



**COWICHAN VALLEY REGIONAL DISTRICT**

**NOTICE OF REGULAR BOARD MEETING**


**DAY: WEDNESDAY**

**DATE: APRIL 14, 2010**

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

**PLACE: BOARD ROOM**

**175 INGRAM STREET**

  
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**Joe E. Barry  
Corporate Secretary**



**REGULAR BOARD MEETING**  
**WEDNESDAY, APRIL 14, 2010**  
**6:00 PM - CVRD BOARD ROOM**

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<b>AGENDA</b>		<b>PAGES</b>
1.	<b><u>APPROVAL OF AGENDA:</u></b>	1-6
2.	<b><u>ADOPTION OF MINUTES:</u></b>	
	M1 Adoption of minutes of Board meeting - March 10, 2010	7-17
3.	<b><u>BUSINESS ARISING FROM THE MINUTES:</u></b>	
4.	<b><u>DELEGATIONS</u></b>	
5.	<b><u>REPORT OF THE CHAIRPERSON:</u></b>	
6.	<b><u>CORRESPONDENCE:</u></b>	
	C1 March 22, 2010 - Capital Regional District Re: Proposed Boundary Change	24-30
7.	<b><u>INFORMATION:</u></b>	
8.	<b><u>COMMITTEE REPORTS:</u></b>	
	CR1 Electoral Area Services Committee – Director Harrison Report and Recommendations of Meeting of March 16, 2010	31-33
	CR1 Electoral Area Services Committee – Director Harrison Report and Recommendations of Meeting of April 6, 2010	To Be Distributed 34-35
	CR2 Engineering Services Committee - Director Cossey Report and Recommendations of Meeting of March 24, 2010	36-37
	CR3 Transit Committee - Director Seymour Report and Recommendations of Meeting of April 14, 2010	To Be Distributed 38
	CR4 Island Savings Centre Commission - Director Seymour Report and Recommendation of Meeting of April 8, 2010	To Be Distributed 39
	CR5 Cowichan Lake Recreation Commission - Director Morrison Report and Recommendation of Meeting of March 25, 2010	40

**9. STAFF REPORTS:**

SR1	Staff Report from the Legislative Services Coordinator Re: Amendment to Shawnigan Creek Drainage System Service Establishment Bylaw (Bylaw No. 3344)	41
SR2	Staff Report from the Corporate Secretary Re: North Cowichan - No Further Borrowing under CVRD Security Issuing Bylaw No. 3048, 2008	42-48
SR3	Staff Report from the Planner, Development Services Division Re: Zoning Amendment Bylaw No. 2981 (CVRD for Ministry of Environment/Gordon Bay Provincial Park - Area F)	49
SR4	Staff Report from the Planning Technician, Development Services Re: Proposed Adjustment to Official Community Plan Amendment Bylaw No. 3378 (Koutougos 3-A-09 RS)	50-51
SR5	Staff Report from the Manager, Development Services Division Re: Adoption of Zoning Amendment Bylaw 3233 (Nicholson)	52-54

**10. PUBLIC HEARINGS:**

PHI	Public Hearing Report and Minutes Re: Official Settlement Plan Amendment Bylaw No. 3324 and Zoning Amendment Bylaw No. 3325 (Parhar Holdings)	55-61
-----	---	-------

**11. BYLAWS:**

B1	"CVRD Bylaw No. 3344 - Shawnigan Creek Drainage System Service Establishment Bylaw, 2010", RESCIND 3 <sup>rd</sup> reading.	62-64
B1	"CVRD Bylaw No. 3344 - Shawnigan Creek Drainage System Service Establishment Bylaw, 2010, be amended by deleting tax rate \$0.04485 in Section 6 - Maximum Requisition of Bylaw. No. 3344 and replacing it with \$0.05051".	62-64
B1	"CVRD Bylaw No. 3344 - Shawnigan Creek Drainage System Service Establishment Bylaw, 2010, 3 <sup>rd</sup> reading as amended.	62-64
B2	"CVRD Bylaw No. 3360 - Cowichan Valley Regional District Garbage and/or Recyclable Materials Collection Amendment Bylaw, 2010", 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> reading.	65-66
B2	"CVRD Bylaw No. 3360 - Cowichan Valley Regional District Garbage and/or Recyclable Materials Collection Amendment Bylaw, 2010", adoption.	65-66

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B3	"CVRD Bylaw No. 3366 - Cowichan Bay Sewer System Management Amendment Bylaw, 2010", 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> reading.	67-71
B3	"CVRD Bylaw No. 3366 - Cowichan Bay Sewer System Management Amendment Bylaw, 2010", adoption.	67-71
B4	"Cowichan Valley Regional District Bylaw No. 3368 - Arbutus Ridge Water System Management Amendment Bylaw, 2010", 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> reading.	72-73
B4	"Cowichan Valley Regional District Bylaw No. 3368 - Arbutus Ridge Water System Management Amendment Bylaw, 2010", adoption.	72-73
B5	"Cowichan Valley Regional District Bylaw No. 3369 - Arbutus Ridge Sewer System Management Amendment Bylaw, 2010", 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> reading.	74-75
B5	"Cowichan Valley Regional District Bylaw No. 3369 - Arbutus Ridge Sewer System Management Amendment Bylaw, 2010", adoption.	74-75
B6	"Cowichan Valley Regional District Bylaw No. 3370 - Dogwood Ridge Water System Management Amendment Bylaw, 2010", 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> reading.	76-77
B6	"Cowichan Valley Regional District Bylaw No. 3370 - Dogwood Ridge Water System Management Amendment Bylaw, 2010", adoption.	76-77
B7	"CVRD Bylaw No. 3376 - Saltair Community Parks Park Land Acquisition Reserve Fund Expenditure (\$50,000) Bylaw, 2010", 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> reading.	78-79
B7	"CVRD Bylaw No. 3376 - Saltair Community Parks Park Land Acquisition Reserve Fund Expenditure (\$50,000) Bylaw, 2010", adoption.	78-79
B8	"CVRD Bylaw No. 3377 - Cowichan Lake Sports Arena Capital Improvements (Physically Handicapped Accessibility) Reserve Fund Expenditure Bylaw, 2010", 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> reading.	80-81
B8	"CVRD Bylaw No. 3377 - Cowichan Lake Sports Arena Capital Improvements (Physically Handicapped Accessibility) Reserve Fund Expenditure Bylaw, 2010", adoption.	80-81
<b>Electoral Area Directors only vote on the following bylaws under Part 26 OR Section 791 of the <i>Local Government Act</i>:</b>		
B9	"Cowichan Valley Regional District Bylaw No. 2981 - Area F - Cowichan Lake South/Skutz Falls Zoning Amendment Bylaw (CVRD for Ministry of Environment), 2009", 3 <sup>rd</sup> reading.	82-84

B9	"Cowichan Valley Regional District Bylaw No. 2981 - Area F - Cowichan Lake South/Skutz Falls Zoning Amendment Bylaw (CVRD for Ministry of Environment), 2009", adoption.	82-84
B10	"CVRD Bylaw No. 3233 - Area F - Cowichan Lake South/Skutz Falls Zoning Amendment Bylaw (Polaris/Nicholson), 2008", adoption.	85-87
B11	"CVRD Bylaw No. 3324 - Area D - Cowichan Bay Official Settlement Plan Amendment Bylaw (Parhar), 2010", 3 <sup>rd</sup> reading.	88-96
B12	"CVRD Bylaw No. 3325 - Area D - Cowichan Bay Zoning Amendment Bylaw (Parhar), 2010", 3 <sup>rd</sup> reading.	97-101
B13	"Cowichan Valley Regional District Bylaw No. 3371 - Area H - North Oyster/Diamond Official Community Plan Amendment Bylaw (Heart Lake Developments), 2010", 1 <sup>st</sup> and 2 <sup>nd</sup> reading.	102-105
B14	"Cowichan Valley Regional District Bylaw No. 3372 - Area H - North Oyster/Diamond Zoning Amendment Bylaw (Heart Lake Developments), 2010", 1 <sup>st</sup> and 2 <sup>nd</sup> reading.	106-110
B15	"Cowichan Valley Regional District Bylaw No. 3378 - Area A - Mill Bay/Malahat Official Community Plan Amendment Bylaw (Koutougos), 2010", 1 <sup>st</sup> and 2 <sup>nd</sup> reading.	111-113
B16	"Cowichan Valley Regional District Bylaw No. 3379 - Area A - Mill Bay/Malahat Zoning Amendment Bylaw (Koutougos), 2010", 1 <sup>st</sup> and 2 <sup>nd</sup> reading.	114-117
<b>12.</b>	<b><u>RESOLUTIONS:</u></b>	
	RES1 Appointment to the North Oyster Fire Service Commission.	118
<b>13.</b>	<b><u>UNFINISHED BUSINESS:</u></b>	
<b>14.</b>	<b><u>NOTICE OF MOTION:</u></b>	
<b>15.</b>	<b><u>NEW BUSINESS:</u></b>	
<b>16.</b>	<b><u>QUESTION PERIOD:</u></b>	
	a) Public	
	b) Press	
<b>17.</b>	<b><u>CLOSED SESSION:</u></b>	
	CSM1 Adoption of Closed Session Minutes of March 10, 2010	119-122
	CSR1 Personal Information {Sub (1) (a)}	Verbal
	CSSR1 Personal Information {Sub (1) (a)}	123-135
	CSSR2 Land Acquisition {Sub (1) (e)}	136-177

18. **ADJOURNMENT:**

The next Regular Board meeting will be held May 12, 2010 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, March 10, 2010 at 6:08 pm.

**PRESENT:** Chair G. Giles,  
Directors M. Dorey, L. Duncan,  
B. Harrison, D. Haywood, R. Hutchins,  
L. Iannidinardo, P. Kent, K. Kuhn, M. Marcotte,  
I. Morrison, G. Seymour, T. Walker <6:44 pm>,  
and Alternate Directors G. Gutensohn and B. Day

**ALSO PRESENT:** Warren Jones, Administrator  
Joe Barry, Corporate Secretary  
Mark Kueber, General Manager Corporate Services  
Dan Derby, General Manager Public Safety  
Ron Austen, General Manager  
Parks, Recreation and Culture  
Tom Anderson, General Manager  
Planning and Development  
Brian Dennison, General Manager  
Engineering & Environmental Services  
Kate McIntosh, Human Resources Manager  
John Elzinga, Manager, Island Savings Centre  
Kate Miller, Manager, Regional Environmental Policy  
Sharon Moss, Manager, Finance Division  
Steve Hurcombe, Budget Coordinator

**ABSENT:** Directors K. Cossey and T. McGonigle

## APPROVAL OF AGENDA

10-126

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

**NB1 Commission Appointments - Electoral Area I - Youbou/Meade Creek Parks and Recreation Commission**

**NB2 Commission Appointments - Youbou Fire Service Commission**

**NB3 Commission Appointments - Electoral Area G - Saltair/Gulf Islands Parks Commission**

**NB4 Commission Appointment - Electoral Area A - Mill Bay/Malahat Parks and Recreation Commission**

NBCSCR1 Land Acquisition {Sub (1) (e)}

NBCSCR2 Information Prohibited from Disclosure under Section 21 of the *Freedom of Information and Protection of Privacy Act* {Sub (1) (j)}

NBCSR1 Personal Information {Sub (1) (a)}

and that the agenda, as amended, be approved.

MOTION CARRIED

**ADOPTION OF MINUTES**

10-127

It was moved and seconded that the minutes of the February 10, 2010 Regular Board meeting be adopted.

MOTION CARRIED

**BUSINESS ARISING FROM MINUTES**

There was no business arising.

**DELEGATIONS** There were no Delegations.

**REPORT OF CHAIRPERSON**

RC1 Appointment to the Community Safety Advisory Committee.

10-128

It was moved and seconded that Carol-Ann Rolls, Cowichan Community Policing Society, be appointed to the Community Safety Advisory Committee for a term to expire November 30, 2010.

MOTION CARRIED

**CORRESPONDENCE**

There were no correspondence items.

**INFORMATION** There were no information items.

**COMMITTEE REPORTS**

CRI The report and recommendations from the Regional Services Committee meeting held February 24, 2010, listing 17 items, were considered.



10-129

It was moved and seconded:

1. That an Annual Financial Contribution Service be created for the Chesterfield Sports Society with a maximum annual requisition limit of \$100,000.
2. That the Board Chair send a letter to those applicants whose 2010 Regional Grant-in-Aid applications were denied to relay the CVRD's Regional Grant-in-Aid application process.
4. That funding in the amount of \$20,000. be added to Function 100 – General Government for an outreach program for the Environment Commission and that this amendment be included in the 2010 Budget.

*(Amended from original Committee recommendation):*

5. That funding in the amount of \$5,000. be added to Function 100 – General Government for the Manager, Community and Regional Planning to help carry out the obligations contained in the *Cowichan Estuary and Environmental Management Plan* and that this amendment be included in the 2010 Budget.
6. That funding in the amount of \$95,000. be added to Function 100 – General Government; for either an environmental analyst staff position or a corporate planning and community climate change mitigation plan; and that this amendment be included in the 2010 Budget.
9. That Function 109 – Emergency 9-1-1: Transfer to Reserve Fund be reduced from \$12,000. to \$0.; and Repairs and Maintenance – Machinery & Equipment be increased from \$12,500. to \$24,500.; and that that these amendments be included in the 2010 Budget.
10. That Function 121 – Economic Development budget be approved as presented and included in the 2010 Budget.
11. That Function 123 – Regional Tourism budget be approved as presented and included in the 2010 Budget.
12. That Function 205 – Emergency Planning: Revenue, Provincial Conditional be decreased from \$10,155. to \$0.; and the Requisition be increased from \$483,302 to \$493,457. and that these amendments be included in the 2010 Budget.
14. That the Requisition for Function 280 – Regional Parks be increased from \$554,345. to \$795,277. to include:
  - \$175,000. for capital project work on the Cowichan Valley Trail; and
  - \$65,932. for the cost-sharing with Community Parks and Trails (279) of a Parks and Trails Planner staff position (35%), a Parks Coordinator – Capital Projects staff position (35%); and a parks vehicle;

15. That Function 280 – Regional Parks: Transfer from Reserve be increased from \$0. to \$35,000.; Transfer/General Capital Fund be increased from \$5,570,094. to \$5,605,094.; and that these amendments be included in the 2010 Budget.

Opposed: Director Morrison

**MOTION CARRIED**

10-130

*(Amended from original Committee recommendation):*

It was moved and seconded:

3. That funding in the amount of \$100,000. be added to Expenditures for Function 100 - General Government for the development of an integrated sustainability plan; with \$100,000. being funded from Gas Tax Grant Revenue and that this amendment be included in the 2010 Budget.

Opposed: Director Duncan

**MOTION CARRIED**

10-131

It was moved and seconded:

7. That the Regional Grant-in-Aid application from the Chesterfield Sports Society for funding in the amount of \$100,000. be approved and included in the 2010 Budget.

Opposed: Directors Kuhn, Morrison, Marcotte  
and Alternate Director Day

**MOTION CARRIED**

10-132

It was moved and seconded:

8. That funding in the amount of \$82,120. for a Human Resources staff position be added to Function 105 - Human Resources and that this amendment be included in the 2010 Budget.

Opposed: Directors Harrison, Duncan, Morrison, Dorey, Marcotte,  
Kuhn, Hutchins and Alternate Director Gutensohn

**MOTION DEFEATED**

*(Reconsidered by Resolution No. 10-139 later in this meeting)*

It was moved and seconded:

13. That the Requisition for Function 280 - Regional Parkland Acquisition Fund be increased from \$300,000. to \$500,000. and that this amendment be included in the 2010 Budget.

6:44 pm

Director Walker arrived at the Board meeting at 6:44 pm.

10-133           **It was moved and seconded that the motion be amended by replacing the \$500,000" with "\$715,000".**

Opposed: Directors Giles, Marcotte, Kuhn, Walker, Haywood, Seymour, Hutchins and Alternate Directors Day and Gutensohn

**MOTION DEFEATED**

10-134           **VOTING RESUMED ON THE ORIGINAL MOTION**

Motion restated for clarification:

**13. That the Requisition for Function 285 - Regional Parkland Acquisition Fund be increased from \$300,000. to \$500,000. and that this amendment be included in the 2010 Budget.**

Opposed: Directors Iannidinardo, Duncan, Morrison and Kent and Alternate Director Gutensohn

**MOTION CARRIED**

10-135           **It was moved and seconded:**

**16. That funding in the amount of \$86,875. be added to Function 205 - Emergency Planning for an Emergency Planning Coordinator staff position and that this amendment be included in the 2010 Budget.**

Opposed: Directors Hutchins, Seymour, Kuhn, Walker, Duncan, Harrison, Haywood, Dorey, Kent, Giles and Alternate Directors Day and Gutensohn

**MOTION DEFEATED**

10-136           *(Amended from original Committee recommendation):*

**It was moved and seconded:**

**17.1 That Function 520 - Solid Waste Management Complex: Transfer to Reserve be increased from \$0. to \$100,000. and that this amendment be included in the 2010 Budget.**

Opposed: Directors Duncan, Giles and Alternate Director Day

**MOTION CARRIED**

10-137           **It was moved and seconded:**

**17.2 That funding in the amounts of \$20,000. (composter sales) and \$15,000. (woodstoves) be added to Function 520 - Solid Waste Management Complex, and that this amendment be included in the 2010 Budget.**

Opposed: Directors Morrison, Marcotte and Alternate Director Day

**MOTION CARRIED**

- 10-138            It was moved and seconded to bring Recommendation No. 8 back to the table for reconsideration.
- Opposed: Directors Kuhn, Duncan, Harrison, Marcotte and Dorey
- MOTION CARRIED**
- 10-139            *Recommendation No. 8 Back on the Table:*
- It was moved and seconded:**
8. **That funding in the amount of \$82,120. for a Human Resources staff position be added to Function 105 - Human Resources and that this amendment be included in the 2010 Budget.**
- Opposed: Directors Harrison, Duncan, Morrison, Dorey, Marcotte, Kuhn, Hutchins and Alternate Directors Gutensohn and Day
- MOTION CARRIED**
- 10-140            It was moved and seconded that Function 116 - Grant In Aid -Area F be increased by an additional \$5,000., and that this amendment be included in the 2010 Budget.
- MOTION CARRIED**
- 10-141            It was moved and seconded that the Requisition for Function 236 - Community Parks - Area F be increased up to the maximum allowable, and that this amendment be included in the 2010 Budget.
- MOTION CARRIED**
- 10-142            It was moved and seconded that the Salaries and Benefits for Function 405 - Cowichan Lake Recreation budget be reduced by \$45,000.
- Opposed: Directors Giles, Dorey, Duncan, Harrison, Haywood, Hutchins, Iannidinardo, Kent, Marcotte, Morrison, Seymour, Walker, and Alternate Directors Gutensohn and Day
- MOTION DEFEATED**
- CR2                The report and recommendations from the Electoral Area Services Committee meeting held February 16, 2010 listing three items were considered.
- 10-143            It was moved and seconded:
1. **That a letter be sent to the BC Ministry of Transportation and Infrastructure requesting authorization and assistance from the Ministry to erect a sign at the boundary of the Eagle Heights Fire Protection area within Electoral Area E, advising residents and motorists of the boundary of the Fire Protection Area and that properties after that point are outside any fire protection area.**
- MOTION CARRIED**

10-144

It was moved and seconded:

2. That Application No. 8-B-09DVP by Caporale Construction, on behalf of Charles and Karen Kerr, for a variance to Section 8.3(b)(3) of Zoning Bylaw No. 985, by decreasing the setback to the front parcel line for a residential use building from 7.5 metres to 4.5 metres, on Lot D, (being a consolidation of Lots 1 and 2, see FB313431) Section 1, Range 4, Shawnigan District Plan 1412, be approved, subject to the applicant providing a survey confirming compliance with the approved setback.
3. 1. That March 12, 2008 Board resolutions 08-173(22) and 08-173(23) be rescinded.
  2. That Development Permit Application No. 5-E-07DP be approved and that the Planning and Development Department be authorized to issue a Development Permit to Parhar Holdings Ltd. for an 809 square metre warehouse building on Part of Lot 3, Section 13, Range 7, Quamichan District, Plan 4493, subject to submission of an irrevocable letter of credit for landscaping of \$8,840.00 by April 30, 2010.
  3. That Development Permit Application No. 6-E-07DP be approved and that the Planning and Development Department be authorized to issue a Development Permit to Parhar Holdings Ltd. for a 805.3 square metre warehouse at Part of Lot 4, Section 13, Range 7, Quamichan District, Plan 7797, subject to submission of an irrevocable letter of credit for landscaping of \$10,223.00 by April 30, 2010.

**MOTION CARRIED**

CR2

The report and recommendations from the Electoral Area Services Committee meeting held March 2, 2010 listing 14 items were considered.

