



COWICHAN VALLEY REGIONAL DISTRICT

NOTICE OF REGULAR BOARD MEETING

DATE: Wednesday, December 13, 2017

**TIME: CLOSED SESSION
5:00 PM**

**REGULAR SESSION
6:30 PM**

PLACE: BOARD ROOM

175 INGRAM STREET

**Joe Barry
Corporate Secretary**



REGULAR BOARD MEETING AGENDA
WEDNESDAY, DECEMBER 13, 2017
6:30 PM - CVRD BOARD ROOM

PAGE

1. CLOSED SESSION

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

CS M1 - Closed Session Minutes of November 29, 2017

CS SR1 - Verbal Report from the Manager, Water Management Re: Potential Litigation {Sub (1)(g)}

CS CR1 - Report and Recommendations of the Closed Session Electoral Area Services Committee Meeting of December 6, 2017 - Director Morrison

1. Litigation {Sub (1)(g)}; and
2. Litigation {Sub (1)(g)}.

CS RES1 - RES7 Re: Electoral Area's B, C, E, G, H and I Advisory Planning Commission, and Electoral Area C Parks and Recreation Commission, Appointments {Sub (1)(a)}

2. APPROVAL OF AGENDA

3. ADOPTION OF MINUTES

M1 Regular Board Meeting of November 29, 2017

1

Recommendation That the minutes of the Regular Board meeting of November 29, 2017 be adopted.

4. BUSINESS ARISING FROM THE MINUTES

5. PUBLIC INPUT PERIOD

6. DELEGATIONS

7. REPORT OF THE CHAIRPERSON

RC1 RC3 - PowerPoint Presentation, Chief Administrative Officer Re: 2017 Year in Review 11

8. **CORRESPONDENCE**

9. **INFORMATION**

10. **COMMITTEE/COMMISSION REPORTS**

CR1 Report and Recommendations of the Corporate Services Committee Special Meeting of November 30, 2017 - Director Day 13

Recommendation That the five year service agreement with the Cowichan Women Against Violence Society be amended to increase funds by \$14,375.

CR2 Report and Recommendations of the Electoral Area Services Committee Meeting of December 6, 2017 - Director Morrison 15

Recommendation 1. That a Grant-in-Aid, Electoral Area A - Mill Bay/Malahat, in the amount of \$500 be provided to the Red Willow Womyn's Society to support the opening of their office space.

2. That first stage approval be granted for takeover of the sewer and water systems for the proposed Elk Ridge Estates development, as requested by the developer, subject to the conditions set out in the Water Management Division's November 3, 2017, Staff Report (Elk Ridge (Paldi) Water and Sewer Systems – First Stage Approval), with public consultation being established as a priority.

3. 1. That prior to adoption of CVRD Bylaw Nos. 4158 and 4159, (Elkington Forest Water and Sewer Service Amendment Bylaws – Name Change) a Utility Transfer Agreement between the CVRD and the owners of the Malahat Water and Sewer Systems be executed; and
2. That following adoption of Amendment Bylaw Nos. 4158 and 4159 (Elkington Forest Water and Sewer Service Amendment Bylaws - Name Change), the Malahat Water and Sewer Parcel Tax Roll, Reserve Fund and Management Bylaws be forwarded to the Board for consideration of three readings and adoption.

4. That the existing appointments to the nine

Electoral Area Community Parks
Commissions and the South Cowichan Parks
Commission be extended to March 31, 2018.

***Electoral Area Directors only vote on the
following under Part 14 - Planning and
Land Use Management of the Local
Government Act:***

5. 1. That Development Permit Application
No. 04-A-17DP/VAR (2485 Holford Road) be
approved.

2. That Section 5.4.1(b) of Zoning Bylaw No.
3520 is varied from 15 metres to zero to
allow the construction of a staircase and
retaining wall.

3. That Section 10.9.2 of Zoning Bylaw No.
3520 is varied to allow a total impervious
area of 44%.

4. That Section 10.9.3 of Zoning Bylaw No.
3520 is varied to allow rear and side setback
reductions from 4.5 metres to 0 metres to
allow the construction of a stone staircase.

5. That the General Manager of Land Use
Services be authorized to permit minor
revisions to the permit in accordance with the
intent of development permit guidelines of
Official Community Plan Bylaw No. 3510.

6. That Development Variance Permit
Application No. 01-H-17DVP (3925 Cove
Road - PIDs 001-097-555 and 030-201-888)
be approved and that Section 13.3(c) of
Zoning Bylaw No. 1020 be varied by
reducing the size of a proposed parcel by
28%.

7. 1. That Development Permit Application
No. 12-B-17DP (3650 Riverside Road and
3645 Rosedale Road) be approved; and
2. That the General Manager of Land Use
Services be authorized to permit minor
revisions to the permit in accordance with the
intent of development permit guidelines of
Official Community Plan Bylaw No. 3510.

8. 1. That Development Permit with Variance
Application No. 08-E-17DP/VAR (2725
Dingwall Road) be approved;
2. That Zoning Bylaw No. 1840, Section
5.18(a) (Setback from a Watercourse and a

Streamside Protection and Enhancement Area) be varied by reducing the setback from the Koksilah River from 30 metres to 22 metres; and

3. That the General Manager of Land Use Services be authorized to permit minor revisions to the permit in accordance with the intent of development permit guidelines of Official Community Plan Bylaw No.1490.

11. DIRECTOR REPORTS

DR1 Report from Director Davis Re: Parks and Trails Services Select Committee 17

Recommendation That the establishment of a Parks and Trails Services Select Committee be referred to staff for a report:

1. Recommending the scope and scale of the committee;
2. Assessing staff capacity to undertake a review;
3. Determining the specific individuals who should be appointed to the committee.

12. STAFF REPORTS

SR1 Staff Report from the Corporate Secretary Re: Board and Standing Committee 2018 Meeting Calendar 19

Recommendation

1. That an amendment to Regional Board Procedures Bylaw No. 2889 be prepared that would move the start time of the evening Board meeting to the afternoon.
2. That the Board and Standing Committee 2018 Meeting Calendar be approved.

SR2 Staff Report from the Recycling & Waste Management Division Re: Vancouver Island Recycling & Waste Industry Coalition (VIRWIC) Request to Ban Clean Wood Waste from Disposal or Landfill 25

Recommendation For information.

13. PUBLIC HEARINGS

PH1 Public Hearing Report, Minutes and Exhibits Re: "CVRD Bylaw No. 4163 - Electoral Area F - Cowichan Lake South/Skutz Falls Official Community Plan Amendment Bylaw (Pebbles West), 2017" and "CVRD Bylaw No. 4164 - Electoral Area F - Cowichan Lake South/Skutz Falls Zoning Amendment Bylaw (Pebbles West), 2017" 27

Recommendation Public Hearing Report, Minutes and Exhibits Re: "CVRD Bylaw No. 4163 - Electoral Area

F - Cowichan Lake South/Skutz Falls Official Community Plan Amendment Bylaw (Pebbles West), 2017" and "CVRD Bylaw No. 4164 - Electoral Area F - Cowichan Lake South/Skutz Falls Zoning Amendment Bylaw (Pebbles West), 2017", be received.

14. BYLAWS

- | | | |
|----|---|----|
| B1 | "CVRD Bylaw No. 4116 - Twin Cedars Sewer System Service Amendment (Boundary Extension) Bylaw, 2017", be adopted. | 57 |
| B2 | "CVRD Bylaw No. 4166 – Shawnigan Lake (Electoral Area B) Local Service (Community Hall) Amendment Bylaw, 2017", be adopted. | 61 |

15. BYLAWS - ELECTORAL AREA DIRECTORS

- | | | |
|------|--|----|
| BEA1 | "CVRD Bylaw No. 4059 - Area F - Zoning Amendment Bylaw (Road End Water Zoning), 2016", be granted 3 rd reading.

"CVRD Bylaw No. 4059 - Area F - Zoning Amendment Bylaw (Road End Water Zoning), 2016", be adopted. | 63 |
| BEA2 | "CVRD Bylaw No. 4060 - Area I - Zoning Amendment Bylaw (Road End Water Zoning), 2016", be granted 3 rd reading.

"CVRD Bylaw No. 4060 - Area I - Zoning Amendment Bylaw (Road End Water Zoning), 2016", be adopted. | 69 |
| BEA3 | "CVRD Bylaw No. 4163 - Electoral Area F - Cowichan Lake South/Skutz Falls Official Community Plan Amendment Bylaw (Pebbles West), 2017", be granted 3 rd reading. | 79 |
| BEA4 | "CVRD Bylaw No. 4164 - Electoral Area F - Cowichan Lake South/Skutz Falls Zoning Amendment Bylaw (Pebbles West), 2017", be granted 3 rd reading. | 87 |

16. RESOLUTIONS

17. UNFINISHED BUSINESS

18. NOTICE OF MOTION

19. NEW BUSINESS

20. QUESTION PERIOD

21. ADJOURNMENT

The next Regular Board meeting will be held Wednesday, January 10, 2018 at 6:30 PM, in the Board Room, 175 Ingram Street, Duncan, BC.

Minutes of the Regular meeting of the Board of the Cowichan Valley Regional District held in the Board Room, 175 Ingram Street, Duncan BC, on Wednesday, November 29, 2017 at 1:55 PM.

PRESENT Chair J. Lefebure
 Director S. Acton
 Director B. Day
 Director K. Davis
 Director M. Dorey
 Director L. Iannidinardo
 Director S. Jackson <until 3:51 PM>
 Director K. Kuhn
 Director M. Marcotte
 Director I. Morrison
 Director A. Nicholson
 Director A. Stone
 Director T. Walker
 Alternate Director C. Morris

ALSO PRESENT B. Carruthers, Chief Administrative Officer
 J. Barry, Corporate Secretary
 M. Kueber, General Manager, Corporate Services
 R. Blackwell, General Manager, Land Use Services
 K. Liddle, Manager, South Cowichan Recreation
 C. Lockrey, Manager, Strategic Services
 B. Farquhar, Manager, Parks & Trails
 A. Jeffery, Procurement Officer
 S. Carlow, Legislative Assistant

ABSENT Director M. Clement
 Director K. Marsh

APPROVAL OF AGENDA

17-469 It was moved and seconded that the agenda be amended with the addition of two New Business items:

NB1 Director Acton Re: Request for Letter - South Cowichan Royal Canadian Mounted Police Detachment;

NB2 Director Morrison Re: Request for Budget Amendment - Honeymoon Bay Fire Protection; and

that the agenda, as amended, be approved.

