution of the CVRD 2009 Annual Budget allocations of \$20,000 in \$1,000 increments to each of the six (6) Community Torch Relay Communities within the Cowichan Valley Torch Relay Routes (Mill Bay, Cowichan Bay, Lake Cowichan, Crofton, Chemainus and Ladysmith) and that the remaining \$14,000 of the Fund be distributed to the City of Duncan / District of North Cowichan / Cowichan Tribes Olympic Torch Relay Community Celebration Committee for region – wide marketing and promotion purposes.
3.
  1. That the Audit findings report dated June 5, 2009 be received and filed.
  2. That the Independence Letter dated June 5, 2009 be received and filed.
  3. That the Cowichan Valley Regional Hospital District's 2008 Financial Statements be received and filed.
4. That a grant-in-aid (Electoral Area F – Cowichan Lake South / Skutz Falls), in the amount of \$2,500, be given to Honeymoon Bay Firefighters Association to aid in sponsorship of Honeymoon Bay Days fireworks.
5. That a grant-in-aid (Electoral Area I – Youbou / Meade Creek), in the amount of \$750, be given be given to Honeymoon Bay Firefighters Association to aid in sponsorship of Honeymoon Bay Days fireworks.



**ELECTORAL AREA SERVICES  
COMMITTEE REPORT  
OF MEETING HELD AUGUST 4, 2009**

**DATE:** August 5, 2009

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

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Your Electoral Area Services Committee reports and recommends as follows:

1. That staff be authorized to prepare a Reserve Fund Expenditure Bylaw authorizing the expenditure of a maximum of \$10,000 from Reserve Fund Bylaw #1301 [Malahat Fire Protection Specified (Local Service) Area Machinery and Equipment Reserve Fund Establishment Bylaw #1, 1990], for the purpose of acquiring an imaging camera, and that the bylaw be forwarded to the Board for consideration of three readings and adoption.
2.
  1. That CVRD Bylaw No. 3293 – Lake Cowichan Fire Protection Service Area Amendment Bylaw, 2009, be forwarded to the Board for consideration of three readings and adoption.
  2. That CVRD Bylaw No. 3294 – North Oyster Local Service (Fire Protection) Area Amendment Bylaw, 2009, be forwarded to the Board for consideration of three readings and adoption.
3. That a Reserve Fund Expenditure Bylaw be prepared authorizing the expenditure of no more than \$40,000 from the Community Parks General Reserve Fund (Area F – Cowichan Lake South/Skutz Falls) for the purpose of completing the dismantling of the old store building in Mesachie Lake Park and installation of lighting in Central Park; and that the Bylaw be forwarded to the Board for consideration of three readings and adoption.
4. That Director Cossey and two other Directors, who have not had the opportunity to attend a FCM in the past, be invited to attend the FCM 2010 Conference.
5. That CVRD Development Application Procedures and Fees Bylaw No. 3275 be forwarded to the Regional Board for consideration of Three Readings and Adoption.
6. That Application No. 5400-04 Proposed Closure of Mill Bay Road (MoT File No. 2009-04276) be recommended without objection to the Ministry of Transportation and Infrastructure.
7. That Application No. 5400-04 proposed Closure of Heald Road (MoT File No. 2008-00055) be recommended without objection to the Ministry of Transportation and Infrastructure.

8. That a Grant-in-Aid request (Electoral Area B – Shawnigan Lake) in the amount of \$250 be given to Cowichan Green Community to aid with the 2<sup>nd</sup> Annual Fall Harvest and Sustainability Festival.
9. That a Grant-in-Aid request (Electoral Area D – Cowichan Bay) in the amount of \$250 be given to Cowichan Green Community to aid with the 2<sup>nd</sup> Annual Fall Harvest and Sustainability Festival.
10. That a Grant-in-Aid request (Electoral Area D – Cowichan Bay) in the amount of \$1,000 be given to Bruce Stewart/Cittaslow Cowichan to assist with costs for the signage for Cittaslow at the Cowichan Bay Entrance Sign.
11. That a Grant-in-Aid request (Electoral Area C – Cobble Hill) in the amount of \$5,500. be given to Shawnigan Cobble Hill Farmers Institute to promote Cobble Hill and its agricultural industry through signage.
12. That the request from the Developer of the Briarwood Green project for the extension of water and sewer utility services through Hollings Creek Park in Electoral Area A be approved, subject to the following conditions:
  - The Developer, at their cost, replace the existing wood culvert on Handysen Creek within Hollings Creek Park with a new culvert or like structure as approved by the Ministry of Environment and construct a Type 3 Pedestrian/Cycling Trail between Lilmac Road and Briarwood Drive over the upgraded crossing to CVRD Parks and Trails Division standards.
  - That the lands along Handysen Creek bounded to the north and south by Hollings Creek Park be dedicated to the Regional District as a titled lot for park purposes to complete the park corridor along Hollings Creek within the proposed subdivision development area and that such dedication be approved through the up to 50 Percent Public Land Dedication Provisions of the Mill Bay/Malahat Zoning Bylaw.
  - That a trail corridor of no less than 4.0 metres in width be dedicated as a titled lot to the Regional District between the proposed cul de sac on Briarwood Drive and Hollings Creek Park to facilitate the Type 3 Pedestrian/Cycling Trail between Briarwood Drive and Lilmac Road.
  - The Developer, at their cost, construct a new pedestrian trail to the CVRD Type 2 Trail Standard between the upgraded crossing of Handysen Creek downstream along the west side of Handysen Creek to Hollings Creek, complete with a pedestrian bridge crossing over Hollings Creek, all within Hollings Creek Park, and from the Hollings Creek Crossing to Bourbon Road in Kerry Village, with said trail alignment and bridge crossing to be locations approved by the Regional District. A irrevocable letter of Credit in an amount of 120 percent of the estimated value of the works, as approved by the CVRD, will be provided to the Regional District prior to installation of the sewer and water services within the park.
  - That all works through Hollings Creek Park are subject to CVRD approval to ensure the impacts to the park are minimized and that the works include appropriate environmental mitigation and environmental restoration work.
  - That a letter of credit be secured from the Developer to cover any potential negative environmental impacts arising from in-stream works or works undertaken within Hollings Creek Park.

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

13. That Application No. 1-D-09DP be approved, and that a development permit be issued to Wendy and George Kimpfel for Lot 2, Section 6, Range 4, Cowichan District, Plan VIP86262 for the construction of a single family dwelling subject to exterior construction works occurring between August 15 and February 15.
14. That Application No. 1-H-09 ALR submitted by Maureen Pilcher for Bonita Tolley made pursuant to Section 21(2) of the *Agricultural Land Commission Act* to subdivide the subject property under the provisions of Section 946 of the *Local Government Act* be denied and not forwarded to the Agricultural Land Commission.
15. That the application by Rocky Point Metal Craft (Mid-Island Aggregate Ltd.) for a variance to Schedule 2 (b)(2) of CVRD Sign Bylaw No. 1095, by increasing the allowable size of a freestanding sign within a forestry zone from 1.85 m<sup>2</sup> to 6.7 m<sup>2</sup>, on Lot 3, District Lot 50 and 132, Malahat District, Plan VIP 85007, be approved.
16. That the application by Mike Weidenfeld for a variance to Section 8.5(b)(3) of Zoning Bylaw No. 985, by decreasing the setback to a rear parcel line for an accessory building from 4.5 metres down to 0.6 metres, and decreasing the setback to a side interior parcel line for an accessory building from 1 metre to 0.6 metres on Lot 18, Section 2, Range 4, Shawnigan District, Plan 26361, be approved.
17. That the application by Ian and Colleen Main for a variance to Section 8.3(b)(3) of Zoning Bylaw No. 985, by decreasing the setback to a rear parcel line for an accessory building from 4.5 metres (14.76 ft) to 0.9 metres (3 ft), on Lot 6, Block 7, Shawnigan Lake Suburban Lots, Malahat District, Plan 1679, be approved subject to receipt of a legal survey showing the proposed setback.
18. That Application No. 4-A-09 DP be approved, and that a development permit be issued to Alf Webb Holdings Ltd. for Lot 18, Block H, Section 1, Range 9, Shawnigan District, Plan 1720 to permit subdivision of the subject property into two lots.
19. That staff be directed to prepare OSP and Zoning amendment bylaws for Application No. 3-D-08RS (Parhar Holdings Ltd.) in the manner suggested by staff that would:
  - a) permit a range of smaller scale light industrial and commercial uses;
  - b) that would reduce the permitted parcel coverage from 50%;
  - c) that would establish setbacks as currently proposed by the applicant;
  - d) that would include the entire subject property in a new DPA with new guidelines;

And further that

- e) the draft bylaws be reviewed by the Electoral Area Services Committee at a subsequent meeting where detailed conditions for approval of the bylaws will also be provided; and that

- f) the comments and recommendations of the Ministry of Transportation and Infrastructure and the CVRD Parks and Trails Division will be reviewed at the above-mentioned meeting;
  - g) that a public meeting be held to obtain community input with regard to the proposed application.
20. That Rezoning Application 1-A-08RS (Pfaffe) be denied, and a partial refund be given to the applicant in accordance with CVRD Development Applications Procedures and Fees Bylaw No. 3262.
21. That OCP and Zoning Amendment Application No. 2-E-08RS (Inwood Creek Estates – Phase 2) be presented at a public meeting to obtain community input and that the application be reviewed at a future EASC meeting with a report documenting public input and draft bylaws.



## ENGINEERING & ENVIRONMENTAL SERVICES COMMITTEE REPORT

OF MEETING HELD JULY 22, 2009

**DATE:** July 27 2009

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

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

1. .1 That "CVRD Bylaw No. 3286 – Arbutus Ridge Water System Service Establishment Bylaw, 2009", be forwarded to the Board for consideration of three readings and, following provincial approval, be adopted.
  - .2 That "CVRD Bylaw No. 3287 – Arbutus Ridge Water System Loan Authorization Bylaw, 2009", be forwarded to the Board for consideration of three readings and, following provincial approval, be adopted.
  - .3 That "CVRD Bylaw No. 3288 – Arbutus Ridge Sewer System Service Establishment Bylaw, 2009", be forwarded to the Board for consideration of three readings and, following provincial approval, be adopted.
  - .4 That "CVRD Bylaw No. 3289 – Arbutus Ridge Sewer System Loan Authorization Bylaw, 2009", be forwarded to the Board for consideration of three readings and, following provincial approval, be adopted.
  - .5 That, following adoption of Bylaw Nos. 3286, 3287, 3288 and 3289, the necessary Asset Transfer Agreements be prepared and that the Chair and Corporate Secretary be authorized to sign the agreements.
2. That "CVRD Bylaw No. 3290 – Arbutus Ridge Drainage System Service Establishment Bylaw, 2009", be forwarded to the Board for consideration of three readings and, following provincial approval, be adopted.
3. .1 That "CVRD Bylaw No. 3280 – Dogwood Ridge Water System Service Establishment Bylaw, 2009", be forwarded to the Board for consideration of three readings and, following provincial approval, be adopted.
  - .2 That "CVRD Bylaw No. 3281 – Dogwood Ridge Water System Loan Authorization Bylaw, 2009", be forwarded to the Board for consideration of three readings and, following provincial approval, be adopted.
  - .3 That, following adoption of Bylaw Nos. 3280 and 3281, the necessary Asset Transfer Agreement be prepared and the Chair and Corporate Secretary be authorized to sign the agreement.

.../2

4. That "CVRD Bylaw No. 3291 – Cowichan Bay Sewer Service Amendment Bylaw, 2009" be forwarded to the Board for consideration of three readings and adoption.
5. That "CVRD Bylaw No. 2020 – Landclearing Management Regulation Bylaw, 2009" be forwarded to the Board for consideration of three readings and adoption.
6.
  - .1 That the *Certificate of Sufficiency*, confirming that sufficient petitions requesting establishment of a Sewer System Service Area and authorizing the borrowing of up to \$265,000.00, be received.
  - .2 That Service Establishment and Loan Authorization bylaws be prepared and forwarded to the Board for consideration of three readings, and following provincial approval, adoption.
  - .3 That, following adoption of the service establishment and loan authorization bylaws, a Capital Reserve Fund Establishment Bylaw and a Parcel Tax Roll Bylaw be prepared for the Brulette Place Sewer System and further that these bylaws be forwarded to the Board for consideration of three readings and adoption.



## STAFF REPORT

### REGULAR BOARD MEETING OF AUGUST 12, 2009

**DATE:** July 9, 2009 **FILE NO:**

**FROM:** Mark Kueber, General Manager  
Corporate Services Department **BYLAW NO:** 3292

**SUBJECT:** CVRD 5 Year Financial Plan Amendment

**Recommendation:**

For information.

**Purpose:**

To amend the CVRD 5 Year Financial Plan bylaw 2009 - 2013 to include additional capital works that would allow for the expansion of the Solid Waste facilities.

**Financial Implications:**

Total capital works that are being included in the 5 year plan is 1.8 million, with 100% of the funding coming from Long Term debt.


**Interdepartmental/Agency Implications:**

Local Government Act requires the Board to amend its 5 Year Financial Plan whenever additional expenditures are proposed but are not included in the current plan.

**Background:**

The Board approved its Five Year Financial Plan bylaw on March 25, 2009. Since that time the Engineering & Environmental Services Department has proposed expansion to the solid waste facilities as well as work on the ashfill remediation. The total cost being added for this work is \$1.8 million. The current Five Year plan does not cover these expenditures and for the capital works to proceed, the Board would need to amend its Five Year Financial Plan. As of the first week of July the proposed amended plan has been posted on our website seeking input from the public. Bylaw No. 3292 has been placed on the agenda for consideration of three readings and adoption.

Submitted by,

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

MK:tk

Attach.

Z:\Mark\Staff Reports - 2009\Staff Report - CVRD 5 Year Financial Plan Amendment.doc





## STAFF REPORT

### CVRD BOARD MEETING OF AUGUST 12, 2009

**DATE:** July 28, 2009 **FILE NO:** 2240-20-BaldMtn  
**FROM:** Dave Leitch, AScT, Division Manager, Water Management  
**SUBJECT:** Utility Transfer Agreement for the Bald Mountain Water, Sewer and Drainage Systems.

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**Recommendation:**

That the Board accept the Utility Transfer Agreement between the CVRD and Cowichan Lake Holdings. for CVRD takeover of the sewer, water and drainage systems for the Bald Mountain development in Electoral Area I, and further that the Chair and Corporate Secretary be authorized to sign the Utility Transfer Agreement.

**Purpose:** To review the Utility Transfer agreement for CVRD takeover of the Bald Mountain water, sewer, and drainage systems.

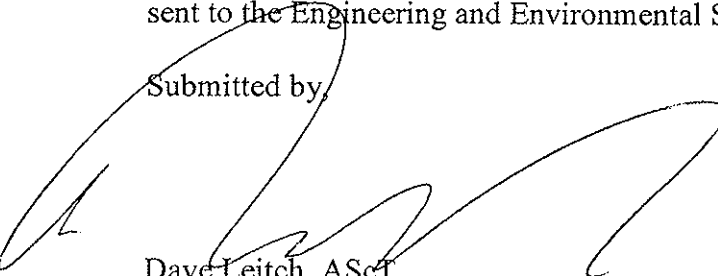
**Financial Implications:** Not applicable

**Interdepartmental/Agency Implications:** Not applicable

**Background:**

Establishment Bylaws have been adopted for the above utilities, and staff have now prepared the "Utility Transfer Agreement" for the Board's consideration, which transfers all assets of the water, sewer, and drainage systems to the CVRD. Management bylaws for this system will be sent to the Engineering and Environmental Services Committee.

Submitted by,

  
 Dave Leitch, AScT  
 Division Manager, Water Management  
 Engineering and Environmental Services

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Approved by:

NOT AVAILABLE  
 Brian Dennison, Manager, Engineering Services

**UTILITY TRANSFER AGREEMENT**

**THIS AGREEMENT** made this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

**BETWEEN:**

**COWICHAN LAKE HOLDINGS LTD.**

a Company duly incorporated under the laws of the Province of British Columbia, (Inc. No. 0745501),  
2175 Bartlett Avenue, Victoria, British Columbia V8S 2R1  
(hereinafter referred to as the "Owners")

OF THE FIRST PART

**AND:**

**COWICHAN VALLEY REGIONAL DISTRICT**

175 Ingram Street, Duncan, British Columbia, V9L 1N8

(hereinafter referred to as the "Regional District")

OF THE SECOND PART

**WHEREAS:**

- A. The Owners are constructing a sewer utility (the "**Sewer Utility**") under the Ministry of Environment Permit number RE-100543 (the "**Permit**") that collects and treats sewage from all and singular parcels of land and premises on lands described as:

Parcel Identifier: 004-267-346

Lot 1, Block 180, Cowichan Lake District, Plan 14699

Parcel Identifier: 018-581-285

Lot C, Block 180, Cowichan Lake District, Plan VIP57970, except part in Plan VIP64721 and VIP82490

Parcel Identifier: 026-953-374

Lot 1, Blocks 117 and 180, Cowichan Lake District, Plan VIP82490, except part in Plan VIP82439

Parcel Identifier: 026-953-315

Lot A, Block 1405, Cowichan Lake District, Plan VIP82489, except that part in Plan VIP84577.

(hereinafter referred to as the "**Lands**");

- B. The Owners are constructing a water utility (the "**Water Utility**") that provides water under Vancouver Island Health Authority Applications
- C. The Owners have constructed a drainage utility (the "**Drainage Utility**") that provides drainage services to the Lands;
- D. The Regional District may, by bylaw, and pursuant to subsection 796 of the *Local Government Act*, establish and operate any service that the Board considers necessary or desirable for all or part of the Regional District;
- E. The Regional District has the power under section 176(1)(d) of the *Local Government Act* to acquire, hold, manage and dispose of land, improvements, personal property or other property and any interest or right in or with respect to that property;
- F. The Owners have agreed to allow the Regional District to take over the above referred to Sewer, Drainage and Street Lighting and Water Utilities and the Regional District desires to do so on the terms and conditions hereinafter appearing;
- G. The Owners have agreed to transfer the parcels of land designated as Lots 69, 70, 71, 74 and 76 on the proposed plan of subdivision signed the 25<sup>th</sup> day of June 2009 by Doug Holme, Land Surveyor, which parcels of land are designated as Sewer and Water Treatment Plant Lot, Water Reservoir Lot, and Water Source (well) lots, (the "Utility Lands"). The hereinbefore described Plan of Subdivision is attached hereto as Schedule "B" to this Agreement.

The owners agree that executed transfers of the parcels for the Utility Lands shall be held in trust by the owners solicitor, and that the solicitor will provide an undertaking that the transfers will be registered at the Victoria Land Title office concurrently with the plan of subdivision.

**NOW THIS AGREEMENT WITNESSES** that in consideration of the covenants hereinafter provided, the parties covenant and agree each with the other as follows:

## **1.0 INTERPRETATION**

1.1 In this Agreement,

"**Sewer Utility**" includes all the sewer system works as more particularly described in Schedule "A" to this Agreement.

"**Drainage Utility**" includes all of the drainage system works as more particularly described in Schedule "A" to this Agreement.

"**Street lighting Utility**" includes all the street lighting systems works as more particularly described in Schedule "A" to this Agreement.

**"Water Utility"** includes all the water system works as more particularly described in Schedule "A" to this agreement.

**"Utility Lands"** includes the parcels of land designated as Sewer and Water Treatment Plant Lot, Reservoir Lot and Water Source (Well) lots to be created upon subdivision of the Lands that is intended to be conveyed to the CVRD for the purposes of a utility.

**"Utility"** means, collectively, the Sewer Utility, the Drainage Utility, and the Water Utility, together with all other rights and interests being conveyed to the Regional District under this Agreement.

**"Works"** means any system of operative utility service and all appurtenant equipment and works installed and constructed by The Owners and employed by or in connection with each particular utility system, and more particularly described in Schedule "A" to this Agreement.

## **2.0 PURCHASE PRICE**

2.1 The purchase price for the Utility shall be the sum of **TEN DOLLARS (\$10.00)** payable by the Regional District to The Owners on the Completion Date as herein defined.

## **3.0 COMPLETION DATE**

3.1 The completion date shall be on or before December 1, 2009.

## **4.0 TRANSFER OF INTEREST**

4.1 As of the Completion Date, The Owners hereby sell, assign and transfer to the Regional District all of its right, title and interest in the Utility, including:

- (a) the Works;
- (b) the Utility Lands;

and such interests shall be transferred by the Owner free and clear of all liens, charges, and encumbrances except, in the case of the Utility Lands, any exceptions and reservations under the original Crown Grant or as referred to in section 50 of the *Land Act*, and any other charge agreed to by the Regional District, The Owners further agree to enter into, prior to the Completion Date, a Contract of Sale with respect to the Works in the form attached hereto as Schedule "C".

4.2 The Owners further agree that on or before the Completion Date, they shall forward to the Regional District the following funds:

- (a) Reserve Funds in the amount of \$20,000.00 to initiate the CVRD's sewer function reserve fund in relation to the Sewer Utility;

- (b) Reserve Funds in the amount of \$20,000.00 to initiate the CVRD's water function reserve fund in relation to the Water Utility.
- (c) Reserve Funds in the amount of \$10,000.00 to initiate the CVRD's drainage function reserve fund in relation to the Drainage Utility; d) Parcel Tax equivalent in the amount of \$20,475.00, representing the equivalent for the year 2009 of 50% of the annual Sewage Parcel Tax that is to be imposed by the CVRD on the owners of the Lands to recover the costs of operating the Sewer Utility.
- (e) Parcel Tax equivalent in the amount of \$20,475.00, representing the equivalent for the year 2009 of 50% of the annual Water Parcel Tax that is to be imposed by the CVRD on the owners of the Lands to recover the costs of operating the Water Utility.
- (f) Property value tax equivalent in the amount of \$4,375.00, representing the equivalent for the year 2009 of 50% of the annual property value tax that is to be imposed by the CVRD on the owners of the Lands to recover the costs of operating the Drainage Utility.

## **5.0 REPRESENTATIONS AND WARRANTIES**

5.1 The Owners represent and warrant to the Regional District as follows, with the intent that the Regional District shall rely on the representations and warranties in entering into this Agreement and in concluding the purchase and sale contemplated by this Agreement:

- (a) The Owners are limited companies duly incorporated, validly existing and in good standing under the laws of British Columbia, and have the power and capacity to own and dispose of the Works, the Lands and the Statutory Rights-of-Way and to carry on the Sewer, Water, and Drainage Utilities, now being conducted by it and to enter into this Agreement and carry out its terms to the full extent;
- (b) The execution and delivery of this Agreement and the completion of the transaction contemplated by this Agreement has been duly and validly authorized by all necessary corporate action on the part of The Owners, and this Agreement constitutes a legal, valid and binding obligation of The Owners enforceable against The Owners in accordance with its terms;
- (c) Neither the execution and delivery of this Agreement, nor the completion of the purchase and sale contemplated by this Agreement will give any person the right to terminate, cancel or remove the Works, or any part thereof;
- (d) The Owners own and possess and have a good marketable title to the Lands and the Works free and clear of all mortgages, liens, charges, pledges, security interest, encumbrance or other claims, save and provided that, for certainty, the Owners covenant and agree that the said mortgages shall be cleared from title to the Utility Lands immediately upon registration of the subdivision at the sole cost

and expense of the Owners. The Owners will cause their solicitor to obtain and file discharges of the above noted financial encumbrances from the "Utility Lands" within a reasonable period of time after registration of the subdivision.