10-145

It was moved and seconded:

1. That a grant-in-aid request (Electoral Area C – Cobble Hill) in the amount of \$500. be given to Cowichan Seniors Care Foundation to assist with productions costs for *The Great Cowichan Caper* event.
2. That a grant-in-aid request (Electoral Area D – Cowichan Bay) in the amount of \$500 be given to Cowichan Seniors Care Foundation to assist with production costs for *The Great Cowichan Caper* event.
3. That a grant-in-aid request (Electoral Area C – Cobble Hill) in the amount of \$500 be given to bard@brentwood to assist with costs associated with their performing arts program.
4. That a grant-in-aid request (Electoral Area B – Shawnigan Lake) in the amount of \$750 be given to bard@brentwood to assist with costs associated with their performing arts program.

5. That a grant-in-aid request (Electoral Area B – Shawnigan Lake) in the amount of \$500 be given to Cowichan Seniors Care Foundation to assist with production costs for *The Great Cowichan Caper* event.
6. That a grant-in-aid request (Electoral Area B – Shawnigan Lake) in the amount of \$250 be given to The Cowichan Spirit of Women to contribute towards sponsoring underemployed students in a course.
7. That a grant-in-aid request (Electoral Area D – Cowichan Bay) in the amount of \$250 be given to The Cowichan Spirit of Women to contribute towards sponsoring underemployed students in a course.
8. That a grant-in-aid request (Electoral Area C – Cobble Hill) in the amount of \$375 be given to Bike to Work Cowichan to help with costs to host the Bike to Work event.

**MOTION CARRIED**

10-146

It was moved and seconded:

9. That application No. 2-I-10DP be approved, and that a development permit be issued to Rebecca Julseth to permit the restoration of the Cowichan Lake shoreline, and to permit the construction of a single family dwelling on Lot 2, Block 136, Cowichan Lake District, Plan 60609, subject to:
  - Compliance with the measures and recommendations outlined in RAR assessment report No. 1456 by Ted Burns, R.P.Bio.,
  - Compliance with the restoration plan “A Planting Plan for the Julseth Property in Youbou”, provided by Ted Burns, amended version dated December 17, 2009,
  - Receipt of an irrevocable letter of credit in a form suitable to the CVRD, equivalent to 120% of the landscape costs, to be refunded after two years only if the plantings are successful and to the satisfaction of a qualified environmental professional,
  - A post development report is completed by a qualified environmental professional following build out, reporting on the success of the shoreline rehabilitation.
10. That application No. 1-G-10DVP by Tony Brownlow for a variance to Section 5.3(4) and 5.3(5) of Zoning Bylaw No. 2524, decreasing the setback of the rear parcel line from 7.5 metres to 3 metres, and increasing the height of an accessory building from 6.0 metres to 6.5 metres, be approved, subject to the applicant providing a survey confirming compliance with approved setbacks and height.
11. That Application No. 3-C-09ALR submitted by Edward and Gloria Aiken 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 forwarded to the Agricultural Land Commission with a recommendation to

approve the application, on the condition of a no further 946 subdivision covenant being registered on both parcels and that ALC resolution #459/2005 be rescinded.

12. That CVRD Cowichan Bay Official Settlement Plan Bylaw No. 925 be amended by adding Block A, DL 160, Cowichan District (Hayes log sort site) to the Cowichan Bay Village Development Permit Area, and that the amendment bylaw be forwarded to the Regional Board for consideration of 1<sup>st</sup> and 2<sup>nd</sup> readings.

13. That application No. 1-B-10 DP/VAR be approved, and

1. that a development permit be issued to Mike Boon of South Shawnigan Waste and Recycle Inc. for Lot 1, District Lot 132, Malahat District, Plan VIP75146, subject to:

- Compliance with the measures and recommendations outlined in RAR assessment report No. 1511 by Susan Blundell, R.P.Bio, dated December 18, 2009, including the rehabilitation of the Van Horne Creek Streamside Protection and Enhancement Area (SPEA). The SPEA must be marked with split rail fencing and replanted with native plants, in accordance with the plan provided by Susan Blundell dated February 8<sup>th</sup>, 2010,
- Receipt and approval of a landscape plan to establish a vegetative screen of native cedar trees along Shawnigan Lake Road, in accordance with the requirements of Zoning Bylaw No. 985, and subsequent completion of the landscaping plan,
- Receipt of an irrevocable letter of credit in a form suitable to the CVRD, equivalent to 120% of the landscape costs of the restoration planting and vegetative screen, to be refunded after two years only if the plantings are successful and to the satisfaction of a registered professional biologist or professional landscape architect,
- The temporary shipping container is relocated from adjacent to Shawnigan Lake Road to a more discrete location on site,
- Two oil/water separators will be installed at low points on the site, subject to the satisfaction of the CVRD Engineering Department,
- The conditions of this development permit must be satisfied within 90 days of the CVRD Board resolution authorizing the permit.

2. that the front parcel line setback of the building identified as "trailer" is reduced from 9 metres to 1.7 metres subject to the applicant providing a survey confirming compliance with the approved distance.

- 14.1. That draft OCP and Zoning amendment bylaws be prepared respecting Application No. 1-H-09RS (Heart Lake Developments Ltd.) for consideration by the EASC at a future meeting;
2. That the applicants provide an archaeological overview assessment, first stage approval for the proposed water and sewer systems, and a wildfire protection plan prior to public hearing;
3. Prior to consideration of adoption of the OCP and Zoning amendment bylaws, that provisions to secure inclusion of secondary agricultural lots in the ALR, dedication of park land and the fire hall site and agricultural buffers and setbacks be in place.
4. That application referrals to the Ministry of Transportation and Infrastructure, Ministry of Community and Regional Planning, BC Hydro, Diamond Improvement District, Agricultural Land Commission, School District 68, North Oyster Volunteer Fire Department and Chemainus First Nation, be accepted.

MOTION CARRIED

CR3                   The report and recommendations from the Engineering & Environmental Services Committee meeting held February 24, 2010 listing two items, were considered.

10-147               It was moved and seconded:

1. 1. That the *Certificate of Sufficiency*, confirming that a sufficient petition requesting inclusion into the Cowichan Bay Sewer System Service Area be received.
- .2 That the boundaries of the Cowichan Bay Sewer System Service Area NOT be amended to include "*Lot A, Section 8, Range 2, Plan 22974, Cowichan District*".
2. That, following consultation with member municipalities, the Cowichan Valley Regional District partner with the Pembina Institute and other local governments in the Municipal Green Building Leaders program.

MOTION CARRIED

CR4                   The report and recommendation from the Transit Committee meeting held February 10, 2010 listing one item was considered.

10-148               *(Amended from original Committee recommendation):*

It was moved and seconded:

1. .1 That cash fares on the conventional Cowichan Valley Regional conventional and HandyDART transit systems be reduced to zero (no charge) on Wednesday June 2, 2010 in support of Clean Air Day and on Friday December 17, 2010 to celebrate the holiday season.



- .2 That cash fares on the Cowichan Valley Regional conventional and HandyDART transit systems be reduced to zero (no charge) for veterans and Armed Forces personnel during the week of November 7 – 13, 2010 (Remembrance Day week); and further**
- .3 That cash fares on the Cowichan Valley Regional conventional and HandyDART transit systems be reduced to zero (no charge) for all transit riders on Remembrance Day, November 11, 2010.**

**MOTION CARRIED**

**CR5** The report and recommendation from the Economic Development Commission meeting held February 18, 2010 listing one item was considered.

**10-149** It was moved and seconded that the Board accept the mid-term resignations of Dave Johel and Wade Simmons from the Economic Development Commission and send out letters of appreciation.

**MOTION CARRIED**

**CR6** The report and recommendations of the Cowichan Lake Recreation Commission meeting held February 25, 2010 listing two items was considered.

- 10-150**
- 1. That the CVRD Board request:**
- .1 That the Liquor Control and Licensing Branch (LCLB) approve the extension of the Liquor Primary License #163104 - Curling Lounge to cover the following events:**
- The Eckert Family 80<sup>th</sup> birthday party - Saturday, April 3, 2010 - Lower Centennial Hall;
  - Vancouver Island Rec Challenge (VIRC) - Friday and Saturday, April 9 and 10, 2010 - Cowichan Lake Sports Arena - Northeast Section of Stands;
  - The Annual Lake Days Dance - Saturday, June 12, 2010 - Cowichan Lake Sports Arena and Dry Floor Space;
  - Summer Mixed Curling Bonspiel - Thursday, August 26, 2010 through Sunday, August 29, 2010 - Cowichan Lake Sports Arena - Northeast Section of Stands.
- .2 That, as required by the LCLB, the Board of the Cowichan Valley Regional District has considered the following items:**
- The potential for noise; the impact on the community; whether the extension will result in the establishment being operated in a manner that is contrary to its primary purpose and the views of the residents and offers the following comments;
  - These events involve the residents of the community through participation and volunteer activities;
  - These events are indoors;

- The establishment will still be operating under a Liquor Primary Liquor License for the purpose of these four events if the application is approved.

2. That a Reserve Fund Expenditure Bylaw be prepared to expend the balance of funds from the *Cowichan Lake Sports Arena Capital Improvements (Physically Handicapped Accessibility) Reserve Fund* (established under CVRD Bylaw No. 2042 – Cowichan Lake Sports Arena Capital Improvements (Physically Handicapped Accessibility) Reserve Fund Establishment Bylaw, 1999) to assist in financing wheel chair accessibility in the Cowichan Lake Arena project, and further that the Reserve Fund Expenditure Bylaw be forwarded to the Board for consideration of three readings and adoption.

CR7 The report and recommendations of the Kinsol Trestle Revitalization Committee meeting held March 9, 2010 listing two items were considered.

10-151 It was moved and seconded:

1. That a contract in the amount of \$344,879 (not including applicable taxes) be issued to Macdonald and Lawrence Timber Framing Ltd. to undertake the scope of work detailed in their proposal dated the 3<sup>rd</sup> day of February 2010, submitted in response to the Request for Proposal ES-002-10 Kinsol Trestle Timber Conservation Specialist.
2. That a contract in the amount of \$145,530 (not including applicable taxes) be issued to Stantec Consulting Ltd. to undertake the scope of work detailed in their proposal dated the 15<sup>th</sup> day of February 2010, submitted in response to the Request for Proposal ES-005-10 Kinsol Trestle Structural and Architectural Services.

**MOTION CARRIED**

CR8 The report and recommendation of the Parks Committee meeting held on March 10, 2010 listing one item was considered.

10-152 It was moved and seconded that a letter be sent to the Minister of Forests and TimberWest, respectfully requesting that any timber harvesting considerations within the vicinity of the Koksilah Ancient Forest and the upper Koksilah River corridor be held in abeyance whilst consideration be given to other potential interests in these lands.

**MOTION CARRIED**

## STAFF REPORTS

SRI The Staff Report from the General Manager Corporate Services Department dated March 2, 2010 re: 2010 Five Year Financial Plan Bylaw was considered for information.

SR2 The Staff Report from the Administrator dated March 10, 2010 re: "Gas Tax" Regionally Significant Projects Fund Extension 2010-2014 was considered.

10-153 It was moved and seconded to refer this matter to the Regional Services Committee, the Electoral Area Services Committee and the CVRD's four member municipalities, the City of Duncan, District of North Cowichan, Town of Lake Cowichan and the Town of Ladysmith.

**MOTION CARRIED**

SR3 The Staff Report from the Manager, Community and Regional Planning Division dated March 3, 2010 re: Proposed Amendment to Cowichan Bay Official Settlement Plan Village Development Permit Area was considered.

10-154 It was moved and seconded that a public hearing be arranged for the proposed amendment bylaw to extend the area covered by the Cowichan Bay Village Development Permit Area, and that Directors Iannidinardo, Giles and Duncan be delegated to the public hearing.

**MOTION CARRIED**

**BYLAWS**

7:58 pm Directors Walker and Kent left the Board Room at 7:58.

B1 It was moved and seconded that "CVRD Bylaw No. 3322 -  
10-155 Landclearing Management Regulation Amendment Bylaw, 2009", be granted 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading.

**MOTION CARRIED**

B1 It was moved and seconded that "CVRD Bylaw No. 3322 -  
10-156 Landclearing Management Regulation Amendment Bylaw, 2009", be adopted.

**MOTION CARRIED**

B2 It was moved and seconded that "CVRD Bylaw No. 3353 - Shawnigan  
10-157 Lake North Water System Service Amendment Bylaw, 2010", be adopted.

**MOTION CARRIED**

**B3  
10-158** It was moved and seconded that "Cowichan Valley Regional District Bylaw No. 3361 - Five Year Financial Plan (2010-2014) Bylaw, 2010" be amended in accordance with Resolutions Numbered 10-130, 10-135, 10-139, 10-140, 10-141 and 10-142; and that "Cowichan Valley Regional District Bylaw No. 3361 - Five Year Financial Plan (2010-2014) Bylaw, 2010" be granted, 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading as amended.

Opposed: Directors Marcotte and Morrison

**MOTION CARRIED**

**B3  
10-159** It was moved and seconded that "Cowichan Valley Regional District Bylaw No. 3361 - Five Year Financial Plan (2010-2014) Bylaw, 2010" be adopted.

Opposed: Directors Marcotte and Morrison

**MOTION CARRIED**

**B4  
10-160** It was moved and seconded that "CVRD Bylaw No. 3364 - Electoral Area E Community Parks Park Land Acquisition Reserve Fund Expenditure Bylaw, 2010", be granted 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading.

**MOTION CARRIED**

**B4  
10-161** It was moved and seconded that "CVRD Bylaw No. 3364 - Electoral Area E Community Parks Park Land Acquisition Reserve Fund Expenditure Bylaw, 2010", be adopted.

**MOTION CARRIED**

**B5  
10-162** It was moved and seconded that "CVRD Bylaw No. 3365 - Community Parks Reserve Fund (Electoral Area E - Cowichan Station/Sahtlam/Glenora) Expenditure Bylaw, 2010", be granted 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading.

**MOTION CARRIED**

**B5  
10-163** It was moved and seconded that "CVRD Bylaw No. 3365 - Community Parks Reserve Fund (Electoral Area E - Cowichan Station/Sahtlam/Glenora) Expenditure Bylaw, 2010", be adopted.

**MOTION CARRIED**

**B6  
10-164** It was moved and seconded that "CVRD Bylaw No. 3362 - Area G - Saltair/Gulf Islands Official Community Plan Amendment Bylaw (Parkinson), 2010", be granted 1<sup>st</sup> and 2<sup>nd</sup> reading.

**MOTION CARRIED**

**B7  
10-165** It was moved and seconded that "CVRD Bylaw No. 3363 - Area G - Saltair/Gulf Islands Zoning Amendment Bylaw (Parkinson), 2010", be granted 1<sup>st</sup> and 2<sup>nd</sup> reading.

**MOTION CARRIED**

B8  
10-166                    It was moved and seconded that "CVRD Bylaw No. 3367 - Area D - Cowichan Bay Official Settlement Plan Amendment Bylaw (Village DPA Expansion), 2010", be granted 1<sup>st</sup> and 2<sup>nd</sup> reading.

MOTION CARRIED

**RESOLUTIONS**

8:04 pm                    Alternate Director Day left the Board Room at 8:04 pm.

RES 1  
10-167                    It was moved and seconded that the following appointment to the Electoral Area C - Cobble Hill Parks and Recreation Commission be approved:

Term to expire December 31, 2011:  
Gord Dickenson

MOTION CARRIED

RES2  
10-168                    It was moved and seconded that the following appointments to the Electoral Area F - Cowichan Lake South/Skutz Falls Parks and Recreation Commission be approved:

Term to expire December 31, 2010:  
Appointed:  
Bill Bakken  
Brian Peters

MOTION CARRIED

8:05 pm                    Directors Walker and Kent returned to the Board Room at 8:05 pm.

RES3  
10-169                    It was moved and seconded that the following appointment to the Electoral Area H - North Oyster/Diamond Parks and Recreation Commission be approved:

Term to expire March 31, 2012:  
Elected:  
Murray McNab  
Snuffy Ladret

Term to expire March 31, 2012:  
Appointed:  
Brad Uytterhagen

MOTION CARRIED

UNFINISHED  
BUSINESS                    No unfinished business

8:07 pm                    Alternate Director Day returned to the Board Room at 8:07 pm.

**NEW  
BUSINESS**

**NB1  
10-170**            It was moved and seconded that the following appointment to the Electoral Area F - Youbou/Meade Creek Parks and Recreation Commission be approved:

Term to expire December 31, 2011:

Elected

Wayne Palliser

**MOTION CARRIED**

**NB2  
10-171**            It was moved and seconded that the following appointments to the Youbou Fire Service Commission be approved:

Two-year Term to expire March 31, 2012:

Elected:

George de Lure

Bill Gibson

Ken Abbott

**MOTION CARRIED**

**NB3  
10-172**            It was moved and seconded that the following appointments to the Electoral Area G - Saltair/Gulf Islands Parks and Recreation Commission be approved:

Term to expire December 31, 2011:

Appointed:

Paul Bottomley

Harry Brunt

Norm Flinton

Tim Godau

Glen Hammond

Dave Key

Jackie Rieck

Kelly Schellenberg

**MOTION CARRIED**

**NB4  
10-173**            It was moved and seconded that the following appointment to the Electoral Area A - Mill Bay/Malahat Parks and Recreation Commission be approved:

Term to expire December 31, 2011:

Appointed to Fill Remainder of Vacated Elected Position:

Roger Burgess

**MOTION CARRIED**

**RESOLVING INTO  
CLOSED SESSION**

10-174  
8:10 pm

It was moved and seconded that the meeting be closed to the public in accordance with the Community Charter Part 4, Division 3, Section 90, Subsection (1) (a) (e) and (j) Information Prohibited from Disclosure under Section 21 of the *Freedom of Information and Protection of Privacy Act*.

**MOTION CARRIED**

**RISE FROM  
CLOSED SESSION**

10-180  
8:17 pm

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

**MOTION CARRIED**

**ADJOURNMENT**

10-181  
8:27pm

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

**MOTION CARRIED**

The meeting adjourned at 8:27 pm

Certified Correct:

\_\_\_\_\_  
Chairperson

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

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

March 22, 2010

**C1**

Gerry Giles  
Cowichan Valley Regional District  
175 Ingram Street  
Duncan, BC  
V9L 1N8

Dear Ms. Giles:

**Re: Proposed Boundary Change**

Please accept this letter as a request to put to the Cowichan Valley Regional District (CVRD) Board the enclosed resolution regarding a proposed boundary change. It relates to Capital Regional District (CRD) watershed lands, which were purchased as a part of the acquisition of the Leech River watershed in December 2007. This boundary change would simplify matters for both the CVRD and the CRD, as the CVRD has been passing yearly Permissive Tax Exemption Bylaws in order to provide the CRD with tax relief.

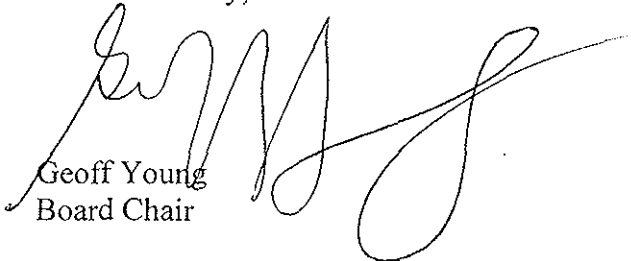
These lands are currently within the CVRD's Electoral Area B (Malahat), are undeveloped and unoccupied, and receive no services such as sewer or water. The CRD does not plan any change in use for the lands.

We appreciate your assistance in putting this resolution to the CVRD Board as soon as possible. I enclose a copy of a template for the CVRD Board resolution supporting the boundary change and a certified copy of the CRD Board's resolution.

Kindly forward to us a certified copy of the CVRD Board resolution, when available, so that we may submit them both to the Ministry of Community and Rural Development.

If you require further information, please contact the undersigned.

Yours sincerely,

  
Geoff Young  
Board Chair

Enclosure

Original: File	Copies to: M. K. T. A. K. C.
Board: April 14/10	
Committee(s): EASC - April 6/10	
Directed by: RAA	Date: 03/24/10
File #	



**WHEREAS:**

- A. The following watershed lands (the “Lands”), which are shown on Schedule “A”, are owned by the Capital Regional District (the “CRD”) but are within the Cowichan Valley Regional District (the “CVRD”):
1. PID 024-724-670  
ROLL #04-765-11914.200  
Lot A, District Lot 87, Malahat District, Plan VIP70361
  2. PID 009-381-902  
The north ½ of District Lot 42, Malahat District
  3. PID 009-350-233  
The south ½ of District Lot 42, Malahat District
  4. PID 027-343-260  
ROLL #04-765-12370.010  
Subdivided portion of Block 1352, now Lot A, Plan VIP84273.
- B. The Lands were purchased in December of 2007, and the CVRD has been enacting Permissive Tax Exemption bylaws since 2008 to protect the CRD from being taxed on these Lands.
- C. The Lands are currently in the CVRD’s Electoral Area B (Malahat).
- D. The Lands are zoned for forestry, are undeveloped and unoccupied, and receive no services such as sewer or water.
- E. The CRD plans no change in use for the Lands.

**BE IT RESOLVED** that the Board of the CVRD supports a proposed CRD boundary extension that would bring the aforementioned Lands within the Juan de Fuca Electoral Area of the CRD.