MOTION CARRIED

ADOPTION OF MINUTES

M1 Regular Board Meeting of November 8, 2017

17-470 It was moved and seconded that the minutes of the Regular Board meeting of November 8, 2017 be adopted.

MOTION CARRIED

PUBLIC INPUT PERIOD

17-471 It was moved and seconded that the maximum fifteen minute time limit for the Public Input Period be extended to accommodate the remaining six individuals who have indicated their desire to speak.

MOTION CARRIED

DELEGATIONS

D1 Morne Van Niekerk, President, Board of Directors; and Caro Martino, Director of Operations; Cowichan Valley Intercultural and Immigrant Aid Society
Re: Society Activity Update and Capital Campaign

Morne Van Niekerk and Caro Martino provided a PowerPoint presentation and promotional film outlining the societies current activities and capital campaign, for information.

D2 Patricia Dawn, Founder and Co-Director; Nejma Ballins, Co-Director; and Collette Norris, Elder; Red Willow Aboriginal Womyn's Family Society
Re: Presentation of Organizational Mandate and Advocacy Services

Patricia Dawn introduced Nejma Ballins and Collette Norris who provided an update on their work in the community, including education and advocacy, for information.

STAFF REPORTS

At the direction of the Chair, the agenda was varied by moving up Item SR1 due to the number of public in attendance for this item.

SR1 Staff Report from the Parks & Trails Division Re: Replacement of the Saltair Community Centre Roof System

17-472 It was moved and seconded:

- 1.** That emergency capital replacement of the roofing system and interior repairs at the Saltair Community Centre be approved, with estimated costs not to exceed \$300,000 funded first by \$130,000 Community Works Gas Tax, \$33,000 from Operating Reserves with

the remainder funded through a maximum of \$137,000 in Short Term Borrowing;

2. That a maximum of \$137,000 in short term borrowing for the emergency replacement of the roofing system and interior repairs at the Saltair Community Centre be approved, and that the loan be paid back over five years pursuant to Liabilities under Agreements Section 175 of the *Community Charter*; and
3. That a contract be awarded to Top Line Roofing Ltd. in the amount of \$154,649 (excluding taxes) for emergency replacement of the roof system on the Saltair Community Centre based on their quote received dated November 7, 2017.

Opposed: Director L. Iannidinaro

MOTION CARRIED

REPORT OF THE CHAIRPERSON

RC1 Standing Committee Appointments

The Corporate Secretary provided a brief overview of Chair Lefebure's Standing Committee appointments which are listed below for information.

CORPORATE SERVICES COMMITTEE:

- | | |
|---|----------------------|
| Director B. Day, Chairperson | Director K. Kuhn |
| Director A. Nicholson, Vice-Chairperson | Director J. Lefebure |
| Director S. Acton | Director M. Marcotte |
| Director M. Clement | Director K. Marsh |
| Director K. Davis | Director I. Morrison |
| Director M. Dorey | Director A. Stone |
| Director L. Iannidinaro | Director T. Walker |
| Director S. Jackson | |

ELECTORAL AREA SERVICES COMMITTEE:

- | | |
|--|-------------------------|
| Director I. Morrison, Chairperson | Director M. Dorey |
| Director M. Marcotte, Vice-Chairperson | Director L. Iannidinaro |
| Director S. Acton | Director K. Kuhn |
| Director M. Clement | Director A. Nicholson |
| Director K. Davis | |

REGIONAL SERVICES COMMITTEE:

- | | |
|--------------------------------------|-----------------------|
| Director L. Iannidinaro, Chairperson | Director K. Kuhn |
| Director K. Marsh, Vice-Chairperson | Director J. Lefebure |
| Director S. Acton | Director M. Marcotte |
| Director M. Clement | Director I. Morrison |
| Director K. Davis | Director A. Nicholson |
| Director B. Day | Director A. Stone |
| Director M. Dorey | Director T. Walker |

Director S. Jackson

TRANSIT COMMITTEE:

Director K. Davis, Chairperson
Director S. Acton, Vice-Chairperson
Director M. Clement
Director B. Day
Director L. Iannidinardo
Director S. Jackson
Director K. Kuhn

Director J. Lefebure
Director K. Marsh
Director I. Morrison
Director A. Nicholson
Director A. Stone
Director T. Walker

RC2 Commission Appointments

17-473 It was moved and seconded that Director Acton be appointed to the Community Safety Advisory Commission.

MOTION CARRIED

RC3 Other Appointments

17-474 It was moved and seconded that Director Acton be appointed as the 2018 CVRD Representative to the Vancouver Island Regional Library Board.

MOTION CARRIED

17-475 It was moved and seconded that Director Marcotte be appointed as the 2018 CVRD Alternate Representative to the Vancouver Island Regional Library Board.

MOTION CARRIED

(This motion was made later in the meeting it is being shown here in the minutes for the purpose of continuity)

COMMITTEE/COMMISSION REPORTS

CR1 Report and Recommendations of the Regional Services Committee Meeting of October 25, 2017

17-476 It was moved and seconded that the CVRD Administrative and Recovery Fees Policy be amended to exempt the Municipal Regional District Tax (MRDT) revenue that is transferred to Tourism Cowichan Society.

MOTION CARRIED

CR2 Report and Recommendations of the Island Savings Centre Commission Meeting of November 9, 2017

17-477 It was moved and seconded that Function 420 – ISC - Events and Services 2018 Lobby Washroom Upgrade be authorized to proceed prior to final 2018 Budget approval.

MOTION CARRIED

CR3 Report and Recommendations of the Electoral Area Services Committee Meeting of November 15, 2017

17-478 It was moved and seconded:

- 1. That a Grant-in-Aid, Electoral Area B - Shawnigan Lake, in the amount of \$600 be provided to the Shawnigan Lake Community Association to support the Christmas light up in Elsie Miles Park.**
- 2. That a Grant-in-Aid, Electoral Area I - Youbou/Meade Creek, in the amount of \$1,000 be provided to the Youbou Community Association, to support the New Year's Dance.**
- 3. That a Grant-in-Aid, Electoral Area I - Youbou/Meade Creek, in the amount of \$4,000 be provided to the Youbou Community Church Society to support upgrades and repairs to the Youbou Community Church.**
- 4. That a Grant-in-Aid, Electoral Area F - Cowichan Lake South/Skutzy Falls, in the amount of \$250 be provided to the Honeymoon Bay Community Society to support the community's annual "Pot Lick Dimmer" and to defray the cost of providing a small gift to each child from Santa.**
- 5. That the Fireworks Discharge Permit for the Ladysmith Harbour Christmas Lights Cruise event located at/near Ladysmith Harbour on December 9, 2017, be approved.**

MOTION CARRIED

17-479 It was moved and seconded:

- 6. That Development Variance Permit Application No. 02-H-16DVP (4821 Yellow Point Road) to vary Section 10.2(b)(3) of Zoning Bylaw No. 1020 be approved.**

MOTION CARRIED

CR4 Report and Recommendations of the August 4, 2017 Final Report and Summary of the Grant-in-Aid Select Committee

17-480 It was moved and seconded:

1. That the Regional Grant-in-Aid Policy and Evaluation Criteria attached to the November 23, 2017 Chief Administrative Officer's report be approved for the 2018 Regional Grant-in-Aid process.

Opposed: Director I. Morrison

MOTION CARRIED

17-481 It was moved and seconded:

2. That a bylaw be prepared to establish a new Regional Grant-in-Aid service with a maximum requisition of \$150,000 and with the service area consisting of all thirteen jurisdictions.

Opposed: Director K. Kuhn, Director M. Marcotte, Director I. Morrison

MOTION CARRIED

CR5 Report and Recommendations of the Regional Services Committee Meeting of November 29, 2017

17-482 It was moved and seconded:

1. That the Arts and Culture Grant Disbursement Policy attached to the Arts & Culture Division's November 7, 2017 report be approved.
2. That staff work with Duncan, Ladysmith, Lake Cowichan, North Cowichan, and area First Nations to review implications and potential options for a consistent planning approach for the sea level rise impact areas and report back with recommendations in 2018.
3. That options be considered during the preparation of the Solid Waste Management Plan Amendment #4, to reduce or eliminate single use plastic bags from municipal solid waste.
4. That staff undertake a public engagement process for input to the establishment of a regional water/watershed protection service in accordance with the scope and costs described in the November 21, 2017 staff report from the Manager, Environmental Services, to be completed by the end of February 2018; and engage the Province to explore possible partnership and funding opportunities.

MOTION CARRIED

PUBLIC HEARINGS

PH1 Public Hearing Report and Minutes Re: "CVRD Bylaw No. 4141 - Area H - North Oyster/Diamond Official Community Plan Amendment Bylaw (PID:008-477-043), 2017" and "CVRD Bylaw No. 4142 - Electoral Area H - North Oyster/Diamond Zoning Amendment Bylaw (PID:008-477-043), 2017"

17-483 It was moved and seconded that Public Hearing Report and Minutes Re: "CVRD Bylaw No. 4141 - Area H - North Oyster/Diamond Official Community Plan Amendment Bylaw (PID:008-477-043), 2017" and "CVRD Bylaw No. 4142 - Electoral Area H - North Oyster/Diamond Zoning Amendment Bylaw (PID:008-477-043), 2017", be received.

MOTION CARRIED**BYLAWS**

B1 It was moved and seconded that "CVRD Bylaw No. 4147 - Soil Deposit
17-484 Bylaw, 2017", be granted 1st and 2nd reading.

Opposed: Director K. Kuhn

MOTION CARRIED

B2 It was moved and seconded that "CVRD Bylaw No. 4151 - Mesachie Lake
17-485 Sewer System Loan Authorization (Phase 1 - \$251,226) Bylaw, 2017", be adopted.

MOTION CARRIED

B3 It was moved and seconded that "CVRD Bylaw No. 4152 - Mesachie Lake
17-486 Sewer System Service Amendment (Boundary Reduction - Name Change) Bylaw, 2017", be adopted.

MOTION CARRIED

B4 It was moved and seconded that "CVRD Bylaw No. 4166 – Shawnigan
17-487 Lake (Electoral Area B) Local Service (Community Hall) Amendment Bylaw, 2017", be granted 1st, 2nd and 3rd reading.

MOTION CARRIED**BYLAWS - ELECTORAL AREA DIRECTORS**

BEA1 It was moved and seconded that "CVRD Bylaw No. 4141 - Area H - North
17-488 Oyster/Diamond Official Community Plan Amendment Bylaw (PID:008-477-043), 2017", be granted 3rd reading.