- (e) Except as noted in Section 5.1(d), The Owners have no indebtedness to any person, firm or corporation which might by operation of law or otherwise now or hereafter constitute a lien, charge or encumbrance upon any of the Lands or Works.
- (f) There is no litigation or administrative or governmental proceeding or inquiry pending, or to the knowledge of The Owners, threatened against or relating to the Sewer, Water, and Drainage Utilities, or the Works or any part thereof, nor do The Owners know of or have any reasonable grounds that there is any basis for such action, proceeding or inquiry.
- (g) All governmental licenses, permits and certificates required for the use to which the Works have been put have been obtained and are in good standing and such uses are not in breach of any statute, bylaw, regulation, covenant, restriction, plan or permit.
- (h) The Owners warrant, for a period of two years commencing upon the Completion Date, that the works are free from design or construction flaws and further that a bond will be provided in the amount of 10% of the value of all works in the name of the Regional District, which will be valid for a two year term.

## **6.0 INDEMNITY**

6.1 The Owners covenant to save harmless and indemnify the Regional District from and against:

- (a) any indebtedness or liability to any person, firm or corporation which might by operation of law or otherwise now or hereafter constitute a lien, charge, mortgage, security interest or encumbrance upon any of the Works or the Utility Lands, save and except any such indebtedness or liability created or caused by the Regional District; and
- (b) any and all actions, suits, proceedings, demands, assessments, judgments, costs and legal and other expenses arising out of or from the ownership or operation of the Sewer, Water, and Drainage Utilities by The Owners.

## **7.0 SURVIVAL OF WARRANTIES**

7.1 All representations, warranties, covenants and agreements made by The Owners in this Agreement or under this Agreement shall, unless otherwise expressly stated, survive closing and any investigation at any time made by or on behalf of the Regional District shall continue in full force and effect for the benefit of the Regional District.

**8.0 FURTHER ASSURANCES**

- 8.1 The parties shall execute such further and other documents and do such further and other things as may be necessary to carry out and give effect to the intent of this Agreement.
- 8.2 The Owners shall pay the CVRD the sum of \$14,000.00 on the Completion Date for monitoring and sampling requirements for the sewer system for the initial intensive monitoring period (\$7,000.00 per year of each of two (2) years).
- 8.3 The Owners shall provide water meters and shall install the infrastructure for water meters including water meter setters required for the water system.

**9.0 TERMINOLOGY**

- 9.1 Wherever the singular or the masculine are used in this Agreement, they shall be construed as meaning the plural or the feminine or the body corporate or politic where the context or parties require.

**10.0 BINDING AGREEMENT**

- 10.1 This Agreement shall enure to the benefit of and be binding upon the parties hereto, their respective successors and assigns.

**11.0 HEADINGS**

- 11.1 The headings in this Agreement are inserted for convenience and reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any provision of it.

**IN WITNESS WHEREOF** the parties hereto have set their hands and seals of the day and year first above written.

**COWICHAN LAKE HOLDINGS** )  
by its authorized signatory )  
 )  
\_\_\_\_\_) )  
Owner )  
 )  
\_\_\_\_\_) )  
Owner )

**COWICHAN VALLEY REGIONAL DISTRICT)**  
by its authorized signatories )  
 )  
\_\_\_\_\_) )  
Gerry Giles, Chair )  
 )  
\_\_\_\_\_) )  
Joe Barry, Corporate Secretary )



## SCHEDULE "A"

### SEWER SYSTEM

Collection: All appurtenant pipes, pumps, fittings, valves, treatment and disposal works installed and constructed by The Owners upon the Lands and employed by or in connection with the Sewer Utility.

Sewage Treatment Plant: All equipment, structures and fittings associated with the sewage treatment plant installed and constructed by The Owners on the "Utility Lands" and employed by or in connection with the Sewer Utility, to be located on the "Utility Lands".

Disposal Field: All appurtenant pipes, equipment, structures, and fittings associated with the disposal field installed and constructed by The Owners and employed by or in connection with the Sewer Utility, to be located on the "Utility Lands".

### WATER SYSTEM

Distribution: All appurtenant pipes, hydrants, fittings, valves installed and constructed by The Owners upon the Lands and employed by or in connection with the Water Utility.

Water Treatment Plant: All equipment, structures and fittings associated with the water treatment installed and constructed by The Owners and employed by or in connection with the Water Utility, to be located on the "Utility Lands".

Reservoir: Reservoir and all pipes and equipment associated with the reservoir, installed and constructed by The Owners and employed by or in connection with the Water Utility, to be located on the "Utility Lands".

### DRAINAGE SYSTEM

All drainage pipes, culverts, manholes, spillways, fencing and gates located within "Utility Lands".

SCHEDULE "B"

**SUBDIVISION PLAN**

**SCHEDULE "C"**

**CONTRACT OF SALE OF GOODS (ABSOLUTE)**

THIS CONTRACT dated as of the \_\_\_\_\_ day of \_\_\_\_\_, 2009, and made IN PURSUANCE OF THE *SALE OF GOODS ACT*

**BETWEEN:**

**COWICHAN LAKE HOLDINGS,**  
a Company duly incorporated under the laws of the Province of  
British Columbia, (Inc. No. 0745501),  
of 2175 Bartlett Avenue, Victoria, British Columbia, V8S 2R1

(hereinafter called the "Seller")

**OF THE FIRST PART**

**AND:**

**COWICHAN VALLEY REGIONAL DISTRICT**  
175 Ingram Street, Duncan, British Columbia, V9L 1N8

(hereinafter called the "Buyer")

**OF THE SECOND PART**

**WHEREAS:**

- A. The Seller is possessed of the goods and specific goods hereinafter described; and
- B. The Seller has agreed with the Buyer for the absolute sale to him of the same upon the terms and conditions and for the consideration hereinafter set forth.

**NOW THIS INDENTURE WITNESSETH:**

In consideration of the sum of TEN (\$10.00) DOLLARS of lawful money of Canada, and other good and valuable consideration, paid by the Buyer to the Seller the Seller at or before the sealing and delivery of this Contract, the receipt whereof the Seller hereby acknowledges, the Seller hereby sells, assigns, transfers and sets over all and singular the goods and specific goods (hereafter collectively called the said "goods"), hereinafter described in the Article "A", attached hereto and all the right, title, interest, property, claim and demand of the Seller thereto and therein, unto the Buyer, to and for his sole and only use forever.

1. The Seller hereby covenants, promises and agrees to and with the Buyer:
  - (a) that all of the said goods are now in the possession of the Seller as defined in the *Sale of Goods Act*;
  - (b) the Seller is now rightfully and absolutely possessed and entitled to the said goods hereby sold and assigned, and to all and every part of them;
  - (c) that the Seller now has good right to sell and assign the said goods unto the Buyer in the manner aforesaid and according to the true intent and meaning of this Contract;
  - (d) that the goods are free and clear of all charges and encumbrances of every nature and kind whatsoever;
  - (e) that the Seller will indemnify and save harmless the Buyer from any and all charges and encumbrances not so set forth and described in Article "A" attached hereto.
  - (f) that the Buyer shall and may from time to time, and at all times hereafter, peaceably and quietly have, hold, possess and enjoy the said goods hereby sold and assigned and all and every part of them, to and for its own use and benefit without any manner of hindrance, interruption, molestation, claim or demand whatsoever of, from or by him, the Seller, or any person whomsoever;
  - (g) that the Seller shall and will from time to time, and at all times hereafter, upon every reasonable request of the Buyer, but at the expense of the Buyer, make, do and execute, or cause or procure to be made, done and executed, all such further acts, deeds and assurances for the more effectual assignment and assurance of the said hereby sold and assigned goods unto the Buyer, in the manner aforesaid and according to the true intent and meaning of this Contract, as shall be reasonably required by the Buyer.
  
2. The parties to this Agreement hereby covenant and agree as follows:
  - (a) that all of the said goods hereby sold are sold on an as is, where is basis and that the Seller makes no representations or warranties to the Buyer of any nature whatsoever regarding the conditions of the said goods;
  - (b) that the Buyer shall pay any and all taxes, duties, rates and charges that may be imposed by any federal, provincial, state or local government as a result of this sale, and that the Buyer will indemnify and save the Seller harmless from any and all liability for any such tax, duty, rate or charge.

3. This contract shall be governed by the laws of the Province of British Columbia.

**IN WITNESS WHEREOF** the parties hereto have set their hand and seal as for the day and year first above written.

**Cowichan Valley Regional District** )  
by its authorized signatories )

\_\_\_\_\_) )  
Gerry Giles, Chair )

\_\_\_\_\_) )  
Joe Barry, Corporate Secretary )

**COWICHAN LAKE HOLDINGS** )  
by its authorized signatory )

\_\_\_\_\_) )  
Owner )

\_\_\_\_\_) )  
Owner )

## ARTICLE "A"

### SEWER SYSTEM

Collection: All appurtenant pipes, pumps, fittings, valves, treatment and disposal works installed and constructed by The Owners upon the Lands and employed by or in connection with the Sewer Utility.

Sewage Treatment Plant: All equipment, structures and fittings associated with the sewage treatment plant installed and constructed by The Owners on the "Utility Lands" and employed by or in connection with the Sewer Utility, to be located on the "Utility Lands".

Disposal Field: All appurtenant pipes, equipment, structures, and fittings associated with the disposal field installed and constructed by The Owners and employed by or in connection with the Sewer Utility, to be located on the "Utility Lands".

### WATER SYSTEM

Distribution: All appurtenant pipes, hydrants, fittings, valves installed and constructed by The Owners upon the Lands and employed by or in connection with the Water Utility.

Water Treatment Plant: All equipment, structures and fittings associated with the water treatment installed and constructed by The Owners and employed by or in connection with the Water Utility, to be located on the "Utility Lands".

Reservoir: Reservoir and all pipes and equipment associated with the reservoir, installed and constructed by The Owners and employed by or in connection with the Water Utility, to be located on the "Utility Lands".

### DRAINAGE SYSTEM

All drainage pipes, culverts, manholes, spillways, fencing and gates located within "Utility Lands".

## SCHEDULE "D"

### STATUTORY - RIGHTS-OF-WAY

1. Restrictive Covenant on proposed lots 10 – 37 prohibiting hazardous goods storage.
2. Restrictive building areas, elevations and in ground disposal prohibition on proposed lots 15, 16, 25, 26, 29 and 30 for protection of the water source locations.
3. SRW over proposed lots 4 and 5 for the purpose of sanitary sewer
4. SRW over proposed lots 16, 17, 27 and 28 for the purpose of storm drain.
5. SRW over proposed lot 68 for the purpose of water and access to and from the reservoir utility lot.
6. Any other Statutory Rights-of-Way.



## C·V·R·D

## PUBLIC HEARING REPORT

## Bylaw No. 3274

Following is a summary of the proceedings of the Public Hearing for Zoning Amendment Bylaw No. 3274 (Hayes), applicable to Electoral Area B – Shawnigan Lake, held on Monday, July 20, 2009, at the Shawnigan Lake Community Centre, 2804 Shawnigan Lake Road, Shawnigan Lake, BC, at 7:00 pm:

<b>HEARING DELEGATES</b>	Director K. Cossey, Electoral Area B – Shawnigan Lake, Chairperson Director G. Giles, Electoral Area C – Cobble Hill Director L. Iannidinardo, Electoral Area D – Cowichan Bay
<b>CVRD STAFF PRESENT</b>	Ms. D. Beatson, Short Range Planner, Planning and Development Department Ms. J. Hughes, Recording Secretary, Planning and Development Department
	Members of the Public: There were 9 members of the public present.
<b>CALL TO ORDER</b>	Director K. Cossey Chaired the Hearing and called the meeting to order. The Chairperson introduced the Hearing Delegates and CVRD Staff present.
<b>PROCEDURES</b>	Ms. Beatson explained the requirements under Section 890 of the <i>Local Government Act</i> . She advised that notice of the Hearing was advertised in two consecutive issues of the <i>Citizen</i> (Friday, July 10, 2009 and Wednesday, July 15, 2009) and in the <i>Leader Pictorial</i> (Saturday, July 11, 2009 and Wednesday, July 15, 2009) and letters had also been sent to adjacent owners and occupiers of the property as required by the <i>Local Government Act</i> .  <b>Zoning Amendment Bylaw No. 3274</b> proposes to amend CVRD Zoning Bylaw No. 985, applicable to Area B – Shawnigan Lake, by rezoning Lot B, Section 15, Range 4, Shawnigan District, Plan VIP58126 from F-1 (Primary Forestry) to F-2 (Secondary Forestry).  The purpose of Zoning Amendment Bylaw No. 3274 is to permit the subdivision of the subject property into two parcels.  Ms. Beatson stated that one email of response had been received at the CVRD office from the date the advertising was placed within the local newspapers to the close of the CVRD office today, July 20, 2009, at 4:30 pm and advised that the email along with any other correspondence that may be received at the Public Hearing will form part of the Minutes for the Public Hearing.
<b>Correspondence</b>	The following item was received and is attached to the Minutes as an Exhibit:



- 1) Email dated July 20, 2009, from Sheila Paul (EXHIBIT 1).

- Location of File** Director Cossey advised that the Information Binder was available for review on the side table, along with copies of the Amendment Bylaw, and advised that any letters or submissions which were to be included as part of the Public Hearing record must be received at the front table prior to the close of the Public Hearing.
- APPLICANT,  
Bill Hayes** Bill Hayes was present and stated that he applied for rezoning to permit subdivision of the property into two parcels as the house he presently lives in is too big for him and his wife.
- QUESTION  
PERIOD** Director Cossey opened the public question period of the Public Hearing. He stated that the Public Hearing Delegates and Staff members could answer questions at this time, and that after the close of the Question Period and the opening of the official Public Hearing there could be no questions taken.
- Mary Desmond,  
1878 Flicker Road** ➤ Is the issue that the applicant's house is too big for them?
- Bill Hayes** ➤ He and his wife are finding that they are getting too old to look after a large two-storey house and they wish to build a new rancher on the upper half of the property;  
➤ They want the existing house and the proposed house situated on separate lots and he does not want to strata the property.
- Mary Desmond** ➤ Have they thought about building a second house on the property, which is permitted under the present zoning, and renting out the larger house?
- Mrs. Hayes** ➤ Property is too big for them to look after two houses and they would prefer to not have a rental house.
- Mary Desmond** ➤ Would there be a separate driveway for a second house?
- Bill Hayes** ➤ They have already received approval from the Ministry of Transportation for a second driveway;  
➤ Does not want anyone else living on his property and he would like the approval to subdivide and have his own lot.
- Mary Desmond** ➤ Have they spoken with the real estate agents for potential purchasers?
- Bill Hayes** ➤ He has spoken with real estate and was advised that they are having difficulty finding somebody who wants to purchase a 30 acre property.
- Mary Desmond** ➤ If she had the money she would like to purchase it and noted that she felt there are people out there purchasing bigger pieces of land.

- Joan Cotie,  
3864 Leaside Road** ➤ Would the second driveway be located where the wood lot sign is now located and asked how the property would be divided into two parcels?
- Bill Hayes** ➤ Second driveway would be where the wood lot sign is located.
- Joan Cotie** ➤ Is the wood lot where the new house would be located?
- Bill Hayes** ➤ The wood lot is not his property.  
➤ He is proposing to subdivide into two parcels with one parcel being 10 acres where the existing house is located and the remainder will be the new lot with his proposed new house.
- Joan Cotie** ➤ Will they be cutting down trees on the property where they want to build?
- Bill Hayes** ➤ They will not be cutting down trees as there is already an open space on the property where they are proposing to build the new house.
- Joan Cotie** ➤ What is the minimum lot size for the F-1 and F-2 Zones?
- Dana Beatson** ➤ Minimum parcels sizes in the F-1 Zone is 80 ha or 200 acres and the F-2 Zone is 4 ha or 10 acres.
- Joan Cotie** ➤ Is the subject property presently zoned F-1 and is it 100 acres?
- Dana Beatson** ➤ The subject property is presently zoned F-1 (Primary Forestry);  
➤ Under the current zoning if the parcel was to be subdivided into two lots each parcel would have to meet the 80 ha or 200 acre minimum parcel size therefore one would need approximately 160 ha or 400 acres of land in total;  
➤ The minimum parcel size in the F-2 Zone is 4 ha or 10 acres and if a parcel was to be subdivided into two parcels each parcel would have to be at minimum 4 ha or 10 acres;  
➤ Conceptually the parcel could be subdivided into a 4 ha parcel and have a remaining 7 ha parcel.
- Jeanette McRae,  
3864 Leaside Road** ➤ What is the difference between Primary and Secondary Forestry?
- Dana Beatson** ➤ Key difference between the F-1 and F-2 Zones is the F-1 Zone permits the extraction, crushing, milling concentration for shipment of mineral resources and aggregate minerals and the F-2 Zone does not;  
➤ There are also parcel size differences between F-1 and F-2 Zones;  
➤ F-2 Zone does not permit crushing or milling of mineral resources and in terms of density if the parcel was rezoned to F-2 there could be one more dwelling permitted as the F-2 Zone allows for a small suite or a secondary suite.

- Jeanette McRae**           ➤ Neither one is actually forestry.
- Dana Beatson**           ➤ Both Zones allow for the management and harvesting of primary forest products.
- Jeanette McRae**           ➤ If there were two F-2 Zoned parcels one being 10 acres and the other 17 acres in size would it be possible to subdivide that 17 acre lot?
- Director Cossey**           ➤ Not permitted to subdivide the 7 ha (17 acre) parcel under a conventional subdivision in the F-2 Zone;
- It is possible that the land owner could apply for a 946 subdivision which is to subdivide for the purpose of providing a residence for a relative;
- Section 946, Subdivision for a Relative, states that an immediate family has to live on the property for 5 years for example. There are also other regulations under this section that apply to this type of subdivision.
- Director Cossey**           Asked for further questions from the public present regarding Zoning Amendment Bylaw No. 3274.
- 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 Cossey reminded the public that the Information Binder was available for review located on the side table, along with copies of the Amendment Bylaw, and that all submissions must be received at the head table prior to the close of the Public Hearing.
- Sheila Paul,  
1857 Burnham Road**           ➤ Read her email (EXHIBIT 1) that she sent into the CVRD office verbatim at the Public Hearing noting her concerns with regard to proposed Amendment Bylaw No. 3274 and her objection to the rezoning.
- Mary Desmond,  
1878 Flicker Road**           ➤ Empathetic to the owners concerns over aging in a large home on large parcel of land;
- She would like to have a larger 30 acre parcel where she could build a second home on site and then be able to rent out the larger house;
- Opposed to the application as the F-1 Zone is in place for a very good reason;
- Would not like to see any rezoning for subdivision trend starting around Cobble Hill Mountain as that is a wilderness type atmosphere;
- Donation of one acre of land is pretty steep and not that impressive.
- Jeanette McRae,  
3864 Leaside Road**           ➤ Objects to rezoning as it will increase population and put more pressure on resources that cannot support a population increase;
- Does not want to see more houses and more people in the area;
- Against the proposed rezoning.
- Bill Hayes**                ➤ He has lived on the hill for many years and the 10 acre subdivisions were

created after he had been on his property for a number of years and if the resources were that bad years ago those people should not have been permitted their parcels through subdivision over the years.

- Director Cossey** ➤ Asked for public comments a 1<sup>st</sup> and 2<sup>nd</sup> time.
- Mary Desmond** ➤ Has concerns about the gravel extraction and crushing uses permitted on F-1 zoned land and that that she felt those uses should be removed in the new Official Community Plan.
- Director Cossey** ➤ Stated that comment pertains to the new Official Community Plan and not the subject rezoning application and that Dana or he could speak to her about that issue after the close of the Public Hearing.
- Betty Lord,  
1888 Flicker Road** ➤ She is not for or against the application and she also understood why people want to down size from a larger house to a smaller house.
- Joan Cotie,  
3864 Leaside Road** ➤ Agreed that subdivision should have been cut off long before they even purchased their property;  
➤ Her concern with building another house in the area is with regard to well water as water is disappearing in the neighbourhood.

**ADJOURNMENT**

Chairperson Cossey asked for public comments or submissions three times from the public present regarding Zoning Amendment Bylaw No. 3274.

Chairperson Cossey declared the Public Hearing closed at 7:25 pm.

CERTIFICATION:

We attended the Public Hearing on Monday, July 20, 2009, and hereby certify that this is a fair and accurate report of the Public Hearing.

K. Cossey.  
Director K. Cossey

Date AUG 4/09

Gerry Giles  
Director G. Giles

Date Aug 4/09

Lou L. Iannidinardo  
Director L. Iannidinardo

Date Aug 4/09.

[Signature]  
Dana Beatson, Short Range Planner

Date August 4/09

Jennifer Hughes  
Jennifer Hughes, Recording Secretary

Date July 31, 2009



## COWICHAN VALLEY REGIONAL DISTRICT

### BYLAW NO. 2020

#### A Bylaw to Regulate Management of Landclearing Debris for the Purposes of Pollution Control in the Cowichan Valley Regional District

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**WHEREAS** the Board of the Cowichan Valley Regional District established the service of control and regulation of air pollution under the provision of CVRD Bylaw No. 3258, cited as “CVRD Bylaw 3258 – Air Pollution Control Service Establishment Bylaw, 2009”, for the control and regulation of pollution, nuisances, unwholesome or noxious materials, odours and disturbances within the whole of the Cowichan Valley Regional District;

**AND WHEREAS** the Cowichan Valley Regional District is operating under a Solid Waste Management Plan that identifies the regulated management of *Landclearing Debris* as key to the reduction of local air pollution;

**AND WHEREAS** the Cowichan Valley Regional District wishes to address the concerns of residents whose health and well-being are adversely affected by smoke pollution;

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

#### 1. CITATION:

This bylaw may be cited for all purposes as “**CVRD Bylaw No. 2020 – Landclearing Management Regulation Bylaw, 2009**”.