2) MOVED by Director Ranns, SECONDED by Director Evans,  
 that Bylaw No. 3687, "Sooke and Electoral Area Swimming Pool Service Capital  
 Reserve Fund Bylaw No. 1, 2010" be introduced and read a first time. **CARRIED**

MOVED by Director Evans, SECONDED by Director Ranns,  
 that Bylaw No. 3687 be read a second time. **CARRIED**

MOVED by Director Evans, SECONDED by Director Ranns,  
 that Bylaw No. 3687 be read a third time. **CARRIED**

MOVED by Director Evans, SECONDED by Director Ranns,  
 that Bylaw No. 3687 be adopted. **CARRIED**

**2. Amending the Water Distribution Local Service Conditions, Fees and Charges Bylaw**

MOVED by Director Ranns, SECONDED by Director Evans,  
 that Bylaw No. 3691, cited as the "Water Distribution Local Service Conditions,  
 Fees and Charges Bylaw No. 1, 2009, Amendment Bylaw No. 1, 2010" be  
 introduced and read a first time. **CARRIED**

MOVED by Director Ranns, SECONDED by Director Evans,  
 that Bylaw No. 3691 be read a second time. **CARRIED**

MOVED by Director Ranns, SECONDED by Director Evans,  
 that Bylaw No. 3691 be read a third time. **CARRIED**

MOVED by Director Ranns, SECONDED by Director Evans,  
 that Bylaw No. 3691 be adopted. **CARRIED**

**3. Board Resolution to Extend CRD Boundary**

MOVED by Director Ranns, SECONDED by Director Evans,  
 that, Whereas,

A. The following watershed lands (the "Lands"), which are shown on Schedule  
 "A", are owned by the Capital Regional District (the "CRD") but are within  
 the Cowichan Valley Regional District (the "CVRD");

- 1. PID 024-724-670  
 ROLL #04-765-11914.200  
 Lot A, District Lot 87, Malahat District, Plan VIP70361

- 2. PID 009-381-902  
 The north ½ of District Lot 42, Malahat District

- 3. PID 009-350-233  
The south 1/2 of District Lot 42, Malahat District
- 4. PID 027-343-260  
ROLL #04-765-12370.010  
Subdivided portion of Block 1352, now Lot A, Plan VIP84273.

- B. The Lands were purchased in December of 2007, and the CVRD has been enacting Permissive Tax Exemption bylaws since 2008 to protect the CRD from being taxed on these Lands.
- C. The Lands are currently in the CVRD's Electoral Area B (Malahat).
- D. The Lands are zoned for forestry, are undeveloped and unoccupied, and receive no services such as sewer or water.
- E. The CRD plans no change in use for the Lands.

Be it resolved that the Board of the CRD supports a proposed CRD boundary extension that would bring the aforementioned Lands within the Juan de Fuca Electoral Area of the CRD.

**CARRIED**

**5.5 REGIONAL PARKS COMMITTEE –February 17, 2010**

**1. Land Acquisition Fund Status**

MOVED by Director Brice, SECONDED by Director Derman,

- 1) That the staff report be received for information;
- 2) That the information in the report be sent to municipal councils and electoral area directors; and
- 3) That municipal councils be notified that Regional Parks staff would attend a future council meeting to present the information if invited.

**CARRIED**

**6. ADMINISTRATION REPORTS**

**6.1 Public Hearing Report on Bylaw No. 3605, "Sooke Land Use Bylaw, 1992, Amendment Bylaw No. 97, 2009"**


- 1) MOVED by Director Hicks, SECONDED by Director Evans, that the attached minutes and submissions which are certified as a fair and accurate summary of the representations that were made at the Public Hearing held on February 9, 2010 respecting Bylaw No. 3605, "Sooke Land Use Bylaw, 1992, Amendment Bylaw No. 97, 2009" be received.

**CARRIED**

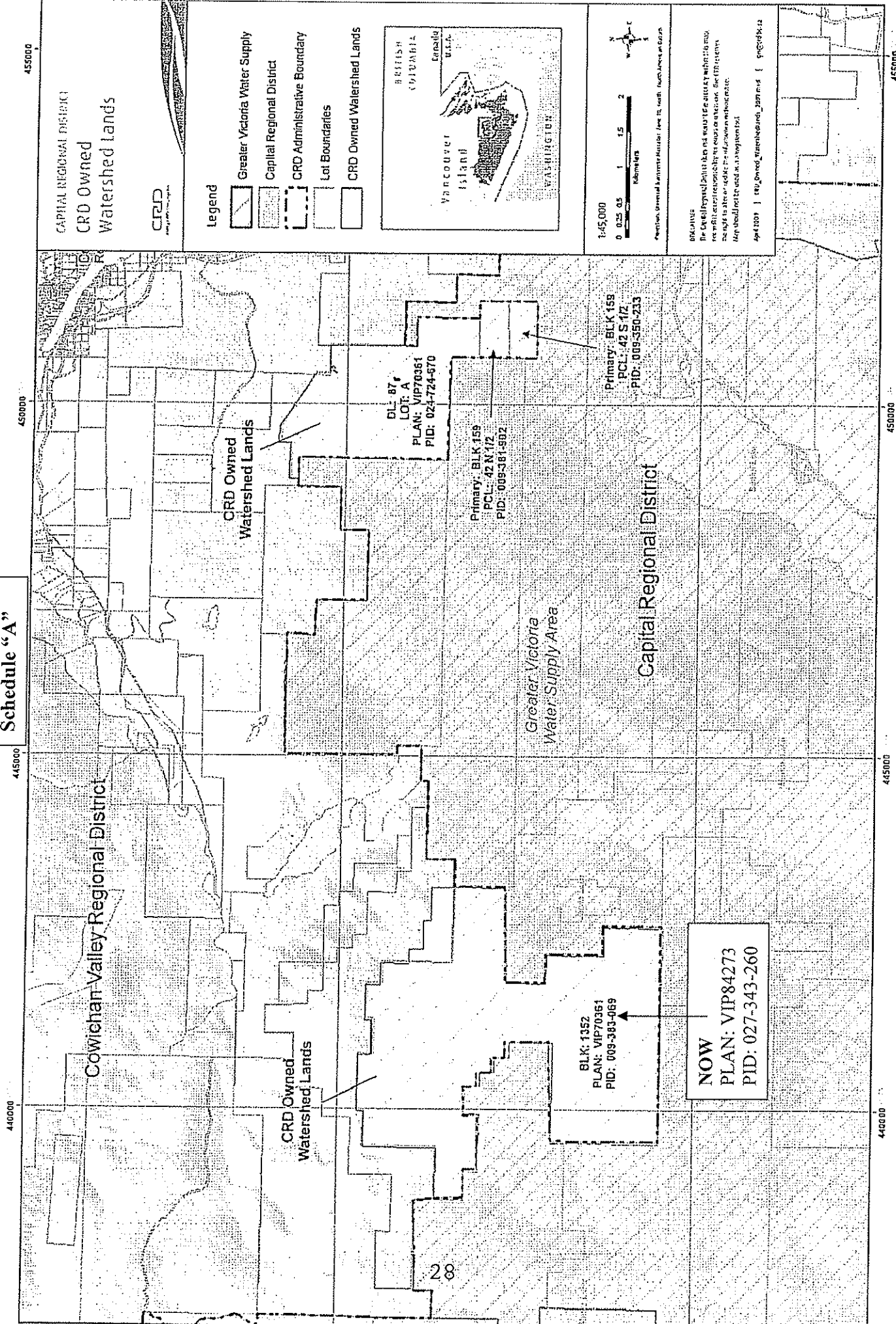
- 2) MOVED by Director Hicks, SECONDED by Director Evans, that second reading of Bylaw No. 3605, "Sooke Land Use Bylaw, 1992, Amendment Bylaw No. 97, 2009" be rescinded.

**CARRIED**

I hereby certify the foregoing to be a true and correct copy of the minutes of the Board on the 10<sup>th</sup> day of MARCH, 20 10. Dated this 16<sup>th</sup> day of MARCH, 20 10.

  
 \_\_\_\_\_  
 Secretary

**Schedule "A"**



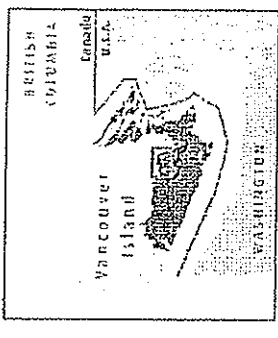
440000 445000 450000

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CAPITAL REGIONAL DISTRICT  
CRD Owned Watershed Lands



- Legend**
- Greater Victoria Water Supply
  - Capital Regional District
  - CRD Administrative Boundary
  - Lot Boundaries
  - CRD Owned Watershed Lands



1:45,000  
0 0.25 0.5 1 1.5 2  
Kilometers

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08/04/2015  
The Capital Regional District is not responsible for the accuracy of information provided in this map. The information is provided for general information only. The CRD is not responsible for any errors or omissions. The information is provided for general information only. The CRD is not responsible for any errors or omissions. The information is provided for general information only. The CRD is not responsible for any errors or omissions.

April 2015 | CRD\_Owned\_Watershed\_Lands\_Map.mxd | 08/04/2015

Cowichan Valley Regional District

CRD Owned Watershed Lands

CRD Owned Watershed Lands

Greater Victoria Water Supply Area

Capital Regional District

DL: 87  
LOT: A  
PLAN: VIP70361  
PID: 024-724-670

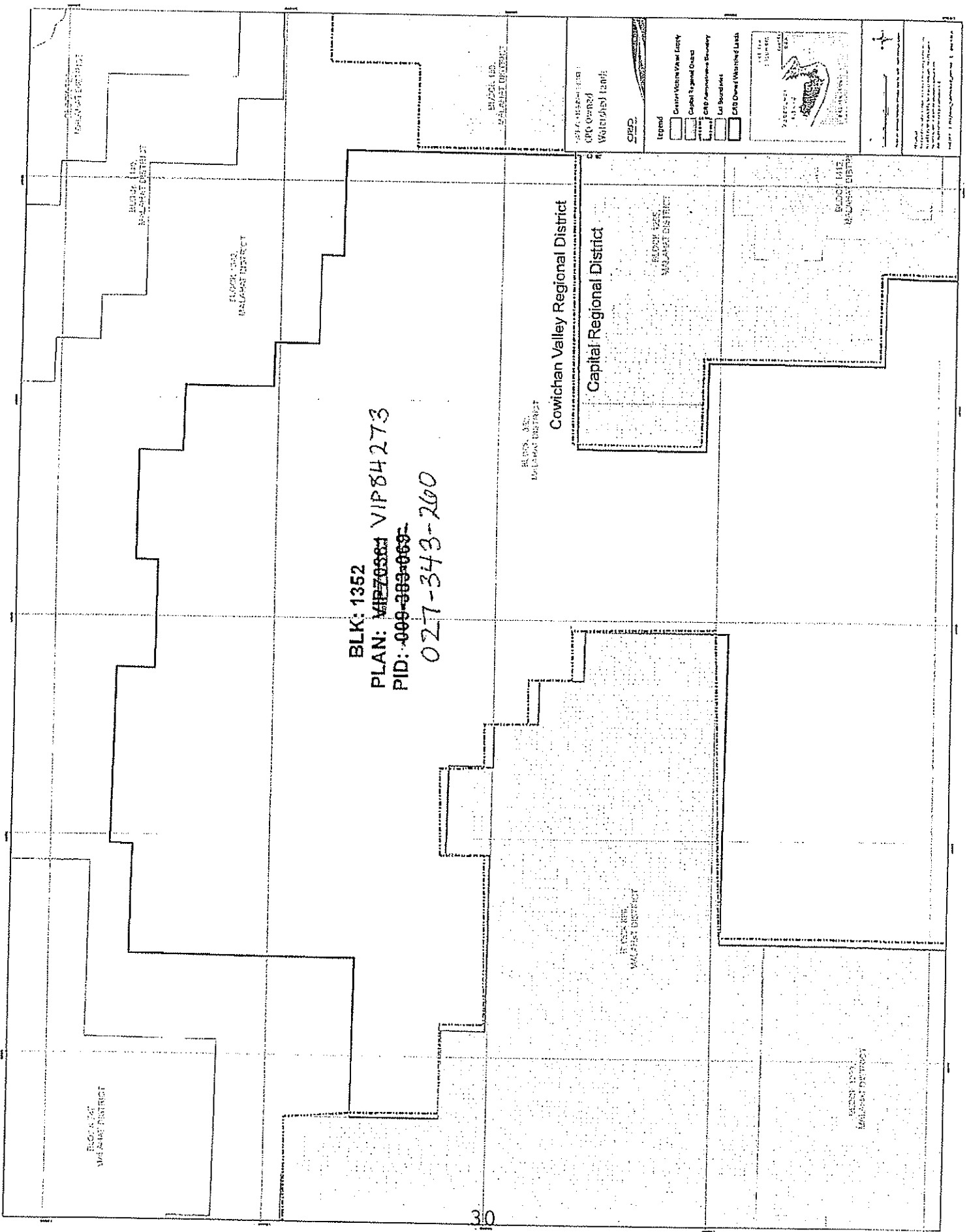
Primary: BLK 159  
PCL: 42 N 1/2  
PID: 009-381-502

Primary: BLK 159  
PCL: 42 S 1/2  
PID: 009-350-233

BLK: 1352  
PLAN: VIP70361  
PID: 009-383-089

**NOW**  
PLAN: VIP84273  
PID: 027-343-260





BLK: 1352  
 PLAN: ~~MR70881~~ VIP84273  
 PID: ~~009-889-069~~  
 027-343-200

Cowichan Valley Regional District  
 Capital Regional District

- Legend
- District Water Supply
  - Capital Land Use
  - District Administrative Boundary
  - All Boundaries
  - District Watering Lick



Scale: 1:50,000  
 North Arrow  
 Date: 1998  
 Author: [illegible]  
 Project: [illegible]



C·V·R·D

CR1

**ELECTORAL AREA SERVICES  
COMMITTEE REPORT**

**OF MEETING HELD MARCH 16, 2010**

**DATE:** March 17, 2010

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

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Your Electoral Area Services Committee reports and recommends as follows:

1. That the request to release Restrictive Covenant J17198 (Silver Catch Processing Inc.) registered against Lot 1, Section 7, Range 4, Cowichan District, Plan 28681 (1838 Cowichan Bay Road, File #1-D-08DP), be approved, and that the CVRD proceed to have the covenant removed from title.
2. That the resignation of June Laraman from the Area A Parks Commission be accepted, and that a letter of appreciation be forwarded to Ms. Laraman.
3. That the following grants-in-aid be approved:
  - Grant-in-aid request, Area D – Cowichan Bay, in the amount of \$2,000 to Cittaslow Cowichan Bay Society, to augment their fundraising efforts.
  - Grant-in-aid request, Area D – Cowichan Bay, in the amount of \$1,500 to Koksilah School Historical Society, to help with costs to paint their building.
  - Grant-in-aid request, Area A – Mill Bay/Malahat, in the amount of \$350 to Bard@Brentwood to assist with their 2010 performing arts program.
4. That Director's expenses occurred related to the one day UBCM elections task force session on March 12<sup>th</sup> be approved, and that submitted expenses for Director I. Morrison and Director M. Marcotte be taken from budget function 250.

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

5. 1. That OCP and Zoning Amendment Bylaws for Application No. 3-A-09RS (Koutougos), that would permit a duplex residence, move forward subject to a covenant being established that dedicates a three metre wide trail along Mill Bay Road.

.../2

2. That the draft OCP amendment bylaw be amended by changing (m) Duplex Development guideline #2 to delete the words “It is recommended that...”; #3 change the word “discouraged” to “prohibited”; #7 change all “should” to “shall”; and add #8 to read: “Any home occupation shall not generate any traffic or require additional parking.”; and that the draft OCP amendment bylaw, as amended, and the draft zoning amendment bylaw be forwarded to the Regional Board for consideration of first and second readings.
3. That a public hearing be scheduled and that Directors Harrison, Cossey and Giles be delegated to the hearing.
4. That prior to the public hearing, a draft Section 219 Covenant be required which requires the appropriate disposal of invasive plants, roots systems and soil of affected areas, under the direction of a qualified invasive plant species biologist, prior to the development of the land.
5. That application referrals to the Ministry of Transportation and Infrastructure, Malahat First Nation, Mill Bay Waterworks, Mill Bay VDP, School District No. 79, the Vancouver Island Health Authority, the Ministry of Community Services, the CVRD’s Parks, Recreation and Culture Department, Engineering and Environmental Services Department be accepted.
6. That Application No. 3-H-09 DP be approved, and that a development permit be issued to Angela YP Quek Architecture on behalf of Peggy and Doug Kolosoff, for Parcel 1 (DD14733N) of Parcel B (DD3329N) of District Lot 22, Oyster District, except part in Plan 18087, to permit the construction of a 24 unit residential care facility, subject to,
  - a. The facility is licensed pursuant to the *Community Care and Assisted Living Act*,
  - b. The facility receives the appropriate water system approval from the Vancouver Island Health Authority pursuant to the *Drinking Water Protection Act*,
  - c. The development complies with the recommendations noted in Lewkowich Engineering Aquifer Impact Assessment report dated November 13, 2009,
  - d. The development complies with the recommendations noted in Lewkowich Engineering Geotechnical Hazard Assessment, dated September 11, 2009, including:
    - *The volume of storm discharge to the foreshore culvert is not increased substantially. This can be accomplished by providing a recharge facility (rock pit/trench) with an overflow to the storm system leading to the foreshore,*
    - *The building site soils are adequately drained to a depth of at least 0.5 m within the building footprint,*
    - *Foundations are extended to suitable undisturbed bearing soil*
  - e. The development is in substantial compliance with the attached Kiwi Manor Care Facility plans, dated May 7, 2009 by AYPQ Architecture. And furthermore, that these plans include paving the staff parking area and installing an oil/water separator.
7. That Application No. 1-C-09DVP by Marilyn Gourley for a variance to Section 5.3(a) of Zoning Bylaw No. 1405, by decreasing the setback from watercourse from 15 metres down to 12.6 metres, on Strata Lot 429, Section 14, Range 10, Shawnigan District, Strata Plan 1601 (Phase 13) PID: 017-559-553, be **approved**, subject to the applicant providing a survey confirming compliance with the reduced setback.

.../3



8. That Application No. 1-J-10DP/VAR be approved, and that a Development Permit, with a Variance, be issued to Robert and Susan Thackeray for the construction of an accessory building 4.5 metres from the front parcel line, subject to compliance with the measures and recommendations outlined in RAR Assessment Report No. 1342 by Kelly Schellenberg, B.Sc.F., R.P.F.
  
9.
  1. That the proposed planning and consultation process for the Area D Official Community Plan be approved in principle; and
  2. That the following individuals be confirmed as members of the Area D Official Community Plan Steering Committee:
    - Hilary Abbot
    - Don Bright
    - Dan Butler
    - Larry George
    - Peter Holmes
    - Danica Rice
    - Robert Stitt



CR2

## ENGINEERING & ENVIRONMENTAL SERVICES COMMITTEE REPORT

OF MEETING HELD MARCH 24, 2010

**DATE:** March 25, 2010

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

---

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

1. That the Cowichan Valley Regional District enter into sole source Curbside Collection contract extensions for the period of June 1, 2010 to May 31, 2011.
2. That "CVRD Bylaw No. 3360, Cowichan Valley Regional District Garbage and/or Recyclable Materials Collection Amendment Bylaw, 2010" be forwarded to the Board for three readings and adoption.
3. .1 That "CVRD Bylaw No. 3368 – Arbutus Ridge Water System Management Amendment Bylaw, 2010 be forwarded to the Board for three readings and adoption.  
.2 That "CVRD Bylaw No. 3369 – Arbutus Ridge Sewer System Management Amendment Bylaw, 2010 be forwarded to the Board for three readings and adoption.  
.3 That "CVRD Bylaw No. 3370 – Dogwood Ridge Water System Management Amendment Bylaw, 2010" be forwarded to the Board for three readings and adoption.
4. That the CVRD support application of an infrastructure planning grant for a Honeymoon Bay Micro Hydro Energy Recovery Program to be funded to a maximum cost of \$15,000, with \$5,000 from the CVRD Electoral Area Feasibility Study Function and \$10,000 through a Provincial Feasibility Study Grant; and that, upon completion of a successful business plan, an energy recovery service area for this utility be created.
5. That the Cowichan Valley Regional District enter into sole source recycling depot servicing contract extensions, as negotiated, for the period of June 1, 2010 to December 31, 2010.
6. That a *critical location* streetlight be installed at the corner of Gregory Road and McKean Road in Electoral Area B – Shawnigan Lake, as requested in a petition from local residents.