MOTION CARRIED

**BEA2
17-489** It was moved and seconded that "CVRD Bylaw No. 4142 - Electoral Area H - North Oyster/Diamond Zoning Amendment Bylaw (PID:008-477-043), 2017", be granted 3rd reading.

MOTION CARRIED

**BEA3
17-490** It was moved and seconded that "CVRD Bylaw No. 4154 - Electoral Areas A & C - South Cowichan Zoning Amendment Bylaw (PID: 024-611-859), 2017", be granted 1st and 2nd reading.

MOTION CARRIED

**BEA4
17-491** It was moved and seconded that "CVRD Bylaw No. 4155 - Electoral Area E and Part of F - Cowichan Koksilah Official Community Plan Amendment Bylaw (4681 Sahtlam Estates Road), 2017", be granted 1st and 2nd reading.

MOTION CARRIED

**BEA5
17-492** It was moved and seconded that "CVRD Bylaw No. 4156 - Electoral Area E - Cowichan Station/Sahtlam/Glenora Zoning Amendment Bylaw (4681 Sahtlam Estates Road), 2017", be granted 1st and 2nd reading.

MOTION CARRIED

NEW BUSINESS

NB1 Director Acton Re: Request for Letter - South Cowichan Royal Canadian Mounted Police Detachment

It was moved and seconded that the Board of Directors of the Cowichan Valley Regional District urge the Solicitor General to immediately proceed with the replacement of the existing Shawingan Lake Royal Canadian Mounted Police detachment by constructing a new RCMP detachment in Mill Bay on land that was donated by the CVRD for this specific replacement project in 2015.

17-493 It was moved and seconded that the motion be amended by replacing the words "Solicitor General" with "appropriate authorities".

MOTION CARRIED

Voting resumed on the main motion as amended:

17-494 It was moved and seconded that the Board of Directors of the Cowichan Valley Regional District urge the appropriate authorities to immediately proceed with the replacement of the existing Shawingan Lake Royal Canadian Mounted Police detachment by constructing a new RCMP detachment in Mill Bay on land that was donated by the CVRD for this specific replacement project in 2015.

MOTION CARRIED

NB2 Director Morrison Re: Request for Budget Amendment - Honeymoon Bay Fire Protection; and Honeymoon Bay Volunteer Fire Budget Request

17-495 It was moved and seconded that the Board approve an increase of \$25,000 to Capital – Furniture, Fixtures and Equipment and a decrease of \$25,000 to operating expenses in the 2017 Budget for Function 357 Honeymoon Bay Fire Protection.

MOTION CARRIED

CLOSED SESSION

17-496 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
3:51 PM (1)(a) Appointment (3 Items); (1)(f) Law Enforcement; (1)(i) Legal Opinion; (1)(g) Potential Litigation (2 Items) ; (1)(j) Service Update Information that is prohibited, or information that if presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act*; (1)(e) Regional Parkland Acquisition (2 Items); (1)(c) Employee/Labour Relations (2 Items); and adoption of the Closed Session Regular Board minutes of November 8, 2017.

MOTION CARRIED

RISE FROM CLOSED SESSION

17-505 It was moved and seconded that the Board rise with report on Items
5:21 PM CSCR1, CSRES1 and CSRES2, and return to the Open portion of the meeting.

MOTION CARRIED

17-498 It was moved and seconded that Selena Hayes be appointed to the Cowichan 2018 BC Summer Games Board of Directors (as Transportation Director), replacing Wendy Mitchell.

MOTION CARRIED

17-503 It was moved and seconded that the following individuals be appointed to the Electoral Area A – Mill Bay/Malahat Advisory Planning Commission for a term expiring on November 30, 2018:

1. Margo Johnston;
2. David Knott;
3. Frank Lockerbie;
4. Archie Staats;
5. Glenn Terrell;
6. Laurie Vasey; and
7. Jennifer Young.

MOTION CARRIED

17-504 It was moved and seconded that the following individuals be appointed to the Electoral Area C – Cobble Hill Advisory Planning Commission for a term expiring on November 30, 2018:

- 1. John Baty;
- 2. Tom Boughner;
- 3. Simon Cox;
- 4. Nick Hill;
- 5. Chris Koehn;
- 6. Brenda Krug;
- 7. Ron McNeil;
- 8. David Slade;
- 9. Jo-Anne Stuart;
- 10. Ed Voroney; and
- 11. Lynn Wilson.

MOTION CARRIED

ADJOURNMENT

17-506 It was moved and seconded that the meeting be adjourned.
5:21 PM

MOTION CARRIED

The meeting adjourned at 5:21 PM.

Certified Correct:

Chairperson

Corporate Secretary

Dated: _____



Celebrating 50 years of Serving our Community
1967 - 2017





2017 YEAR IN REVIEW

12





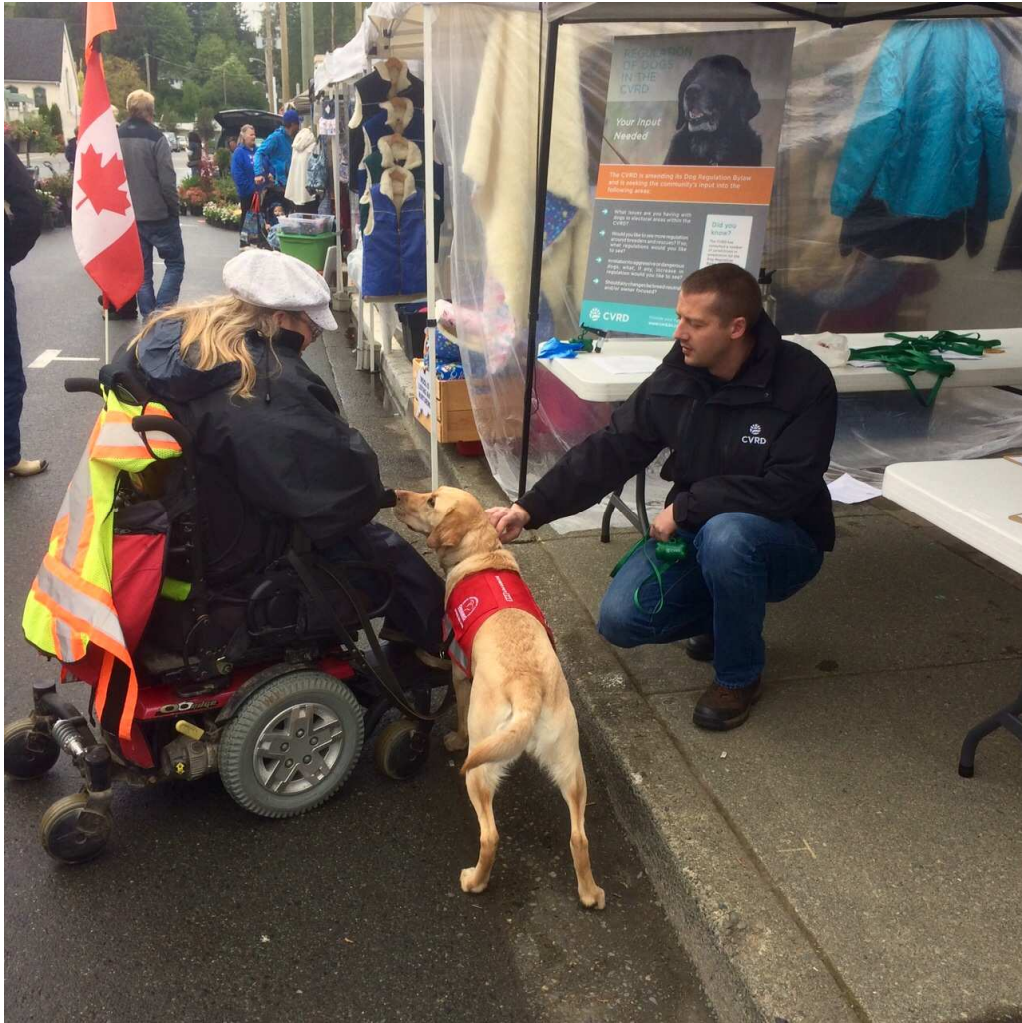
Transit Maintenance Facility
Announcement



Physical Literacy at Cowichan Lake Recreation



International Women's Day



Dog bylaw
community
engagement



Solar demonstration project





2017 UBCM Community Excellence Award
PLACESPEAK





Summer Student Program





A new engine for Sahtlam



Sahtlam Fire Truck Donated to Penelakut...



Chief Rob Patterson remembered



Emergency Communications Net-Control supporting “Lake to Lake” Ultramarathon Race



The Great Trail





Malahat First Nation – The Great Trail Totem





Shawnigan Pavillion





National Aboriginal Hockey Championships





FCM Ottawa





Engaging our Community - Duncan Farmer's Market



Tour of Campbell River Hospital





Experiencing our Transit Services





Learning about shoreline restoration –
Hecate Park

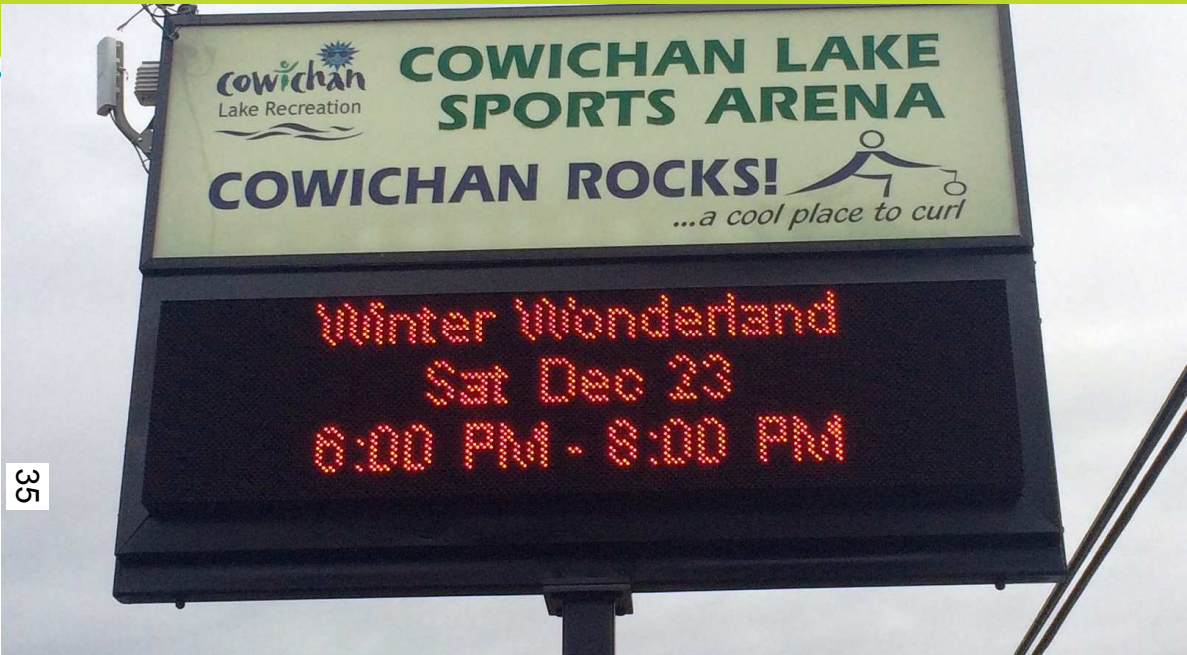




Nutcracker



Corb Lund



35

Cowichan Lake Recreation Centre Reader Board and Chiller





Staff Service Awards



37

Meade Creek Transfer Station





Workplace Safety!