#### 2. DEFINITIONS:

“*Air Curtain Burner*” is a portable or stationary combustion device that directs a plane of high velocity forced draft air through a manifold head into a burn chamber, or earthen pit or trench made to function as the Fire Box, with vertical walls in such a manner as to maintain a curtain of air over the surface of the burn chamber and a re-circulating motion of air under the curtain;

“*Bylaw Enforcement Officer*” means the person designated by the Board to administer and enforce bylaws within the Cowichan Valley Regional District;

..../2

“**Composite Woodwaste**” means wood that has been manufactured into dimensional lumber using glue and/or adhesives, such as particle board, strand board, plywood etc.;

“**Fire Chief**” means the Chief of the Fire Department in the jurisdiction where the **Open Burning** is occurring;

“**Heavy Equipment**” includes, but is not limited to, machines such as: backhoes, bulldozers, excavators, skid-steers, or tractors;

“**Landclearing Debris**” means any stumps, root mats, branches, brush, logs, or vegetation, but does not include **Composite Woodwaste**;

“**Local Assistant**” means a member of a fire department who is appointed under the *Fire Services Act* as a local assistant to the Fire Commissioner, in addition to the **Fire Chief** of that department;

“**Machine-piled**” means **Landclearing Debris** that has been piled or stacked by **Heavy Equipment**;

“**Open Burning**” means the combustion of material with or without control of the combustion air and without a stack or chimney to vent the emitted products of combustion to the atmosphere;

“**Operator Certification**” means that the operator of the **Air Curtain Burner** has received certification in the safe and efficient maintenance and operation of **Air Curtain Burners** from a manufacturer of **Air Curtain Burners**;

“**Parcel of Land**” includes any contiguous land with the same owner;

“**Regulated Quantities**” means a quantity of **Landclearing Debris** in an amount equivalent to or greater than the following:

- a) three or more piles each not exceeding 2 m in height and 3 m in width;
- b) one or more piles each exceeding 2 m in height or 3 m in width;
- c) in one or more windrows;

but does not include stubble or grass.

“**Smoke**” means the gases, particulate matter and products of combustion emitted into the atmosphere when debris is subjected to **Open Burning**;

### 3. APPLICATION

- 1) This bylaw applies to the Cowichan Valley Regional District 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; H - North Oyster Diamond and I - Youbou/Meade Creek; except - that part of Electoral Area G located within the boundaries of the Thetis Island Improvement District.

- 2) Subject to subsection 3 (3), this bylaw applies to:
  - a) *Machine-piled Landclearing Debris*;
  - b) *Regulated Quantities of Landclearing Debris*.
- 3) This bylaw does not apply to:
  - a) persons carrying out “normal farm practices” within the meaning of the *Farm Practices Protection Act* (British Columbia);
  - b) a “forest practice” as defined by the *Forest and Range Practices Act* (British Columbia); and
  - c) lands classed as Property Assessment Class 7 by the *BC Assessment Authority*.

#### **4. GENERAL REGULATIONS**

- 1) No person shall cause or permit *Smoke* from the disposal of *Landclearing Debris* except in accordance with the following regulations:
  - a) Subject to subsection 3 (2), an *Air Curtain Burner* shall be used for all *Open Burning of Landclearing Debris*;
  - b) The use of an *Air Curtain Burner* for the disposal of *Landclearing Debris* must be registered with the Cowichan Valley Regional District Public Safety Department prior to the commencement of disposal activities, in accordance with Schedule A of this bylaw;
  - c) An operating *Air Curtain Burner* shall be supervised at all times by a person who has received *Operator Certification*;
  - d) Only *Landclearing Debris* shall be burned an *Air Curtain Burner*.
- 2) Nothing in this bylaw shall be interpreted as relieving a person from complying with
  - a) federal, provincial and local government regulations governing the various means of disposal of *Landclearing Debris*;
  - b) local fire restrictions established by a *Fire Chief* or *Local Assistant* or other person or authority having jurisdiction to control or prohibit *Open Burning*.

#### **5. INSPECTIONS, ORDERS AND REMEDIAL ACTION**

- 1) A *Bylaw Enforcement Officer* is authorized at all reasonable times to enter onto any property for the purposes established by 268 and 314.1 of the *Local Government Act*, and any other authority to enter property granted in the *Local Government Act*, the *Community Charter* or another *Act* in accordance with subsections 16(1) to (5) of the *Community Charter* or other conditions of entry if any, set out in the *Local Government Act*, the *Community Charter*, or another *Act*.

.../4



- 2) If, in the opinion of a *Bylaw Enforcement Officer* or a *Fire Chief*, pollution is occurring from the *Open Burning of Landclearing Debris*, the *Bylaw Enforcement Officer* or *Fire Chief* may:
  - a) require that the *Open Burning* cease immediately;
  - b) require that no further material be added to the fire;
  - c) by public notice or written instruction, or both, order that the *Open Burning* be suspended on a *Parcel of Land* for a period not to exceed one month in duration;
  - d) require the owner or person carrying out the burning to take whatever actions or measures they consider necessary to combat, control, or suppress the *Open Burning*.
- 3) An owner or occupier of real property shall eliminate the contaminating of the atmosphere through the emission of *Smoke* where the *Smoke* results from the disposal of *Landclearing Debris* contrary to this bylaw.
- 4) Where an owner or occupier fails to comply with a requirement under subsection (2) or (3), the Cowichan Valley Regional District may carry out the required action in accordance with section 269 of the *Local Government Act*.

## 6. OFFENCE

- 1) Any person who violates any of the provisions of this bylaw, or who suffers or permits any act or thing to be done in contravention of this bylaw, or who refuses or omits or neglects to fulfill, observe, carry out or perform any duty imposed by this bylaw, shall be liable, on summary conviction, to a fine not exceeding Two Thousand Dollars (\$2,000.00).
- 2) Each day on which a contravention of this bylaw occurs constitutes a separate offence.

## 7. SEVERABILITY

- 1) If any section or lesser portion of this bylaw is held to be invalid, by a Court, such invalidity shall not affect the remaining portions of this bylaw.

.../5

**8. 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

Schedule "A" to Bylaw No. 2020

**CVRD Bylaw No. 2020 – Open Burn Registration Form**

Date: \_\_\_\_\_ Please Check One:  Property owner  Authorized agent

Name of Applicant: \_\_\_\_\_ Telephone No.: (\_\_\_\_) \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Is This Burning Activity Occurring as Part of a Potential Development Project?  Yes  No

Organization/Principal Contractor Responsible for Development: \_\_\_\_\_  
(if applicable)

Name of Development Project: \_\_\_\_\_  
(if applicable)

Street Address of Burn Site: \_\_\_\_\_  
(if different from above)

Legal Description of Burn Site:

Lot \_\_\_\_\_ Section \_\_\_\_\_ Range \_\_\_\_\_ Plan \_\_\_\_\_

District \_\_\_\_\_ Block \_\_\_\_\_

Contact Information During Burn: \_\_\_\_\_ (\_\_\_\_) \_\_\_\_\_  
Name Telephone No.

Estimated Start and Duration of Burn: \_\_\_\_\_ to \_\_\_\_\_  
Start Date (mm/dd/yyyy) End Date (mm/dd/yyyy)

**Applicant Checklist:**

- I am aware of the provisions regulating the open burning of landclearing debris as described in CVRD Bylaw No. 2020 – Landclearing Management Regulation Bylaw, 2009.
- I am aware of Provincial requirements related to open burning as described by the Open Burning Smoke Control Regulation, including the requirement to check the ventilation index before ignition.
- I am planning to burn a **Regulated Quantity** of landclearing debris (equivalent to a Category 3 fire), and have obtained a burn registration number from Ministry of Forests and Range; my burn registration number is: \_\_\_\_\_
- I have checked for any restrictions on open burning, or the need to acquire a permit, with my local fire department.  
*Contact CVRD Public Safety Department at (250) 746-2561 for more information.*
- I will notify the CVRD Public Safety Department upon commencing burn.

**THIS FORM MUST BE COMPLETED AND RETURNED TO THE CVRD PUBLIC SAFETY OFFICE PRIOR TO BURN IGNITION:**

175 Ingram Street, Duncan, BC V9L 1N8  
Ph: (250) 746-2561 / Fax: (250) 746-2563  
Hours: M-F 8:00 am – 4:30 pm

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

This registration is valid for a period of 3 months from the date on which it was signed.

**ADMINISTRATIVE USE ONLY:**

CVRD Burn Registration No.: \_\_\_\_\_ Local Fire Department: \_\_\_\_\_

MoFR Burn Registration number obtained? Yes / No Form forwarded to Central Island 911 on: \_\_\_\_\_

Registration Expiry: \_\_\_\_\_ Ignition Notification Received from Applicant on: \_\_\_\_\_



**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW NO. 3003**

**A Bylaw to Prohibit the Sale and Regulate the Use of Fireworks Within the  
Cowichan Valley Regional District**

**WHEREAS** the Board of the Cowichan Valley Regional District converted its Fireworks Regulation function to a service under the provisions of CVRD Bylaw No. 3002, cited as "CVRD Fireworks Regulation Service Conversion Bylaw, 2007", with all of the municipalities and electoral areas in the Cowichan Valley Regional District participating in the service;

**AND WHEREAS** pursuant to Section 728 of the *Local Government Act*, and subject to the *Fireworks Act*, the Board may, by bylaw, regulate or prohibit the sale or disposal to any person of firecrackers and other fireworks of every nature or kind;

**AND WHEREAS** under the Cowichan Valley Regional District Fireworks Regulation Service Conversion Bylaw No. 3002, the CVRD has the same powers as a municipality under subsections 8(3)(d), (7) and (8) of the *Community Charter* to regulate, prohibit and impose requirements in relation to firecrackers, fireworks and explosives;

**AND WHEREAS** the Board of the Cowichan Valley Regional District wishes to prohibit the sale and regulate, including prohibit and impose requirements, with regard to the discharge of fireworks and firecrackers within the Cowichan Valley Regional District, including at public special events and festivals;

**AND WHEREAS** this bylaw is designated under Section 266.1 of the *Local Government Act* and Section 264 of the *Community Charter* as a bylaw that may be enforced by means of a ticket and fines;

**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 was taken, as required pursuant to subsections 791(2) and (3)(b) of the *Local Government Act*;

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

**1. CITATION**

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 3003 – Fireworks Sale and Discharge Regulation Bylaw, 2008**".

## 2. DEFINITIONS

**"Authority having jurisdiction"** means, for the purposes of this bylaw, any person designated by a Council or Board of the applicable Local Government to administer or enforce this bylaw.

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

**"Council"** means the Council of the City of Duncan, the District of North Cowichan, the Town of Lake Cowichan, or the Town of Ladysmith.

**"Class 7"** means the "Class 7 - Firework Class" of explosives designated in the *Canada Explosives Act Regulation*; **"Class 7.2"** means the manufactured fireworks defined in Class 7, Division 2 of that Regulation; and a reference in this bylaw to *Fireworks in Class 7.2*, for example, **"Class 7.2.2 Fireworks"**, means the definition assigned by that Regulation to the manufactured fireworks within Class 7, Division 2 and further defined as one of the 5 Subdivisions within Class 7.2, namely Subdivision 2 for this example.

**"Discharge"** means to fire, ignite, explode or set off or cause to be fired, ignited, exploded or set off.

**"Firecracker"** means, for the purposes of this bylaw, any one or more of the fireworks defined in Class 7, Subdivision 2 of Division 2 [7.2.2] as high hazard fireworks generally used for recreation, such as rockets, serpents, shells, bombshells, tourbillions, maroons, large wheels, bouquets, barrages, bombardos, waterfalls, fountains, batteries, illumination, set pieces, pigeons and firecrackers.

**"Fire Safety Plan"** means a plan detailing the procedures to protect public safety when discharging fireworks.

**"Fireworks"** means, for the purposes of this bylaw, any one or more of the fireworks defined in Class 7, Subdivision 1 of Division 2 [7.2.1] as low hazard fireworks generally used for recreation, such as fireworks showers, fountains, golden rain, lawn lights, pin wheels, Roman candles, volcanoes, sparklers, Christmas crackers and caps for toy guns.

**"Fireworks Supervisor Card"** means documented proof of the completion of either the Fireworks Supervisor Level 1 or 2 training course conducted by the Explosives Regulatory Division of the Explosives Branch of the Minerals and Metals Sector of Natural Resources Canada.

**"Jurisdiction"**, for the purposes of this bylaw, means a Local Government or a CVRD fire service area.

**"Local Government"** means, for the purposes of this bylaw, the City of Duncan, the District of North Cowichan, the Town of Lake Cowichan, the Town of Ladysmith or the Cowichan Valley Regional District.

*"Public Special Event or Festival"* means the observance or celebration of a public special event, festival or other ceremony sponsored or conducted by a society, organization or individual.

*"Pyrotechnic Special Effects Firework"* means any one or more of the fireworks defined in Class 7, Subdivision 5 of Division Two [7.2.5] as high hazard fireworks that are used to produce a special pyrotechnic effect and include black powder bombs, bullet effects, flash powders, air bursts, smoke compositions, gerbs, lances and wheels.

### 3. APPLICATION

This bylaw applies to every Local Government and electoral area in the Cowichan Valley Regional District namely, the City of Duncan; the District of North Cowichan; the Town of Lake Cowichan; the Town of Ladysmith; Electoral Area A – Mill Bay/Malahat; Electoral Area B – Shawnigan Lake; Electoral Area C – Cobble Hill; Electoral Area D – Cowichan Bay; Electoral Area E – Cowichan Station/Sahtlam/Glenora; Electoral Area F – Cowichan Lake South/Skutz Falls; Electoral Area G – Saltair/Gulf Islands; Electoral Area H – North Oyster/Diamond; and Electoral Area I – Youbou/Meade Creek.

### 4. PROHIBITIONS

- a) Except as permitted by Section 5 of this bylaw, no person shall sell or cause to be sold, keep with the intent to sell or dispose of to any person, give, accept from another person, discharge or facilitate the discharge of fireworks or firecrackers within the Cowichan Valley Regional District. As an exception, this prohibition does not include sparklers, Christmas crackers or caps for toy guns or the high hazard Class 7.5.2 fireworks, such as large distress signals, sound signals, railway track signals, distress and line-throwing rockets and wildlife control devices when any of them are used for a practical use but this exception does not apply to the recreational use of them.
- b) Except as permitted under Section 5 of this bylaw, no person shall discharge firecrackers, fireworks or pyrotechnic special effects fireworks in any public road, street, lane or other public place at any time within the Cowichan Valley Regional District.
- c) No person under the age of eighteen (18) years may hold, have, store, discharge, or otherwise use any firecrackers, fireworks or pyrotechnic special effects. As an exception, this prohibition does not include sparklers, Christmas crackers or caps for toy guns.

### 5. REQUIREMENTS FOR SPECIAL EVENTS

Despite subsections 4(a) and (b), any person or organization may possess and discharge firecrackers, fireworks or pyrotechnic special effects fireworks at a public special event or festival if the person or organization has a fire safety plan and holds a valid Fireworks Supervisor Card for the level appropriate to the nature of the fireworks being possessed and discharged, as confirmation of their knowledge and ability to safely possess and discharge fireworks in a sufficiently controlled environment.

6. RIGHT TO ENTER

The authority having jurisdiction may enter upon any property to exercise the authority under Section 16 of the *Community Charter* or Section 268 of the *Local Government Act*, as applicable, with respect to this bylaw.

7. PENALTIES

A person who contravenes any of the provisions of this bylaw, or who permits any act or thing to be done in contravention or violation of any of the provisions of this bylaw, commits an offence and is liable, on summary conviction, to a fine and penalty of not less than \$50.00 and no more than the maximum permitted by law.

8. SEVERABILITY

If any section, subsection, sentence, clause or phrase of this bylaw is for any reason found invalid by a court of competent jurisdiction, that decision shall not affect the validity of the remaining portions of this bylaw.

9. REPEAL

CVRD Bylaw No. 39 cited as "**Fireworks Sale and Discharge Regulation Bylaw No. 39, 1970**", is hereby repealed.

READ A FIRST TIME this      13<sup>th</sup>      day of      February      , 2008.

READ A SECOND TIME this      13<sup>th</sup>      day of      February      , 2008.

READ A THIRD TIME this      \_\_\_\_\_      day of      \_\_\_\_\_      , 2008.

ADOPTED this      \_\_\_\_\_      day of      \_\_\_\_\_      , 2008.

\_\_\_\_\_  
Chair

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



## COWICHAN VALLEY REGIONAL DISTRICT

### BYLAW NO. 3280

#### A Bylaw to Establish a Water Service in a Portion of Electoral Area E – Cowichan Station/Sahtlam/Glenora

**WHEREAS** pursuant to Sections 796(1) and 800(1) of the *Local Government Act*, a regional district may, by bylaw, establish and operate any service that the Board considers necessary or desirable for all or part of the Regional District;

**AND WHEREAS** the Board of the Cowichan Valley Regional District wishes to establish a water service in a portion of Electoral Area E – Cowichan Station/Sahtlam/Glenora;

**AND WHEREAS** pursuant to Section 801.6 of the *Local Government Act*, if money is to be borrowed for the start of a service, the establishing bylaw and the loan authorization bylaw must, for the purpose of obtaining participating area approval, be dealt with as if they were one bylaw;

**AND WHEREAS** pursuant to Section 797.4 of the *Local Government Act* the Board of the Cowichan Valley Regional District has received a sufficient "*petition for services*";

**AND WHEREAS** the Director of Electoral Area E – Cowichan Station/Sahtlam/Glenora has consented, in writing, to the adoption of this 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. 3280 – Dogwood Ridge Water System Service Establishment Bylaw, 2009**".

#### 2. SERVICE BEING ESTABLISHED

The service being established under the authority of this bylaw is the service of the provision, distribution and treatment of water.

#### 3. SERVICE AREA BOUNDARIES

The boundaries of the service area are that portion of Electoral Area E – Cowichan Station/Sahtlam/Glenora shown outlined in Schedule A of this bylaw. The service area shall be known as the "Dogwood Ridge Water System Service Area".

.../2



4. PARTICIPATING AREA

Electoral Area E – Cowichan Station/Sahtlam/Glenora is the only participating area for this service.

5. METHOD OF COST RECOVERY

The annual cost of providing this service shall be recovered by:

- (a) parcel taxes, to be requisitioned and collected by imposing the tax on the appropriate parcels within the participating area, on the basis of the parcel tax roll; and
- (b) the imposition of fees and other charges that may be fixed by separate bylaw.

6. MAXIMUM REQUISITION

The maximum amount of money that may be requisitioned annually in support of this service shall not exceed Twenty Three Thousand One Hundred Dollars (\$23,100.00).

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. 3280 as given Third Reading on the \_\_\_\_\_ day of \_\_\_\_\_, 2009.

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

\_\_\_\_\_  
Date

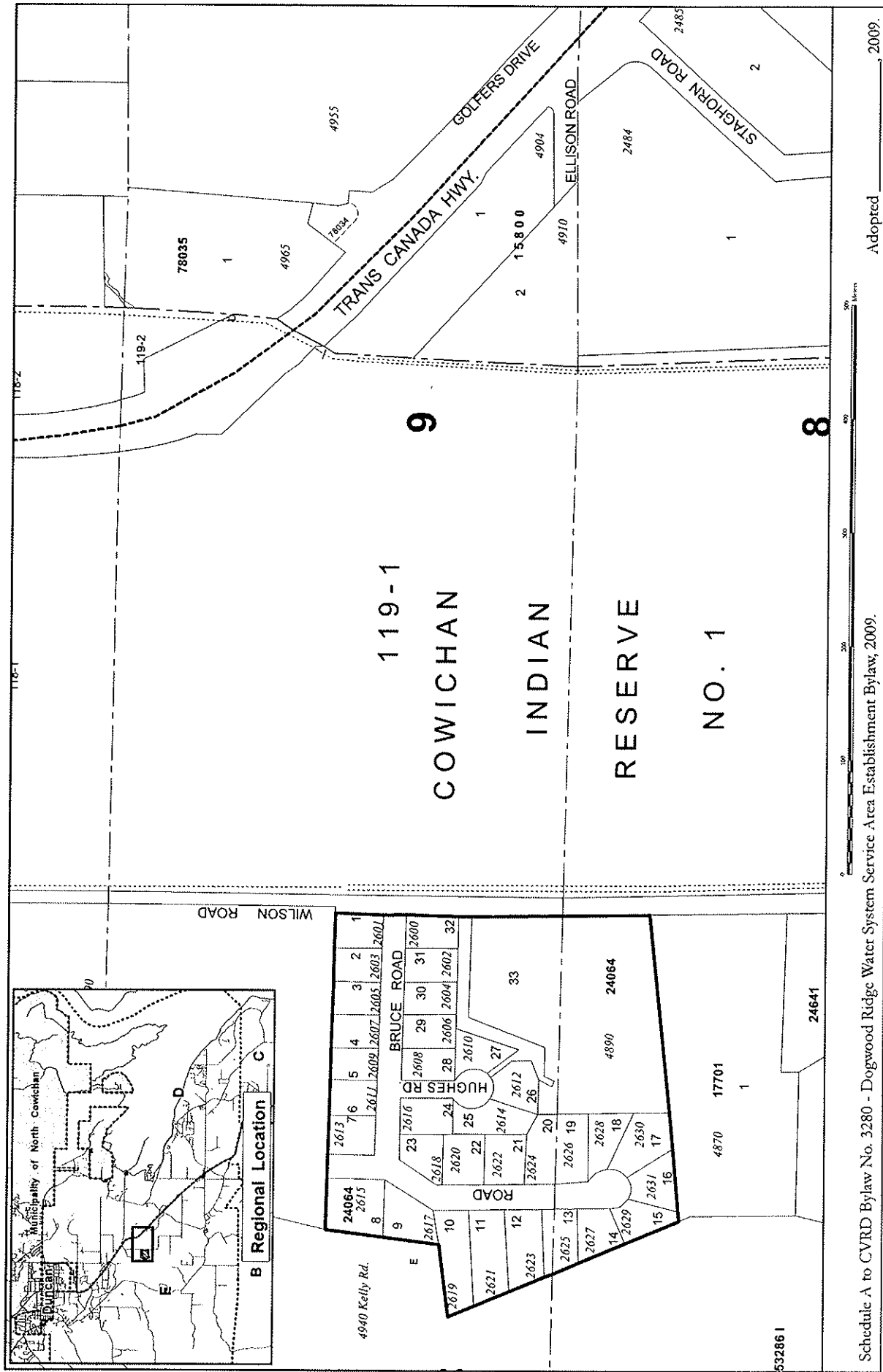
APPROVED BY THE INSPECTOR OF MUNICIPALITIES this

\_\_\_\_\_ day of \_\_\_\_\_ 2009.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Chairperson

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



Schedule A to CVRD Bylaw No. 3280 - Dogwood Ridge Water System Service Area Establishment Bylaw, 2009. Adopted \_\_\_\_\_, 2009.