.../2

7. .1 That the *Certificate of Sufficiency*, confirming that sufficient petitions requesting establishment of a Water System Service Area and authorizing the borrowing of up to \$150,000.00, be received.
  - .2 That Service Establishment and Loan Authorization bylaws for the Douglas Hill Water System Service Area be prepared.
  - .3 That, following adoption of the Service Establishment and Loan Authorization Bylaws, a Capital Reserve Fund Establishment Bylaw, a Parcel Tax Roll Bylaw and a Management Bylaw be prepared for the Douglas Hill Water System, and that these be bylaws forwarded to the Board for consideration of three readings and adoption.
  - .4 That Staff be authorized to negotiate the transfer of assets agreement with the current owner of the system.
  - .5. That the service area residents be given the option of paying their portion of the borrowing cost up front.
8. That the Board approve the removal of the “no-build” covenant on Lot 7 and add a covenant restricting “use” and “no-build” for Lot 11 within the Hiles Subdivision of the Lambourn Estates Sewer and Water Systems Service Areas. Six lots of ten in the development will retain their “no-build” covenants.
  9. That "CVRD Bylaw No. 3366 – Cowichan Bay Sewer System Management Amendment Bylaw" be forwarded to the Board for three readings and adoption.



**CR5**

**COWICHAN LAKE RECREATION COMMISSION REPORT  
OF MEETING HELD ON MARCH 25, 2010**

**DATE:** March 30, 2010

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

---

Your Cowichan Lake Recreation Commission reports and recommends as follows:

1. That a Reserve Fund Expenditure Bylaw be prepared authorizing the expenditure of a maximum of \$94,541 from Reserve Fund Bylaw No. 505 (Cowichan Lake Recreation Reserve Fund Establishment Bylaw, 1979) for the purpose of partially funding the replacement of the arena ice resurfacer (i.e. Zamboni) located at the Cowichan Lake Arena, and that the bylaw be forwarded to the Board for consideration of three readings and adoption.



C·V·R·D

SR1

STAFF REPORT

REGULAR BOARD MEETING  
OF APRIL 14, 2010

DATE: March 23, 2010 Bylaw No: 3344  
FROM: Kathleen Harrison, Legislative Services Coordinator, Legislative Services Division  
SUBJECT: Amendment to Shawnigan Creek Drainage System Service Establishment Bylaw.

**Recommendation:**

For information.

**Purpose:** To advise the Board that Section 6 of CVRD Bylaw No. 3344, must be amended to increase the requisition rate from \$0.04485 per \$1,000 to \$0.05051 per \$1,000.

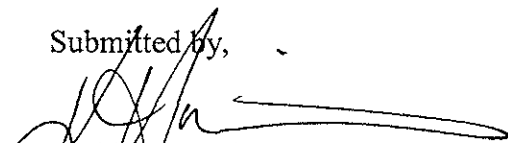
**Financial Implications:** The annual cost of providing drainage service is to be recovered through property value taxes to be requisitioned and collected on the basis of the net taxable value of land and improvements within the proposed service area and is estimated at \$18,000.00 or \$0.05051 per \$1,000.00 of net taxable land and improvements. The annual costs to property owners within the service area would be approximately \$5.02 per \$100,000 of assessed value of land and improvements.

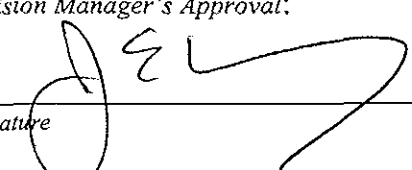
**Interdepartmental/Agency Implications:** This bylaw requires the approval of the service area voters and the Inspector of Municipalities before it can be adopted. Pursuant to Section 797.5 of the *Local Government Act* and Section 84 of the *Community Charter*, voter approval may be obtained through an alternative approval process for the establishment of this service.

**Background:** CVRD Bylaw No. 3344 was granted approval from the Inspector of Municipalities on February 26, 2010. Since that time staff determined that ten properties (valued at approximately \$3,323,100) were included in error in the data base used to calculate the tax rate. The present tax rate calculation is insufficient to cover the costs of providing this service if the maximum (\$18,000) were to be requisitioned. Therefore, the tax rate noted in Section 6 of CVRD Bylaw No. 3344 must be amended to increase the rate from \$0.04485 per \$1,000 to \$0.05051 per \$1,000. The maximum annual requisition limit will remain at \$18,000.

Bylaw No. 3344 must be returned to the Province for the Inspectors approval prior to gaining voter approval. Bylaw No. 3344, as amended, appears in the Bylaw section of the April 14<sup>th</sup> Regular Agenda for the Board's consideration.

Submitted by,

  
Kathleen Harrison  
Legislative Services Coordinator  
Legislative Services Division

Division Manager's Approval:  
  
Signature



SR2

## STAFF REPORT

### REGULAR BOARD MEETING OF APRIL 14, 2010

**DATE:** April 6, 2010 Bylaw No: 3048  
**FROM:** J.E. Barry, Corporate Secretary  
**SUBJECT:** North Cowichan – No Further Borrowing under CVRD  
Security Issuing Bylaw No. 3048, 2008

---

#### **Recommendation:**

That the following Council resolution passed by the Municipality of North Cowichan on February 3, 2010: "*that Council resolve to no longer borrow using Bylaw No. 3301, being the "Maple Bay Fire Hall Authorization Bylaw, 2007", be accepted and received.*"

#### **Purpose:**

To formally accept a resolution from the Municipality of North Cowichan so that the impact of the unused borrowing will be removed from liability servicing limit calculations for North Cowichan.

#### **Financial Implications:**

There are no financial implications for the Regional District.

#### **Background:**

The Municipality of North Cowichan adopted Maple Bay Fire Hall Loan Authorization Bylaw No. 3301 in 2007. Subsequently, the CVRD adopted Security Issuing Bylaw No. 3048 in 2008. At their Council meeting held on February 18, 2010, North Cowichan passed the following two resolutions:

- That Council resolve to no longer borrow using Bylaw No. 3301, being the "Maple Bay Fire Hall Authorization Bylaw, 2007", as borrowing is no longer required.
- That Council request that the Cowichan Valley Regional District amend its Bylaw No. 3048, being the "Security Issuing (Loan Authorization Bylaw No. 3301) Bylaw, 2007" to remove \$450,000 related to Loan Authorization Bylaw No. 3301.

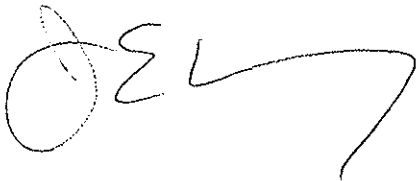
Following receipt of the attached correspondence from North Cowichan, staff from the Advisory Services Branch of the Ministry of Community and Rural Development were consulted regarding the practicality of amending previously adopted CVRD Security Issuing Bylaw No. 3048, 2008.

The Ministry has the following policy in place regarding a no further borrowing resolution:

*It is the policy of the Ministry and the MFA that a Council may indicate that it no longer wishes to borrow under the authority of an LA bylaw by passing a no further borrowing resolution in order to avoid the difficulty of repealing or amending a Loan Authorization bylaw. The impact of the unused borrowing will be removed from liability servicing limit calculations. Note that a resolution for no further borrowing under a LA bylaw must be sent to the MFA, RD and Ministry. A future council will not be permitted to borrow using an LA bylaw for which no further borrowing has been resolved. It is recommended that the regional district formally accept the resolution from a municipality in the minutes of a board meeting of the regional district directors.*

Therefore, in order to remove the impact of the unused borrowing from North Cowichan's liability servicing limit calculations, the CVRD needs to formally accept North Cowichan's Council resolution.

Submitted by,

A handwritten signature in black ink, appearing to be 'J.E. Barry', written over a faint circular stamp or watermark.

J.E. Barry,  
Corporate Secretary

RECEIVED

FEB 22 2010



Municipality of NORTH COWICHAN

Administrative Services

7030 Trans Canada Highway, Box 278  
Duncan, BC V9L 3X4

Tel 250 746 3100 Fax 250 746 3133  
www.northcowichan.bc.ca

February 18, 2010

File No: 3900-50 LA

Joe Barry, Corporate Secretary  
Cowichan Valley Regional District  
175 Ingram Street  
DUNCAN, B.C. V9L 1N8

Dear Joe

Re: Cowichan Valley Regional District Security Issuing Bylaw No. 3048, 2008

The Municipality of North Cowichan has advised the Municipal Finance Authority and the Ministry of Community and Rural Development that it no longer wishes to borrow under the authority of Bylaw No. 3301, "Maple Bay Fire Hall Loan Authorization Bylaw, 2007". This loan was issued under the Cowichan Valley Regional District's "Security Issuing (Loan Authorization Bylaw No. 3301) Bylaw No. 3048, 2007" spring 2008 debenture.

We are requesting that the Regional District amend its Bylaw No. 3048 "Security Issuing (Loan Authorization Bylaw No. 3301) Bylaw, 2007" to remove \$450,000 related to North Cowichan's "Maple Bay Fire Hall Loan Authorization Bylaw No. 3301, 2007". Once completed please forward copies to the Municipal Finance Authority and the Ministry of Community and Rural Development.

Enclosed is a copy of the certified resolution for the "Maple Bay Fire Hall Loan Authorization Bylaw, 2007", No. 3301, adopted by Municipal Council at its February 3, 2010 Regular meeting, and a copy of the original bylaw.

If you have any questions please contact Mark Frame, Director of Finance, by phone at 250-746-3107, or by email at frame@northcowichan.bc.ca

Sincerely

Mark O. Ruttan, Director of Administration and  
Deputy Chief Administrative Officer

MOR/sc

Enclosure (2)

pc: Shelley Hahn, Director of Business Services - Municipal Finance Authority  
Cathy Bickford, Advisory Officer - Ministry of Community & Rural Development  
Mark Frame, Director of Finance

Original: <i>Bylaw 3048</i>	Copies to:
Board:	<i>S. MOSS</i>
Committee(s):	
Directed by: <i>Y</i>	Date: <i>22/02/2010</i>
File #	





7030 Trans Canada Highway, Box 278  
North Cowichan, BC V9L 3X4

Tel 250 746 3100 Fax 250 746 3133  
www.northcowichan.bc.ca

File: 3900-50 LA

### **Council Resolution**

Bylaw No. 3301 "Maple Bay Fire Hall Loan Authorization Bylaw, 2007"

It was moved, seconded and carried:

"that Council resolve to no longer borrow using Bylaw No. 3301, being the "Maple Bay Fire Hall Authorization Bylaw, 2007", as borrowing is no longer required."

It was moved, seconded and carried:

"that Council request that the Cowichan Valley Regional District amend its Bylaw No. 3048, being the "Security Issuing (Loan Authorization Bylaw No. 3301) Bylaw, 2007" to remove \$450,000 related to Loan Authorization Bylaw No. 3301."

I hereby certify this to be a true and correct copy of a resolution passed by Municipal Council at its February 3, 2010 Regular Council meeting.

A handwritten signature in black ink, appearing to read "Mark O. Ruttan".

Mark O. Ruttan, Director of Administration

DATED at Duncan, B.C., this 18<sup>th</sup> day of February, 2010



COPY

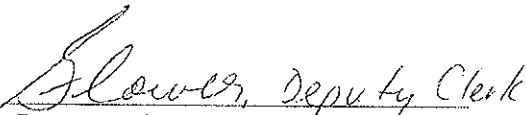
**BYLAW NO. 3301**

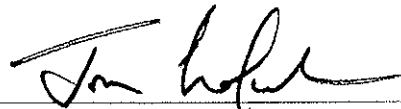
**Maple Bay Fire Hall Loan Authorization Bylaw, 2007**

The council of The Corporation of the District of North Cowichan, in open meeting assembled, enacts as follows:

- 1 This bylaw gives the Corporation of the District of North Cowichan the power and authority to borrow up to \$950,000.00 to complete construction of the new fire hall for Maple Bay.
- 2 The maximum term for which debentures may be issued to secure the debt created by this bylaw is 20 years.

First reading ..... June 20, 2007  
 Second reading ..... June 20, 2007  
 Third reading ..... June 20, 2007  
 Approved by the Inspector of Municipalities ..... July 12, 2007  
 Notice of alternative approval process published ..... July 27 and August 3, 2007  
 Approval of electors using alternative approval process received ..... September 4, 2007  
 Adopted ..... September 5, 2007

  
 M. O. Ruttan, Director of Administration

  
 J. W. Lefebure, Mayor

# Municipality of NORTH COWICHAN



7030 Trans Canada Highway, Box 278  
Duncan, BC V9L 3X4

Tel 250 746 3100 Fax 250 746 3133  
www.northcowichan.bc.ca

File No: 3900-50 LA

February 18, 2010

Shelley Hahn, Director of Business Services  
Municipal Finance Authority  
737 Fort Street  
VICTORIA, B.C. V8W 2V1

Dear Ms. Hahn

Re: **Maple Bay Fire Hall Loan Authorization Bylaw No. 3301, 2007 and  
Cowichan Valley Regional District Security Issuing Bylaw No. 3048, 2008**

Please be advised that the Municipality of North Cowichan no longer wishes to borrow under the authority of Bylaw No. 3301, "Maple Bay Fire Hall Loan Authorization Bylaw, 2007". This loan was issued under the Cowichan Valley Regional District's "Security Issuing (Loan Authorization Bylaw No. 3301) Bylaw No. 3048, 2007" spring 2008 debenture.

We have asked the Regional District to amend its Bylaw No. 3048 "Security Issuing (Loan Authorization Bylaw No. 3301) Bylaw, 2007" to remove \$450,000 related to North Cowichan's "Maple Bay Fire Hall Loan Authorization Bylaw No. 3301, 2007".

Enclosed is a copy of certified resolution of "Maple Bay Fire Hall Loan Authorization Bylaw, 2007", No. 3301, adopted by Municipal Council at its February 3, 2010 Regular meeting, and a copy of the original bylaw.

If you have any questions please contact Mark Frame, Director of Finance, by phone at 250-746-3107, or by email at [frame@northcowichan.bc.ca](mailto:frame@northcowichan.bc.ca)

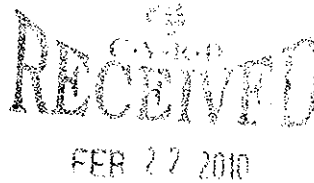
Sincerely

Mark O. Ruttan, Director of Administration and  
Deputy Chief Administrative Officer

MOR/sc

Enclosure (2)

pc: Cathy Bickford, Advisory Officer - Ministry of Community & Rural Development  
Joe Barry, Corporate Secretary - Cowichan Valley Regional District  
Mark Frame, Director of Finance



7030 Trans Canada Highway, Box 278  
North Cowichan, BC V9L 3X4

Tel 250 746 3100 Fax 250 746 3133  
[www.northcowichan.bc.ca](http://www.northcowichan.bc.ca)

File: 3900-50 LA

### **Council Resolution**

Bylaw No. 3301 "Maple Bay Fire Hall Loan Authorization Bylaw, 2007"

It was moved, seconded and carried:

"that Council resolve to no longer borrow using Bylaw No. 3301, being the "Maple Bay Fire Hall Authorization Bylaw, 2007", as borrowing is no longer required."

It was moved, seconded and carried:

"that Council request that the Cowichan Valley Regional District amend its Bylaw No. 3048, being the "Security Issuing (Loan Authorization Bylaw No. 3301) Bylaw, 2007" to remove \$450,000 related to Loan Authorization Bylaw No. 3301."

I hereby certify this to be a true and correct copy of a resolution passed by Municipal Council at its February 3, 2010 Regular Council meeting.

A handwritten signature in black ink, appearing to read "Mark O. Ruttan".

Mark O. Ruttan, Director of Administration

DATED at Duncan, B.C., this 18<sup>th</sup> day of February, 2010



C·V·R·D

SR3

STAFF REPORT

REGIONAL BOARD MEETING  
OF APRIL 14, 2010

DATE: April 6, 2010 FILE NO: 3-F-08RS

FROM: Dana Leitch, Planner Bylaw No. 2981

SUBJECT: Zoning Amendment Bylaw No. 2981  
(CVRD for Ministry of Environment/Gordon Bay Provincial Park – Area F)

---

**Recommendation:**

For information purposes.

**Purpose:**

To consider third reading and adoption of Zoning Amendment Bylaw No. 2981.

**Financial Implications:**

Advertising costs.

**Interdepartmental/Agency Implications:**

N/A

**Background:**

Zoning Amendment Bylaw No. 2981 was processed to second reading by the Regional Board and a public notice process in lieu of public hearing was initiated. To date, we have received no correspondence from the public with respect to the proposed amendment bylaw. A final check for correspondence will be made the afternoon of the Board meeting on the 14<sup>th</sup>, and if any correspondence is received, these will be passed on to the Board that evening.

Zoning Amendment Bylaw No. 2981 is on the April 14<sup>th</sup> Board agenda for consideration of third reading and adoption.

Submitted by,

Dana Leitch,  
Planner  
Development Services Division  
Planning & Development Department

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

/jah



C·V·R·D

SR4

## STAFF REPORT

### REGULAR BOARD MEETING OF APRIL 14, 2010

**DATE:** April 6, 2010 **FILE NO:** 3-A-09 RS  
**FROM:** Alison Garnett, Planning Technician  
Development Services Division **BYLAW NO:** 3378 & 3379  
**SUBJECT:** Proposed adjustment to Official Community Plan amendment bylaw No. 3378  
(Koutougos 3-A-09 RS)

---

**Recommendation:**

For information purposes only.

**Purpose:**

To propose minor changes to the OCP amendment Bylaw No. 3378, specifically removing one development permit guideline.

**Financial Implications:**

None apparent

**Interdepartmental/Agency Implications:**

None apparent

**Background:**

At the March 16, 2010 meeting, the Electoral Areas Services Committee recommended that application 3-A-09 RS (Koutougos), which proposes a duplex residence at the corner of Handy Road and Mill Bay Road, move forward to the Board for 1<sup>st</sup> and 2<sup>nd</sup> reading. The EASC's recommendation made specific changes to the draft OCP amendments, and these changes have been incorporated into the bylaws. However, since March 16<sup>th</sup>, there is one proposed change to the duplex development permit guidelines in the OCP amendment bylaw. The content of the proposed OCP amendment bylaw reads as follows:

- a) *Policy 7.6.9 is added to the Urban Residential Policies:*

*Policy 7.6.9*

*Notwithstanding Section 7.6.1, the Regional Board may, through the zoning bylaw, initiate residential duplex zones within the Urban Residential designation to encourage infilling in the Urban Containment Boundary. The following will be considered in evaluating proposals for residential duplex zoning:*

- a) *The development is located within the Urban Containment Boundary;*
- b) *Vehicle and pedestrian safety measures are implemented, and vehicle access from Mill Bay Road is strongly discouraged;*
- c) *The proposed use is compatible with adjacent land uses;*

- d) *If feasible, the development will connect to community water and sewer systems. If not feasible, onsite sewage disposal shall be in accordance with the Vancouver Island Health Authority regulations;*
- e) *Residential duplex development will be subject to the Mill Bay Development Permit Area.*

b) *The following is inserted in to the Mill Bay Development Permit Area Guidelines, Section 14.5.5 as (m), and the subsequent guidelines are reordered as (n) accordingly:*

(n) Duplex Development

1. *Duplex residences shall be designed to maintain and preserve important view corridors, such as the Saanich Inlet and Mill Bay, from the perspective of roadways, community places and nearby residences.*
2. *Duplexes that appear as mirror images are prohibited. Variation in building design features such as height, roof lines, building materials and building massing are encouraged.*
3. *Duplex residences shall be designed to maintain the character of a single family home.*
4. *The units shall be connected by a common shared wall, and not by a trellis, deck, breezeway or like structure.*
5. *Vehicle access from Mill Bay Road will be strongly discouraged, and Ministry of Transportation and Infrastructure approval for access will be required.*
6. *Parking areas shall be discrete, and shall be located in the rear or side yards. Turnaround areas shall be available on site.*
7. *Any home occupation shall not generate any traffic or require additional parking.*

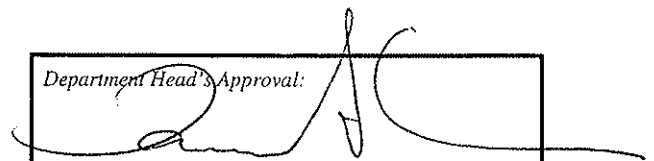
The development permit guideline which read “The units shall occupy no more than 40% of the frontage along Mill Bay Road or other major roads” has been removed. In discussion with the applicant, it was found that this guideline creates undue restriction on the development of the lot. The subject property’s small size and configuration, the location of the septic field and precise location of the driveway prevent a design that can meet the 40% frontage guideline.

In staff’s opinion the intent of this guideline, which is to preserve the Mill Bay view corridor, is still captured in the remaining guidelines. The zoning regulations of setback to parcel lines, parcel coverage, and height limit, plus the remaining development permit guidelines provide sufficient controls respecting the size and form and character of future duplex development on this lot. Therefore, staff considers that the removal of this one guideline will have no negative impact on the proposed development.

Submitted by,



Alison Garnett,  
 Planning Technician  
 Development Services Division  
 Planning and Development Department

<p style="text-align: center; margin: 0;"><i>Department Head's Approval:</i></p> 
<p style="text-align: center; margin: 0;"><i>Signature</i></p>



SR5

STAFF REPORT

REGULAR BOARD MEETING  
OF APRIL 14, 2010

DATE: April 7, 2010 FILE NO: 1-F-07RS (Polaris/Nicolson)  
FROM: Rob Conway, MCIP BYLAW NO: 3233  
Manager, Development Services Division  
Planning and Development Department  
SUBJECT: Adoption of Zoning Amendment Bylaw 3233 (Nicholson)

---

**Recommendation:**

For information purposes.