New Vicinity Buses Arrive



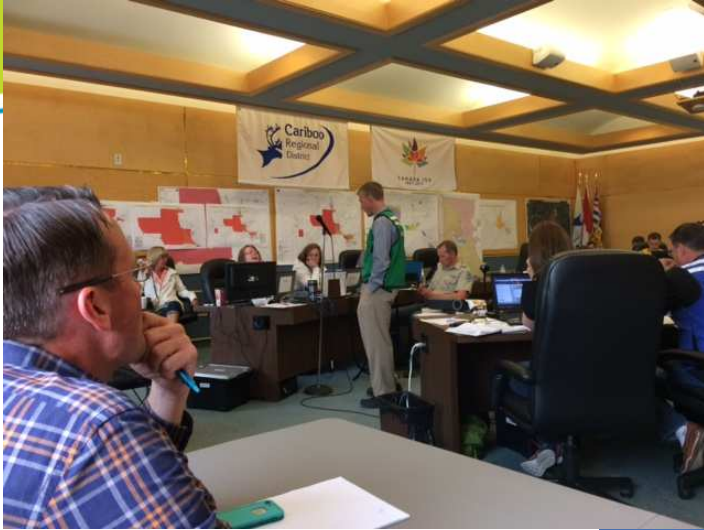
New Roll-Off Truck





2017 By-Election
Cowichan Valley Regional District

Area B Shawnigan Lake



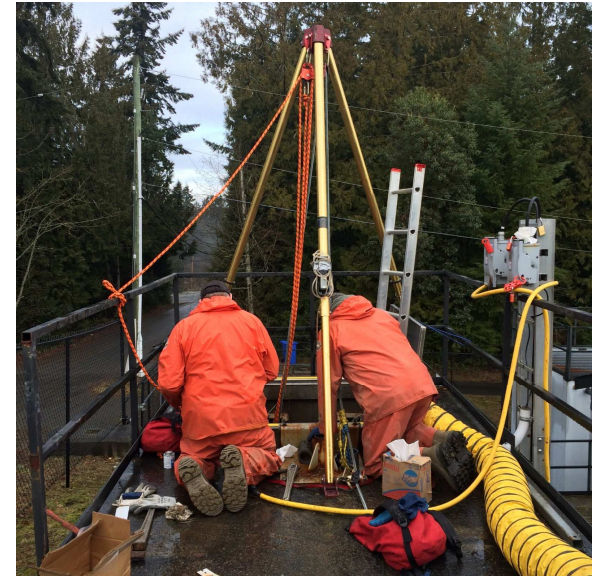
42

Williams Lake Wildfires



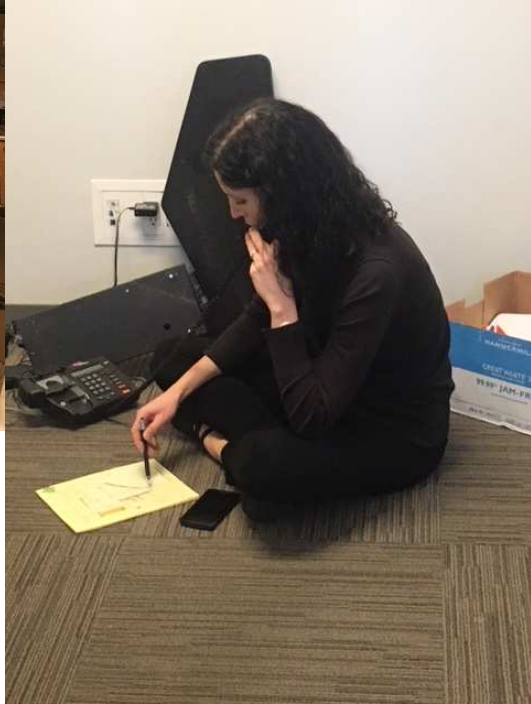


43





Kerry Park Chiller and Flooring



1st Floor Office Renovations





Paul Peters Accepts Commanding Officer
Commendation

Thank you everyone for a productive
and enjoyable 2017!



**CORPORATE SERVICES COMMITTEE REPORT
OF SPECIAL MEETING HELD NOVEMBER 30, 2017**

DATE: December 5, 2017

To: Chairperson and Directors of the Board

Your Corporate Services Committee reports and recommends as follows:

That the five year service agreement with the Cowichan Women Against Violence Society be amended to increase funds by \$14,375.



ELECTORAL AREA SERVICES COMMITTEE REPORT
OF MEETING HELD DECEMBER 6, 2017

DATE: December 7, 2017

To: Board of Directors

1. That a Grant-in-Aid, Electoral Area A - Mill Bay/Malahat, in the amount of \$500 be provided to the Red Willow Womyn's Society to support the opening of their office space.
2. That first stage approval be granted for takeover of the sewer and water systems for the proposed Elk Ridge Estates development, as requested by the developer, subject to the conditions set out in the Water Management Division's November 3, 2017, Staff Report (Elk Ridge (Paldi) Water and Sewer Systems – First Stage Approval), with public consultation being established as a priority.
3.
 1. That prior to adoption of CVRD Bylaw Nos. 4158 and 4159, (Elkington Forest Water and Sewer Service Amendment Bylaws – Name Change) a Utility Transfer Agreement between the CVRD and the owners of the Malahat Water and Sewer Systems be executed; and
 2. That following adoption of Amendment Bylaw Nos. 4158 and 4159 (Elkington Forest Water and Sewer Service Amendment Bylaws - Name Change), the Malahat Water and Sewer Parcel Tax Roll, Reserve Fund and Management Bylaws be forwarded to the Board for consideration of three readings and adoption.
4. That the existing appointments to the nine Electoral Area Community Parks Commissions and the South Cowichan Parks Commission be extended to March 31, 2018.

Electoral Area Directors only vote on the following under Part 14 - Planning and Land Use Management of the Local Government Act:

5.
 1. That Development Permit Application No. 04-A-17DP/VAR (2485 Holford Road) be approved.
 2. That Section 5.4.1(b) of Zoning Bylaw No. 3520 is varied from 15 metres to zero to allow the construction of a staircase and retaining wall.
 3. That Section 10.9.2 of Zoning Bylaw No. 3520 is varied to allow a total impervious area of 44%.
 4. That Section 10.9.3 of Zoning Bylaw No. 3520 is varied to allow rear and side setback reductions from 4.5 metres to 0 metres to allow the construction of a stone staircase.
 5. That the General Manager of Land Use Services be authorized to permit minor revisions to the permit in accordance with the intent of development permit guidelines of Official Community Plan Bylaw No. 3510.

6. That Development Variance Permit Application No. 01-H-17DVP (3925 Cove Road - PIDs 001-097-555 and 030-201-888) be approved and that Section 13.3(c) of Zoning Bylaw No. 1020 be varied by reducing the size of a proposed parcel by 28%.
7.
 1. That Development Permit Application No. 12-B-17DP (3650 Riverside Road and 3645 Rosedale Road) be approved; and
 2. That the General Manager of Land Use Services be authorized to permit minor revisions to the permit in accordance with the intent of development permit guidelines of Official Community Plan Bylaw No. 3510.
8.
 1. That Development Permit with Variance Application No. 08-E-17DP/VAR (2725 Dingwall Road) be approved;
 2. That Zoning Bylaw No. 1840, Section 5.18(a) (Setback from a Watercourse and a Streamside Protection and Enhancement Area) be varied by reducing the setback from the Koksilah River from 30 metres to 22 metres; and
 3. That the General Manager of Land Use Services be authorized to permit minor revisions to the permit in accordance with the intent of development permit guidelines of Official Community Plan Bylaw No.1490.



DIRECTORS REPORT

DATE OF REPORT: 12/4/2017

To: Regular Board Meeting
of December 13, 2017

FROM: Kerry Davis, Director, Electoral Area A, Mill Bay / Malahat

SUBJECT: Parks and Trails Services Select Committee

PURPOSE/INTRODUCTION

The purpose of this report is to obtain Board support for the establishment of a select committee to study all Parks and Trails services and make recommendations on how they might be structured more efficiently and effectively.

RECOMMENDED RESOLUTION

That the establishment of a Parks and Trails Services Select Committee be referred to staff for a report:

1. Recommending the scope and scale of the committee;
2. Assessing staff capacity to undertake a review;
3. Determining the specific individuals who should be appointed to the committee.

BACKGROUND

The CVRD's Parks and Trails services have grown very complex and costly over time and include many different sizes and types of parcels, as well as structures including bridges and caretaker residences. What is being proposed is to study all aspects of the Parks and Trails services with a view towards best practices, efficiency, simplification, transparency, promoting volunteerism, enjoyment, etc.