**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW NO. 3281**

**A Bylaw to Authorize the Borrowing of Funds to Upgrade the Works of the  
Dogwood Ridge Water System to Municipal Standards**

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**WHEREAS** pursuant to Section 801.6 of the *Local Government Act*, if money is to be borrowed for the start of a service, the establishing bylaw and the loan authorization bylaw must, for the purpose of obtaining participating area approval, be dealt with as if they were one bylaw;

**AND WHEREAS** the Board of the Cowichan Valley Regional District established a *Water Service Area* pursuant to CVRD Bylaw No. 3280 cited as "CVRD Bylaw No. 3280 – Dogwood Ridge Water System Service Establishment Bylaw, 2009" for the provision, distribution and treatment of water within a portion of Electoral Area E – Cowichan Station/Sahtlam/Glenora;

**AND WHEREAS** the Board of the Cowichan Valley Regional District wishes to borrow money to complete the capital work necessary to upgrade the Dogwood Ridge Water System to a municipal standard;

**AND WHEREAS** the estimated total cost of upgrading the works of the Dogwood Ridge Water System is Two Hundred Twenty Thousand Dollars (\$220,000.00);

**AND WHEREAS** the sum to be borrowed is not to exceed Two Hundred Twenty Thousand Dollars (\$220,000.00), which is the amount of debt to be created by this bylaw;

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

**AND WHEREAS** the Board of the Cowichan Valley Regional District has obtained the approval of the service area electors for this bylaw and Bylaw No. 3280 in accordance with the *Local Government Act* and *Community Charter*;

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

1. **CITATION**

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 3281 – Dogwood Ridge Water System Service Loan Authorization Bylaw, 2009**".





**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW NO. 3286**

**A Bylaw to Establish a Water Service in a Portion of  
Electoral Area C – Cobble Hill**

**WHEREAS** pursuant to Sections 796(1) and 800(1) of the *Local Government Act*, a regional district may, by bylaw, establish and operate any service that the Board considers necessary or desirable for all or part of the Regional District;

**AND WHEREAS** the Board of the Cowichan Valley Regional District wishes to establish a water service in a portion of Electoral Area C – Cobble Hill;

**AND WHEREAS** pursuant to Section 801.6 of the *Local Government Act*, if money is to be borrowed for the start of a service, the establishing bylaw and the loan authorization bylaw must, for the purpose of obtaining participating area approval, be dealt with as if they were one bylaw;

**AND WHEREAS** pursuant to Section 797.4 of the *Local Government Act* the Board of the Cowichan Valley Regional District has received a sufficient "*petition for services*";

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

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

1. **CITATION**

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 3286 – Arbutus Ridge Water System Service Establishment Bylaw, 2009**".

2. **SERVICE BEING ESTABLISHED**

The service being established under the authority of this bylaw is the service of the provision, distribution and treatment of water.

3. **SERVICE AREA BOUNDARIES**

The boundaries of the service area are that portion of Electoral Area C – Cobble Hill shown outlined in Schedule A of this bylaw. The service area shall be known as the "Arbutus Ridge Water System Service Area".

.../2

4. PARTICIPATING AREA

Electoral Area C – Cobble Hill is the only participating area for this service.

5. METHOD OF COST RECOVERY

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

(a) the imposition of fees and other charges that may be fixed by separate bylaw; and

(b) revenues raised by other means authorized by the *Local Government Act* or another Act.

6. MAXIMUM REQUISITION

The maximum amount of money that may be requisitioned annually in support of this service shall not exceed Two Hundred Nineteen Thousand Six Hundred and Eighty-Three Dollars (\$219,683.00).

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

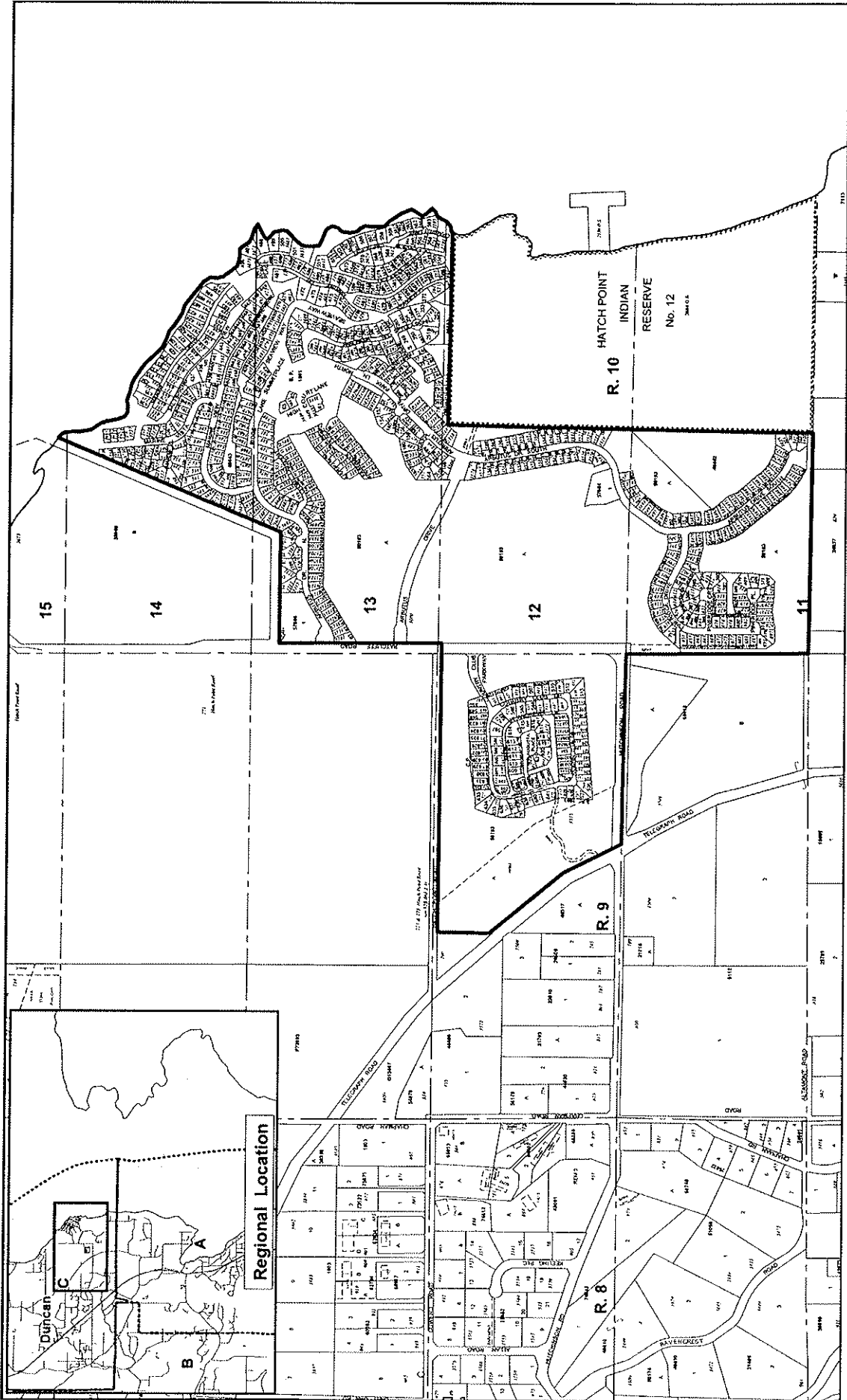
I hereby certify this to be a true and correct copy of Bylaw No. 3286 as given Third Reading on the \_\_\_\_\_ day of \_\_\_\_\_, 2009.

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

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this \_\_\_\_\_ day of \_\_\_\_\_ 2009.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

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



Schedule A to CVRD Bylaw No. 3286 - Arbutus Ridge Water System Service Establishment Bylaw, 2009. Adopted \_\_\_\_\_, 2009.



**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW NO. 3287**

**A Bylaw to Authorize the Borrowing of Funds to Upgrade the Works of the  
Arbutus Ridge Water System to Municipal Standards**

---

**WHEREAS** pursuant to Section 801.6 of the *Local Government Act*, if money is to be borrowed for the start of a service, the establishing bylaw and the loan authorization bylaw must, for the purpose of obtaining participating area approval, be dealt with as if they were one bylaw;

**AND WHEREAS** the Board of the Cowichan Valley Regional District established a *Water Service Area* pursuant to CVRD Bylaw No. 3286 cited as "CVRD Bylaw No. 3286 – Arbutus Ridge Water System Service Establishment Bylaw, 2009" for the provision, distribution and treatment of water within a portion of Electoral Area C – Cobble Hill;

**AND WHEREAS** the Board of the Cowichan Valley Regional District wishes to borrow money to complete the capital work necessary to upgrade the Arbutus Ridge Water System to a municipal standard;

**AND WHEREAS** the estimated total cost of upgrading the works of the Arbutus Ridge Water System is One Hundred Thousand Dollars (\$100,000.00);

**AND WHEREAS** the sum to be borrowed is not to exceed One Hundred Thousand Dollars (\$100,000.00), which is the amount of debt to be created by this bylaw;

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

**AND WHEREAS** the Board of the Cowichan Valley Regional District has obtained the approval of the service area electors for this bylaw and Bylaw No. 3286 in accordance with the *Local Government Act* and *Community Charter*;

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

1. **CITATION**

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 3287 – Arbutus Ridge Water System Service Loan Authorization Bylaw, 2009**".



2. LOAN AUTHORIZATION

The Cowichan Valley Regional District is hereby empowered and authorized to complete the capital work necessary to upgrade the Arbutus Ridge Water System in general accordance with the plans on file in the Regional District office, and to do all things necessary in connection therewith and, without limiting the generality of the foregoing:

- a) to borrow upon the credit of the Regional District a sum not exceeding One Hundred Thousand Dollars (\$100,000.00);
- b) to acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the designing and constructing of the water works.

3. TERM OF DEBENTURES

The maximum term for which debentures may be issued to secure the debt created by this bylaw is 20 years;

4. SERVICE TO WHICH THE LOAN AUTHORIZATION RELATES

This bylaw relates to the *Arbutus Ridge Water System Service Area* established pursuant to CVRD Bylaw No. 3286, cited as "CVRD Bylaw No. 3286 – Arbutus Ridge Water System Service Establishment Bylaw, 2009".

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. 3287 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. 3288**

**A Bylaw to Establish a Sewer Service in a Portion of  
Electoral Area C – Cobble Hill**

**WHEREAS** pursuant to Sections 796(1) and 800(1) of the *Local Government Act*, a regional district may, by bylaw, establish and operate any service that the Board considers necessary or desirable for all or part of the Regional District;

**AND WHEREAS** the Board of the Cowichan Valley Regional District wishes to establish a sewer service in a portion of Electoral Area C – Cobble Hill;

**AND WHEREAS** pursuant to Section 801.6 of the *Local Government Act*, if money is to be borrowed for the start of a service, the establishing bylaw and the loan authorization bylaw must, for the purpose of obtaining participating area approval, be dealt with as if they were one bylaw;

**AND WHEREAS** pursuant to Section 797.4 of the *Local Government Act* the Board of the Cowichan Valley Regional District has received a sufficient "*petition for services*";

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

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

1. **CITATION**

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 3288 – Arbutus Ridge Sewer System Service Establishment Bylaw, 2009**".

2. **SERVICE BEING ESTABLISHED**

The service being established under the authority of this bylaw is the service of the collection, conveyance, treatment and disposal of sewage.

3. **SERVICE AREA BOUNDARIES**

The boundaries of the service area are that portion of Electoral Area C – Cobble Hill shown outlined in Schedule A of this bylaw. The service area shall be known as the "Arbutus Ridge Sewer System Service Area".

.../2

4. PARTICIPATING AREA

Electoral Area C – Cobble Hill is the only participating area for this service.

5. METHOD OF COST RECOVERY

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

- (a) the imposition of fees and other charges that may be fixed by separate bylaw; and
- (b) revenues raised by other means authorized by the *Local Government Act* or another Act.

6. MAXIMUM REQUISITION

The maximum amount of money that may be requisitioned annually in support of this service shall not exceed Two Hundred Twenty Thousand Five Hundred and Fifty-Eight Dollars (\$220,558.00).

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. 3288 as given Third Reading on the \_\_\_\_\_ day of \_\_\_\_\_, 2009.

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

\_\_\_\_\_  
Date

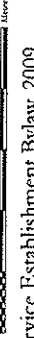
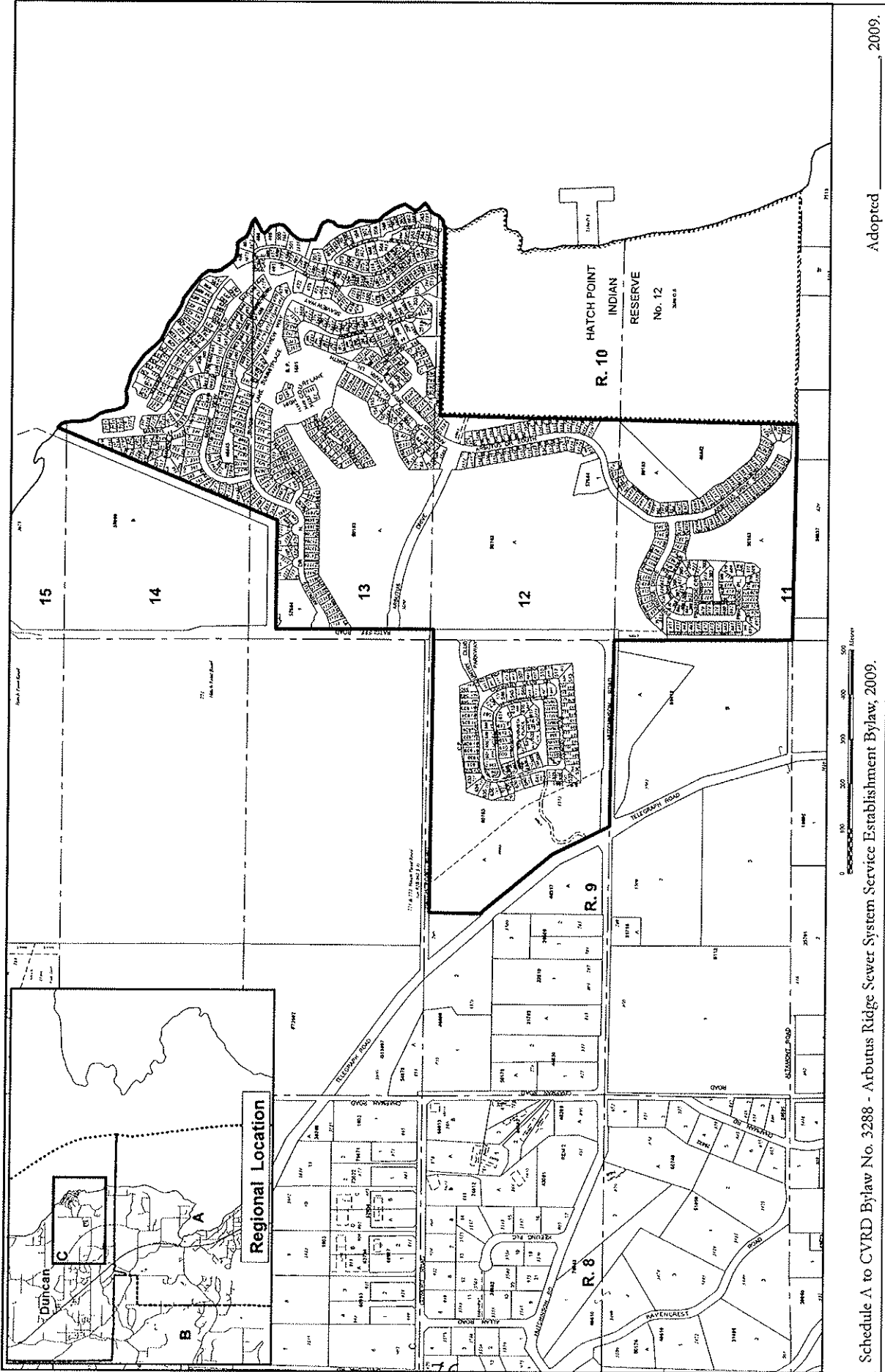
APPROVED BY THE INSPECTOR OF MUNICIPALITIES this

\_\_\_\_\_ day of \_\_\_\_\_ 2009.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Chairperson

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



Schedule A to CVRD Bylaw No. 3288 - Arbutus Ridge Sewer System Service Establishment Bylaw, 2009.



**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW NO. 3289**

**A Bylaw to Authorize the Borrowing of Funds to Upgrade the Works of the  
Arbutus Ridge Sewer System to Municipal Standards**

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**WHEREAS** pursuant to Section 801.6 of the *Local Government Act*, if money is to be borrowed for the start of a service, the establishing bylaw and the loan authorization bylaw must, for the purpose of obtaining participating area approval, be dealt with as if they were one bylaw;

**AND WHEREAS** the Board of the Cowichan Valley Regional District established a *Sewer Service Area* pursuant to CVRD Bylaw No. 3288 cited as "CVRD Bylaw No. 3288 – Arbutus Ridge Sewer System Service Establishment Bylaw, 2009" for the collection, conveyance, treatment and disposal of sewage within a portion of Electoral Area C – Cobble Hill;

**AND WHEREAS** the Board of the Cowichan Valley Regional District wishes to borrow money to complete the capital work necessary to upgrade the Arbutus Ridge Sewer System to a municipal standard;

**AND WHEREAS** the estimated total cost of upgrading the works of the Arbutus Ridge Sewer System is One Hundred Twenty-Five Thousand Dollars (\$125,000.00);

**AND WHEREAS** the sum to be borrowed is not to exceed One Hundred Twenty-Five Thousand Dollars (\$125,000.00), which is the amount of debt to be created by this bylaw;

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

**AND WHEREAS** the Board of the Cowichan Valley Regional District has obtained the approval of the service area electors for this bylaw and Bylaw No. 3288 in accordance with the *Local Government Act* and *Community Charter*;

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

1. **CITATION**

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 3289 – Arbutus Ridge Sewer System Service Loan Authorization Bylaw, 2009**".

**2. LOAN AUTHORIZATION**

The Cowichan Valley Regional District is hereby empowered and authorized to complete the capital work necessary to upgrade the Arbutus Ridge Sewer System in general accordance with the plans on file in the Regional District office, and to do all things necessary in connection therewith and, without limiting the generality of the foregoing:

- a) to borrow upon the credit of the Regional District a sum not exceeding One Hundred Twenty-Five Thousand Dollars (\$125,000.00);
- b) to acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the designing and constructing of the sewer works.

**3. TERM OF DEBENTURES**

The maximum term for which debentures may be issued to secure the debt created by this bylaw is 20 years;

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

This bylaw relates to the *Arbutus Ridge Sewer System Service Area* established pursuant to CVRD Bylaw No. 3288, cited as "CVRD Bylaw No. 3288 – Arbutus Ridge Sewer System Service Establishment Bylaw, 2009".

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. 3289 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. 3290

A Bylaw to Establish a Drainage Service in a Portion of Electoral Area C – Cobble Hill

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

AND WHEREAS the Board of the Cowichan Valley Regional District wishes to establish a drainage system service in a portion of Electoral Area C – Cobble Hill;

AND WHEREAS pursuant to section 797.4 of the *Local Government Act* the Board has received a sufficient "*petition for services*";

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

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

1. CITATION

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 3290 – Arbutus Ridge Drainage System Service Establishment Bylaw, 2009**".

2. SERVICE BEING ESTABLISHED

The service being established under the authority of this bylaw is the operation and maintenance of a drainage service system.

3. SERVICE AREA BOUNDARIES

The boundaries of the service area are that portion of Electoral Area C – Cobble Hill shown outlined in Schedule A of this bylaw. The service area shall be known as the "Arbutus Ridge Drainage System Service Area".

4. PARTICIPATING AREA

Electoral Area C – Cobble Hill is the only participating area for this service.

5. METHOD OF COST RECOVERY

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

- (a) property value taxes requisitioned and collected on the basis of the net taxable value of land and improvements within the service area, as per the *Local Government Act*;
- (b) revenues raised by other means authorized by the *Local Government Act* or another Act.

6. MAXIMUM REQUISITION

The maximum amount of money that may be requisitioned annually in support of this service shall be the greater of \$31,104.00 or an amount that equals the amount raised by applying a property value tax rate of \$0.0995 per \$1,000.00 to the net taxable value of land and improvements in the service area.

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. 3290 as given Third Reading on the \_\_\_\_\_ day of \_\_\_\_\_, 2009.

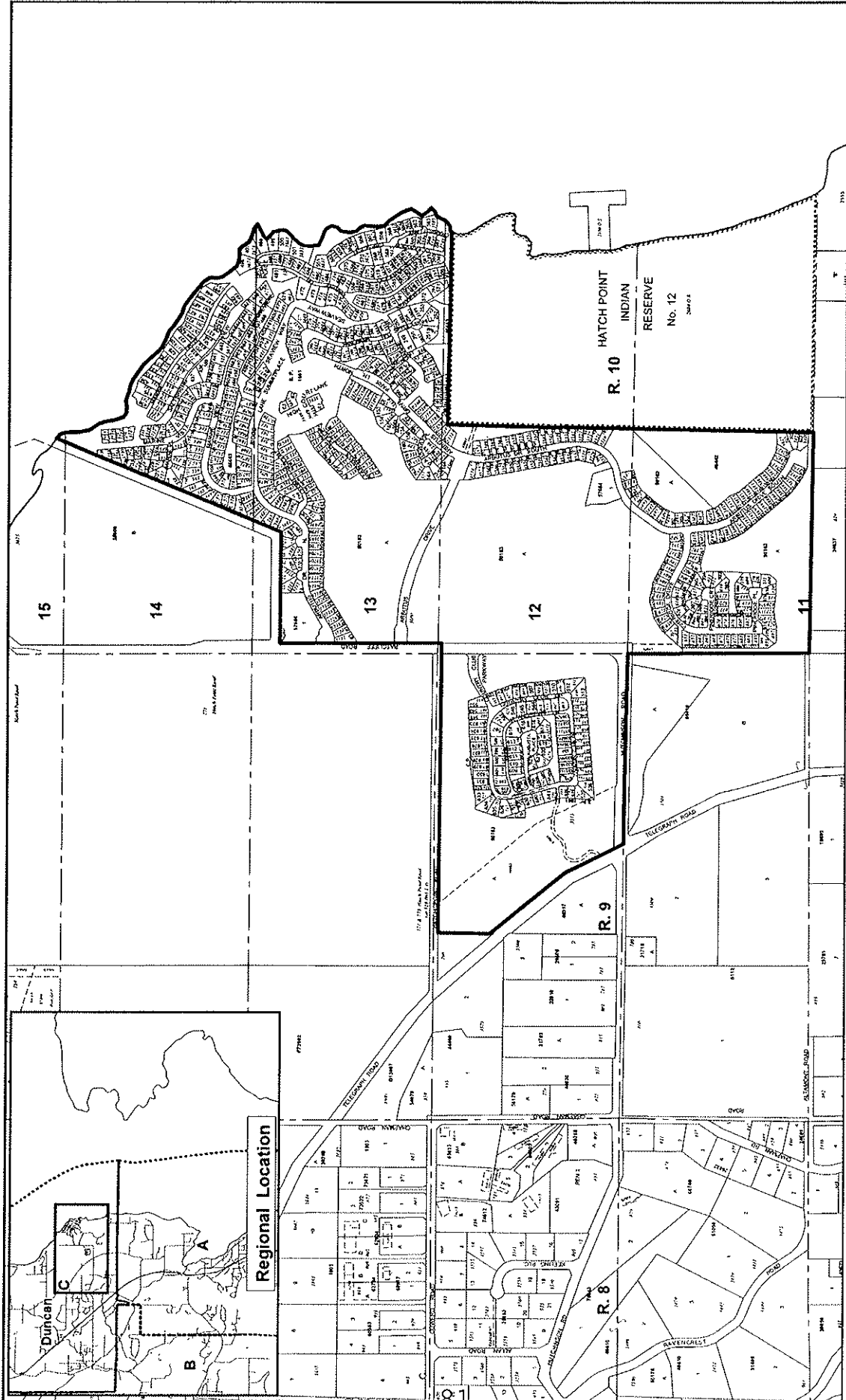
\_\_\_\_\_ Date \_\_\_\_\_  
 Corporate Secretary

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this \_\_\_\_\_ day of \_\_\_\_\_ 2009.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

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





Schedule A to CVRD Bylaw No. 3290 - Arbutus Ridge Drainage System Service Establishment Bylaw, 2009. Adopted \_\_\_\_\_, 2009.