**Purpose:**

To provide information regarding a condition previously established by the Board for adoption of Zoning Amendment Bylaw No. 3233.

**Financial Implications:** NA

**Interdepartmental/Agency Implications:** NA

**Background:**

At the May 13, 2009 CVRD Board meeting, the Board granted third reading to Zoning Amendment Bylaw No. 3233. This bylaw proposes to rezone a property on Cowichan Lake Road (see attached map) from F-1 (Forestry Resource 1) to F-2 (Secondary Forest Resource 2), to allow the subject property to be subdivided into two parcels.

Immediately following third reading of Bylaw No. 3233, the following resolution was carried:

*That a restrictive covenant be registered on title of the property located on Lot 3, Block 29, Cowichan Lake District, Plan 47390, for the protection of wetlands on the property, prior to adoption of Bylaw No. 3233.*

Since the May 13, 2009 meeting, the applicants have commissioned a Riparian Area Regulation assessment, which assessed the wetland and other watercourses on the subject property. In accordance with Board direction, the applicants have also had a restrictive covenant draft that protects the wetland area identified in the Board resolution.



Although the May 13, 2009 Board resolution stated that a restrictive covenant be registered on the title of the subject property prior to adoption of the Bylaw No. 3233, the applicant has been reluctant to register the covenant prior to the rezoning. As an alternative, the applicant has provided a solicitor's undertaking confirming the covenant will be registered following adoption of the zoning amendment.

Staff has reviewed the submitted riparian area assessment report and covenant and believe they will protect the wetland area as intended by the May 13<sup>th</sup> resolution. Although the covenant has not yet been registered, the lawyer's undertaking does provide a strong assurance the covenant will be registered if the bylaw is adopted. Although there is a risk that the covenant may not be registered following bylaw adoption, there is still an ability to require registration of the covenant prior to subdivision approval. For this reason, staff is supportive of bylaw adoption on the basis of the submitted undertaking.

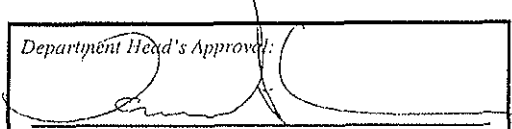
**Options:**

1. That Bylaw No. 3233 be adopted.
2. That Bylaw No. 3233 not be adopted until a restrictive covenant has been registered on title for the protection of wetlands on Lot 3, Block 29, Cowichan Lake District, Plan 47390.

Submitted by,



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

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

RB/ca



**Cowichan  
Valley  
Regional  
District**

This map is compiled from various sources for internal use and is designed for reference purposes only.


The Regional District does not warrant the accuracy.

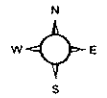
All persons making use of this compilation are advised that amendments have been considered for convenience purposes only and that boundaries are representational.

The original Bylaws should be consulted for all purposes of interpretation and application of the Bylaws.

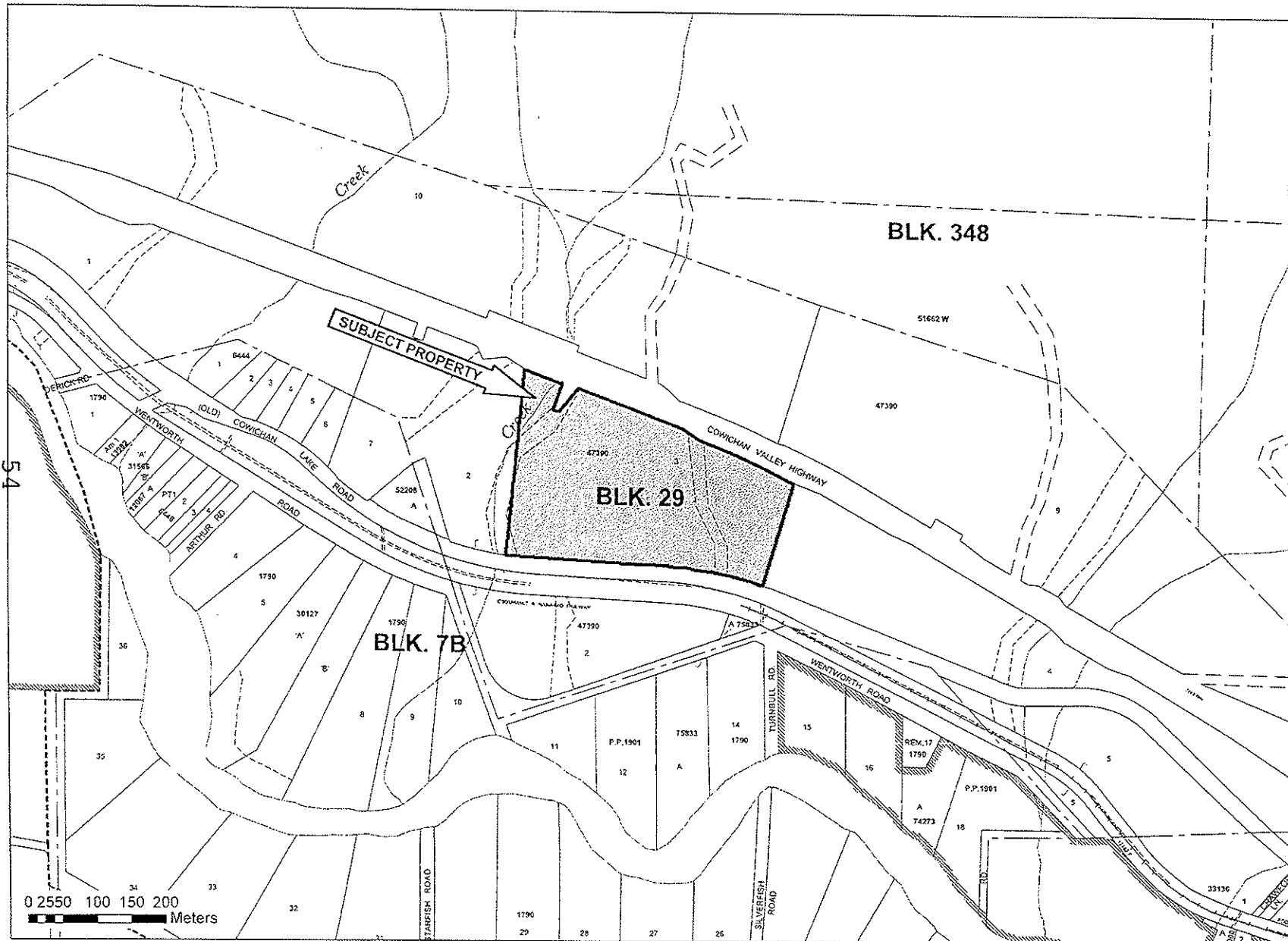
**File: 1-F-07-RS**

**Legend**

 Subject Property



Printed: May 4, 2007





**PUBLIC HEARING REPORT**  
**Bylaws No. 3324 and 3325**

Following is a summary of the proceedings of the Public Hearing for Official Settlement Plan Amendment Bylaw No. 3324 and Zoning Amendment Bylaw No. 3325 (Parhar Holdings), applicable to Electoral Area D – Cowichan Bay, held on Thursday, March 11, 2010, at the Old Koksilah School, 5213 TCH (Koksilah Frontage Road), Duncan, BC, at 7:03 p.m.

**HEARING DELEGATES** Director L. Iannidinardo, Electoral Area D – Cowichan Bay, Chairperson  
Director G. Giles, Electoral Area C – Cobble Hill  
Director L. Duncan, Electoral Area E – Cowichan Station/Sahtlam/Glenora

**CVRD STAFF PRESENT** Mr. R. Conway, Manager, Planning & Development Department  
Ms. J. Hughes, Recording Secretary, Planning & Development Department  
  
Members of the Public:  
There were 9 members of the public present.

**CALL TO ORDER** Director L. Iannidinardo Chaired the Hearing and called the meeting to order. The Chairperson introduced the Hearing Delegates and CVRD Staff present.

**PROCEDURES** Mr. Conway explained the requirements under Section 890 of the *Local Government Act*. He advised that notice of the Public Hearing was advertised in two consecutive issues of the *Citizen* (Wednesday, March 3, 2010 and Friday, March 5, 2010) and *Leader Pictorial* (Wednesday, March 3, 2010 and Friday, March 5, 2010) and letters had also been sent to adjacent owners and occupiers of the property as required by the *Local Government Act*.

**Official Settlement Plan Amendment Bylaw No. 3324** proposes to amend Official Settlement Plan Bylaw No. 925, applicable to Electoral Area D – Cowichan Bay by adding business park commercial policies and creating a new Business Park Commercial Development Permit Area that applies to Lot A, Section 13, Range 7, Quamichan District, Plan VIP84748.

**Zoning Amendment Bylaw No. 3325** proposes to amend CVRD Zoning Bylaw No. 1015, applicable to Area D – Cowichan Bay, by creating a new Business Park Commercial (C-7) Zone and changing the zoning of Lot A, Section 13, Range 7, Quamichan District, Plan VIP84748, from Local Commercial (C-2A) to Business Park Commercial (C-7).

The purpose of OSP Amendment Bylaw No. 3324 and Zoning Amendment Bylaw No. 3325 is to allow the subject property to be developed for a business park consisting of a mix of light industrial and commercial uses and accessory residential dwellings.

Mr. Conway stated that five (5) letters of response had been received at the CVRD office from the date the advertising was placed within the local newspapers to the close of the CVRD office today, March 11, 2010, at 4:30 pm. He further advised that copies of the proposed Amendment Bylaws were located on the side table for review.

Mr. Conway summarized the Rezoning Application by stating the following:

- Subject property is approximately 3.1 hectares (7.5 acres). It is located on the north side of the Trans Canada Highway just east of the Trans Canada Highway and Chaster Road intersection on part of the former Koksilah Nursery and was used previously as a par-three golf course;
- Existing zoning is C-2A (Local Commercial) and proposed zoning is C-7 (Business Park Commercial);
- Cowichan Tribes land is located directly to the north; agricultural ALR designated lands are located to the east; and service commercial zoning is located to the west and east;
- Presently there is no zone within the Electoral Area D Zoning Bylaw that is suitable for what is proposed under the new C-7 (Business Park Commercial) Zone that has been drafted for public input;
- A 9 m setback is being proposed from the residential housing and along the ALR property boundaries;
- All uses must be contained within buildings. There is some limited outdoor storage permitted but noted there are requirements regarding screening;
- Parcel coverage which is the amount of area that can be covered by buildings within the new zone is 45 percent;
- A new Development Permit Area is also being proposed that would regulate how development on the land would occur. There are guidelines with regard to form and character and some environmental guidelines that will also have to be addressed prior to any development occurring on the property;
- There is a proposed public pathway for pedestrians walking from the First Nations lands to the frontage highway overpass. The applicant has agreed to provide up to a 4 m pathway that would be dedicated for public land and that would be secured by way of a covenant.

## Correspondence

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

- 1) Letter dated March 9, 2010 from Alana Elliott, Founder and President, Nonuttin' Foods Inc. (EXHIBIT 1);
- 2) Letter dated March 4, 2010, from Brent Dellebuur, General Manager, Duncan Iron Works (1990) Ltd. (EXHIBIT 2);
- 3) Letter dated March 11, 2010, from Jay Jaundrew, President, B.C. Aquifer (EXHIBIT 3);
- 4) Letter dated March 10, 2010, from Win K. Myint, Manager, Grand Motel and Smitty's Restaurant (EXHIBIT 4);
- 5) Letter dated March 11, 2010, from Ted Stevens, President & CEO, GT Collision Centre (EXHIBIT 5).

- Location of File** Director Iannidinardo advised that the Information Binder was available for review on the back table, along with copies of the proposed Amendment Bylaws on the side table 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,  
Parhar Holdings** Balbir Parhar, Reena Parhar and Russ McArthur were present with regard to Rezoning Application No. 3-D-08RS.  
Mr. McArthur stated the following:
- Originally a golf course had been planned on the subject property but noted that plan did not pan out;
  - Mr. Parhar purchased the land approximately two years ago with the vision of creating a business park that would be built in stages;
  - Buildings would be built in theme and style that would be presentable for the whole community;
  - Subject property is presently zoned Commercial and displayed a drawing showing what would be possible under existing zoning;
  - Site coverage has been reduced to 45 percent and the proposed new zone will contain some light manufacturing that could, for example, include laboratories, high tech industries, wholesale distribution, food processing and other permitted uses that would make it more feasible to develop the site as they felt it would be unlikely they would be able to fill up the property strictly with commercial uses;
  - If approved they have a group of professional consultants who are ready to get the project underway;
  - They would like to hear community feedback on the proposal at the Public Hearing.
- Ron Price** ➤ He is a half owner of property across the road and asked if the applicant was requesting a new or different zoning from what already exists?
- Russ McArthur** ➤ Under the present zoning they are permitted offices, golf course and an amusement park and they are proposing to give up the golf course and amusement park uses for the proposed distribution centre and wholesale centre on the site.
- Ron Price** ➤ Does the existing zoning permit what they are proposing on the site at the present time?
- Russ McArthur** ➤ The present zoning does not permit what they are proposing on the site.
- QUESTION  
PERIOD** Director Iannidinardo opened the public question period of the Public Hearing. She stated that the Public Hearing Delegates and Staff members could answer questions at this time, and that after the close of the Question Period and the opening of the official Public Hearing there could be no questions taken.

- Rob Conway** ➤ The applicants requested a change in the zoning, a new zone has been created by the CVRD that proposes new permitted uses.
- Ron Price** ➤ Does the proposed C-7 Zone already exist?
- Rob Conway** ➤ New C-7 Zone does not presently exist within the Electoral Area D Cowichan Bay Zoning Bylaw.
- Rob Armour** ➤ Owns property at the end of the road and asked if the 4 m walking path would be located on private property or on the Ministry of Transportations' property?
- Rob Conway** ➤ The walking path may be located on the road right-of-way if there is sufficient land available. If necessary up to 4 m of the property may be used for the path.
- Rob Armour** ➤ Most children are bussed to school but noted there were still a few that do walk along that roadway;  
➤ At the previously held Public Meeting on the proposed application he asked if a streetlight could be installed along that proposed walkway as it would help light up the area during the night-time hours which also would add further security for the area.
- Rob Conway** ➤ Lighting design guidelines within the proposed Development Permit Area are for security purposes within the site and not specifically for lighting of the proposed pathway.
- Rob Armour** ➤ Is there any consideration from the CVRD to install streetlights as that would be easy to do as the poles are already in place along the road?
- Director Duncan** ➤ Asked if Mr. Armour would like to see sconce lighting on the front of the proposed buildings?
- Rob Armour** ➤ He would like to see streetlights attached to the existing poles along the road;  
➤ Understood that street lighting was normally put in for safety purposes and stated that previously he was able to get a light installed at the corner of Thiek and Chaster Roads;  
➤ Lighting is a very important issue.
- Director Iannidinardo** ➤ If critical street lighting is required in an Electoral Area everyone within that Electoral Area pays for it.
- Rob Armour** ➤ Understood that the criteria for street lighting was to illuminate a public thoroughfare, intersection or walkway.
- Director Giles** ➤ Critical streetlight function is tied to safety;  
➤ How many poles would he like to see streetlights attached to them?

- Rob Armour** ➤ Streetlights on possibly 4-5 poles from Thiek Road down to the overpass would be required but noted that he felt the entire frontage road should have street lights as everyone in the entire neighbourhood would benefit for safety reasons from them.
- Russ McArthur** ➤ The immediate neighbourhood can approach the CVRD with a petition for street lighting.
- Director Iannidinardo** ➤ Lighting is a concern and safety issue that does need to be addressed in that area.
- Director Duncan** ➤ There is a petition process that the public must go through in order for it to be considered a safety issue.
- Steve Vail** ➤ Owns Cowichan Valley Fencing, a brand new business in the area located adjacent to the subject property. Security is a huge issue as he has been in business for only three weeks and has had four attempted break-ins. He has camped out on his property during the past three weeks and noted that lighting is a huge safety issue that should be addressed.
- Director Giles** ➤ Comments will be received and if the Directors feel the applicant should address the street lighting issue that would be reviewed;  
➤ The way to go is through the petition process then it would not be conditional upon the rezoning process.
- Steve Vail** ➤ Is there security that patrols through the neighbourhood?
- Director Duncan** ➤ Legislation is somewhat restricted with regard to street lighting but noted that safety is the key word and an area requires approximately 75 percent of the public's approval before the petition process is approved;
- Director Giles** ➤ Joanne Bath in the CVRD's Engineering Department is the correct person to speak with regard to the street lighting process.
- Rob Armour** ➤ For the good of the area street lighting is required.
- Director Iannidinardo** Asked for further questions from the public present three times regarding Official Settlement Plan Amendment Bylaw No. 3324 and Zoning Amendment Bylaw No. 3325.

**PUBLIC  
COMMENTS**

The Public Hearing was then opened to those members of the public present who deemed themselves affected by the proposed Amendment Bylaws. Chair Iannidinardo reminded the public that the Information Binder was available for review located on the back table, along with copies of the proposed Amendment Bylaws on the side table, and that all submissions must be received at the head table prior to the close of the Public Hearing.

- Doug Irving,  
1079 Rocky Beach  
Road**
- Commercial Realtor in the area, good idea for the mixed commercial/industrial component as there is need for that use as compared to the existing zoning.
- Rob Armour,  
5311 Trans Canada  
Highway**
- The subject area has always been known as the poor end of town and the existing C-2A would probably not work in the area;
  - Mr. Armour has been in the area since July, 1964, and noted that things have gotten worse in the area since that time;
  - Proposed C-7 zoning is a nice blend with the proposed restrictions;
  - Support the rezoning of the subject property;
  - His friend, David Sorey who owns Arrow Custom Cycles and Sterling Motors, was unable to attend the Public Hearing as he is in Arizona and asked if he would convey his support to the proposed rezoning as it would help to improve the entire area.
- Ron Price**
- Any melding of commercial development in the area will only enhance the entire area right down to the Farmer's Market.
- Director  
Iannidinardo**
- Asked for further comments or submissions a 1<sup>st</sup> and 2<sup>nd</sup> time with regard to the proposed Amendment Bylaws.
- Rob Armour**
- Could he ask a question?
- Director  
Iannidinardo**
- No questions could be taken during the comment section of the Public Hearing but advised that Mr. Conway could answer any questions after the close of the Public Hearing.
- Director Giles**
- For further information after the close of a Public Hearing the CVRD Directors cannot receive any further information or speak to the public about this rezoning application.
- ADJOURNMENT**
- Chairperson Iannidinardo asked for public comments or submissions three times from the public present regarding Official Settlement Plan Amendment Bylaw No. 3324 and Zoning Amendment Bylaw No. 3325.

Chairperson Iannidinardo declared the Public Hearing closed at 7:38 pm.



CERTIFICATION:

We attended the Public Hearing on Thursday, March 11, 2010, and hereby certify that this is a fair and accurate report of the Public Hearing.

Lou L. Iannidinardo  
Director L. Iannidinardo

Date March 24/2010.

Garry Giles  
Director G. Giles

Date March 27/2010

Loren Duncan  
Director L. Duncan

Date March 31, 29.

Rob Conway  
Rob Conway, Manager

Date March 18, 2010

Jennifer Hughes  
Jennifer Hughes, Recording Secretary

Date March 18, 2010



C·V·R·D

B1

## COWICHAN VALLEY REGIONAL DISTRICT

### BYLAW No. 3344

#### A Bylaw to Establish a Drainage Service in a Portion of Electoral Area B – Shawnigan Lake

---

**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 drainage service in a portion of Electoral Area B – Shawnigan Lake;

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

**AND WHEREAS** the Director of Electoral Area B – Shawnigan Lake 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. 3344 – Shawnigan Creek Drainage System Service Establishment Bylaw, 2010**".