- Determine how parkland should be classified: Regional, Community or something else by size, number of visitors, budget, carrying capacity and/or other factors and for what purpose it will be managed: recreation, non-motorized transportation, green space, viewscape, conservation/maintaining a healthy environment (i.e. ecosystem services like biodiversity/wildlife habitat, clean water, water storage, air quality, temperature/wind amelioration, pollination, Green House Gas reduction, etc.)
- Develop criteria and/or policy framework for land acquisition
- Consider funding models and whether standalone services like the South Cowichan and Bright Angel Park services should be combined or changed
- Present options for service levels and service delivery including enforcement, maintenance and investigating how maintenance could be reduced or even eliminated in certain situations such as re-naturalization

- Consult with the public during the process
- Examine current and potential partnerships with BC Parks, Non-Government Organizations, other local governments, etc.
- Investigate whether and how Parks and other departments could be better integrated
- Determine where dogs can be best accommodated and where safe off-leash opportunities may exist to minimize conflict
- Make any other recommendations on issues that arise from the study



STAFF REPORT TO THE BOARD

DATE OF REPORT December 7, 2017

MEETING TYPE & DATE Board Meeting of December 13, 2017

FROM: Legislative Services Division
Corporate Services Department

SUBJECT: Board and Standing Committee 2018 Meeting Calendar

FILE:

PURPOSE/INTRODUCTION

The purpose of this report is to obtain approval of the Board for the Standing Committee 2018 Meeting Calendar.

RECOMMENDED RESOLUTION

1. That an amendment to Regional Board Procedures Bylaw No. 2889 be prepared that would move the start time of the evening Board meeting to the afternoon.
2. That the Board and Standing Committee 2018 Meeting Calendar be approved.

BACKGROUND

From 2003 through 2016, Regular Board meetings were held once each month in the evenings. In 2017, a second monthly meeting was added and scheduled in the early afternoon. Having two meetings a month has been very successful as it has enabled the Board to respond more quickly on time sensitive matters, and has proven to be more efficient in processing recommendations from committees, commissions and staff. The second meeting has also provided the public with more opportunities to address the Board via correspondence, delegation, or through the public input or question periods.

To the best of my knowledge, there have been no issues or problems created with the earlier afternoon start time this past year. In fact, the afternoon meeting has been well attended on occasion. For example, the November 29 afternoon Board meeting was packed with people in attendance for three issues (Hospice matter, Saltair Community Centre expenditure report, and the Soil Deposit bylaw).

Since the afternoon Board meeting has been so well received, consideration needs to be given to shifting the evening meeting into the afternoon as well.

ANALYSIS

Most of the Board's business is conducted by standing committees that meet in the morning or afternoon. This is where the "heavy lifting" is done and these meetings attract the most number of public visitors. Issues are considered, debated and any recommendations are forwarded to the Board. In the vast majority of cases, the Board ratifies the recommendations. The issues have been sometimes debated at length at the committee level and there is no need or desire to debate the issue again.

Public attendance at the evening Board meeting is extremely low with generally only two people in attendance for the bulk of the meeting (the same two people are also usually at the afternoon meeting). If there have been more people in attendance, it's because they are there in support of a delegation addressing the Board. The same situation occurs at the current afternoon Board meeting.

Therefore, if the meeting is primarily ratifying previous considered decisions and is not attended by the public, why would the regional district continue to hold the meeting in the evening? Numerous benefits can be realized by moving the meeting into the afternoon.

Advantages of Afternoon Board Meetings

- Safer post-meeting driving conditions for public, directors and staff. From November through March, meeting attendees from the Cowichan Lake, North Oyster and Shawnigan Lake areas face drives home of up to 40 km in the dark in less than ideal road conditions. Dealing with wild animals on highways, snow, ice and/or heavy rain is a reality. These less than ideal road conditions are easier to handle when driving home in daylight hours.
- Improved transit accessibility. Late evening bus service is not available on Wednesdays. As a result, anyone wishing to use public transit to and from an evening meeting is unable to attend. The average length of afternoon Board meetings this year was 1.5 hours. Transit users would be able to attend the meeting and take care of other errands long before the last buses leave downtown Duncan.
- Taking advantage of available audio-visual support. Over the years, there have been a number of audio/visual issues during Board meetings. Many local governments ensure that an Information Technology (IT) employee is on duty during meetings to address these issues. IT support is available for afternoon meetings without incurring overtime costs.
- Reduced meeting expenses. Hiring a Commissionaire to let people in the front door is not required since the front doors are open during the day. Overtime is not required for unionized staff to attend afternoon Board meetings.
- Removes a barrier that can impede women's participation in local government. The Federation of Canadian Municipalities published a report entitled "*Women in Local Government: Getting to 30% by 2026*". The report states "women continue to be responsible for a disproportionate share of childcare and other domestic work, which makes it difficult for them to participate in municipal government". To improve work-family balance, an identified action for local governments is to review operations to accommodate women's family responsibilities such as adapt meeting times. Earlier meeting times will benefit both female and male Directors with young families.
- Provides consistent Board meeting times. Holding Regular Board meetings at two different times can lead to confusion for prospective attendees and delegations. Is this the afternoon meeting or the evening meeting? A standard starting time achieves a consistent level of service.

Streaming and Archived Video

Since January of 2013, Board meetings have been streamed online and are archived on the regional district's website. No longer does a person have to attend a Board meeting to see how Directors debated and voted on a matter. This information is available online anytime a person wishes to view the video.

As for individuals who may not be able to view the meetings since they are using an Apple product (our video is not viewable on IOS based devices), this issue is being corrected. The SIRE electronic management system is being phased out and replaced by PrimeGov Solutions. Technical implementation of the new system has begun and is expected to be in place early in 2018. The new system will allow viewing on Apple products.

FINANCIAL CONSIDERATIONS

Reduced meeting expenses through the elimination of Commissionaire costs and regular overtime for unionized employees attending Board meetings.

COMMUNICATION CONSIDERATIONS

The 2018 Meeting Calendar will be uploaded to the website and posted on the public notice board at 175 Ingram Street.

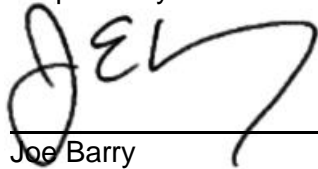
STRATEGIC/BUSINESS PLAN CONSIDERATIONS

N/A

Referred to (upon completion):

- Community Services (*Island Savings Centre, Cowichan Lake Recreation, South Cowichan Recreation, Arts & Culture, Public Safety, Facilities & Transit*)
- Corporate Services (*Finance, Human Resources, Legislative Services, Information Technology, Procurement*)
- Engineering Services (*Environmental Services, Water Management, Recycling & Waste Management*)
- Land Use Services (*Community Planning, Development Services, Inspection & Enforcement, Economic Development, Parks & Trails*)
- Strategic Services

Prepared by:



Joe Barry
Corporate Secretary

Reviewed by:

Not Applicable
Not Applicable



Mark Kueber, CPA, CGA
General Manager

Reviewed for Form and Content and Approved for Submission to the Board:

Chief Administrative Officer's Comments / Concurrence



Brian Carruthers
Chief Administrative Officer

ATTACHMENT:

Attachment A – Board and Standing Committee 2018 Meeting Calendar



BOARD AND STANDING COMMITTEE 2018 MEETING CALENDAR

Electoral Area Services Committee	1 st and 3 rd Wednesdays of each month	Start time: 1:30 p.m.*
Transit Committee	2 nd Wednesday in Feb, Apr, June, Aug, and Oct.	Start time: 9:00 a.m.*
Corporate Services Committee	2 nd Wednesday of each month	Start time: 10:30 a.m.*
Board	2 nd and 4 th Wednesdays of each month	Start time: 1:30 p.m.
Regional Services Committee	4 th Wednesday of each month	Start time: 9:30 a.m.*

***Note: Start times for all Committee meetings subject to change depending on Agenda items**

MONTHLY EXAMPLE						
Sun	Mon	Tues	Wednesday	Thurs	Fri	Sat
	1	2	3 1:30 p.m. – Electoral Area Services	4	5	6
7	8	9	10 9:00 a.m. – Transit (every 2 months) 10:30 a.m. - Corporate Services 1:30 p.m. –Board	11	12	13
14	15	16	17 1:30 p.m. – Electoral Area Services	18	19	20
21	22	23	24 9:30 a.m. – Regional Services 1:30 p.m. – Board	25	26	27
28	29	30	31			

.../2



Board and Standing Committee 2018 Meeting Dates

Month	Board	Corporate Services Committee	Regional Services Committee	Electoral Area Services Committee	Transit Committee
Jan	Wed Jan 10 Wed Jan 24	Wed Jan 10	Wed Jan 24	Wed Jan 17	-
Feb	Wed Feb 14 Wed Feb 28	Wed Feb 14	Wed Feb 28	Wed Feb 7 Wed Feb 21	Wed Feb 14
Mar	Wed Mar 14 Wed Mar 28	Wed Mar 14	Wed Mar 28	Wed Mar 7 Wed Mar 21	-
Apr	Wed Apr 11 Wed Apr 25	Wed Apr 11	Wed Apr 25	Wed Apr 4 Wed Apr 18	Wed Apr 11
May	Wed May 9 Wed May 23	Wed May 9	Wed May 23	Wed May 2 Wed May 16	-
June	Wed June 13 Wed June 27	Wed June 13	Wed June 27	Wed June 6 Wed June 20	Wed June 13
July	Wed July 11 Wed July 25	Wed July 11	Wed July 25	Wed July 4 Wed July 18	-
Aug	Wed Aug 8 Wed Aug 22	Wed Aug 8	Wed Aug 22	Wed Aug 1 Wed Aug 15	Wed Aug 8
Sept	Thurs Sept 6 <i>(Special date due to UBCM Convention Sept 10-14)</i> Wed Sept 26	Thurs Sept 6 <i>(Special date due to UBCM Convention Sept 10-14)</i>	Wed Sept 26	Wed Sept 5 Wed Sept 19	-
Oct	Wed Oct 10 Wed Oct 24	Wed Oct 10	Wed Oct 24	Wed Oct 3 Wed Oct 17 Wed Oct 31* <i>(*Special date due to Nov. 7 Inaugural Meeting)</i>	Wed Oct 10
Nov	Wed Nov 7 <i>(Special Inaugural – Oaths & Election of Chair/Vice-Chair)</i> Wed Nov 14 Wed Nov 28	-	Tentative Wed Nov 28	Tentative Wed Nov 21	-
Dec	Wed Dec 12	Tentative Wed Dec 12	-	Tentative Wed Dec 5 Wed Dec 19	-

Notes:

1. The date of the 2018 Local Government Election is Saturday, October 20.
2. The current Board term will expire on Wednesday November 7 along with all Standing Committees.
3. A Special Inaugural Board meeting will be held in the evening on Wednesday November 7 with the newly elected Directors taking their Oath of Office and a Chair and Vice-Chair will be elected.
4. The newly elected Chair will establish their own Standing Committees to exist from November 2018 to November 13, 2019. Tentative committee meeting dates are shown in November and December for planning purposes only and will be confirmed after the new Standing Committees are created.