C·V·R·D

**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW NO. 3291**

**A Bylaw to Amend the Boundaries of the Cowichan Bay Sewer System Service Area**

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**WHEREAS** the Board of the Cowichan Valley Regional District established the *Cowichan Bay Sewer System Service Area* under the provisions of Bylaw No. 2128, cited as "CVRD Bylaw No. 2128 - Cowichan Bay Sewer System Service Establishment Bylaw, 2000", as amended;

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

- PID #001-321-463, Lot 1, Plan 20768, Section 4, Range 5, Cowichan Land District;
- PID #000-140-571, Lot 1, Plan 18449, Section 4, Range 5, Cowichan Land District;
- PID #003-579-301, Lot 1, Plan 20693, Section 4 & 5, Range 5, Cowichan Land District;
- PID #003-437-116, Lot A, Plan 21381, Section 4, Range 5, Cowichan Land District; and
- PID #011-721-031, Lot A, Plan 47087, Section 4, Range 5, Cowichan Land District.

**AND WHEREAS** the property owner has petitioned the Regional District Board to include the properties in the service area;

**AND WHEREAS** the Director for Electoral Area D - Cowichan Bay has consented, in writing, to the adoption of this bylaw;

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

1. **CITATION**

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 3291 – Cowichan Bay Sewer System Service Area Amendment Bylaw, 2009**".

2. **AMENDMENT**

That Bylaw No. 2128 be amended as follows:

That Schedule A to Bylaw No. 2128 be deleted and replaced with the Schedule A attached to this bylaw.

.../2

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_ , 2009.

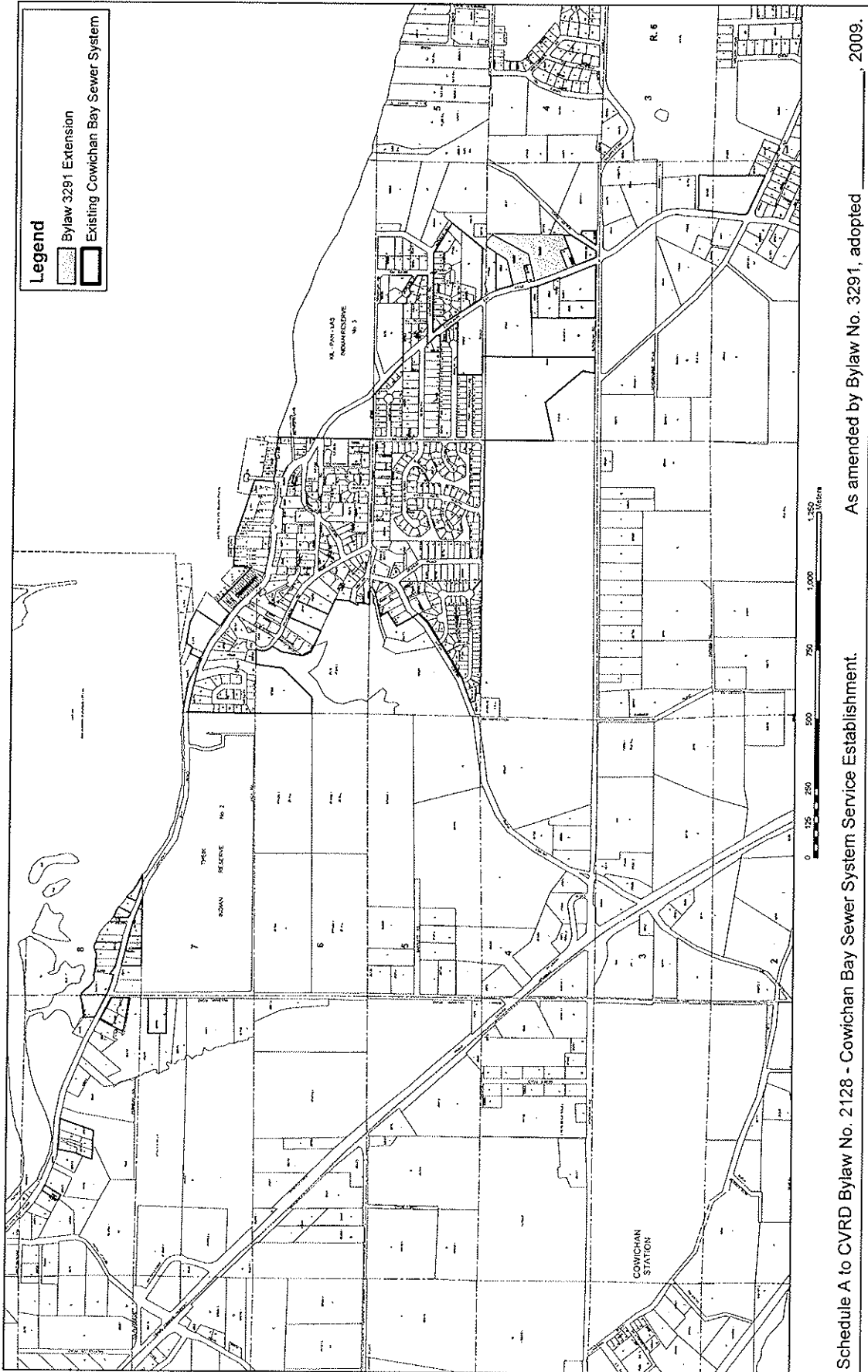
READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_ , 2009

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_ , 2009.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ , 2009.

\_\_\_\_\_  
Chairperson

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



Schedule A to CVRD Bylaw No. 2128 - Cowichan Bay Sewer System Service Establishment. As amended by Bylaw No. 3291, adopted \_\_\_\_\_, 2009.



**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW NO. 3292**

**A Bylaw To Amend the 2009 – 2013 Five Year Financial Plan**

**WHEREAS** the Board of the Cowichan Valley Regional District adopted the 2009 – 2013 five year financial plan pursuant to CVRD Bylaw No. 3261;

**AND WHEREAS** the Board of the Cowichan Valley Regional District wishes to amend the plan;

**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. 3292 - Five Year Financial Plan (2009 – 2013) Amendment Bylaw, 2009**".

2. **AMENDMENT**

That Bylaw No. 3261 be amended as follows:

- a) That Schedule A to Bylaw No. 3261 be deleted and replaced with the Schedule A attached to this Bylaw; and
- b) That Schedule B to Bylaw No. 3261 be deleted and replaced with the Schedule B attached to 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

**SUMMARY OF 5 YEAR FINANCIAL PLAN****2009 – 2013**

	2009	2010	2011	2012	2013
<b>SUMMARY OF REVENUE</b>					
Tax Requisition	\$21,741,816.	\$28,726,864.	\$29,783,669.	\$30,501,693.	\$31,293,831.
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>13,201,766.</u>	<u>27,628,334.</u>	<u>2,090,000.</u>	<u>1,347,064.</u>	<u>4,125,000.</u>
	<u>\$59,306,713.</u>	<u>\$78,914,980.</u>	<u>\$51,579,668.</u>	<u>\$51,908,266.</u>	<u>\$55,985,465.</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>
<b>TOTAL REVENUE</b>	<u>\$62,994,516.</u>	<u>\$77,920,750.</u>	<u>\$50,394,752.</u>	<u>\$50,666,012.</u>	<u>\$55,471,579.</u>
<b>SUMMARY OF EXPENDITURES</b>					
Debt Principal & Interest	\$ 3,460,397.	\$ 6,548,921.	\$ 6,912,822.	\$ 7,005,708.	\$ 7,155,049.
Capital	23,607,320.	33,122,611.	4,182,111.	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>
<b>TOTAL EXPENDITURE</b>	<u>\$62,994,516.</u>	<u>\$77,920,750.</u>	<u>\$50,394,752.</u>	<u>\$50,666,012.</u>	<u>\$55,471,579.</u>

... /3

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 Sahltam 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
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

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
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	1,000,000	8,558,974	350,000	221,973	571,973	9,130,947	482,667	2,318,634	6,329,646		9,130,947
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
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

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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
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
<b>TOTALS</b>	<b>21,741,816</b>	<b>1,255,717</b>	<b>9,977,610</b>	<b>13,129,804</b>	<b>13,201,766</b>	<b>59,306,713</b>	<b>1,234,814</b>	<b>2,452,989</b>	<b>3,687,803</b>	<b>62,994,516</b>	<b>3,460,397</b>	<b>23,607,320</b>	<b>36,080,305</b>	<b>(153,506)</b>	<b>62,994,516</b>

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

(Year 2010)

**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
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
Sahtlam 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
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				438,400		438,400				438,400	38,400	20,000	380,000		438,400
Curbside Collection			850,000			850,000				850,000			850,000		850,000
Solid Waste Complex	3,259,267		4,250,000	415,957	1,175,000	9,100,224	(100,000)		(100,000)	9,000,224	615,402	1,550,000	6,834,822		9,000,224
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
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 - Wilmot 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	20,428		30,072		50,500
Lambourn Water		28,000	37,000			65,000				65,000	10,823		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	2,078		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	266,666	133,334	423,400				423,400	1,200	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	36,850		0		36,850
Youbou Water		125,350	76,000			201,350	(19,000)		(19,000)	182,350	10,150		172,200		182,350
Honeymoon Bay Water		57,000	47,000			104,000	(10,000)		(10,000)	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		23,000	9,000			32,000	3,000		3,000	35,000		5,000	30,000		35,000
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	(4,000)		(4,000)	37,000		7,000	30,000		37,000
Twin Cedars Drainage	7,550					7,550				7,550			7,550		7,550
Wilmot Road Drainage	8,750					8,750				8,750			8,750		8,750

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
Sentinel Ridge Drainage	8,750					8,750				8,750			8,750		8,750
Shawnigan Lake East Drainage	3,450					3,450				3,450			3,450		3,450
Arbutus Mountain Drainage	11,000					11,000				11,000			11,000		11,000
Lanes Road Drainage	6,000					6,000	(2,000)		(2,000)	4,000			4,000		4,000
Cobble Hill Drainage #2	2,850					2,850				2,850			2,850		2,850
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		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
<b>TOTALS</b>	<b>28,726,864</b>	<b>1,655,150</b>	<b>11,132,073</b>	<b>9,772,559</b>	<b>27,628,334</b>	<b>78,914,980</b>	<b>(994,230)</b>	<b>0</b>	<b>(994,230)</b>	<b>77,920,750</b>	<b>6,548,921</b>	<b>33,122,611</b>	<b>38,249,218</b>	<b>0</b>	<b>77,920,750</b>

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

(Year 2011)

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	2,397,016			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.I.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	14,000		14,000	536,678		14,000	522,678		536,678
Grants-in-Aid	100,974					100,974				100,974			100,974		100,974
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		0		1,280,899
Administration Building				468,507		468,507				468,507	253,507	5,000	210,000		468,507
Emergency Planning	480,456		17,138			497,594	(20,000)		(20,000)	477,594			477,594		477,594
Community Parks	1,220,270		3,000			1,223,270	(20,000)		(20,000)	1,203,270	201,063	199,611	802,596		1,203,270
Electoral Area Services	196,653					196,653				196,653			196,653		196,653
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			80,000		105,000				105,000			105,000		105,000
Building Inspection	406,000			500,000		906,000				906,000		25,000	881,000		906,000
Community Planning	2,210,000			200,000		2,410,000				2,410,000		30,000	2,380,000		2,410,000
Bylaw Enforcement				212,000		212,000				212,000			212,000		212,000
North Oyster Fire Protection	247,096			76,688		323,784	(81,782)		(81,782)	242,002		10,000	232,002		242,002
Mesachie Lake Fire Protection	49,731					49,731	(10,000)		(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
Sahtlam Fire Protection	181,419		1,790	150,000		333,209	(15,000)		(15,000)	318,209	34,999	149,000	134,210		318,209
Malahat Fire Protection	156,572			63,952		220,524	(15,000)		(15,000)	205,524		18,000	187,524		205,524
Eagle Heights Fire Protection	189,750					189,750	(20,000)		(20,000)	169,750			169,750		169,750
Honeymoon Bay Fire Protection	158,515					158,515				158,515	27,219	20,000	111,296		158,515
Youbou Fire Protection	190,000					190,000				190,000	0	100,000	90,000		190,000
Cowichan Lake Recreation	2,349,503		510,513	100,000		2,960,016	(50,000)		(50,000)	2,910,016	630,613	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)		(50,000)	6,501,505	2,170,697	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	1,113,226	100,000	5,326,075		6,539,301
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	596,052		634,445			1,230,497				1,230,497	157,497	15,000	1,058,000		1,230,497
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

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
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	3,473,104		4,300,000	165,957	500,000	8,439,061	(100,000)		(100,000)	8,339,061	695,171	675,000	6,968,890		8,339,061
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
Wilmot Road Drainage	8,900					8,900				8,900			8,900		8,900
Sentinel Ridge Drainage	8,800					8,800				8,800			8,800		8,800
Shawnigan Lake East Drainage	3,500					3,500				3,500			3,500		3,500
Arbutus Mountain Drainage	11,500					11,500				11,500			11,500		11,500

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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
Lanes Road Drainage	6,200					6,200	(2,000)		(2,000)	4,200			4,200		4,200
Cobble Hill Drainage #2	2,900					2,900				2,900			2,900		2,900
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		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
<b>TOTALS</b>	<b>29,783,669</b>	<b>1,798,450</b>	<b>11,489,378</b>	<b>6,418,171</b>	<b>2,090,000</b>	<b>51,579,668</b>	<b>(1,184,916)</b>	<b>0</b>	<b>(1,184,916)</b>	<b>50,394,752</b>	<b>6,912,822</b>	<b>4,182,111</b>	<b>39,299,819</b>	<b>0</b>	<b>50,394,752</b>

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	2,450,817			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.I.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
Sahtlam 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
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



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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
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	3,599,162		4,350,000	115,957		8,065,119	(100,000)		(100,000)	7,965,119	721,229	125,000	7,118,890		7,965,119
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		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
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

Cowichan Valley Regional District  
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SCHEDULE "B"

FUNCTION:	Funding Sources					Total Funding	Transfer from/(to)			Total Revenue	Expenditures				
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing		Special Funds	Surplus of Prior Year	Total Transfers		Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
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 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		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 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		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	
<b>TOTALS</b>	<b>30,501,693</b>	<b>1,872,800</b>	<b>11,824,947</b>	<b>6,361,762</b>	<b>1,347,064</b>	<b>51,908,266</b>	<b>(1,242,254)</b>	<b>0</b>	<b>(1,242,254)</b>	<b>50,666,012</b>	<b>7,005,708</b>	<b>3,224,611</b>	<b>40,435,693</b>	<b>0</b>	<b>50,666,012</b>

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	2,516,212			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.I.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
Sahtlam 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
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

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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
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	3,649,162		4,400,000	115,957		8,165,119	(100,000)		(100,000)	8,065,119	721,229	125,000	7,218,890		8,065,119
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 Mountain	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
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

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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
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
<b>TOTALS</b>	<b>31,293,831</b>	<b>1,896,400</b>	<b>12,209,427</b>	<b>6,460,807</b>	<b>4,125,000</b>	<b>55,985,465</b>	<b>(513,886)</b>	<b>0</b>	<b>(513,886)</b>	<b>55,471,579</b>	<b>7,155,049</b>	<b>6,830,611</b>	<b>41,485,919</b>		<b>55,471,579</b>



## COWICHAN VALLEY REGIONAL DISTRICT

### BYLAW NO. 3293

#### A Bylaw to Amend the Lake Cowichan Fire Protection Service Establishment Bylaw

**WHEREAS** the Board of the Cowichan Valley Regional District established the *Lake Cowichan District Fire Protection Area* under the provisions of Bylaw No. 1657, cited as "CVRD Bylaw No. 1657 – Lake Cowichan Fire Protection Service Establishment Bylaw, 1994", for the purpose of providing fire protection and suppression services within portions of Electoral Area F – Cowichan Lake South/Skutz Falls and Electoral Area I – Youbou/Meade Creek;

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

- Lot A, Block 1405, Plan VIP82489 Except that Part in Plan VIP84577, Cowichan Lake Land District, PID 026-953-315; and
- Lot 1, Blocks 117 and 180, Plan VIP82490 Except Part in Plan VIP84239, Cowichan Lake Land District, PID 026-953-374.

**AND WHEREAS** the Regional Board has received a sufficient petition to include the properties within the fire protection service area;

**AND WHEREAS** the Directors for Electoral Area F – Cowichan Lake South/Skutz Falls and Electoral Area I – Youbou/Meade Creek have consented, in writing, to the adoption of this 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. 3293 – Lake Cowichan Fire Protection Service Area Amendment Bylaw, 2009**".

#### 2. AMENDMENT

That Bylaw No. 1657 be amended as follows:

- a) That Schedule A to CVRD Bylaw No. 1657 be deleted and replaced with the Schedule A attached to and forming part of this bylaw.

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

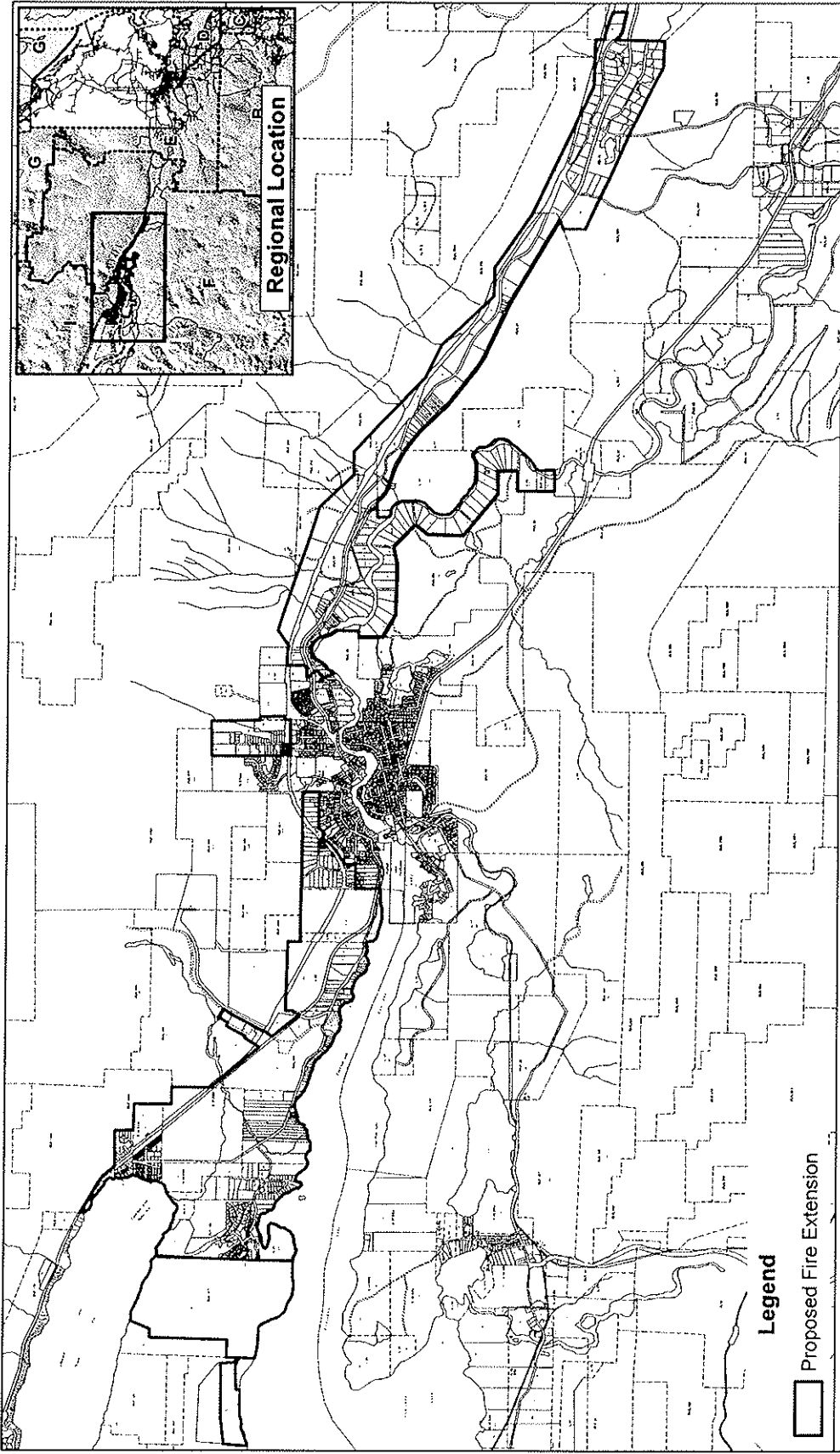
READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Chairperson

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



Schedule A to CVRD Bylaw No. 1657 Lake Cowichan Fire Protection Service Establishment Bylaw, 1994. As amended by Bylaw No. 3293, adopted \_\_\_\_\_, 2009.