2. **SERVICE BEING ESTABLISHED**

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

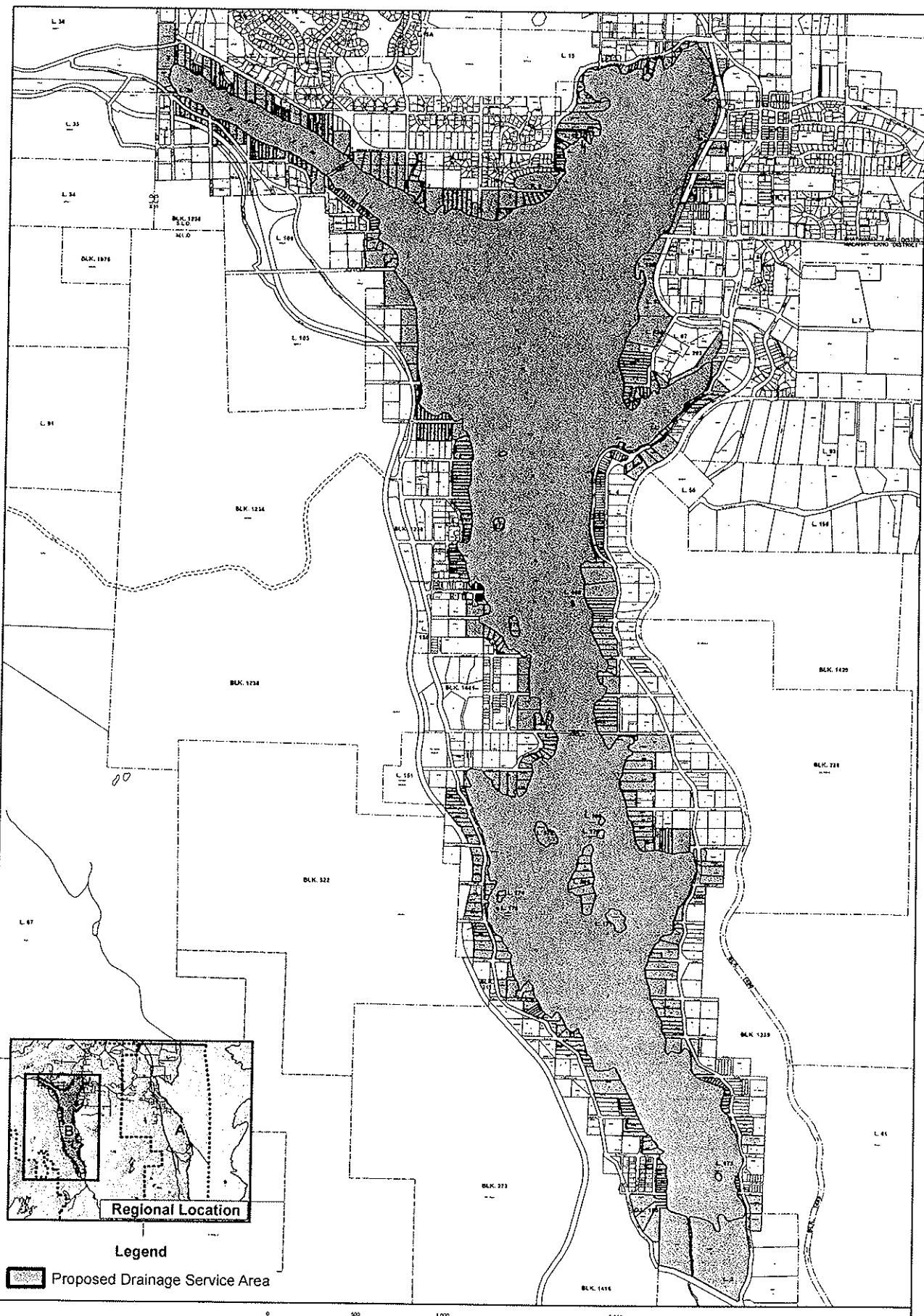
3. **SERVICE AREA BOUNDARIES**

The boundaries of the service area are that portion of Electoral Area B – Shawnigan Lake shown outlined in Schedule A of this bylaw. The service area shall be known as the "Shawnigan Creek Drainage System Service Area".

4. **PARTICIPATING AREA**

Electoral Area B – Shawnigan Lake is the only participating area for this service.







**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW NO. 3360**

**A Bylaw to Amend Bylaw No. 1958 – Cowichan Valley Regional District  
Garbage and/or Recyclable Materials Collection Bylaw**

---

**WHEREAS** the Board of Directors of the Cowichan Valley Regional District established collection rates for the collection of garbage and/or recyclable materials under the provision of Bylaw No. 1958, cited as "CVRD Bylaw No. 1958 – Cowichan Valley Regional District Garbage and/or Recyclable Material Collection Bylaw, 1999";

**AND WHEREAS** the Board of Directors of the Cowichan Valley Regional District deems it desirable to amend the fee structure for Recycling and Garbage Collection Rates;

**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. 3360 – Cowichan Valley Regional District Garbage and/or Recyclable Materials Collection Amendment Bylaw, 2010**".

**2. AMENDMENT**

- a) That Schedule A to Bylaw No. 1958 be deleted its entirety and replaced with Schedule A attached hereto and forming part of this bylaw.

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Chairperson

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



SCHEDULE A

TO BYLAW NO. 1958

RECYCLING AND GARBAGE COLLECTION RATES

1.

Electoral Area	Frequency of Garbage Collection Service	Maximum Number of Garbage Containers Collected per Service	Frequency of Recycling Collection Service	Basic Rate (Per Annum)
A	None	None	Bi-weekly	30.00
B	None	None	Bi-weekly	30.00
C	None	None	Bi-weekly	37.00
D	Bi-weekly	2 with bi-weekly service	Bi-weekly	115.00
E	Bi-weekly	2 with bi-weekly service	Bi-weekly	115.00
F	Bi-weekly, Weekly June 15 – Oct. 15	2 with bi-weekly service 1 with weekly service	Bi-weekly	135.00
G	Bi-weekly	2 with bi-weekly service	Bi-weekly	115.00
H	None	None	Bi-weekly	37.00
I	Bi-weekly, Weekly June 15 – Oct. 15	2 with bi-weekly service 1 with weekly service	Bi-weekly	135.00

2. Tags for disposal of extra *Garbage* allows for setting out additional *Garbage Containers* over and above those permitted under Item 1, but limited to the maximum specified under Section 5 (1)(a) (vi).

\$2.50 per *Garbage Container*



**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW NO. 3366**

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

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

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

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

1. **CITATION**

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 3366 - Cowichan Bay Sewer System Management Amendment Bylaw, 2010**".

2. **AMENDMENT**

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

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Chairperson

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



**C.V.R.D**  
**SCHEDULE B**

**TO CVRD BYLAW NO. 2476**

**SEWER SERVICE CHARGES**

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

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

<u>Classification</u>	<u>Charge</u>	<u>10% Discount</u>	<u>Discounted Amount</u>
<b>Single Family Dwelling</b> – Per Dwelling	106.67	10.67	96.00
<b>STEP</b> – Per Dwelling	90.67	9.07	81.60
<b>Apartment</b> – Per Unit	90.67	9.07	81.60
<b>Float Home</b> – Per Unit	53.34	5.34	48.00
<b>Live-aboard</b> – Per Unit	35.56	3.56	32.00
<b>Mobile Home Park</b> – Per Unit	106.67	10.67	96.00
<b>RV Trailer Park/Campground:</b>			
a) <u>Site Connected to Sewer</u> - Per serviced pad or site	53.34	5.34	48.00
b) <u>Site not Connected to Sewer</u> - Per pad or site	10.67	1.07	9.60
<b>Hotel/Motel:</b>			
a) Room or Suite: - Per room or suite	42.67	4.27	38.40
b) <u>Kitchenette or Housekeeping Unit</u> - Per room or suite	64.00	6.40	57.60
<b>Restaurants:</b> per seat	6.40	0.64	5.76
<b>Licensed Premises:</b> per seat	10.67	1.07	9.60
<b>Laundromat:</b>			
Minimum charge for each washing machine	106.67	10.67	96.00
<b>Commercial:</b>			
Minimum charge for the <u>first 5 employees or portion thereof per shift</u>	53.34	5.34	48.00
<u>Each additional 5 employees or portion thereof per shift</u>	53.34	5.34	48.00



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

**Single Family Dwelling:**

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

**Septic Tank Effluent Pumping (STEP):**

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

**Apartment:**

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

**Float Home:**

Applies to a connection servicing a structure located on water incorporating a floatation system intended for use or being occupied for residential purposes, containing one dwelling unit only, not primarily intended for or usable in navigation, and does not include a water craft designed or intended for navigation.

**Live-aboard:**

Applies to a connection servicing a vessel licensed or registered by Transport Canada as suitable for navigation, which serves as a residence of its owner.

**Mobile Home Park:**

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

**RV Trailer Park/Campground:**

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

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

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

**Hotel/Motel:**

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

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

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

**Restaurant:**

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

**Licensed Premises:**

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

**Laundromat:**

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

**Commercial:**

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

**School:**

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

**Continuing Care Facility:**

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

**Bed & Breakfast:**

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

**Rooming House:**

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

**Fish-processing Plant:**

Applies to a *Sanitary Sewer* connection servicing a facility involved in the processing of aquatic life. The effluent discharge from such facilities into the *Sewer* system must be pre-treated and fully comply with CVRD effluent quality standards and discharge volume limitations.

**Other:**

The volume of discharge to be apportioned for other types of developments that do not fall within the above classifications. Single family residential equivalents shall be calculated at 1.18 m<sup>3</sup> (259 gal.) per day metered or calculated flow, rounded to the higher whole number.



C.V.R.D

COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3368

A Bylaw to Amend the Arbutus Ridge Water System Management Bylaw No. 3305

WHEREAS the Board of the Cowichan Valley Regional District established the management of the Arbutus Ridge Water System pursuant to Bylaw No. 3305, cited as "CVRD Bylaw No. 3305 – Arbutus Ridge Water System Management Bylaw, 2009";

AND WHEREAS the Board of the Cowichan Valley Regional District deems it desirable to revise Schedule H;

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 "Cowichan Valley Regional District Bylaw No. 3368 – Arbutus Ridge Water System Management Amendment Bylaw, 2010".

2. AMENDMENT

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

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Chairperson

Corporate Secretary



**SCHEDULE H**  
**TO CVRD BYLAW NO. 3305**  
**FLAT RATE CHARGE**

---

A flat rate charge in the amount of \$0.893 per day will be invoiced in 2010 for each single-family dwelling within the Arbutus Ridge Water System Service Area for the period of the CVRD "takeover" date until December 31, 2010

A flat rate charge in the amount of \$31.759 per day will be invoiced in 2010 for the golf course property.

Properties within the service area without dwellings will not be charged for service in 2010.

These charges will be replaced in 2011 by application of user rate fees.



**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW No. 3369**

**A Bylaw to Amend the Arbutus Ridge Sewer System  
Management Bylaw No. 3306**

---

**WHEREAS** the Board of the Cowichan Valley Regional District established the management of the *Arbutus Ridge Sewer System* pursuant to Bylaw No. 3306, cited as "CVRD Bylaw No. 3306 – Arbutus Ridge Sewer System Management Bylaw, 2009";

**AND WHEREAS** the Board of the Cowichan Valley Regional District deems it desirable to revise Schedule G;

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

**1. CITATION**

This bylaw may be cited for all purposes as "**Cowichan Valley Regional District Bylaw No. 3369 – Arbutus Ridge Sewer System Management Amendment Bylaw, 2010**".

**2. AMENDMENT**

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

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Chairperson

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



## SCHEDULE G

### TO CVRD BYLAW NO. 3306

#### FLAT RATE CHARGE

---

A flat rate charge in the amount of \$0.893 per day will be invoiced in 2010 for each single-family dwelling within the Arbutus Ridge Sewer System Service Area for the period of the CVRD "takeover" date until December 31, 2010.

A flat rate charge in the amount of \$31.759 per day will be invoiced in 2010 for the golf course property.

Properties within the service area without dwellings will not be charged for service in 2010.

These charges will be replaced in 2011 by the application of user rate fees.



**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW NO. 3370**

**A Bylaw to Amend the Dogwood Ridge Water System Management Bylaw No. 3313**

**WHEREAS** the Board of the Cowichan Valley Regional District established the management of the *Dogwood Ridge Water System* pursuant to Bylaw No. 3313, cited as "CVRD Bylaw No. 3313 – Dogwood Ridge Water System Management Bylaw, 2009";

**AND WHEREAS** the Board of the Cowichan Valley Regional District deems it desirable to add Schedule H;

**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 "**Cowichan Valley Regional District Bylaw No. 3370 - Dogwood Ridge Water System Management Amendment Bylaw, 2010**".

2. **AMENDMENTS**

a) That the attached Schedule H be added to and form part of this bylaw.

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Chairperson

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





**C·V·R·D**

**SCHEDULE H**

**TO CVRD BYLAW NO. 3313**

**2010 FLAT RATE CHARGE**

---

A flat rate user charge of \$1.6438/day will be invoiced in **2010** to each property connected to the water system within the service area boundary of the Dogwood Ridge Water System, for the period April 1 – December 31, 2010. The flat rate user charge will be applied on a “one time” basis and will be replaced in 2011 by the application of the user rate fees.

In addition, a flat rate parcel tax equivalent charge of \$1.9178/day will be invoiced to ALL properties within the service area boundary of the Dogwood Ridge Water System, for the period of January 4 – December 31, 2010. This flat rate charge will be applied on a “one time” basis and will be replaced in 2011 by the application of the Parcel Tax Roll.



**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW NO. 3376**

A Bylaw Authorizing the Expenditure of Funds from the  
*Saltair Community Parks Park Land Acquisition Reserve Fund*  
Established Pursuant to CVRD Bylaw No. 2743

---

**WHEREAS** as of March 31, 2010 , there is an unappropriated balance in the *Saltair Community Parks Park Land Acquisition Reserve Fund* of Fifty-Six Thousand One Hundred Ninety-Five Dollars (\$56,195.) that has been calculated as follows:

**BALANCE** in Reserve fund as at  
December 31, 2009 \$56,144.

**ADD:** Additions to the Fund,  
Including interest earned  
for the current year to date. \$ 51.  
\$56,195.

**DEDUCT:** Commitments outstanding under  
bylaws previously adopted. NIL

**UNCOMMITTED BALANCE**  
In Reserve Fund as at March 31, 2010: \$56,195.

**AND WHERAS** it is deemed desirable and expedient to expend not more than Fifty Thousand Dollars (\$50,000.) of the said balance for the purpose of purchasing Strata Lot 2, Plan VIP87319, Oyster District to create a community park;

**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. 3376 - Saltair Community Parks Park Land Acquisition Reserve Fund Expenditure (\$50,000) Bylaw, 2010**".

.../2

2. SUM TO BE APPROPRIATED

- a) An amount not exceeding the sum of Fifty Thousand Dollars (\$50,000.), is hereby appropriated from the *Saltair Community Parks Park Land Acquisition Reserve Fund* for the purpose of purchasing Strata Lot 2, Plan VIP87319, Oyster District to create a community park.
- b) The expenditure to be carried out by the monies hereby appropriated shall be more particularly specified by Board Resolution adopted March 10, 2010.

3. SUMS REMAINING

Should any of the said sum of Fifty Thousand Dollars (\$50,000.) 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 \_\_\_\_\_, 2010.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Chair

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



**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW NO. 3377**

A Bylaw Authorizing the Expenditure of Funds from the  
*Cowichan Lake Sports Arena Capital Improvements (Physically Handicapped Accessibility)*  
*Reserve Fund* Established Pursuant to CVRD Bylaw No. 2042

**WHEREAS** as of March 31, 2010, there is an unappropriated balance in the *Cowichan Lake Sports Arena Capital Improvements (Physically Handicapped Accessibility) Reserve Fund* of Eleven Thousand Nine Hundred Thirty-Five Dollars (\$11,935.) that has been calculated as follows:

<b>BALANCE</b> in Reserve fund as at December 31, 2009:		\$11,924.
<b>ADD:</b>	Additions to the Fund, Including interest earned for the current year to date.	\$ <u>11.</u>
		\$11,935.
<b>DEDUCT:</b>	Commitments outstanding under bylaws previously adopted.	NIL
<b>UNCOMMITTED BALANCE</b> In Reserve Fund as at March 31, 2010:		<u>\$11,935.</u>

**AND WHERAS** it is deemed desirable and expedient to expend the entire balance of reserve funds for the purpose of assisting in financing wheel chair accessibility in the Cowichan Lake Arena project;

**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. 3377 - Cowichan Lake Sports Arena Capital Improvements (Physically Handicapped Accessibility) Reserve Fund Expenditure Bylaw, 2010**".

.../2

2. SUM TO BE APPROPRIATED

- a) The entire balance of reserve funds is hereby appropriated from the *Cowichan Lake Sports Arena Capital Improvements (Physically Handicapped Accessibility) Reserve Fund* for the purpose of assisting in financing wheel chair accessibility in the Cowichan Lake Arena project.
- b) The expenditure to be carried out by the monies hereby appropriated shall be more particularly specified by Board Resolution adopted March 10, 2010.

3. SUMS REMAINING

Should any of the said balance of reserve funds 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 \_\_\_\_\_, 2010.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Chair

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



**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW NO. 2981**

**A Bylaw for the Purpose of Amending Zoning Bylaw No. 2600  
Applicable to Electoral Area F – Cowichan Lake South/Skutz Falls**

---

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

**AND WHEREAS** the Regional District has adopted a zoning bylaw for Electoral Area F – Cowichan Lake South/Skutz Falls, that being Zoning Bylaw No. 2600;

**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. 2600;

**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 "**Cowichan Valley Regional District Bylaw No. 2981 - Area F – Cowichan Lake South/Skutz Falls Zoning Amendment Bylaw (CVRD for Ministry of Environment), 2009**".

2. **AMENDMENTS**

Cowichan Valley Regional District Zoning Bylaw No. 2600, as amended from time to time, is hereby amended in the following manner:

.../2

- a) That Schedule B (Zoning Map) to Electoral Area F – Cowichan Lake South/Skutz Falls Zoning Bylaw No. 2600 is further amended by rezoning Lot 1, Section 37, Renfrew District (situate in Cowichan Lake District), Plan VIP82826, as shown outlined in a solid black line on Schedule A attached hereto and forming part of this bylaw, numbered Z-2981, from A-1 (Agricultural Resource) and F-1 (Forest Resource) to P-1 (Parks).

3. **FORCE AND EFFECT**

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

READ A FIRST TIME this     10<sup>th</sup>     day of     February     , 2010.

READ A SECOND TIME this     10<sup>th</sup>     day of     February     , 2010.

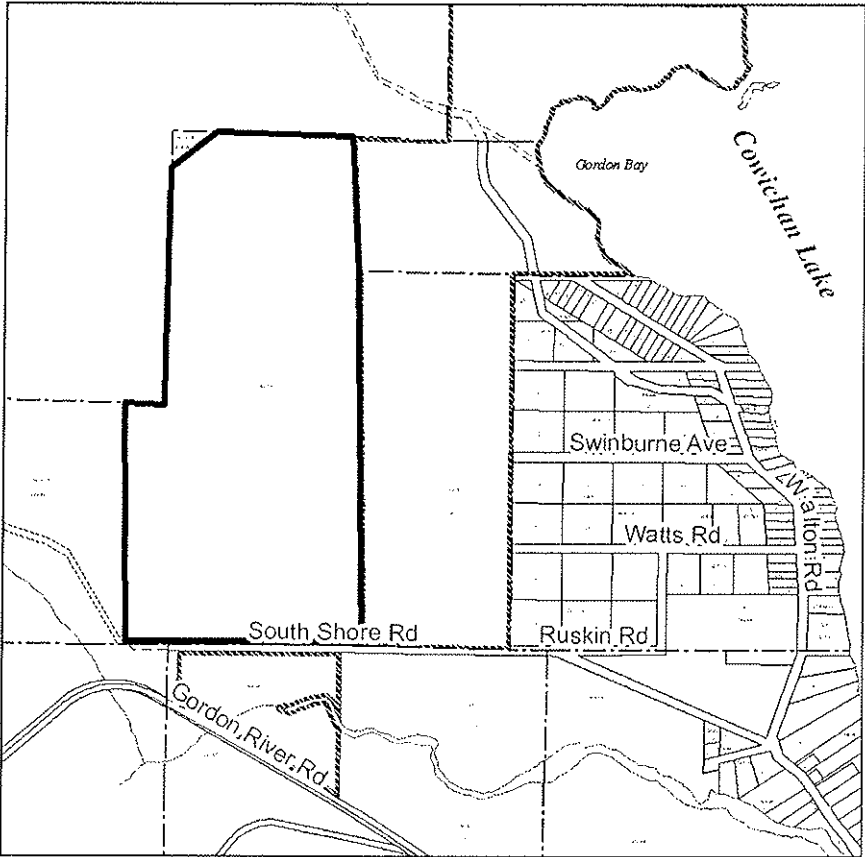
READ A THIRD TIME this                day of                , 2010.

ADOPTED this                day of                , 2010.

\_\_\_\_\_  
Chairperson

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

SCHEDULE "A" TO ZONING AMENDMENT BYLAW NO. 2981  
OF THE COWICHAN VALLEY REGIONAL DISTRICT



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM  
A-1 (Agricultural Resource) and F-1 (Forest Resource) TO  
P-1 (Parks) APPLICABLE  
TO ELECTORAL AREA F





C·V·R·D

**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW NO. 3233**

**A Bylaw for the Purpose of Amending Zoning Bylaw No. 2600  
Applicable to Electoral Area F – Cowichan Lake South/Skutz Falls**

---

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

**AND WHEREAS** the Regional District has adopted a zoning bylaw for Electoral Area F – Cowichan Lake South/Skutz Falls, that being Zoning Bylaw No. 2600;

**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. 2600;

**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. 3233 - Area F – Cowichan Lake South / Skutz Falls Zoning Amendment Bylaw (Polaris/Nicholson), 2008**".