STAFF REPORT TO THE BOARD

DATE OF REPORT December 13, 2017
MEETING TYPE & DATE Board Meeting of December 13, 2017
FROM: Recycling & Waste Management Division
 Engineering Services Department
SUBJECT: VIRWIC Request to Ban Clean Wood Waste from Disposal or Landfill
FILE: 5380-01

PURPOSE/INTRODUCTION

The purpose of this report is to provide the status of clean wood waste recycling within Cowichan Valley Regional District (CVRD) to the Board. Further options for recycling or disposal bans will be considered during the Solid Waste Management Plan (SWMP) process in 2018.

RECOMMENDED RESOLUTION

For information.

BACKGROUND

In its June 9, 2017 e-mail and letter to the Association of Vancouver Island and Coastal Communities, and all Vancouver Island Regional Districts, Vancouver Island Recycling & Waste Industry Coalition (VIRWIC) requested to ban clean wood waste. This letter was presented to the Board on June 28, 2018.

It was moved and seconded by the Board “That a report with options be brought back to the Board regarding a response to the Vancouver Island Recycling & Waste Industry Coalition correspondence dated June 9, 2017”.

ANALYSIS

Cowichan Valley Regional District (CVRD) Bylaw No. 2108 – Solid Waste Management Charges and Regulations Bylaw, 2000 sets out the rules for recycling and waste disposal at the CVRD Recycling Centres. While this bylaw does not explicitly ban clean wood waste from disposal, it provides a significant financial incentive to all customers to divert it from the garbage. Recycling clean wood waste is \$45 per tonne less expensive than disposing of it as garbage. This financial incentive is attractive as it not only saves customers money, but it also requires minimal CVRD resources as staff is not required to inspect incoming garbage loads to enforce a potential wood waste ban.

From conversation with VIRWIC, we understand that they are satisfied with the monetary incentive in place, and that the letter from VIRWIC was primarily triggered by proposed fee changes at other regional districts, where there may be limited incentives to divert clean wood waste from landfill.

As part of the pending SWMP Amendment (amendment number four), staff will review CVRD recycling processes, including the processes for recycling clean wood waste. At this time, staff will provide the Board with wood waste diversion options.

FINANCIAL CONSIDERATIONS

Not applicable.

COMMUNICATION CONSIDERATIONS

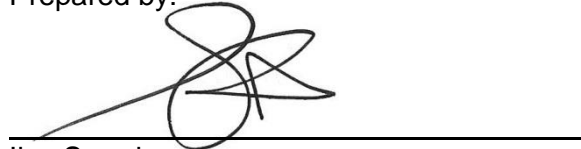
CVRD staff have been in communication with VIRWIC and no further communication is required.

STRATEGIC/BUSINESS PLAN CONSIDERATIONS

Referred to (upon completion):

- Community Services (*Island Savings Centre, Cowichan Lake Recreation, South Cowichan Recreation, Arts & Culture, Public Safety, Facilities & Transit*)
- Corporate Services (*Finance, Human Resources, Legislative Services, Information Technology, Procurement*)
- Engineering Services (*Environmental Services, Water Management, Recycling & Waste Management*)
- Land Use Services (*Community Planning, Development Services, Inspection & Enforcement, Economic Development, Parks & Trails*)
- Strategic Services

Prepared by:



Ilse Sarady
Environmental Technologist II

Reviewed by:



Tauseef Waraich
Manager



Hamid Hatami, P.Eng.
General Manager

Reviewed for Form and Content and Approved for Submission to the Board:

Chief Administrative Officer's Comments / Concurrence



Brian Carruthers
Chief Administrative Officer



PUBLIC HEARING REPORT

PEBBLE WEST HOLDINGS INC.

Bylaw Nos 4163 and 4164

The following is a summary of the proceedings of the Public Hearing to consider Official Community Plan Amendment Bylaw No. 4163 and Zoning Amendment Bylaw No. 4164 (Lot 3, PID: 000-204-528 and Lot 4, (PID: 000-204-536) and Part of Lot 21 (PID: 000-204-706) applicable to Electoral Area F – Cowichan Lake South/Skutz Falls – held on Monday, October 30, 2017, at Honeymoon Bay Community Hall, 10022 Park Drive, Honeymoon Bay, BC

INTRODUCTIONS **7:03 p.m.**

Director I. Morrison, Electoral Area F – Cowichan Lake South/Skutz Falls opened the meeting at 7:03 p.m.
Introduced the Regional Board delegates and CVRD staff present.

HEARING **DELEGATES**

Director I. Morrison, Electoral Area F – Cowichan Lake South/Skutz Falls
Director K. Kuhn, Electoral Area I – Youbou/Meade Creek
Director L. Iannidinardo, Electoral Area D – Cowichan Bay

Also attending: Director A. Nicholson,
Electoral Area E – Cowichan Lake South/Skutz Falls

CVRD STAFF **PRESENT**

R. Conway, Manager, Development Services Division,
M.A. McAdam, Recording Secretary, Land Use Services Department

Also Present:

Applicant Mark Johnston, representing Pebble West Holdings Inc.
and **51** members of the public.

EXPLANATION OF **PROPOSED** **REZONING** **APPLICATION &** **BYLAWS**

Mr. Conway explained that this Public Hearing has been organized to give the public an opportunity to provide input on proposed Official Community Plan Amendment Bylaw No. 4163 and Zoning Amendment Bylaw No. 4164 (applicable to Electoral Area F – Cowichan Lake South/Skutz Falls.

PowerPoint presentation by Rob Conway (Exhibit 1). Outline of the subject properties and proposed Official Community Plan Amendment Bylaw No. 4163 and Zoning Amendment Bylaw No. 4164 (applicable to Electoral Area F – Cowichan Lake South/Skutz Falls.

CORRESPONDENCE

The following items are attached to the Minutes as Exhibits:
CVRD Power Point Presentation (**EXHIBIT 1**)
Correspondence received from the following at the Public Hearing:

- Frank Gagne (**EXHIBIT 2**)
- Jim and Lorraine Jenkins (**EXHIBIT 3**)
- Robert and Gillian Rhodes (**EXHIBIT 4**)
- Rolanne Gray (**EXHIBIT 5**)
- Thor Repstock (**EXHIBIT 6 – 2 pages**)

**APPLICANT
Mark Johnston**

Mark Johnston of M.H. Johnston & Associates representing Pebble West Holdings

- Affordable mixed residential use.
- homes will be pre-built
- There is a size restriction on the waterfront lots to keep these parcels affordable.
- There is a site for duplexes.
- Commercial space may allow room for business and living space.
- Parks and trails will be developed.
- Site remediation for area containing higher levels of copper.
- The central road will be public road to provide access to the park
- Contributor to the new water supply system
- Prepared to be a contributor to the proposed new sewer system
- One dock per 2 lots
- Aware of the regulations regarding RAR sites. QEP report required and will need to follow these regulations. Must follow the provincial regulations.

**QUESTION and
ANSWER SESSION
(outlined by Chair
Morrison)**

A question and answer session was carried out.

Break

The meeting broke from 9:25 p.m. to 9:40 p.m.

CALL TO ORDER

Chair Morrison, Electoral Area F – Cowichan Lake South/Skutz Falls, called the Public Hearing to order at 9:40 p.m.

Location of the File

Chair Morrison stated that the information binder was available for review on the back table, along with copies of the proposed Amendment Bylaws. He advised that any letters or submissions, which are 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. He further advised that all correspondence submitted to the CVRD in response to this Notice would form part of the public record and will be published in a meeting agenda that is posted online when this matter is before the Board or a Committee of the Board. The CVRD considers the author's address relevant to the Board's consideration of this matter and will disclose this personal information. The author's phone number and email address is not relevant and should not be included in the correspondence if the author does not wish this personal information to be disclosed.

Rob Conway

Stated that this Public Hearing is convened pursuant to Section 466 of the *Local Government Act* in order to consider Official Community Plan Amendment Bylaw No. 4163 and Zoning Amendment Bylaw No. 4164.

**EXPLANATION OF
PROPOSED BYLAW
AMENDMENTS**

The Notice of Public Hearing was advertised in two consecutive issues of the *Citizen* (Friday, October 20, 2017, and Wednesday, October 25, 2017), and letters were also sent to adjacent owners and occupiers of the property as required by the *Local Government Act*.

Official Community Plan Amendment Bylaw No. 4163 proposes to amend CVRD West Cowichan Official Community Plan Bylaw No. 1945 applicable to Electoral Area F – Cowichan Lake South/Skutz Falls by re-designating the lands from Industrial to Comprehensive Development, and by establishing objectives, policies and a development permit area for the Comprehensive Development designation.

Zoning Amendment Bylaw No. 4164 proposes to amend CVRD Zoning Bylaw No. 2500, applicable to Electoral Area F – Cowichan Lake South/Skutz Falls, by establishing a new Comprehensive Development Lakeside 2 (CD-2) and Waterfront Residential 2 (W-2) Zone, adding definitions, adding general regulations for Cottage Vacation Rental.

The proposed OCP and Zoning Bylaw Amendments are intended to permit the redevelopment of the subject properties for a mixed-use project comprised of residential, local commercial and park uses.

The subject properties are legally described as Lot 3 & 4, Section 34, Renfrew District, (Situate in Cowichan Lake District), Plan 40628, & Part of Lot 21, Sections 34 & 35, Plan 40628, except part in Plan VIP67301.

The CVRD office is in receipt of 1 letter of response from the date the advertising for this hearing was placed within the local newspaper, to the close of the CVRD office at 4:30 p.m., Monday, October 30, 2017.

PUBLIC COMMENTS

Opened the formal portion of the Public Hearing to hear from members of the public who deem themselves affected by the proposed Bylaws. Reminded those wishing to comment, to state their name and address for the record prior to any comments being made.

Noted that the file and any letters or submissions are available for review at the adjacent table.

Noted that any letters or submissions must be received at the front table prior to the close of the Public Hearing.

Raymond Wear 10115 S. Shore Road

- Long-time resident, serving as the Fire Chief, and as a member of the Honeymoon Bay Parks & Recreation Commission.
- Welcomed Pebble West applicants to Honeymoon Bay and noted that the proposal that has been set forth over the past 10 years meets the guidelines set out and will be good for the community.
- A large portion of the residents of Honeymoon Bay moved out of the community following the mill closure in 1981. There was little growth until the Stin-qua development went forward.
- Satisfied with the applicant's response regarding road size, and access/egress for emergency vehicles.
- Pleased with the amount of parkland proposed.
- Commercial space is welcome.
- Excellent for the growth of the community.