C·V·R·D

## COWICHAN VALLEY REGIONAL DISTRICT

## BYLAW NO. 3294

**A Bylaw to Amend the North Oyster Local Service  
(Fire Protection) Area Establishment Bylaw No. 1689.**

**WHEREAS** the Board of Directors of the Cowichan Valley Regional District established a Fire Protection Service known as the *North Oyster Local Service (Fire Protection) Area* by Bylaw No. 1689, cited as "CVRD – North Oyster Local Service (Fire Protection) Area Establishment Bylaw No. 21, 1995", as amended;

**AND WHEREAS** the Regional Board deems it desirable and expedient to further amend Bylaw No. 1689 by extending the boundaries of the service area to include the following two properties:

- District Lot 51, Oyster District, Except the Right of Way of the Esquimalt and Nanaimo Railway Company, Except Part Coloured Red on Plan Deposited Under DD272791, and Except Part Shown Outlined in Red on Plan Deposited Under DD28551 (PID 009-439-714); and
- That Part of District Lot 51, Oyster District Shown Coloured in Red on Plan Deposited Under DD272791 (PID 000-879-185).

**AND WHEREAS** the Regional District Board has received a sufficient petition to include the properties within the service area;

**AND WHEREAS** the Director of Electoral Area H – North Oyster/Diamond has consented, in writing, to the adoption of this 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. 3294 – North Oyster Local Service (Fire Protection) Area Amendment Bylaw, 2009**".

2. **AMENDMENT**

That CVRD Bylaw No. 1689 be amended as follows:

That Schedule A to Bylaw No. 1689 be deleted and replaced with the Schedule A attached hereto 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



## COWICHAN VALLEY REGIONAL DISTRICT

### BYLAW NO. 3295

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

**WHEREAS** as of May 31, 2009, there is an unappropriated balance in the *Malahat Fire Protection Specified (Local Service) Area Machinery and Equipment Reserve Fund* of One Hundred Four Thousand One Hundred Forty-Eight Dollars (\$104,148.) that has been calculated as follows:

<b>BALANCE</b> in Reserve fund as at December 31, 2008:		\$ 66,132.
<b>ADD:</b>	Additions to the Fund, Including interest earned for the current year to date.	\$ 38,016.
		\$104,148.
<b>DEDUCT:</b>	Commitments outstanding under bylaws previously adopted.	<u>NIL</u>
<b>UNCOMMITTED BALANCE</b> In Reserve Fund as at May 31, 2009:		<u>\$104,148.</u>

**AND WHEREAS** it is deemed desirable and expedient to expend not more than Ten Thousand Dollars (\$10,000.) of the said balance for the purpose of purchasing an imaging camera;

**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. 3295 - Malahat Fire Protection Specified (Local Service) Area Machinery and Equipment Reserve Fund Expenditure (Imaging Camera) Bylaw, 2009**".

.../2

2. SUM TO BE APPROPRIATED

- a) An amount not exceeding the sum of Ten Thousand Dollars (\$10,000.), is hereby appropriated from the *Malahat Fire Protection Specified (Local Service) Area Machinery and Equipment Reserve Fund* for the purpose of purchasing an imaging camera.
- b) The expenditure to be carried out by the monies hereby appropriated shall be more particularly specified by Board Resolution adopted August 12, 2009.

3. SUMS REMAINING

Should any of the said sum of Ten Thousand Dollars (\$10,000.) remain unexpended after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the said Reserve Fund.

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Chair

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



C·V·R·D

## COWICHAN VALLEY REGIONAL DISTRICT

## BYLAW NO. 3141

**A Bylaw for the Purpose of Amending Official Community Plan Bylaw No. 1210,  
Applicable to Electoral Area C – Cobble Hill**

---

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

**AND WHEREAS** the Regional District has adopted an official community plan bylaw for Electoral Area C – Cobble Hill, that being Official Community Plan Bylaw No. 1210;

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

**AND WHEREAS** after the close of the notification period and with due regard to the public comments received, the Regional Board considers it advisable to amend Zoning Bylaw No. 1210;

**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. 3141 - Area C – Cobble Hill Official Community Plan Amendment Bylaw (TCH Development Permit Area Expansion), 2008**".

2. **AMENDMENTS**

Cowichan Valley Regional District Official Community Plan Bylaw No. 1210, 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.

.../2

READ A FIRST TIME this 25<sup>th</sup> day of June, 2008

READ A SECOND TIME this 25<sup>th</sup> day of June, 2008.

READ A THIRD TIME this 10<sup>th</sup> day of June, 2009.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Chairperson

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



C·V·R·D

SCHEDULE "A"

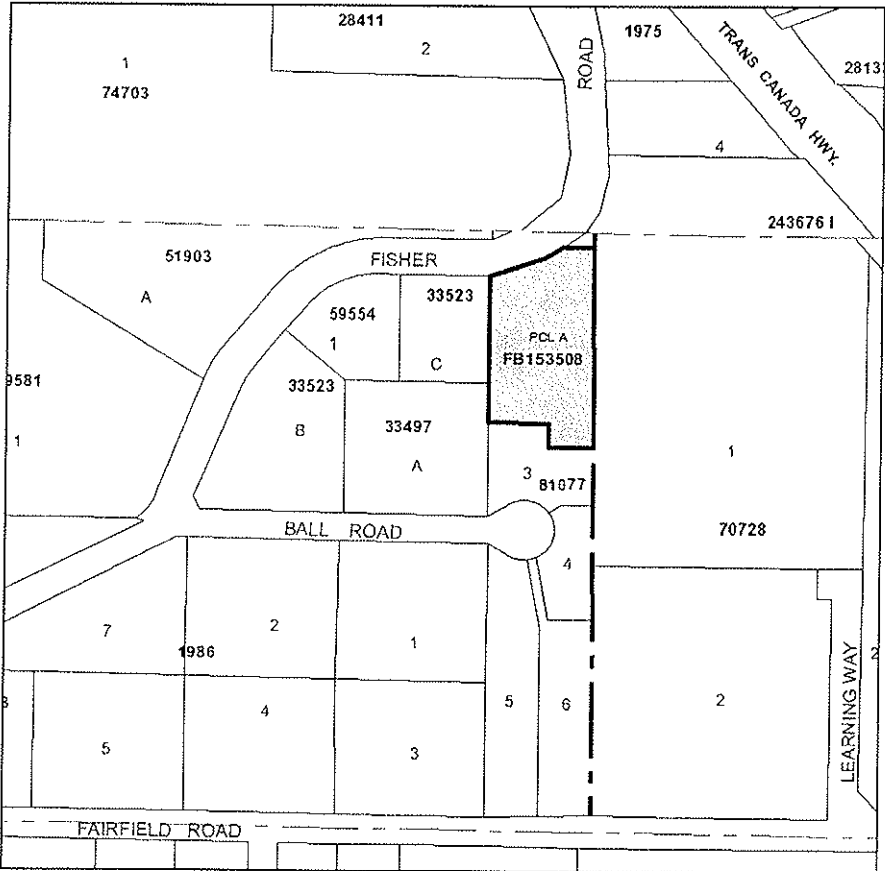
To CVRD Bylaw No. 3141

---

Schedule A to Official Community Plan Bylaw No. 1210, is hereby amended as follows:

1. That Parcel A, Block 1475, Section 13, Range 6, Shawnigan District, Plan FB153508, as shown outlined in a solid black line on Plan number Z-3141 attached hereto and forming Schedule B of this bylaw, be added to Figure 7 – Trans Canada Highway Development Permit Area.

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



THE AREA OUTLINED IN A SOLID BLACK LINE IS ADDED TO

Figure 7 – Trans Canada Highway Development Permit Area

APPLICABLE TO ELECTORAL AREA C





C.V.R.D

## COWICHAN VALLEY REGIONAL DISTRICT

## BYLAW NO. 3142

**A Bylaw for the Purpose of Amending Zoning Bylaw No. 1405  
Applicable to Electoral Area C – Cobble Hill**

---

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

**AND WHEREAS** the Regional District has adopted a zoning bylaw for Electoral Area C – Cobble Hill, that being Zoning Bylaw No. 1405;

**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. 1405;

**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. 3142 – Area C – Cobble Hill Zoning Amendment Bylaw (I-1B Parcel Coverage/Outdoor Storage), 2008**".

2. **AMENDMENTS**

Cowichan Valley Regional District Zoning Bylaw No. 1405, as amended from time to time, is hereby amended in the following manner:

a) Section 11.3(a)(1) is deleted and the following is added in its place:

(1) Mini warehousing, indoor storage, outdoor storage of boats and RV's only;

b) Section 11.3(b)(1) is deleted and replaced by the following:

(1) The parcel coverage shall not exceed 50 percent for all buildings and structures.

3. **FORCE AND EFFECT**

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

READ A FIRST TIME this 25<sup>th</sup> day of June, 2008

READ A SECOND TIME this 25<sup>th</sup> day of June, 2008.

SECOND READING RESCINDED this 8<sup>th</sup> day of April, 2009.

SECOND READING AS AMENDED this 8<sup>th</sup> day of April, 2009

READ A THIRD TIME this 10<sup>th</sup> day of June, 2009.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Chairperson

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



C·V·R·D

## COWICHAN VALLEY REGIONAL DISTRICT

## BYLAW NO. 3274

**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. 3274 - Area B – Shawnigan Lake Zoning Amendment Bylaw (Hayes), 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 Schedule B (Zoning Map) to Electoral Area B – Shawnigan Lake Zoning Bylaw No. 985 is further amended by rezoning Lot B, Section 15, Range 4, Shawnigan District, Plan VIP58126, as shown outlined in a solid black line on Schedule A attached hereto and forming part of this bylaw, numbered Z-, from F-1 (Primary Forestry) to F-2 (Secondary Forestry).

.../2

3. **FORCE AND EFFECT**

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

READ A FIRST TIME this 13<sup>th</sup> day of May, 2009.

READ A SECOND TIME this 13<sup>th</sup> day of May, 2009.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

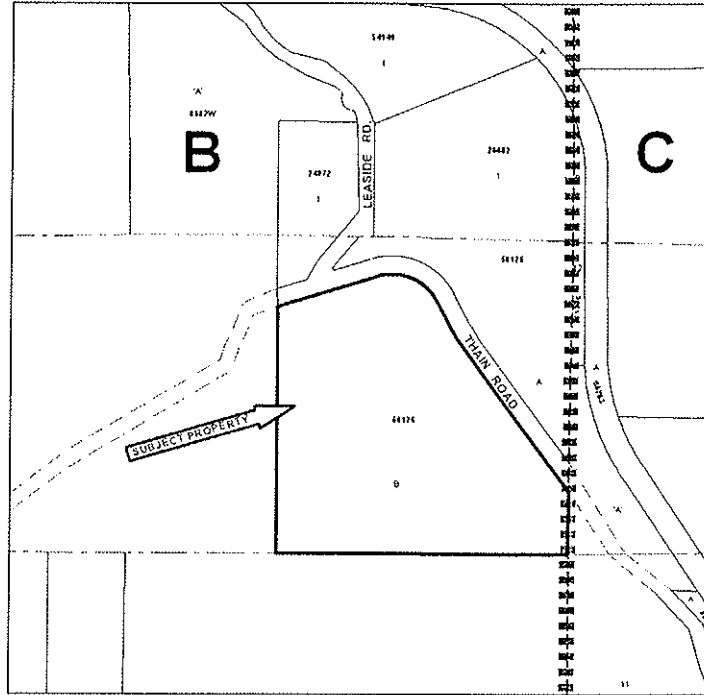
\_\_\_\_\_  
Chairperson

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

PLAN NO. Z-3274

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

3274



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

F-1 (Primary Forestry)

TO

F-2 (Secondary Forestry)

APPLICABLE

TO ELECTORAL AREA B



C·V·R·D

**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW NO. 3275**

**A Bylaw to Establish Procedures to Amend an Official Community Plan  
or a Zoning Bylaw, Amend a Land Use Contract, Process an Agricultural Land Reserve  
Application or to Issue a Permit Under Part 26 of the *Local Government Act***

---

**WHEREAS** the Board of Directors of the Cowichan Valley Regional District has adopted official community plans, zoning bylaws, and land use contracts;

**AND WHEREAS** the Board has designated areas in the Official Community Plans within which temporary commercial and industrial permits and development permits are required;

**AND WHEREAS** the Board has a duty, under the *Agricultural Land Commission Act*, to provide information and a resolution regarding Agricultural Land Reserve applications in the CVRD;

**AND WHEREAS** the Board must, pursuant to Section 895 of the *Local Government Act*, by bylaw, establish procedures to amend a plan, bylaw or issue a permit;

**AND WHEREAS** the Board may, pursuant to Section 931 of the *Local Government Act*, by bylaw, impose fees for applications and inspections;

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

1. **CITATION**

This bylaw may be cited for all purposes as the "**CVRD Development Application Procedures and Fees Bylaw No. 3275, 2009**".

2. **SCHEDULES**

The following Schedules are attached to, and form part of, this bylaw:

- a) Schedule "A" – Application Forms
- b) Schedule "B" – Fee Schedules
- c) Schedule "C" – General Sign Specifications
- d) Schedule "D" – Sign Information

### 3. SCOPE

This bylaw shall apply to the following:

- a) Application, by a party other than the Regional District, for amendment to:
  - i) an Official Community Plan;
  - ii) a Zoning Bylaw; and
  - iii) a Land Use Contract.
- b) Applications, by a party other than the Regional District, for a:
  - i) Development Variance Permit;
  - ii) Development Permit;
  - iii) Temporary Commercial/Industrial Use Permit;
  - iv) Board of Variance decision; and
  - v) *Agricultural Land Commission Act* approval.
- c) Subdivision Application Fees pursuant to Section 931 of the *Local Government Act*.
- d) Discharge or consent to amendment of a Restrictive Covenant to which the CVRD is a signatory or named party.
- e) File review in response to a letter requesting a review of many aspects of a parcel's status such as: present or historical zoning, building permits, bylaw enforcement and other permits.

### 4. APPLICATIONS

- a) Applications listed in Section 3 shall be made by the owner of the land involved, or by a person authorized by the owner.
- b) Applications for amendments or permits shall be made to the General Manager, Planning and Development Department of the CVRD, on the applicable form, attached hereto as Schedule "A" of this bylaw.

### 5. FEES

At the time of an application listed in Section 3, the applicant shall pay to the CVRD an application fee in the amount prescribed in Schedule "B" of this bylaw, or in accordance with any statute or regulation of British Columbia.

### 6. STAFF DUTIES AND REPORTS

- a) Applications shall be received by the General Manager of Planning and Development or a nominated designate;

- b) Where any application or administrative process would be within a Riparian Assessment Area pursuant to the *Riparian Areas Regulation* (RAR), the procedures set out therein shall be followed, without being subject to subsections c), d) and e) below;
- c) Written reports prepared by the Planning and Development Department shall be submitted to the appropriate Advisory Planning Commission (APC), where these exist, in the case of OCP amendments, zoning amendments and development permits;
- d) In the case of development variance permits and Agricultural Land Reserve applications, these will not be sent to an Advisory Planning Commission unless the Director of the affected area specifically requests it, but will instead be the subject of a Planning and Development Department report to the Electoral Area Services Committee;
- e) Following step (c) above, once an APC has prepared a recommendation or comments on an application it has considered, Planning and Development Department staff will prepare a report to the Electoral Area Services Committee;
- f) The recommendation of the Electoral Area Services Committee will then be considered by the CVRD Board of Directors.

## 7. DELEGATION OF DEVELOPMENT PERMIT APPLICATIONS

The CVRD Board of Directors delegates the ability to issue development permits to the General Manager of Planning and Development in the following circumstances:

- a) where a development permit application has been made pursuant to a Riparian Areas Regulation Development Permit Area or exclusively pursuant to RAR Development Permit Area guidelines;
- b) where a development permit would be required only for a sign.
- c) where a development permit has been applied for in the Woodley Range Development Permit Area (Electoral Area H).

## 8. PUBLIC NOTICE

### 8.1 Statutory References

The public notice requirements for development applications are prescribed in Part 26 of the *Local Government Act*, as illustrated by the following table:



APPLICATION TYPE	LOCAL GOV'T ACT SECTION
Official Community Plan	875
Zoning Bylaw Amendments	903
Development Permits	920
Temporary Commercial/ Industrial Use Permits	921
Development Variance Permits	922
Land Use Contracts	930
Board of Variance	901

### 8.2 Public Notice Requirements

Public notice, in any case noted in Section 8.1 other than Development Permit applications that do not incorporate a Variance, and Board of Variance applications, when required to be mailed, shall be mailed or otherwise delivered to the owners of parcels located within **60 metres** of the subject property.

### 8.3 Sign Requirement

- a) The applicant, on those parcels subject to an amendment to:
- i) an official community plan or zoning bylaw;
  - ii) land use contract, temporary commercial or industrial use permit.
  - iii) development variance permit and a development permit that incorporates a variance
- shall erect or cause to be erected a development application sign on the subject property.
- b) The development application sign shall be of a form substantially in conformity with the specifications of Schedules "C" and "D", and located in conformity with the following:
- i) the bottom edge of the sign(s) shall be a minimum of 1 metre above the ground, and not more than 1.5 metres above the ground;
  - ii) one sign shall be located within 3 metres of the edge of pavement of any fronting road, or on the parcel boundary line, whichever makes the sign(s) more legible for passers-by;
  - iii) the sign(s) shall be located approximately at the mid-point along each fronting road or parcel boundary line, except where this requirement would have the effect of obscuring the sign.

- c) The development application sign will be erected as soon as practical after application has been made, and shall be kept in place continuously, until after the Public Hearing, for a bylaw amendment, and until after Board of Directors has rendered a final decision, for a permit application. The General Manager of Planning and Development may require proof in a form acceptable to him that the sign has been posted as required by Section 8 of this bylaw.
- d) For the purposes of Section 8 of this bylaw, the CVRD may make a series of re-useable signs that conform to Schedules "C" and "D" available to applicants, for a fee as prescribed in Schedule "B".
- e) Notwithstanding anything to the contrary in this Bylaw, applicants whose properties lie within Electoral Area F of the CVRD are not required to post development application signs on their property in accordance with this Section.

9. **PUBLIC HEARING**

In the case of applications for amendments to the official community plan and the zoning bylaw, public hearings are governed by Section 890 of the *Local Government Act*. In the absence of the public, a public hearing may be adjourned after a minimum of 15 minutes from the advertised time of commencement of the hearing.

10. **PENALTY FOR POSTPONEMENT OF PUBLIC HEARING**

Any costs associated with the postponement of a hearing, due to failure of the applicant to comply with the requirements of this Bylaw, shall be paid by the applicant, in addition to application fees previously paid.

11. **PROCEDURE AFTER PUBLIC HEARING**

The Board shall, after the public hearing, if any, proceed in accordance with Section 894 of the *Local Government Act*.

12. **PERMIT - ISSUANCE OR REFUSAL**

The Board may, in the case of an application for a development variance permit, development permit, or temporary commercial use or industrial use permit:

- a) authorize the issuance of the permit; or
- b) authorize the issuance of the proposed permit as amended by the Board in its resolution; or
- c) table the permit; or
- d) refuse to authorize the issuance of the permit.

**13. REFUSAL**

Where an application has been refused by the Board, the General Manager of Corporate Services or a nominated designate shall notify the applicant in writing within 30 days immediately following the date of refusal.

**14. INACTIVE APPLICATION**

Where an applicant under this Bylaw has not pursued the application for a period of twelve (12) months, after being asked by CVRD staff to provide further information or follow a procedure outlined in this Bylaw, the application is deemed to be inactive, and the file will be closed. If a partial fee refund is due under the Official Community Plan and Zoning Amendment refund policy, it will be issued at the time of file closure. **Approximately three (3) months before file closure or nine (9) months into an inactive period, a warning letter will be sent to the applicant advising them that their file is about to become inactive.**

**15. REFUND**

No refunds are available for any type of applications upon which CVRD Staff have expended time in processing the application, except in accordance with the **Refund Policy** under **Schedule B to this Bylaw – Rezoning/Official Community Plan Fee Schedule**.

Where any type of application has been submitted along with the required fee, and the applicant withdraws an application before staff effort has been expended on the file, a 100% fee refund will be given to the applicant.

**16. REAPPLICATION**

Subject to Section 895 of the *Local Government Act*, reapplication for an amendment or permit that has been refused by the Board shall not be considered within a 12 month period immediately following the date of refusal. The time period respecting reapplication may only be varied by an affirmative vote of at least two thirds of the Regional Board members eligible to vote on the reapplication.

**17. SEVERABILITY**

If any word, section, subsection, sentence, phrase, or schedule of this bylaw is for any reason held invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the portion that is invalid shall not affect the validity of the remainder of this bylaw.

**18. REPEAL**

Development Approvals Procedures Bylaw No. 2255, cited as "CVRD Development Approval Procedures Bylaw No. 2255, 2001"; and amendments thereto are hereby repealed.

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Chairperson

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



C·V·R·D

## SCHEDULE A

### To CVRD BYLAW NO. 3275

---

Includes the following Application Forms:

1. Application for Development Permit
2. Application for Development Variance Permit
3. Application for Rezoning and/or Official Plan Amendment, or Land Use Contract Amendment
4. Application for Temporary Use Permit

COWICHAN VALLEY REGIONAL DISTRICT

APPLICATION FOR DEVELOPMENT PERMIT

- 1. Name of Owner(s)
2. Address of Owner(s)
3. Telephone No. of Owner(s) Fax No.
4. Name of Applicant
5. Address of Applicant
6. Telephone No. of Applicant Fax No.
7. Legal Description of Property
8. Civic Address of Property
9. Size of Property
10. Existing Use of Property
11. Adjacent Land Use: North, South, East, West
12. Zoning
13. Official Plan Designation
14. Proposed Use of Property

(additional written material may be attached)

- 15. Request for Variance ?

DECLARATION PURSUANT TO THE ENVIRONMENTAL MANAGEMENT ACT

I, \_\_\_\_\_, owner of land described above on this application form, hereby declare that the land which is the subject of this application has not to my knowledge been used for industrial or commercial activity as defined in the list of "Industrial purposes and activities (Schedule 2) of the Contaminated Sites Regulation (B.C. Reg. 375/96). I therefore declare that I am not required to submit a site profile under Section 20.11 or any other section of the Environmental Management Act.

Signature \_\_\_\_\_ 126 \_\_\_\_\_ Date \_\_\_\_\_

**THE FOLLOWING MUST BE INCLUDED WITH THIS APPLICATION:**

- (a) One copy of the legal plan of the property
- (b) Scale plan of the property or properties showing true dimensions and shape of the property, the site location of proposed and existing buildings, the approximate location of the buildings on adjoining properties and, where applicable, additional information such as dimensioned floor plans, elevations, watercourses, areas of standing water, etc. (Note: At least one copy of any submissions must be a maximum of 11"x17" in size.)
- (c) State of Title Certificate (available from the Land Titles Office, in Victoria or through a title search company, notary or lawyer) and copies of all easement, covenant and right-of-way documents etc. on the title.
- (d) Additional material, certified resolutions or comments in support of the application.
- (e) Payment of the applicable application fee (see fee schedule).
- (f) Completed Site Profile as per the Site Contamination Regulation of the *Environmental Management Act* (if required).