2. **AMENDMENTS**

Cowichan Valley Regional District Zoning Bylaw No. 2600, as amended from time to time, is hereby amended in the following manner:

- a) That Schedule A (Zoning Map) to Electoral Area F – Cowichan Lake South/Skutz Falls Zoning Bylaw No. 2600 is further amended by rezoning Lot 3, Block 29, Cowichan Lake District, Plan 47390, as shown outlined in a solid black line on Schedule A attached hereto and forming part of this bylaw, numbered Z-3233, from F-1 (Forestry Resource 1) to F-2 (Secondary Forest Resource 2).

3. FORCE AND EFFECT

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

READ A FIRST TIME this 12<sup>th</sup> day of November, 2008.

READ A SECOND TIME this 12<sup>th</sup> day of November, 2008.

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

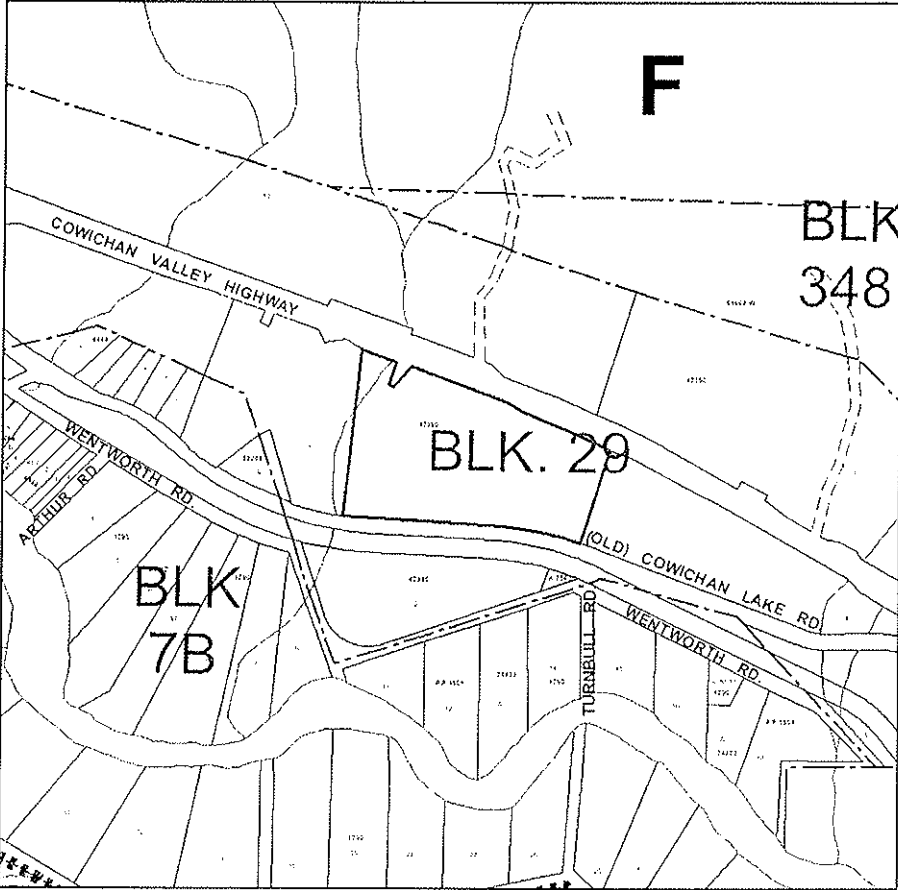
ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Chairperson

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

PLAN NO. Z-3233

SCHEDULE "A" TO ZONING AMENDMENT BYLAW NO. 3233  
OF THE COWICHAN VALLEY REGIONAL DISTRICT



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

F-1 (Forestry Resource 1) TO

F-2 (Secondary Forest Resource 2) APPLICABLE

TO ELECTORAL AREA F



**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW NO. 3324**

**A Bylaw for the Purpose of Amending Official Settlement Plan Bylaw No. 925,  
Applicable to Electoral Area D – Cowichan Bay**

---

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

**AND WHEREAS** the Regional District has adopted an official settlement plan bylaw for Electoral Area D – Cowichan Bay, that being Official Settlement Plan Bylaw No. 925;

**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 Official Settlement Plan Bylaw No. 925;

**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. 3324 - Area D – Cowichan Bay Official Settlement Plan Amendment Bylaw (Parhar), 2010**".

2. **AMENDMENTS**

Cowichan Valley Regional District Official Settlement Plan Bylaw No. 925, 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 10<sup>th</sup> day of February, 2010.

READ A SECOND TIME this 10<sup>th</sup> day of February, 2010.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Chairperson

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



C·V·R·D

**SCHEDULE "A"**

**To CVRD Bylaw No 3324**

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Schedule A to Official Settlement Plan Bylaw No. 3324, is hereby amended as follows:

1. That Policies 8.12 to 8.14 under the TOURIST-RECREATION COMMERCIAL heading be re-numbered as Policies 8.15 to 8.17.
2. That Policies 8.15 to 8.18 under the NEIGHBOURHOOD PUB COMMERCIAL heading be re-numbered Policies 8.18 to 8.21.
3. That the following be added to Section 8, Commercial – General Policies, after Policy 8.13:

Policy 8.14

The Board may consider rezoning land for “Business Park” development in those areas designated Commercial in this Plan without a Plan Amendment, provided the proposed use is consistent with the Business Park Commercial Policies specified in this Plan.

3. That the following heading be added after Policy 8.21:

c) BUSINESS PARK COMMERCIAL

4. That the following policies be added under the BUSINESS PARK COMMERCIAL heading:

Policy 8.22

The Board may consider designating lands for Business Park Commercial uses subject to appropriate environmental analysis, traffic impact and site servicing requirements. Sites considered suitable for Business Park Commercial use shall comply with the following criteria:

- a) The site must be located between the north end of the Koksilah Frontage Road and the Chaster Road/Trans Canada Highway intersection;
- b) The site must have a minimum area of 2.5 hectares;
- c) The site must be outside of the Agricultural Land Reserve.

.../2

## Policy 8.23

The Business Park Commercial designation is intended to accommodate low intensity light industrial uses and service oriented commercial uses. It is also intended to promote economic development by providing a location for commercial and light industrial businesses. Uses considered suitable for the designation include research and development, business and medical office, personal service establishment, manufacturing contained within a building, food processing, and warehousing.

## Policy 8.24

Business Park Commercial sites shall be designed and developed to comply with the following objectives:

- a) minimize impacts on adjacent residential and agricultural uses;
- b) provide a safe, comfortable and attractive environment for employees, customers and others;
- c) achieve a consistent and unified theme for site, building, landscape and signage design;
- d) Utilize sustainable development practices such as on-site storm water management, energy efficient building design and water consumption reduction measures.

## Policy 8.25

Lands designated Business Park Commercial shall be designed and constructed so as to allow uses and occupants to change over time.

## Policy 8.26

All lands designated Business Park Commercial shall be included within a development permit area.

## Policy 8.27

Accessory residential use may be permitted above a permitted principal use to improve on-site security, promote economic development and to encourage housing affordability. Residential density shall not exceed 5 units per hectare.

## Policy 8.28

Accessory residential dwellings shall not be subdivided as individual strata units, unless attached to a permitted principal use.

5. That the TABLE OF CONTENTS be amended by adding "Business Park Commercial" after Part Four, 8. b).

.../3

6. That the following development permit area be added after Section 13.7.

### **13.8 Business Park Commercial Development Permit Area**

#### 13.8.1 CATEGORY

This development permit area is designated pursuant to Sections 919.1 (a) and (e) of the *Local Government Act* for the protection of the natural environment and establishment of objectives for the form and character of commercial and industrial development.

#### 13.8.2 JUSTIFICATION

Lands within the Business Park Commercial Development Permit Area are within the Cowichan River – Koksilah flood plain. Commercial and industrial activity on the lands could potentially impact ground and surface water quality. The lands are also adjacent to non industrial/commercial uses and are at a prominent location at the south entrance to Duncan. Thoughtful site planning and building and landscape design are necessary reduce potential impacts on the environment, to encourage compatibility between commercial and industrial uses and to achieve a high quality, attractive form of development.

#### 13.8.3 APPLICATION

Lands within the Business Park Commercial Development Permit Area are identified on Figure 7.

#### 13.8.4 EXEMPTIONS

A development permit shall not be required for the following:

- interior renovations;
- repair to an existing structure that was previously authorized by development permit;
- the subdivision of land;
- changes to the text or message of a sign previously authorized by development permit.

#### 13.8.5 GUIDELINES

Unless specifically exempted under Section 13.8.4 of this Bylaw, within the Business Park Commercial Development Permit Area, no person shall:

- alter land, including the removal of trees or vegetation and remove, deposit or excavate soil;
- utilize the land for a commercial or industrial purpose;
- construct a building or structure or undertake site works;

prior to the owner of land obtaining a development permit that is deemed by the Regional District to be in substantial compliance with the following guidelines:.

.../4



*Site Design:*

- 1.1 Exterior storage areas will be contained and screened from public view with a combination of landscaping and fencing;
- 1.2 Internal roadways will be designed to accommodate heavy truck and emergency vehicles.
- 1.3 Parking areas will be designed to encourage safe pedestrian travel between parking lots and building entrances;
- 1.4 Exterior lighting shall be designed with the objective of providing security for persons and property while also minimizing glare and light trespass on adjacent properties;
- 1.5 Refuse and recycling shall be screened and contained within a fenced and gated compound;

*Building Design:*

- 2.1 Where the building promotes public activity adjacent to agriculturally zoned land, buildings shall be setback a minimum of 15 metres from the agricultural boundary;
- 2.2 Buildings facing public roadways will be articulated so as to create visual interest and an attractive building façade facing the street;
- 2.3 Roof lines and exterior walls exceeding 15 metres in length will be articulated with architectural treatment;
- 2.4 Buildings shall be designed with a consistent architectural theme;
- 2.5 Low maintenance, durable finishes such as coloured split-faced concrete block, cement composite siding or metal cladding is encouraged;
- 2.6 Smooth concrete block and vinyl siding will not be permitted as exterior finishes;
- 2.7 Building materials indigenous to the west coast are to be incorporated into the building design;
- 2.8 Roof top equipment shall be screened from public view;
- 2.9 The perceived height and mass of buildings facing residential land should be minimized through the use of setback variations, building orientation, the choice of exterior finishes and landscaping adjacent to exterior walls;

*Landscaping and Buffers:*

- 3.1 A public pathway shall be constructed across the primary public road frontage. Where approved by the Ministry of Transportation and Infrastructure, the pathway may be located within the road allowance. Where the trail is not authorized in the road allowance it shall be provided on the subject property;

.../5

- 3.2 A fenced, landscaped buffer shall be provided along all residential and Agricultural Land Reserve boundaries. The buffer shall be designed and constructed to the "Level 2D" standard specified in the *Guide to Edge Planning*<sup>1</sup>;
- 3.3 No parking, outdoor storage or other intrusion into required landscaped buffers shall be permitted. Required buffers may be protected by covenants, fencing, or a combination thereof;
- 3.3 Street trees shall be provided along public road ways and within parking areas;
- 3.4 Native and drought tolerant plant species shall be utilized;
- 3.5 All landscaped areas shall be serviced with an automatic irrigation system designed to minimize water consumption;
- 3.6 All landscaping shall be designed and supervised by a member of the BC Society of Landscape Architects or BC Nursery Trades Association.

*Environmental Protection:*

- 4.1 A storm water management plan that achieves zero discharge from the subject property will be required, utilizing detention and infiltration methods. Preliminary design for the entire site will be required at the development permit stage, with detailed design required prior to issuance of building permit;
- 4.2 Storm drainage works will be designed to include water quality protection measures such as oil-water separators. Uses that could potentially threaten ground water or surface water will require additional spill containment measures;
- 4.3 Energy efficient building design, including all exterior lighting, shall be designed and constructed to reduce energy consumption;
- 4.4 Low water consumption fixtures and appliances shall be incorporated into the building design;

.../6

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<sup>1</sup> Ministry of Environment and Lands, June, 2009.

*Signage:*

- 5.1 Free standing signage shall be consolidated into multi-tenant sign located at main driveway entrances. The sign should be low and not exceed 5 metres in height. No more than two freestanding signs will be permitted.
- 5.2 No signs, other than the multi-tenant signs, may directly face the public road way.
- 5.3 Facia or canopy signs are permitted over the main public entrance to individual businesses, provided they are designed to complement building architecture. Signage attached to the building shall only be placed on locations designated in the approved development permit.
- 5.4 All exterior signage must be consistent throughout the development.

## 13.8.6 VARIANCES

Where a proposed development plan adheres to the guidelines of this Development Permit Area, the Regional Board may give favourable consideration to variances to zoning, sign, and parking bylaws, where such variances are deemed by the Regional Board to enhance the aesthetics of the site or otherwise achieve compliance with the applicable guidelines.

## 13.8.7 APPLICATION REQUIREMENTS

Before the CVRD Board considers authorization of a development permit for land within the Business Park Commercial Development Permit Area, the applicant for a development permit shall submit a development permit application, which at a minimum, shall include:

- a) A written description of the proposed project, including a design rationale;
  - b) A current certificate of title and copies of all easements, statutory rights of way, covenants and other relevant charges;
  - c) Three sets of conceptual design drawings, including a site plan, floor plans, building elevations prepared by a professional engineer or designer;
  - d) Development data, including site area, site coverage, gross floor area, number of units and parking calculations;
  - e) A conceptual landscape plan showing all proposed hard and soft landscaping, and the locations, quantities, sizes and species of proposed plantings;
  - f) A storm management plan prepared by a professional engineer;
  - g) Conceptual servicing information.
7. That Section 13.1 – Highway Development Permit Area and Section 13.6 - Commercial/Light Industrial Development Permit Area be amended to remove Lot A, Section 13, Range 7, Quamichan District, Plan VIP84748.





**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW NO. 3325**

**A Bylaw for the Purpose of Amending Zoning Bylaw No. 1015  
Applicable to Electoral Area D – Cowichan Bay**

---

**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 D – Cowichan Bay, that being Zoning Bylaw No. 1015;

**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. 1015;

**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. 3325 - Area D – Cowichan Bay Zoning Amendment Bylaw (Parhar), 2010**".

2. **AMENDMENTS**

Cowichan Valley Regional District Zoning Bylaw No. 1015, as amended from time to time, is hereby amended in the following manner:

- a) Section 6.1 is amended by deleting "C-2(A) Local Commercial" and by adding "C-7 Business Park Commercial" following "C-6 Country Village Commercial".
- b) Section 9.2.1 C-2A ZONE- LOCAL COMMERCIAL is deleted.

- c) That the following definition be added to Section 3.1 after “secondary suite”:

“service industry” means the processing, manufacturing, testing, assembling, cleaning, distribution, servicing, printing, repair and maintenance of goods and materials;

- d) The following is added after Section 9.6:

#### 9.7 C-7 ZONE - BUSINESS PARK COMMERCIAL

(a) Permitted Uses

The following principal uses and no others are permitted in the C-2A Zone:

- (1) Auction sales, excluding livestock auction;
- (2) Automotive repair and painting;
- (3) Automobile part sales, excluding auto wrecking;
- (4) Boat building and repair;
- (5) Building component manufacturing;
- (6) Building supply sales;
- (7) Convenience store;
- (8) Dry cleaning;
- (9) Eating and drinking establishment, excluding bars, public houses and drive-thru restaurants;
- (10) Equipment repair, sales, storage and rental;
- (11) Financial institution;
- (12) Food processing, storage and packaging, excluding fish processing and slaughterhouse;
- (13) Garden supply sales;
- (14) Laboratory;
- (15) Laundromat;
- (16) Medical and dental clinic;
- (17) Office, including medical office;
- (18) Publishing;
- (19) Personal services establishment;
- (20) Retail store;
- (21) Recreational vehicle repair
- (22) Sale of feed, seed and agricultural supplies;
- (23) Service industry;
- (24) Veterinary clinic;
- (25) Warehousing, mini-warehousing, wholesaling, freight storage and distribution;
- (26) Single family residential dwelling accessory to a principal use permitted use listed in subsections (1) through (25) above.

(b) Conditions of Use

For any parcel in the C-7 Zone:

- (1) the parcel coverage shall not exceed 45% for all buildings and structures
- (2) the height of all buildings and structures shall not exceed 10 metres;
- (3) the minimum setbacks for the type of parcel lines in Column I of this section are specified in Column II:

COLUMN I Type of Parcel Line	COLUMN II Building and Structures
Front	4.0 metres
Side (Interior)	0 metres
Side (Exterior)	7.5 metres
Rear	6.0 metres
Any parcel line adjacent to a Residential or Agricultural Zone	9.0 metres

- 4) Outdoor storage area shall not exceed 10% of the total gross non-residential floor area;
- 5) All permitted uses must take place within a building;
- 6) Accessory residential dwellings shall not exceed a density of 5 units per hectare and shall not have a maximum permitted gross floor area greater than 100 m<sup>2</sup>;
- 7) Notwithstanding CVRD Off-Street Parking Bylaw No. 1001, or other CVRD Bylaws that specifying required parking spaces, the minimum number of off-street parking spaces in the C-7 zone shall be 1 space per 48 m<sup>2</sup> of gross floor area (plus one space per residential dwelling).

d) Section 13.1 is amended by deleting “C-2(A) Local Commercial” and by adding the following after “C-5 Neighbourhood Pub Commercial”:

Zone Classification Under Zoning Bylaw	Parcel Serviced by Community Water and Sewer	Parcel Serviced by Community Water System Only	Parcels Neither Serviced by Community Water or Sewer
C-7 Business Park Commercial	0.2 ha.	0.4 ha.	0.8 ha.

e) Schedule B (Zoning Map) to Electoral Area D – Cowichan Bay Zoning Bylaw No. 1015 is amend by rezoning Lot A, Section 13, Range 7, Quamichan District, Plan VIP84748, as shown outlined in a solid black line on Schedule A attached hereto and forming part of this bylaw, numbered Z-3325, from C-2A (Local Commercial) to C-7 (Business Park Commercial).

- f) Schedule B (Zoning Map) is amended by deleting Local Commercial (C-2(A)) and adding Business Park Commercial (C-7) to the legend.

3. **FORCE AND EFFECT**

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

READ A FIRST TIME this 10<sup>th</sup> day of February, 2010.

READ A SECOND TIME this 10<sup>th</sup> day of February, 2010.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

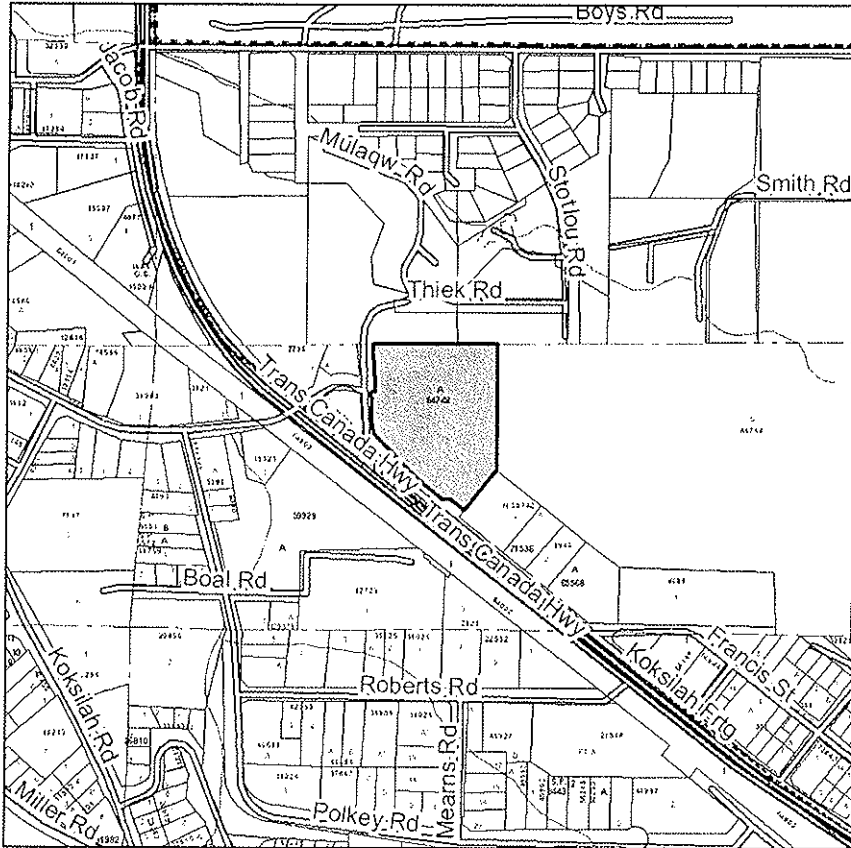
ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Chairperson

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



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



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

C-2A (Local Commercial)

TO

C-7 (Business Park Commercial)

APPLICABLE

TO ELECTORAL AREA D



**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW NO. 3371**

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

---

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

**AND WHEREAS** the Regional District has adopted an official community plan bylaw for Electoral Area H – North Oyster/Diamond, that being Official Community Plan Bylaw No. 1497;

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

**AND WHEREAS** after the close of the public hearing and with due regard to the reports received, the Regional Board considers it advisable to amend Community Plan Bylaw No. 1497;

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

1. **CITATION**

This bylaw shall be cited for all purposes as "**Cowichan Valley Regional District Bylaw No. 3371 - Area H – North Oyster/Diamond Official Community Plan Amendment Bylaw (Heart Lake Developments), 2010**".