Sharon Devana 7621 Hudgrove Road

- Bylaw No. 4164 (5.25 Waterfront Residential 2). In light of this proposed zone, reiterated that there is a need for a bylaw that applies to waterfront lots around the lake as a whole.
- With regards to docks for the Stin-qua application, recognized that there should be a depth requirement of 1.5 m of water for a boat to be docked/launched. This is not about convenience, it is to address fish habitat.
- There is a need to re-write the bylaw and address the concerns of the water surface.

Daniel Doore
9911 Stin-qua Road

- Proposal has merit and will benefit the community; however, would like to suggest a bit more consultation regarding the location of the public beach and its proximity to the creek on the east side of the development.
- Some vacation rentals are acceptable but is concerned that there are too many.
- Road widths and park acquisition proposals are acceptable.

Thor Repstock
6586 Cowichan Lake Road

- **EXHIBIT 6**
- Would like to see installation of a dock off the dedicated park area to service the lots that are land locked.
- In favour of fewer docks for the waterfront lots

Daniel Gray
7220 Walton Road

- History has shown there has been a lack of respect for the waterfront.
- This is a sound development.
- Dock size, and the permitted uses on the 11 lakefront lots, should be carefully considered for the owners of these waterfront lots.

Irene Ridley
6732 Wall Street

- Noted that there is an Osprey nest on this land. Would like to commend the owners/developers for protecting this nest.

Janet Grace
6855 Park Avenue

- Commend the developers. This is good for the community.
- Looks forward to the potential increase in local property values.
- Feels that the community is willing to step up and help the developer make this a success.

Dennis Wagner
7555 Hudgrove Road

- Owns commercial property to the west of this proposal.
- Is in favour of the development.

Peter Devana
7621 Hudgrove Road

- The developers might want to consider constructing a parallel dock, 5 meters from the shore. This would enable all waterfront properties to use one long dock in front of their homes.

Mark Johnston
(agent for owners)
1815 Belmont Avenue, Victoria

- The docks will be an important part of the development for the waterfront property owners.
- Will meet all requirements of the CVRD development permit application for the development of docks.
- The dedicated park will be turned over to the CVRD once their requirements are met. The CVRD Parks Division will provide the developer with the location of the public park.

Jim Caldwell
6744 Wall Street

- This proposal should go forward.

Ron Cheeke
(applicant from Pebble West)

- Thanked staff.
- Seen many CVRD staff changes throughout this process.
- Acknowledged comments from everyone and thanked them for taking part in this Public Hearing.

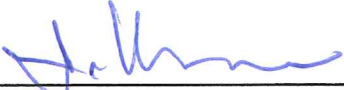
ADJOURNMENT
10:04 p.m.

Chair Morrison asked for public comments or submissions three times from the public present regarding Official Community Plan Amendment Bylaw No. 4163 and Zoning Amendment Bylaw No. 4164

Chair Morrison declared the Public Hearing closed at 10:04 p.m.

CERTIFICATION:

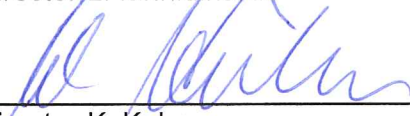
We attended the Public Hearing on Thursday, October 26, 2017, and hereby certify that this is a fair and accurate report of the Public Hearing.


Director I. Morrison, Chair


Date Dec 6, 2017


Director L. Iannidinardo

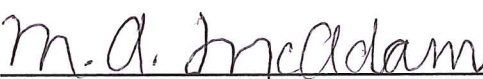
Date Dec. 6/2017


Director K. Kuhn

Date 6 Dec. 2017


R. Conway, Manager

Date Dec 6 / 17


Mary Anne McAdam, Recording Secretary

Date November 23, 2017

Public Hearing

Application No. 2-F-08RS
(Pebble West Holdings Ltd.)

Official Community Plan Amendment Bylaw No. 4163

Zoning Amendment Bylaw No. 4164

Subject Lands:



Property Information:

Site Size

- 6.9 ha. (17 ac.)

Current Use

- Vacant – Former dry land log sort

Current Zoning

- I-2 (Heavy Industrial)

Current OCP Designation

- Industrial

Services:

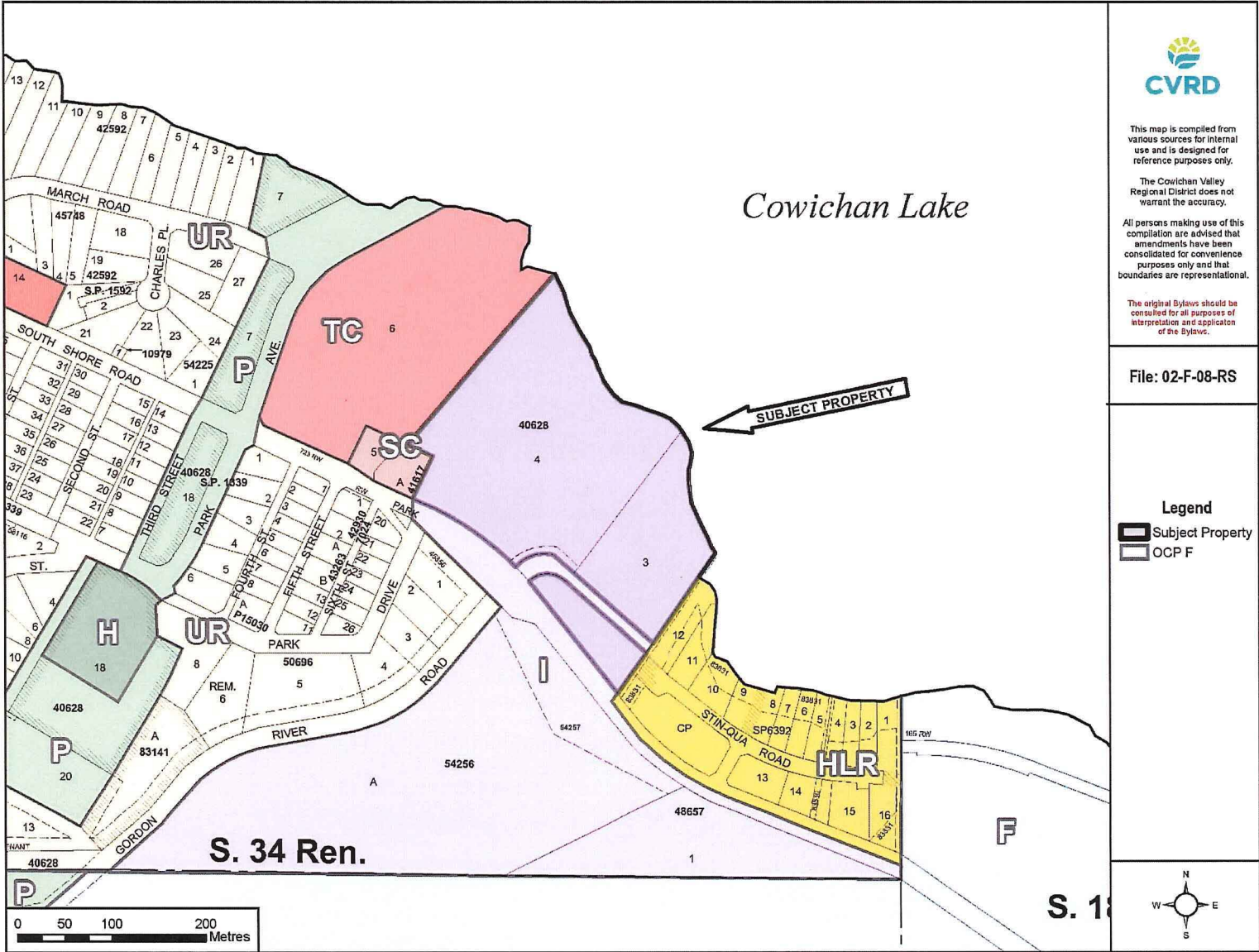
- Within Honeymoon Bay Community Water System Service Area
- Within Honeymoon Bay Fire Protection Service Area
- Proposed connection to future community sewer system

Site Remediation:

- Certificate of Compliance issued

Official Community Plan Designation | Industrial

71



This map is compiled from various sources for internal use and is designed for reference purposes only. The Cowichan Valley Regional District does not warrant the accuracy. All persons making use of this compilation are advised that amendments have been consolidated 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: 02-F-08-RS

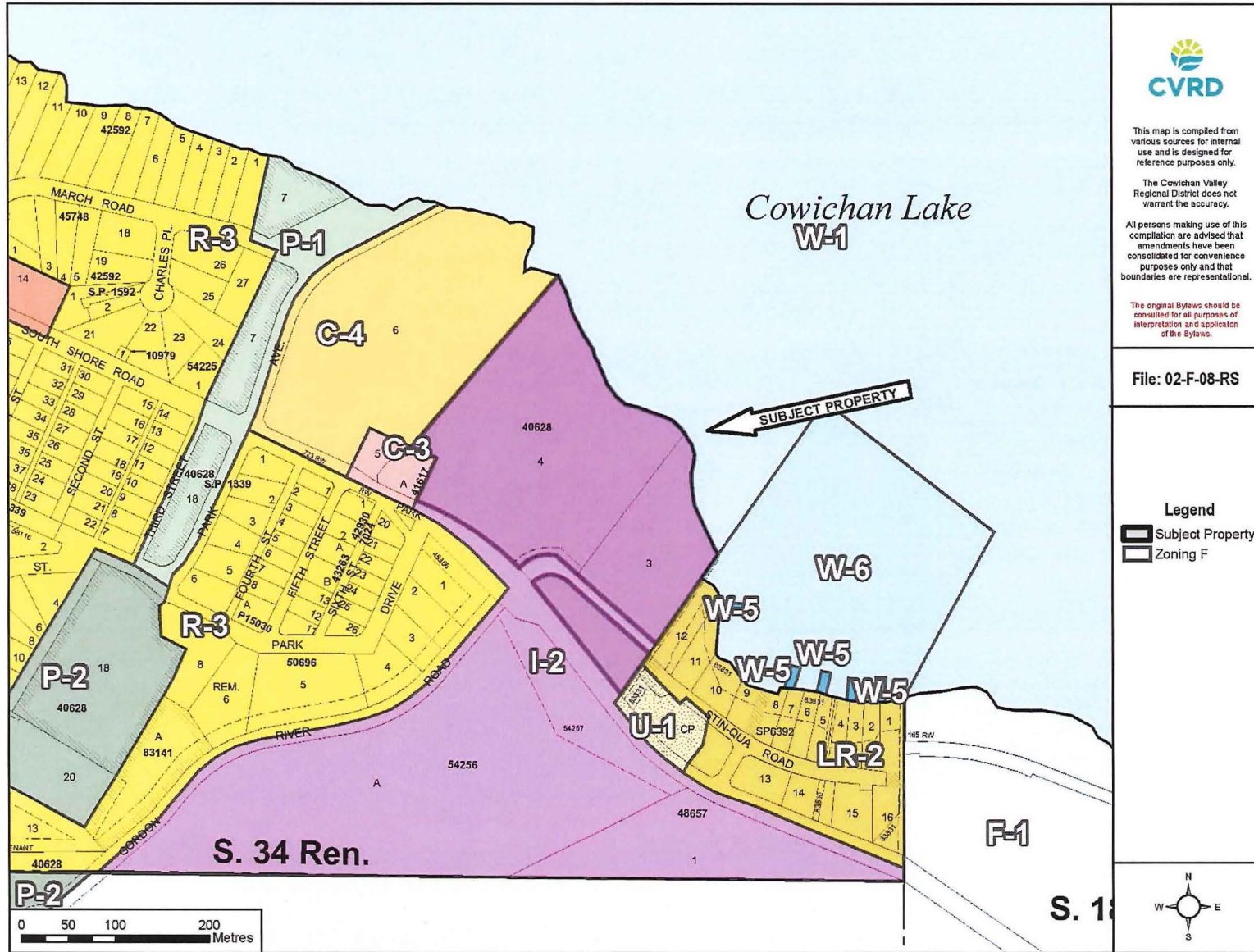
Legend
 [Thick black outline] Subject Property
 [Light blue fill] OCP F