I HEREBY DECLARE that all the above statements and information contained in the material submitted in support of this application are, to the best of my knowledge true and correct in all respects. I further declare that I am aware that should a development permit be issued, the CVRD is required by Section 927 of the *Local Government Act* to file notice of the issuance of the permit in the Land Title Office and that such notice will be filed against the title of the subject property.

\_\_\_\_\_  
Signature of Owner(s)

By completing this application form, the owner and/or applicant hereby is aware and authorizes site inspections to be conducted by Regional District staff and Advisory Planning Commission members as authorized by the Regional Board.

Where the applicant for development permit is not the owner of the subject property, the following consent form must be filled out by the registered owner(s) of the property:

I \_\_\_\_\_, the registered owner, of \_\_\_\_\_

do hereby authorize \_\_\_\_\_, to act on my behalf with respect to the above described development permit, and I acknowledge that all correspondence and communications regarding this matter shall be between \_\_\_\_\_ and the Cowichan Valley Regional District.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

ADDRESS APPLICATION TO:

General Manager  
Planning and Development Department  
Cowichan Valley Regional District  
175 Ingram Street, Duncan, B.C. V9L 1N8

## COWICHAN VALLEY REGIONAL DISTRICT

**APPLICATION FOR DEVELOPMENT VARIANCE PERMIT**

1. Name of Owner \_\_\_\_\_
2. Address of Owner \_\_\_\_\_
3. Telephone No. of Owner \_\_\_\_\_ Fax No. \_\_\_\_\_
4. Name of Applicant \_\_\_\_\_
5. Address of Applicant \_\_\_\_\_
6. Telephone No. of Applicant \_\_\_\_\_ Fax No. \_\_\_\_\_
7. Legal Description of Property \_\_\_\_\_  
\_\_\_\_\_
8. Civic Address of Property \_\_\_\_\_
9. Size of Property \_\_\_\_\_
10. Existing Use of Property \_\_\_\_\_
11. Adjacent Land Use:  
North \_\_\_\_\_  
South \_\_\_\_\_  
East \_\_\_\_\_  
West \_\_\_\_\_
12. Zoning \_\_\_\_\_
13. Official Plan Designation \_\_\_\_\_
14. Proposed Use of Property \_\_\_\_\_  
\_\_\_\_\_
15. I require a variance to Section \_\_\_\_\_ of CVRD Bylaw No. \_\_\_\_\_  
which states: \_\_\_\_\_
16. Indicate the extent of the variance requested and the justification for the proposed variance  
\_\_\_\_\_  
\_\_\_\_\_

**DECLARATION PURSUANT TO THE ENVIRONMENTAL MANAGEMENT ACT**

I, \_\_\_\_\_, owner of land described above on this application form, hereby declare that the land which is the subject of this application has not to my knowledge been used for industrial or commercial activity as defined in the list of "Industrial purposes and activities (Schedule 2) of the *Contaminated Sites Regulation* (B.C. Reg. 375/96). I therefore declare that I am not required to submit a site profile under Section 20.11 or any other section of the *Environmental Management Act*.

Signature

128

Date



**THE FOLLOWING MUST BE INCLUDED WITH THIS APPLICATION:**

- (a) One copy of the legal plan of the property
- (b) Scale plan of the property or properties showing true dimensions and shape of the property, the site location of proposed and existing buildings, the approximate location of the buildings on adjoining properties and, where applicable, additional information such as dimensioned floor plans, elevations, watercourses, areas of standing water, etc. (Note: At least one copy of any submissions must be a maximum of 11"x17" in size.)
- (c) State of Title Certificate (available from the Land Titles Office, in Victoria or through a title search company, notary or lawyer) and copies of the easement, covenant and right-of-way documents etc on the title.
- (d) Additional material, certified resolutions or comments in support of the application.
- (e) Payment of the applicable application fee (see fee schedule).
- (f) Completed Site Profile as per the Site Contamination Regulation of the *Environmental Management Act* (if required).

I HEREBY DECLARE that all the above statements and information contained in the material submitted in support of this application are, to the best of my knowledge true and correct in all respects. I further declare that I am aware that should a development variance permit be issued, the CVRD is required by Section 927 of the *Local Government Act* to file notice of the issuance of the permit in the Land Title Office and that such notice will be filed against the title of the subject property.

\_\_\_\_\_  
Signature of Owner(s)

By completing this application form, the owner and/or applicant hereby is aware and authorizes site inspections to be conducted by Regional District staff, Advisory Planning Commission members and Agricultural Advisory Committee members as authorized by the Regional Board.

Where the applicant for development variance permit is not the owner of the subject property, the following consent form must be filled out by the registered owner(s) of the property:

I \_\_\_\_\_, the registered owner of

\_\_\_\_\_ do hereby authorize \_\_\_\_\_, to act on my behalf with respect to the above described development variance permit, and I acknowledge that all correspondence and communications regarding this matter shall be between \_\_\_\_\_ and the Cowichan Valley Regional District.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Agent

Date \_\_\_\_\_

Date \_\_\_\_\_

ADDRESS APPLICATION TO:

General Manager  
Planning and Development Department  
Cowichan Valley Regional District  
175 Ingram Street  
Duncan, B.C. V9L 1N8

COWICHAN VALLEY REGIONAL DISTRICT

APPLICATION FOR REZONING AND/OR OFFICIAL PLAN AMENDMENT, LAND USE CONTRACT AMENDMENT OR RURAL LAND USE BYLAW AMENDMENT

- 1. Name of Owner
2. Address of Owner
3. Telephone No. of Owner Fax No.
4. Name of Applicant
5. Address of Applicant
6. Telephone No. of Applicant Fax No.
7. Legal Description of Property
8. Civic Address of Property
9. Size of Property
10. Amount of property in the ALR (if applicable)
11. Amount of property in the FLR (if applicable)
12. Existing use of property
13. Adjacent land use: North South East West
14. Services Provided and/or proposed by applicant Sewage Disposal Water Supply Road Access Other
15. Existing Zoning
16. Existing Official Plan Designation

- 17. Proposed Zoning \_\_\_\_\_
- 18. Proposed Official Plan Designation \_\_\_\_\_
- 19. Bylaw text change requested (if applicable): \_\_\_\_\_
- 20. Proposed use and reasons for requesting the change:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**DECLARATION PURSUANT TO THE ENVIRONMENTAL MANAGEMENT ACT**

I, \_\_\_\_\_, owner of land described above on this application form, hereby declare that the land which is the subject of this application has not to my knowledge been used for industrial or commercial activity as defined in the list of "Industrial purposes and activities (Schedule 2) of the *Contaminated Sites Regulation* (B.C. Reg. 375/96). I therefore declare that I am not required to submit a site profile under Section 20.11 or any other section of the *Environmental Management Act*.

\_\_\_\_\_  
Signature Date

THE FOLLOWING MUST BE INCLUDED WITH THIS APPLICATION:

- (a) One copy of the legal plan of the property
- (b) Scale plan of the property or properties showing true dimensions and shape of the property, the site location of proposed and existing buildings, the approximate location of the buildings on adjoining properties and, where applicable, additional information such as dimensioned floor plans, elevations, watercourses, areas of standing water, etc. (Note: At least one copy of any submissions must be a maximum of 11"x17" in size.)
- (c) State of Title Certificate (available from the Land Titles Office, in Victoria or through a title search company, notary or lawyer) and copies of all easement, covenant and right-of-way documents, etc. on the title.
- (d) Additional material, certified resolutions or comments in support of the application.
- (e) Payment of the applicable application fee (see fee schedule).
- (f) Completed Site Profile as per the Site Contamination Regulation of the *Environmental Management Act* (if required).

I HEREBY DECLARE that all the above statements and information contained in the material submitted in support of this application are, to the best of my knowledge true and correct in all respects. I further declare that I am aware that should a permit be issued, the CVRD is required by Section 927 of the *Local Government Act* to file notice of the issuance of the permit in the Land Title Office and that such notice will be filed against the title of the subject property.

\_\_\_\_\_  
Signature of Owner(s)

By completing this application form, the owner and/or applicant hereby is aware and authorizes site inspections to be conducted by Regional District staff, Advisory Planning Commission members and Agricultural Advisory Committee members as authorized by the Regional Board.

Where the applicant for re-zoning, plan amendment, land use contract amendment or rural land use bylaw amendment is not the owner of the subject property, the following consent form must be filled out by the registered owner(s) of the property:

I \_\_\_\_\_, the registered owner, of \_\_\_\_\_

do hereby authorize \_\_\_\_\_, to act on my behalf with respect to the above described rezoning/plan amendment, and I acknowledge that all correspondence and communications regarding this matter shall be between \_\_\_\_\_ and the Cowichan Valley Regional District.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

ADDRESS APPLICATION TO:  
General Manager  
Planning and Development Department  
Cowichan Valley Regional District  
175 Ingram Street  
Duncan, B.C. V9L 1N8

<p><b>COWICHAN VALLEY REGIONAL DISTRICT</b></p> <p><b>APPLICATION FOR TEMPORARY USE PERMIT</b></p>
--

1. Name of Owner \_\_\_\_\_
2. Address of Owner \_\_\_\_\_
3. Telephone No. of Owner \_\_\_\_\_ Fax No. \_\_\_\_\_
4. Name of Applicant \_\_\_\_\_
5. Address of Applicant \_\_\_\_\_
6. Telephone No. of Applicant \_\_\_\_\_ Fax No. \_\_\_\_\_
7. Legal Description of Property \_\_\_\_\_  
\_\_\_\_\_
8. Civic Address of Property \_\_\_\_\_
9. Size of Property \_\_\_\_\_
10. Amount of property in the ALR \_\_\_\_\_ (if applicable)
11. Amount of property in the FLR \_\_\_\_\_ (if applicable)
12. Existing Use of Property \_\_\_\_\_
13. Adjacent Land Use  
 North \_\_\_\_\_  
 South \_\_\_\_\_  
 East \_\_\_\_\_  
 West \_\_\_\_\_
14. Services Provided and/or proposed by applicant  
 Sewage Disposal \_\_\_\_\_  
 Water Supply \_\_\_\_\_  
 Road Access \_\_\_\_\_  
 Other \_\_\_\_\_
15. Existing Zoning \_\_\_\_\_
16. Existing Official Plan Designation \_\_\_\_\_
17. Proposed use and reasons for requesting a permit:

**THE FOLLOWING MUST BE INCLUDED WITH THIS APPLICATION:**

- (a) One copy of the legal plan of the property
- (b) Scale plan of the property or properties showing true dimensions and shape of the property, the site location of proposed and existing buildings, the approximate location of the buildings on adjoining properties and, where applicable, additional information such as dimensioned floor plans, elevations, watercourses, areas of standing water, etc. (Note: At least one copy of any submissions must be a maximum of 11"x17" in size.)
- (c) State of Title Certificate (available from the Land Titles Office, in Victoria or through a title search company, notary or lawyer) and copies of all easement, covenant and right-of-way documents etc on the title.
- (d) Additional material, certified resolutions or comments in support of the application.
- (e) Payment of the applicable application fee (see attached).

I HEREBY DECLARE that all the above statements and information contained in the material submitted in support of this application are, to the best of my knowledge true and correct in all respects. I further declare that I am aware that should a development permit be issued, the CVRD is required by Section 927 of the *Local Government Act* to file notice of the issuance of the permit in the Land Title Office and that such notice will be filed against the title of the subject property.

\_\_\_\_\_  
Signature of Owner(s)

By completing this application form, the owner and/or applicant hereby is aware and authorizes site inspections to be conducted by Regional District staff, Advisory Planning Commission members and Agricultural Advisory Committee members as authorized by the Regional Board.

Where the applicant for a temporary use permit is not the owner of the subject property, the following consent form must be filled out by the registered owner(s) of the property:

I \_\_\_\_\_, the registered owner, of \_\_\_\_\_

do hereby authorize \_\_\_\_\_, to act on my behalf with respect to the above described temporary use permit, and I acknowledge that all correspondence and communications regarding this matter shall be between \_\_\_\_\_ and the Cowichan Valley Regional District.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

ADDRESS APPLICATION TO:  
General Manager  
Planning and Development Department  
Cowichan Valley Regional District  
175 Ingram Street  
Duncan, B.C. V9L 1N8



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## SCHEDULE B

To CVRD BYLAW NO. 3275

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Includes the following Fee Schedules:

1. Development Permit Fees
2. Development Variance Permit Fees
3. Rezoning/Official Plan Amendment Fees
4. Miscellaneous Fees
5. Subdivision Fees

## FEE SCHEDULE - DEVELOPMENT PERMIT

<u>TYPE OF APPLICATION</u>	<u>FEE</u>
<b><u>Environmental Protection Development Permit Areas:</u></b>	
- Riparian Areas Regulation DPA: )-	
- Mill Bay DPA – with Riparian Areas Regulation )-	\$ 200.
- Cowichan River DPA – Cowichan-Koksilah OCP )-	plus \$200.
- Stream Protection DPA – Saltair )-	for each parcel
- Habitat Protection DPA – Saltair )-	or dwelling unit
- Watercourse Protection DPA – Youbou/Meade Creek )-	
<b><u>All Other Development Permit Areas:</u></b>	
<b>Minor Commercial or Industrial:</b> (Structures less than 200 m <sup>2</sup> in area)	\$400.*
<b>Major Commercial or Industrial:</b> (Structures 200 m <sup>2</sup> in area or greater)	\$400.* plus \$100. for each 100 m <sup>2</sup> of gross floor area
<b>Sign Only:</b> =.75 m <sup>2</sup>	\$ 20.*
>.75 m <sup>2</sup> and <3 m <sup>2</sup>	\$ 40.*
= or >3 m <sup>2</sup>	\$100.*
<b>Exterior Cosmetic Renovations, Parking and Loading Changes:</b>	\$300.*
<b>Residential: One Dwelling or Parcel</b>	\$200.*
<b>Residential: More than one Dwelling or Parcel</b>	\$200*, plus \$200. for each parcel or dwelling unit
* where a development permit application also includes a variance, an additional \$200. is required	
<b>ENVIRONMENTAL/GEOTECHNICAL CONSULTANT FEE:</b> See note below	

### NOTES:

- In the cases where environmental or geotechnical reports have been submitted by the applicant as part of an application, the Board may require an independent review prior to any decision being made on a development permit. In such cases, the applicant will 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.
- Where a property that is the subject of an application for a development permit lies in multiple development permit areas, only one development permit fee will be charged.
- In the event that the application is approved by the Regional Board, a further charge of \$25. per parcel is payable to the CVRD, to cover the cost of filing notice at the Land Titles office.



**FEE SCHEDULE - DEVELOPMENT VARIANCE PERMIT**

<u>TYPE OF APPLICATION</u>	<u>FEE</u>
DEVELOPMENT VARIANCE PERMIT:	\$ 400.

## NOTE:

1. In the event that the application is approved by the Regional Board, a further charge of \$25. per parcel shall be payable at the time of but prior to the issuance of the permit so as to cover the cost of filing notice of the permit at the Land Titles office.
2. If more than one parcel is the subject of the application, a separate development variance permit application fee shall be required for each parcel and/or for each building or dwelling if separate variances are required for each.

## FEE SCHEDULE - REZONING/OFFICIAL PLAN AMENDMENT

<u>TYPE OF APPLICATION</u>	<u>FEE</u>
(a) OFFICIAL PLAN AMENDMENT, no new density:	\$2200.
(b) OFFICIAL PLAN AMENDMENT, new density:	\$2200. plus amounts shown in (e) and (f)
(c) OFFICIAL PLAN AMENDMENT COMBINED WITH ANY ZONING AMENDMENT:	\$2400. plus amounts shown in (g) and (h) and (e) below, if applicable
(d) ZONING MAP AND/OR TEXT AMENDMENT:	\$2200. plus amounts shown in (g) and (h) and (e) below, if applicable
(e) OFFICIAL PLAN AMENDMENT ONLY, ALLOWING 3 OR MORE NEW DWELLINGS OR PARCELS:	an additional \$80. for each dwelling or parcel ("density unit") permitted by the amendment Bylaw <sup>4,5</sup>
(f) OFFICIAL PLAN AMENDMENT ONLY, ALLOWING FOR COMMERCIAL OR INDUSTRIAL: (for parcels 0.3 ha or greater in area):	\$80. plus a further \$80. for each additional 0.1 ha of parcel area ("density unit") to be redesignated <sup>4,5</sup>
(g) ZONING ALLOWING 3 OR MORE NEW DWELLINGS OR PARCELS:	an additional \$120. for each dwelling or parcel ("density unit") permitted by the amendment Bylaw <sup>4</sup>
(h) 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 ("density unit") of parcel area <sup>4</sup>
<b>ENVIRONMENTAL/GEOTECHNICAL CONSULTANT FEE:</b>	
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.	

### Notes and superscripts:

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 amendment of an 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% (percent) of additional "density unit" 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.
5. Where an OFFICIAL PLAN amendment application has been made that would affect use of land or density, and additional application fees of \$80 per "density unit" have been paid, a complementary ZONING BYLAW amendment application fee of \$2200 PLUS an additional application fee of \$40 per "density unit" must be paid, provided this occurs within 60 days of adoption of the OFFICIAL PLAN amendment. If the gap between the adoption of the OFFICIAL PLAN amendment and ZONING BYLAW amendment application is longer than 60 days, the ZONING BYLAW amendment application shall be treated as if it is an entirely new application, with full application fees being levied.

## FEE SCHEDULE - MISCELLANEOUS

<u>TYPE OF APPLICATION</u>	<u>FEE</u>
BOARD OF VARIANCE:	\$400.
LAND USE CONTRACT AMENDMENT:	Same as for rezoning amendment, development permit, development variance permit (whichever is applicable) plus advertising costs
TEMPORARY USE PERMITS:	\$1,000. plus advertising costs
LIQUOR LICENCE APPLICATION	\$1,500. plus advertising costs
OTHER:	
CVRD Development Application Sign Deposit	\$30
CVRD File Review Fee	\$150
Restrictive Covenant Processing /Amendment Discharge Fee	\$250

NOTE:

1. In the event that the application is approved by the Regional Board, a further charge of \$25. per parcel shall be payable at the time of, but prior to, issuance of the permit so as to cover the cost of filing notice at the Land Titles office.
2. If more than one parcel is the subject of the application, a separate permit application fee shall be required for each parcel unit/or for each building or dwelling if separate variances are required for each.
3. The applicant will be sent a first invoice for the anticipated cost of the advertising for the public hearing/notice. The public hearing/notice will not be scheduled until payment of the first invoice has been received, and payment of the final invoice must be received prior to the recommendation being forwarded to the Regional Board.
4. In a case where an application is withdrawn or turned down by the Regional Board prior to the public notification process having commenced, a refund of \$100. shall be returned to the applicant.

## FEE SCHEDULE - SUBDIVISIONS

### TYPE OF APPLICATION

### FEE

#### SUBDIVISIONS OR BOUNDARY ADJUSTMENT:

**\$500** for boundary adjustment or first new lot, plus an additional \$500 for the second and every subsequent new parcel

Prior to final approval and signature of a plan of subdivision by the Approving Officer, a fee of \$500 for every new parcel to be created shall be due and payable to the Cowichan Valley Regional District Development Services Department.

Additional fees as shown below shall be due and payable to the Cowichan Valley Regional District Engineering Services Department for properties that are within an existing local service area or are proposed to become designated a local service area (water and/or sewer utility) under the jurisdiction of the Cowichan Valley Regional District, based on the following noted formula.

#### SUBDIVISIONS: SEWER UTILITY

**\$100. plus \$50.** for every new parcel within a sewer utility local service area owned and operated by the CVRD

#### SUBDIVISIONS: WATER UTILITY

**\$100. plus \$50.** for every new parcel within a water utility local service area owned and operated by the CVRD

#### SUBDIVISIONS: SEWER & WATER UTILITY

**\$200. plus \$50.** for every new parcel within water & sewer utilities local service area owned and operated by the CVRD



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## SCHEDULE C

To CVRD BYLAW NO. 3275

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### Sign Specifications:

1. Sign Size:
  - 91 cm x 91 cm, minimum dimensions
2. Sign Material:
  - Corrugated plastic, plywood or other durable material
  - Colour: white background
3. Sign Lettering:
  - Block lettering in black paint or black vinyl
  - Major headings as per Schedule D: 7 cm letters (minimum)
  - Secondary headings as per Schedule D: 5 cm letters (minimum)
  - All other words: 4 mm (minimum)
4. Sign Content:
  - Sign content shall be substantially as shown on Schedule C, Page 2, or
  - Sign content may be varied from the above with the prior consent of the General Manager of Planning and Development or nominated designate, provided the sign meets all of the minimum requirements of this Schedule and adequately provides public notice.
5. Sign Installation
  - Notice of Development Application signs shall be installed in a sound manner, be capable of withstanding typical winds and weather, and be clearly legible from the fronting road right-of-way.



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## NOTICE of DEVELOPMENT APPLICATION

AN APPLICATION HAS BEEN SUBMITTED TO THE  
COWICHAN VALLEY REGIONAL DISTRICT AS DESCRIBED BELOW:

For details of the insert, see Schedule D

For further information, please contact:  
**Planning and Development Department**  
**COWICHAN VALLEY REGIONAL DISTRICT**  
175 Ingram Street, Duncan, BC V9L 1N8  
Telephone: (250) 746-2620 or 1-800-665-3955



C·V·R·D

SCHEDULE D

To CVRD BYLAW NO. 3275

SCHEDULE D – Sign Information (sample)

<b>Type: DEVELOPMENT PERMIT with VARIANCE</b>		
<i>Applicant's name and address:</i> ABCD Developments Inc. PO Box 1234 Duncan, B.C. V0V 0V0 Tel: (250) 123-4567	<i>Subject property:</i> 9876 Somewhere Road  Lot 1, Block B, Plan 785 B, Shawnigan Land District	<i>Parcel Area:</i> 2000 m <sup>2</sup>  (1/2 acre)
<i>OCP Designation:</i> Residential  <i>Development Permit Area:</i> Yes	<i>Zoning :</i> R-3 Village Residential Serviced	<i>ALR:</i> Out  <i>FLR:</i> Out
<i>Summary:</i>		
<i>Map:</i>		



C·V·R·D

## COWICHAN VALLEY REGIONAL DISTRICT

## BYLAW NO. 3283

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

---

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

**AND WHEREAS** the Regional District has adopted a zoning bylaw for Electoral Area I – Youbou/Meade Creek, that being Zoning Bylaw No. 2465;

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

**AND WHEREAS** after the close of the notification period and with due regard to the public comments received, the Regional Board considers it advisable to amend Zoning Bylaw No. 2465;

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

1. **CITATION**

This bylaw shall be cited for all purposes as "**CVRD Bylaw No. 3283 – Area I – Youbou/Meade Creek Zoning Amendment Bylaw (Housekeeping), 2009**".