2. **AMENDMENTS**

Cowichan Valley Regional District Official Community Plan Bylaw No. 1497, as amended from time to time, is hereby amended as outlined on the attached Schedule A.

3. CAPITAL EXPENDITURE PROGRAM

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

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Chairperson

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



C·V·R·D

SCHEDULE "A"

To CVRD Bylaw No. 3371

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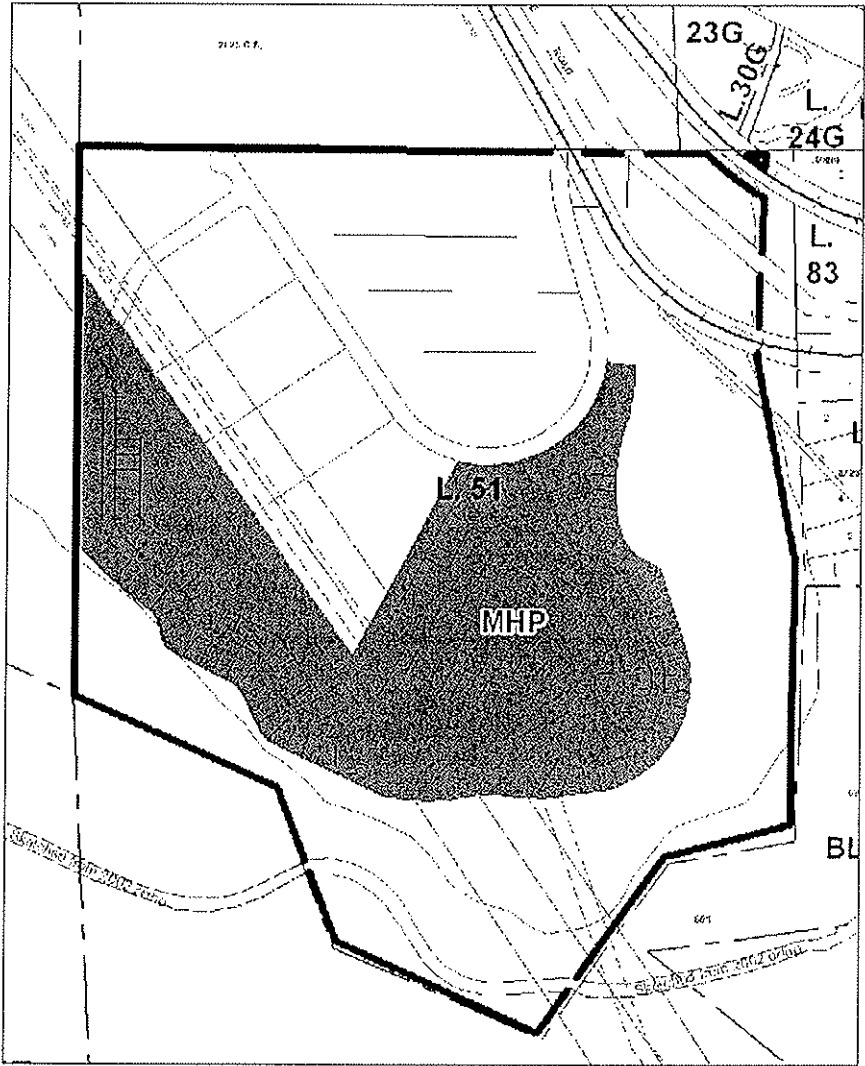
Schedule A to Official Community Plan Bylaw No. 1497, is hereby amended as follows:

1. That Part of 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 DD 27279I, and Except Part Shown Outlined in Red on Plan Deposited Under DD 28555I AND That Part of District Lot 51, Oyster District, Shown Coloured Red on Plan Deposited Under DD27279I, as shown outlined in a solid black line on Plan number Z-3371 attached hereto and forming Schedule B of this bylaw, is redesignated from **Agricultural** to **Mobile Home Park Residential**, and that Schedule B to Official Community Plan Bylaw 1497 be amended accordingly.

PLAN NO. Z-3371

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

3371



THE AREA OUTLINED IN A SOLID BLACK LINE IS REDESIGNATED FROM

Agricultural TO  
Mobile Home Park Residential APPLICABLE  
TO ELECTORAL AREA H



**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW NO. 3372**

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

---

**WHEREAS** the *Local Government Act*, hereafter referred to as the "*Act*", as amended, empowers the Regional Board to adopt and amend zoning bylaws, and Section 904 permits the creation of zones for amenities and affordable housing;

**AND WHEREAS** the Regional District has adopted a zoning bylaw for Electoral Area H – North Oyster/Diamond, that being Zoning Bylaw No. 1020;

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

**AND WHEREAS** after the close of the public hearing and with due regard to the reports received, the Regional Board considers it advisable to amend Zoning Bylaw No. 1020;

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

1. **CITATION**

This bylaw shall be cited for all purposes as "**Cowichan Valley Regional District Bylaw No. 3372 – Area H – North Oyster/Diamond Zoning Amendment Bylaw (Heart Lake Developments), 2010**".

2. **AMENDMENTS**

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

- a) Bush Creek Manufactured Home Residential (MH-2) is added to Section 6.1 "Creation of Zones" following the MH-1 - Manufactured Home Residential Zone;

- b) That the following definition is added to Part Three, between the definition of “lane” and “mollusc”:

“manufactured home” means a factory built dwelling that conforms to the CSA A277 series standard and is assembled on a permanent foundation.

- c) The following is inserted after Section 8.5:

**8.5 MH-2 – BUSH CREEK MANUFACTURED HOME RESIDENTIAL**

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 principal uses and no others are permitted in the MH-2 Zone:

1. Single Family Dwelling;
2. Manufactured Home;

The following accessory uses and no others are permitted in the MH-2 Zone:

1. Buildings and structures accessory to a principal permitted use;
2. Administration and recreation buildings;
3. Home occupation;
4. Horticulture.

(b) Conditions of Use

For any parcel in the MH-2 Zone:

1. The parcel coverage shall not exceed 35% for all buildings and structures;
2. The height of principal structures shall not exceed 7.5 metres;
3. The height of accessory structures shall not exceed 5.0 metres;
4. The minimum setbacks for the types of parcel lines set out in Column I of this section are set out for all structures in Column II:

Column I Type of Parcel Line	Column II Residential and Accessory Uses
Front	5.5 metres
Side (Interior)	3.0 metres from one side parcel line and 1.5 metres from the opposite side parcel line
Side (Exterior)	4.5 metres
Rear	3.0 metre

- (c) Density, Density Bonus and Amenity Provisions
1. The number of residential parcels that may be created by subdivision in the MH-2 zone shall not exceed three, including any remainder parcel.
  2. Despite Section 8.5(c)(1), the number of residential parcels that may be created by subdivision in the MH-2 zone may be increased up to 147 if the condition in Section 8.5(c)(3) is met.
  3. In order to develop more than three residential lots, 24.51 hectares of land, in a location acceptable to the Regional District and generally identified as P-1 and P-2 on Schedule A of Bylaw 3372, shall be transferred to the Regional District in fee simple for nominal consideration, free and clear of all encumbrances of a financial nature, including mortgages, assignments of rents, options to purchase and rights of first refusal, and all other encumbrances including any statutory building scheme not specifically approved in writing by the Regional District, and the costs of transfer including the Regional District's actual, reasonable legal costs paid by the subdivider.
  4. Despite Section 8.5 (c)(3), the owner of the subject lands may register rights of first refusal by way of a restrictive covenant on the lands to be transferred to the CVRD under this Section, with the terms of such rights of first refusal to be valid for no more than 10 years from the date of transfer of the lands to the CVRD, with the terms and conditions of the covenant to be approved in writing by the CVRD prior to registration.
  5. Not more than one dwelling per parcel shall be permitted;
  6. The minimum residential parcel area in the MH-2 zone is 540 square metres;
  7. The minimum parcel area for the purposes of s. 946(4) of the *Local Government Act* is 25 hectares.
- d) That Schedule B (Zoning Map) to Electoral Area H – North Oyster/Diamond Zoning Bylaw No. 1020 is amended by adding MH-2 Zone – Bush Creek Manufactured Home Residential to the legend.
- e) That Schedule B (Zoning Map) to Electoral Area H – North Oyster/Diamond Zoning Bylaw No. 1020 is further amended by rezoning 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 DD 27279I, and Except Part Shown Outlined in Red on Plan Deposited Under DD 28555I AND That Part of District Lot 51, Oyster District, Shown Coloured Red on Plan Deposited Under DD27279I, as shown outlined in a solid black line on Schedule A attached hereto and forming part of this bylaw, numbered Z-3372, from Primary Agricultural A-1 to:
- a. Bush Creek Manufactured Home Residential - MH-2
  - b. Secondary Agricultural - A-2
  - c. Park and Recreation – P-1
  - d. Institutional – P-2



3. **FORCE AND EFFECT**

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

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

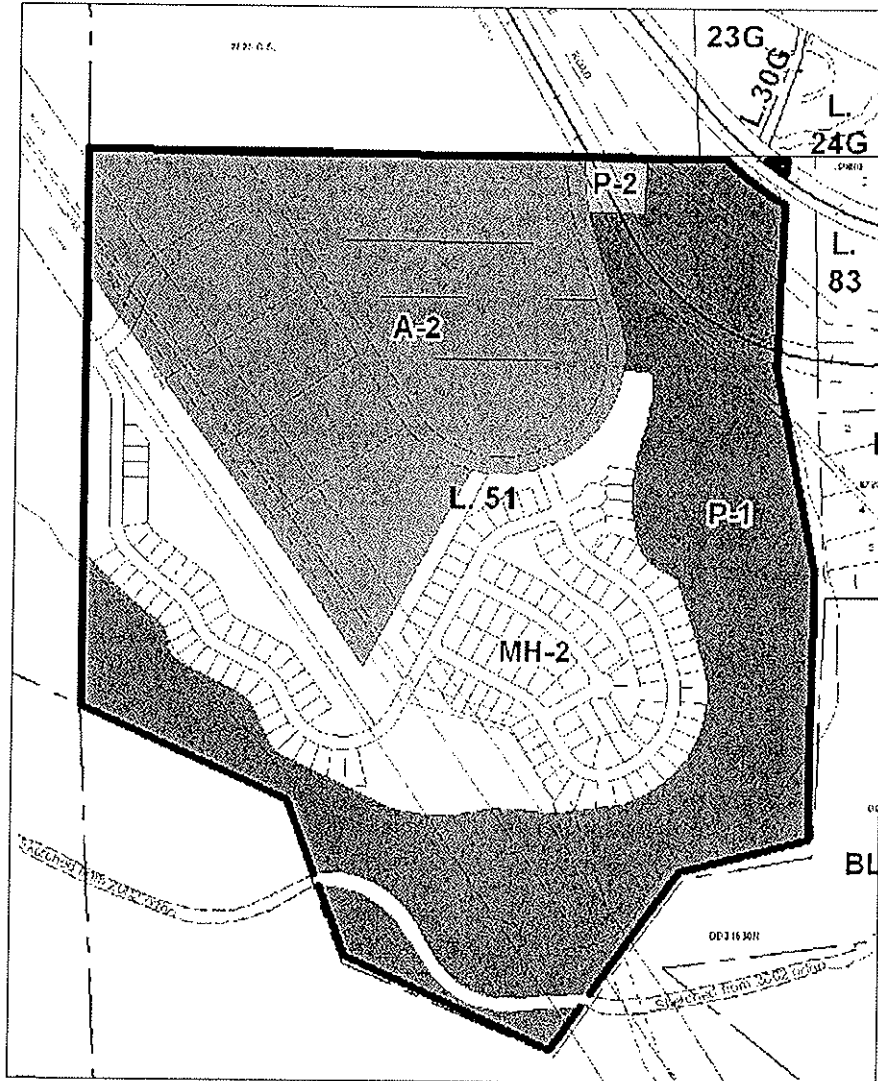
ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Chairperson

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

PLAN NO. Z-3372

SCHEDULE "A" TO ZONING AMENDMENT BYLAW NO. 3372  
OF THE COWICHAN VALLEY REGIONAL DISTRICT



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

A-1 (Primary Agricultural)

TO

MH-2 (Bush Creek Manufactured Home Residential); A-2 (Secondary Agricultural);

P-1 (Park and Recreation); and P-2 (Institutional)

APPLICABLE

TO ELECTORAL AREA H



**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW NO. 3378**

**A Bylaw for the Purpose of Amending Official Community Plan Bylaw  
No. 1890, Applicable to Electoral Area A – Mill Bay/Malahat**

---

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

**AND WHEREAS** the Regional District has adopted an official community plan bylaw for Electoral Area A – Mill Bay/Malahat, that being Official Community Plan Bylaw No. 1890;

**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. 1890;

**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 "**Cowichan Valley Regional District Bylaw No. 3378 - Area A – Mill Bay/Malahat Official Community Plan Amendment Bylaw (Koutougos), 2010**".

2. **AMENDMENTS**

Cowichan Valley Regional District Official Community Plan Bylaw No. 1890, 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 \_\_\_\_\_, 2010.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Chairperson

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



## C·V·R·D

### SCHEDULE "A"

#### To CVRD Bylaw No. 3378

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Schedule A to Official Community Plan Bylaw No. 1890, is hereby amended as follows:

1. Policy 7.6.9 is added to the Urban Residential Policies:

#### Policy 7.6.9

Notwithstanding Section 7.6.1, the Regional Board may, through the zoning bylaw, initiate residential duplex zones within the Urban Residential designation to encourage infilling in the Urban Containment Boundary. The following will be considered in evaluating proposals for residential duplex zoning:

- a) The development is located within the Urban Containment Boundary;
- b) Vehicle and pedestrian safety measures are implemented, and vehicle access from Mill Bay Road is strongly discouraged;
- c) The proposed use is compatible with adjacent land uses;
- d) If feasible, the development will connect to community water and sewer systems. If not feasible, onsite sewage disposal shall be in accordance with the Vancouver Island Health Authority regulations;
- e) Residential duplex development will be subject to the Mill Bay Development Permit Area.

2. The following is inserted in to the Mill Bay Development Permit Area Guidelines, Section 14.5.5 as (m), and the subsequent guidelines are reordered as (n) accordingly:

#### (m) Duplex Development

1. Duplex residences shall be designed to maintain and preserve important view corridors, such as the Saanich Inlet and Mill Bay, from the perspective of roadways, community places and nearby residences.
2. Duplexes that appear as mirror images are prohibited. Variation in building design features such as height, roof lines, building materials and building massing are encouraged.
3. Duplex residences shall be designed to maintain the character of a single family home.
4. The units shall be connected by a common shared wall, and not by a trellis, deck, breezeway or like structure.
5. Vehicle access from Mill Bay Road will be strongly discouraged, and Ministry of Transportation and Infrastructure approval for access will be required.
6. Parking areas shall be discrete, and shall be located in the rear or side yards. Turnaround areas shall be available on site.
7. Any home occupation shall not generate any traffic or require additional parking.



**COWICHAN VALLEY REGIONAL DISTRICT**

**BYLAW NO. 3379**

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

---

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

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

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

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

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

1. **CITATION**

This bylaw shall be cited for all purposes as "**Cowichan Valley Regional District Bylaw No. 3379 - Area A – Mill Bay/Malahat Zoning Amendment Bylaw (Koutougos), 2010**".

2. **AMENDMENTS**

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

- a) That Part 8 be amended by adding the following after Section 8.4A, and that existing Sections 8.5 to 8.9 be renumbered accordingly.

... /2

8.5 R-4 ZONE – URBAN RESIDENTIAL DUPLEX

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

(a) Permitted Uses

The following uses and no others are permitted in an R-4 Zone:

- (1) Single family dwelling;
- (2) Duplex;
- (3) Home occupation;
- (4) Secondary suite accessory to a single family dwelling

(b) Conditions of Use

For any parcel in an R-4 Zone:

- (1) Not more than one duplex or one single family dwelling is permitted on a parcel;
- (2) The parcel coverage shall not exceed 25 percent for all buildings and structures;
- (3) The height of all buildings and structures shall not exceed 7.5 m, except accessory buildings, which shall not exceed a height of 6 m;
- (4) The following minimum setbacks apply:

<i>COLUMN I</i> <i>Type of Parcel Line</i>	<b>COLUMN II</b> <b>Residential Buildings &amp; Structures</b>	<i>COLUMN III</i> <b>Buildings and Structures Accessory to Residential Use</b>
Front	7.5 metres	7.5 metres
Interior Side	3.0 metres	3.0 metres
Exterior Side	4.5 metres	4.5 metres
Rear	4.5 metres	3.0 metres

- (5) Where a parcel adjoins a CVRD trail, the minimum setback of all buildings and structures is 4.5 metres.

(c) Minimum Parcel Size

Subject to Part 13, the minimum parcel size in the R-4 Zone is:

- (1) 0.1675 ha for parcels served by community water and community sewer systems;
- (2) 0.2 ha for parcels served by a community water system only;
- (3) 1.0 ha for parcels served by neither a community water system nor community sewer system.

- b) That Part 6 Creation and Definition of Zones, Section 6.1 be amended by adding the following to the Zones Table:

**“R-4 Urban Residential Duplex”**

- c) That Part 3 Definitions be amended by adding the following:  
**“duplex” means two residential dwellings placed side by side or one above the other in a principal building on a single lot.**
- d) That Schedule B (Zoning Map) to Electoral Area A – Mill Bay/Malahat Zoning Bylaw No. 2000 is further amended by rezoning those parts (Lot 1, Section 1 and 2, Range 9, Shawnigan District, Plan 30142), as shown outlined in a solid black line on Schedule A attached hereto and forming part of this bylaw, numbered Z-3379, from R-3A (Urban Residential Limited Height) to R-4 (Urban Residential Duplex).

**3. FORCE AND EFFECT**

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

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

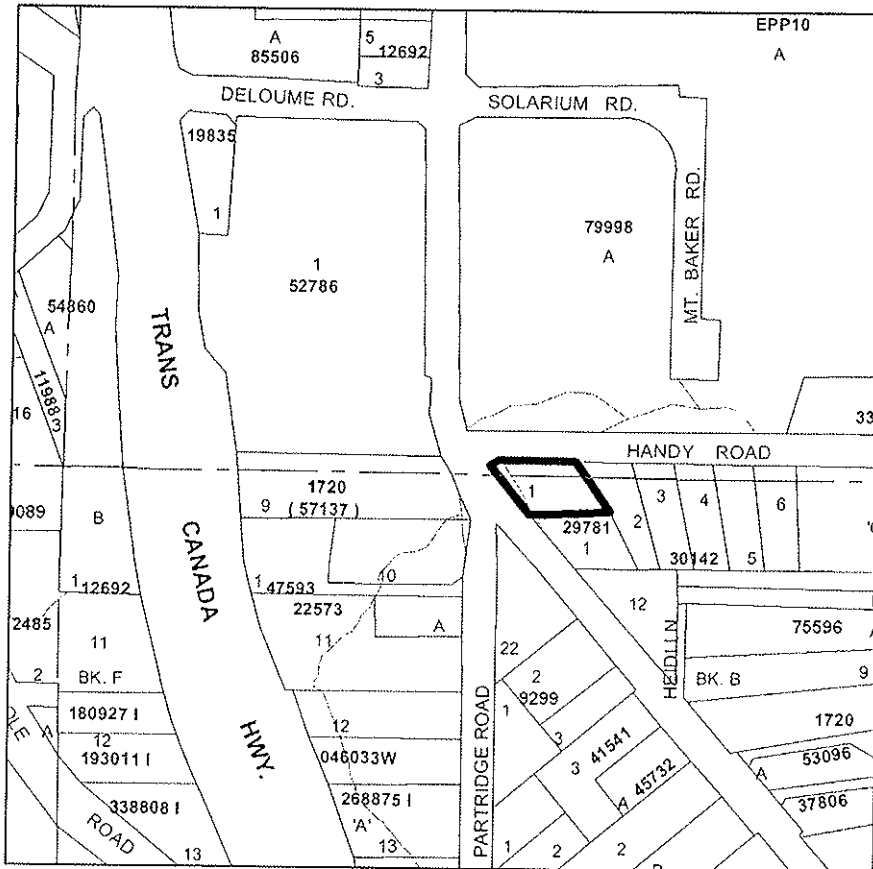
ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Chairperson

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



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



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM  
R-3A (Urban Residential Limited Height) TO  
R-4 (Urban Residential Duplex) APPLICABLE  
TO ELECTORAL AREA A



**RES1**

**COMMISSION APPOINTMENTS**

**BOARD MEETING  
OF APRIL 14, 2010**

DATE: April 6, 2010  
FROM: Director Marcotte  
SUBJECT: **Appointment to the North Oyster Fire Service Commission  
2010 - 2012**

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**Recommendation:**

That the following appointment to the North Oyster Fire Service Commission be approved:

**Elected:**

Jim Jackson

Term to expire March 31, 2010