2. **AMENDMENTS**

Cowichan Valley Regional District Zoning Bylaw No. 2465, as amended from time to time, is hereby amended in the following manner:

a) Section 3.4.2(a) is deleted and replaced by the following:

- (a) the owner of the parcel agrees to and enters into a restrictive covenant in favour of the CVRD pursuant to Section 219 of the Land Title Act to the effect that the owner removes the existing dwelling or converts it to an accessory building under a Building Permit to the satisfaction of the Building Inspector, prior to the issuance of an occupancy permit;

.../2



b) The last sentence of Section 3.10.2 is deleted and replaced with the following:

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.

c) Section 3.14 is amended by deleting subsections (c) and (d) and replacing them with the following:

(c) where the parcels involved are all under 10 hectares in area, the resulting parcels may be of any size provided that a required area for a sewage disposal field and reserve field area and a reasonable building envelope are available on each proposed parcel, and that any existing buildings and structures are set back the required minimum distance from proposed lot lines;

(d) where one or more of the parcels involved are greater than 10 hectares in area, the boundary change shall not result in the reduction of any parcel's area by greater than 20% of its original size.

3. **FORCE AND EFFECT**

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

READ A FIRST TIME this 8<sup>th</sup> day of July, 2009.

READ A SECOND TIME this 8<sup>th</sup> day of July, 2009.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Chairperson

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



## COWICHAN VALLEY REGIONAL DISTRICT

### BYLAW NO. 3284

#### 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. 3284 - Area E – Cowichan Station/Sahtlam/Glenora Official Community Plan Amendment Bylaw (Cherry Blossom Estates), 2009**".

#### 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 \_\_\_\_\_ 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. 3284 as given Third Reading on the \_\_\_\_\_ day of \_\_\_\_\_, 2009.

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

\_\_\_\_\_  
Date

APPROVED BY THE MINISTER OF COMMUNITY AND RURAL 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. 3284

---

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

1. That the following is added to the "Table of Contents" at the end of Part Fourteen:

14.9 Bare Land Strata Subdivision Development Permit Area

2. That the following is added after Section 14.8:

**14.9 BARE LAND STRATA SUBDIVISION DEVELOPMENT PERMIT AREA**

14.9.1 *Category*

The Bare Land Strata Subdivision Development Permit Area is designated pursuant to Section 919.1(1)(a) and (e) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity and establishment of objectives for the form and character of intensive residential development.

14.9.2 *Justification*

The CVRD Board recognizes that the development of lands within the Bare Land Strata Subdivision Development Permit Area represents an urban land use in a rural setting. To ensure that these lands are developed in manner that minimizes impacts on adjacent agricultural uses and rural residential lands and protects the natural environment, the Board wishes to establish objectives and guidelines for bare land strata subdivision based on the following objectives:

- To establish buffers between residential and agricultural uses.
- To establish buffers between intensive residential housing and adjacent rural and suburban residential development.
- To ensure amenities and open space are provided.
- To protect ground water quality and maintain natural drainage patterns and hydrology.

14.9.3 *Applicability*

The Bare Land Strata Subdivision Development Permit Area applies to those lands highlighted on Figure 15, Bare Land Strata Subdivision Development Permit Area. A development permit shall be required prior to subdivision of the subject land, as defined by section 872 of the *Local Government Act*.

.../2

14.9.4 *Guidelines*

Development permits shall be issued where proposed development complies with the following guidelines:

Lot Layout Guidelines:

1. No residential lot shall be within 30 metres of any adjacent residential or agricultural property on the perimeter of the site comprising the bare land strata subdivision.
2. Pedestrian trail corridors with a minimum width of 4.0 metres shall be provided.
3. All lots are to be designed in a manner that ensures a building site and on-site parking for two vehicles.
4. Recreational vehicle storage areas should be fenced and screened with landscaping, and shall not exceed 500 square metres in area.

Road Layout Guidelines:

5. Internal roadways shall have a minimum width of 10 metres and be designed to accommodate the turning radius of emergency vehicles.
6. A secondary emergency access constructed to standard acceptable to the local fire department shall be provided.
7. Roadways will include meridian or boulevard landscaping, including street trees, shrubs, grass or groundcover.

Landscaped Buffers Guidelines:

8. A landscaped buffer with a minimum width of 15 metres shall be provided and maintained along the entire length of all parcel lines contiguous to the Agricultural Land Reserve. The buffer shall be constructed in accordance with standards specified in *Guide to Edge Planning, Ministry of Agriculture and Lands, June, 2009* or to an alternate standard approved by the Agricultural Land Commission.
9. A landscaped buffer with a minimum width of 7.5 metres shall be provided and maintained along the entire length of any parcel line contiguous to a public roadway and the perimeter of the lands comprising the bare land strata subdivision. The landscaped buffer shall be bermed and planted with trees, shrubs and groundcover so as to maintain the privacy of adjacent properties. Fencing shall be provided, other than along public roadways.
10. Required landscaped buffers are to be designated common property and shall be exclusive of residential lot area.
11. No structure, parking or storage is permitted in a required buffer area.
12. Landscaped buffers shall be planted with native plants and plant material that requires minimal watering.

.../3

Open Space and Recreation Area Guidelines:

13. A minimum of 5% of the bare land strata site area shall be designated and developed as outdoor recreation area. Such areas shall be developed for active and passive recreation, including lawn bowling, horse shoe pitch, dog run, picnic area, or similar type uses.
14. All common open space and recreation area shall be landscaped.

Ground Water Protection Guidelines:

15. Storm water systems shall be designed by a professional engineer in a manner that maintains the natural hydrology of the subject property and pre-development drainage patterns and flow rates.
16. Storm water management techniques such as bio swales, pervious pavements, detention and retention, and infiltration shall be incorporated into the storm water management design.

14.9.5 *Exemptions*

Development permits are not required for:

- a) Building or landscaping on approved and registered bare land strata lots.
- b) Construction of sewer or water utilities approved by the CVRD.
- c) Emergency works to repair or replace utilities or infrastructure.

14.9.6 *Application Requirements*

Before the CVRD Board considers the issuance of a development permit for a parcel in the Bare Land Strata Subdivision Development Permit Area, the application shall submit an application that includes:

- a) Written description of the proposed development
- b) Subdivision plan showing the proposed lot layout, size and dimension of proposed lots, road network, trail way, landscaped buffers, watercourses and other natural features, recreation area and open spaces.
- c) Conceptual servicing plan, showing the location of all utilities and sewage disposal areas
- d) Storm water management plan
- e) Landscape plan prepared in accordance with BCLSA standards showing a proposed hard and soft landscaped areas, grading, and a plant list indicating the size, quantity and species of all proposed plant material.
- f) Prior to issuance of a development permit, a cost estimate for all required landscaping and security in a form acceptable to the CVRD is required. 75% of the security shall be returned to the applicant upon confirmation that landscaping has been installed in accordance with the permit drawings. The remainder shall be returned upon successful completion of a one year maintenance period.

.../4

14.9.7 *Concurrent Development Permit Areas*

Where more than one development permit area applies to land in the Bare Land Strata Development Permit Area, a single development permit may be issued.

3. Schedule B (Plan Map) to Official Community Plan Bylaw No.1490 is hereby amended as follows:

That Lot 1, Section 8, Range 6, Sahtlam District, Plan 12309, Except Those Parts in Plans 22890, 23708, 25003 and 29157, as shown outlined in a solid black line on Plan number Z-3284 attached hereto and forming Schedule B of this bylaw, be re-designated from Industrial to Manufactured Home Park Residential

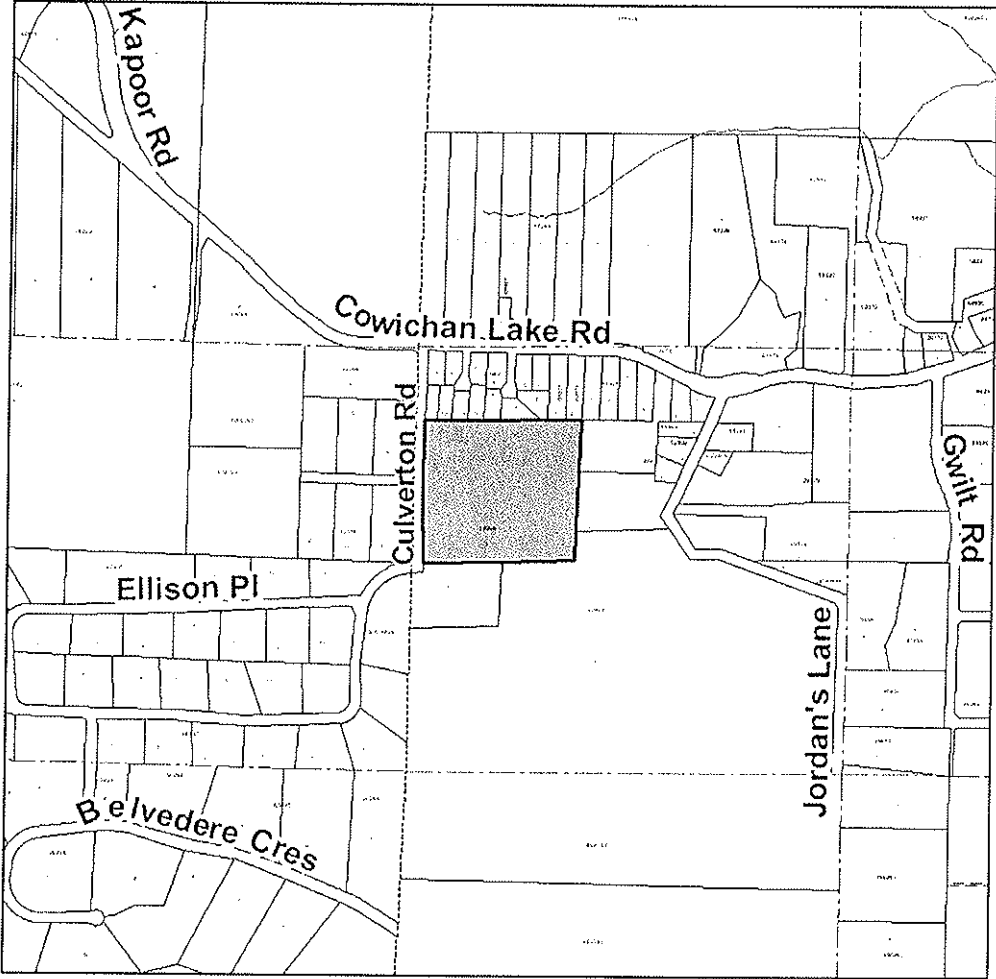
# FIGURE 15



BARE LAND STRATA SUBDIVISION DEVELOPMENT PERMIT AREA



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



**THE AREA IN A GREY TONE IS REDESIGNATED FROM**

          Industrial           TO

          Manufactured Home Park Residential           APPLICABLE

**TO ELECTORAL AREA   E**



**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW NO. 3285**

**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. 3285 - Area E – Cowichan Station/Sahtlam/Glenora Zoning Amendment Bylaw (Cherry Blossom Estates), 2009**".

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 Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Bylaw No. 1840 is amended by adding "R-6 Bare Land Strata Residential" to Section 6.1 – Creation of Zones.
- b) That Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Bylaw No. 1840 is further amended by adding the following after Section 8.9:

.../2

8.10 R-6 ZONE – BARE LAND STRATA RESIDENTIAL ZONE

Subject to compliance with the General Requirements in Part Five of this Bylaw, the following provisions apply in this Zone:

(a) Permitted Uses

The following *uses*, *uses* permitted under Section 4.4, and no others are permitted in an R-6 zone:

- (1) *modular home*
- (2) *single family dwelling*
- (3) *daycare* or nursery school *accessory* to a residential use;
- (4) *home occupation*
- (5) *horticulture*

(b) Conditions of Use

For any *parcel* in the R-6 zone:

- (1) the *parcel coverage* shall not exceed 35%
- (2) the *height* of all *buildings* and *structures* shall not exceed 6.0 metres, except for accessory buildings, which shall not exceed a *height* of 4.5 metres.
- (3) *Buildings* shall not exceed a single *storey*.
- (4) *Dwellings* shall not exceed a *gross floor area* of 120 square metres.
- (5) *Accessory Buildings* shall not exceed a combined *gross floor area* of 30 square metres.
- (6) The minimum *setbacks* for the types of *parcel lines* set out in Column I of this section are set out for the *principal* and *accessory uses* listed in Column II and III;
- (7) In no case shall the number of *dwelling units* per *parcel* exceed one.

COLUMN I Type of Parcel Line	COLUMN II Principal Use	COLUMN III Accessory Use
Front	5.5 m	5.5 m
Interior Side	2.0 m	1.0 m
Exterior Side	3.0 m	2.0 m
Rear	4.5 m	1.0 m.

(c) Density and Density Bonus

Subject to Part 12, the following regulations apply in the R-6 Zone

- (1) The number of residential parcels that may be created by subdivision in the R-6 zone must not exceed 3, including any remainder parcel.
- (2) Despite Section 8.10(c)(1), the number of residential parcels that may be created by subdivision in the R-5 zone may be increase to 18 if park land in the form of a title lot, with a minimum area of 0.81 hectares, in a location acceptable to the Regional District, is provided at no cost.
- (3) Despite Section 8.10(c) (1) and (2), the number of residential parcels that may be created by subdivision in the R-5 zone may be increased to 50 if the conditions in Sections 8.10(7) are met.
- (4) The minimum parcel area for the purposes of s. 946(4) of the *Local Government Act* is 25 hectares.
- (5) The minimum residential parcel size is 400 square metres.
- (6) The maximum residential parcel size 460 square metres.
- (7) In order to develop any residential lot in excess of 18, a strata-owned amenity building and grounds must be constructed that will include:
  - i) A minimum gross floor area of 650 square metres;
  - ii) Interior improvements and furnishings, including a common kitchen and dining room, workshops, dance studio and meeting rooms;
  - iii) A minimum of 20 paved parking spaces;
  - iv) Site landscaping.

- c) That Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Bylaw No. 1840 is further amended BY adding the following definition to Part Three, between “manufactured home park” and “motel”:

**“modular home”** means a factory built dwelling that:

- (a) conforms to CSA A277 series standard;
- (b) has a pitched roof with a minimum slope of 4:12; and
- (c) is assembled on a permanent foundation.

- d) That Schedule B (Zoning Map) to Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Bylaw No. 1840 is amended by adding Bare Land Strata Residential Zone (R-6) to the legend.
- e) That Schedule B (Zoning Map) to Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Bylaw No. 1840 is further amended by rezoning Part of Lot 1, Section 8, Range 6, Sahtlam District, Plan 12309, Except Those Parts in Plans 22890, 23708, 25003 and 29157 as shown outlined in a grey tone on Schedule A attached hereto and forming part of this bylaw, numbered Z-3285 from Heavy Industrial (I-2) to Bare Land Strata Residential (R-6).

.../4

- f) That Schedule B (Zoning Map) to Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Bylaw No. 1840 is further amended by rezoning Part of Lot 1, Section 8, Range 6, Sahtlam District, Plan 12309, Except Those Parts in Plans 22890, 23708, 25003 and 29157 as shown outlined in a grey tone on Schedule B attached hereto and forming part of this bylaw, numbered Z-3285 from Heavy Industrial (I-2) to Parks and Institutional (P-1).

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.

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

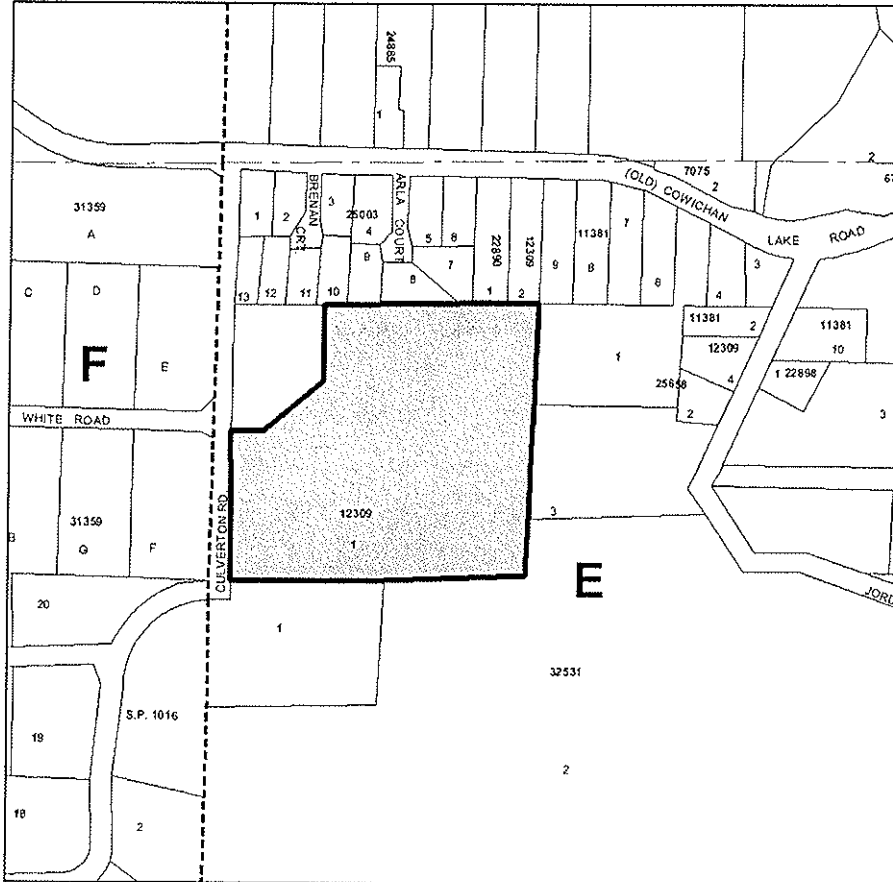
this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Chairperson

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

SCHEDULE "A" TO ZONING AMENDMENT BYLAW NO. 3285  
OF THE COWICHAN VALLEY REGIONAL DISTRICT



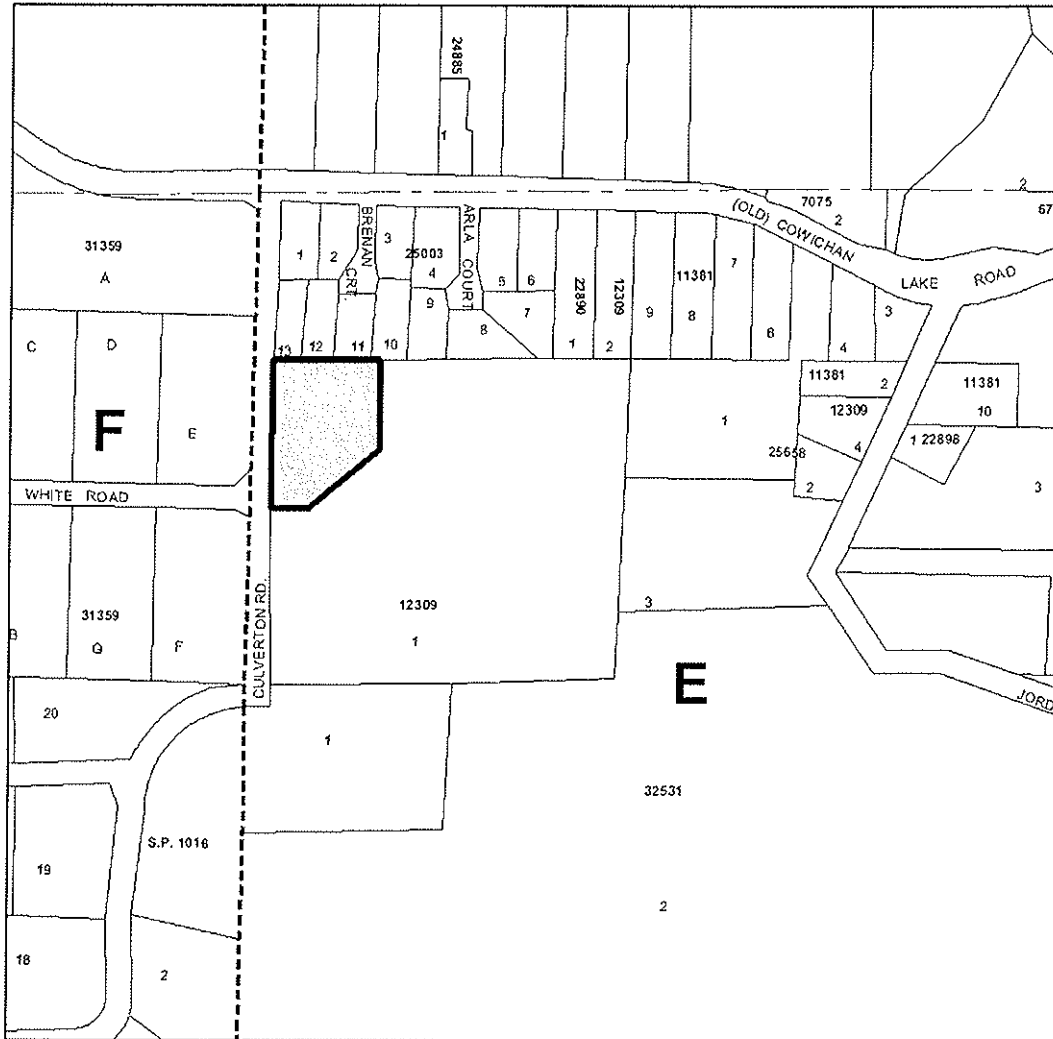
THE AREA IN A GREY TONE IS REZONED FROM

Heavy Industrial (I-2) TO

Bare Land Strata Residential (R-6) APPLICABLE

TO ELECTORAL AREA E

**SCHEDULE "B" TO ZONING AMENDMENT BYLAW NO.           3285**  
**OF THE COWICHAN VALLEY REGIONAL DISTRICT**



THE AREA IN A GREY TONE IS REZONED FROM

          Heavy Industrial (I-2)           TO

          Parks and Institutional (P-1)           APPLICABLE

TO ELECTORAL AREA   E



**RES1**

## COMMISSION APPOINTMENTS

REGULAR BOARD MEETING  
OF AUGUST 12, 2009

DATE: July 21, 2009  
FROM: Director Iannidinardo  
SUBJECT: **Area D - Cowichan Bay Parks and Recreation Commission appointments  
to the South End Parks Commission**

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**Recommendation:**

That the following appointments to the South End Parks Commission be approved:

*Term to expire November 30, 2010:*

Area D - Cowichan Bay Parks and Recreation Commission Chair:

Kerrie Talbot

Area D - Cowichan Bay Parks and Recreation Commission - Member At Large:

Val Townsend