PH1

Current Zoning | I-2 (Heavy Industrial)

72



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

The Cowichan Valley Regional District does not warrant the accuracy.

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

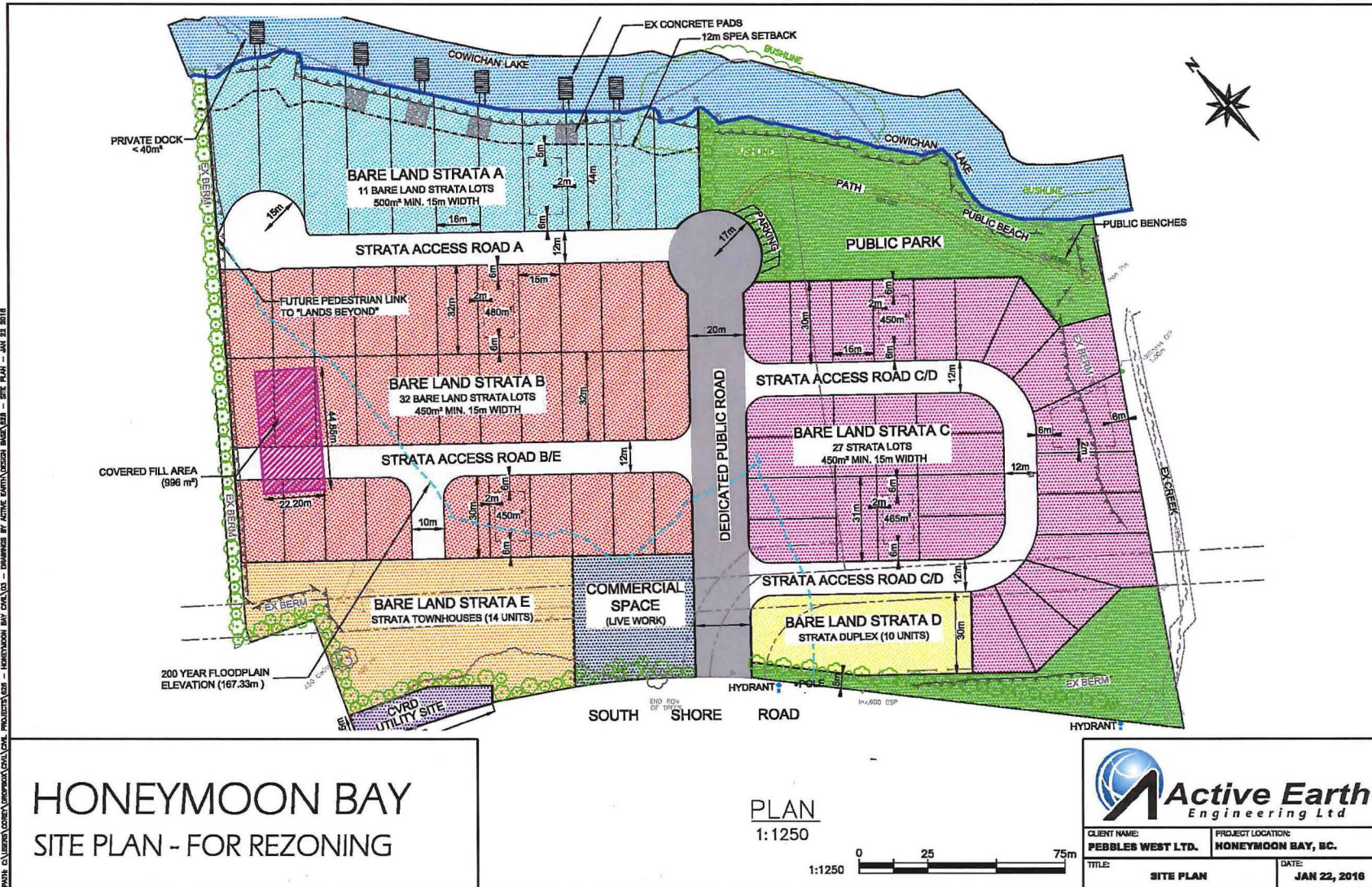
The original Bylaws should be consulted for all purposes of interpretation and application of the Bylaws.

File: 02-F-08-RS

PH1

Proposed Land Uses:

73



100% © 2018 Active Earth Engineering Ltd. All Rights Reserved. This site plan is for informational purposes only. It is not to be used for any other purpose without the written consent of Active Earth Engineering Ltd.

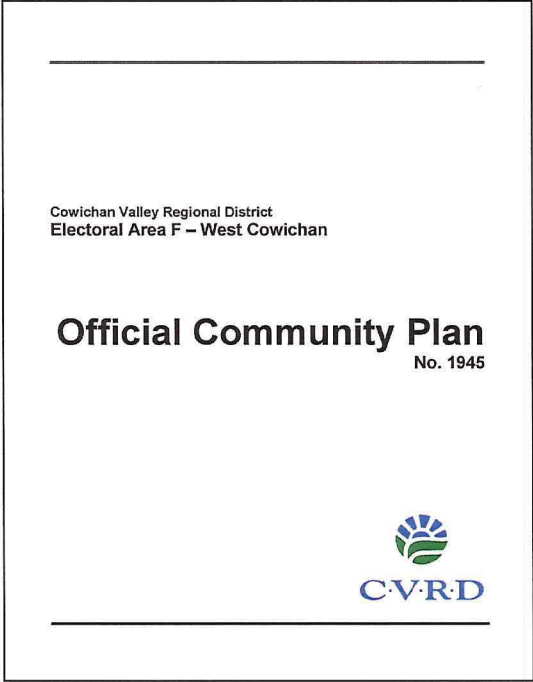
PH1



OFFICIAL COMMUNITY PLAN & REZONING AMENDMENTS

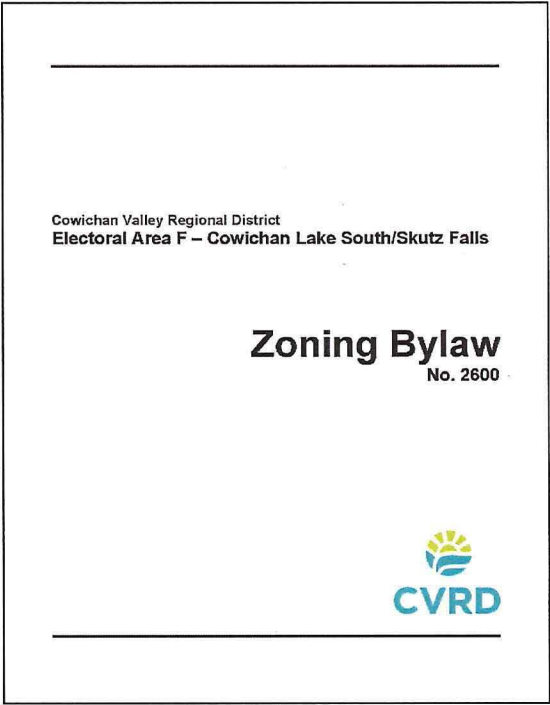
1

Amendment to the
Electoral Area F
**Official Community
Plan** No. 1945



2

Amendment to the
Electoral Area F
Zoning Bylaw No. 2600




Amendments Proposed:

1

Bylaw No. 4163

OCP Amendment Bylaw


COWICHAN VALLEY REGIONAL DISTRICT
BYLAW No. 4163
A Bylaw for the Purpose of Amending Official Community Plan Bylaw No. 1945
Applicable to Electoral Area F – Cowichan Lake South/Skutz Falls

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

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

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

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

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


- CITATION**
This bylaw shall be cited for all purposes as "CVRD Bylaw No. 4163 – Electoral Area F – Cowichan Lake South/Skutz Falls Official Community Plan Amendment Bylaw (Pebbles West), 2017".
- AMENDMENTS**
Cowichan Valley Regional District Amendment Bylaw No. 1945, as amended from time to time, is hereby amended as outlined on attached Schedule A:
- CAPITAL EXPENDITURE PROGRAM**
This bylaw has been examined in light of the most recent Capital Expenditure Program and Solid Waste Management Plan of the Cowichan Valley Regional District and is consistent therewith.

.../2

2

Bylaw No. 4164

Zoning Amendment Bylaw


COWICHAN VALLEY REGIONAL DISTRICT
BYLAW No. 4164
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, in open meeting assembled, enacts as follows:

- CITATION**
This bylaw shall be cited for all purposes as "CVRD Bylaw No. 4164 – Electoral Area F – Cowichan Lake South/Skutz Falls Zoning Amendment Bylaw (Pebbles West), 2017".
- AMENDMENTS**
Cowichan Valley Regional District Zoning Bylaw No. 2600, as amended from time to time, is hereby amended in the following manner:
 - That Part 5 be amended by adding the following after Section 5.13:

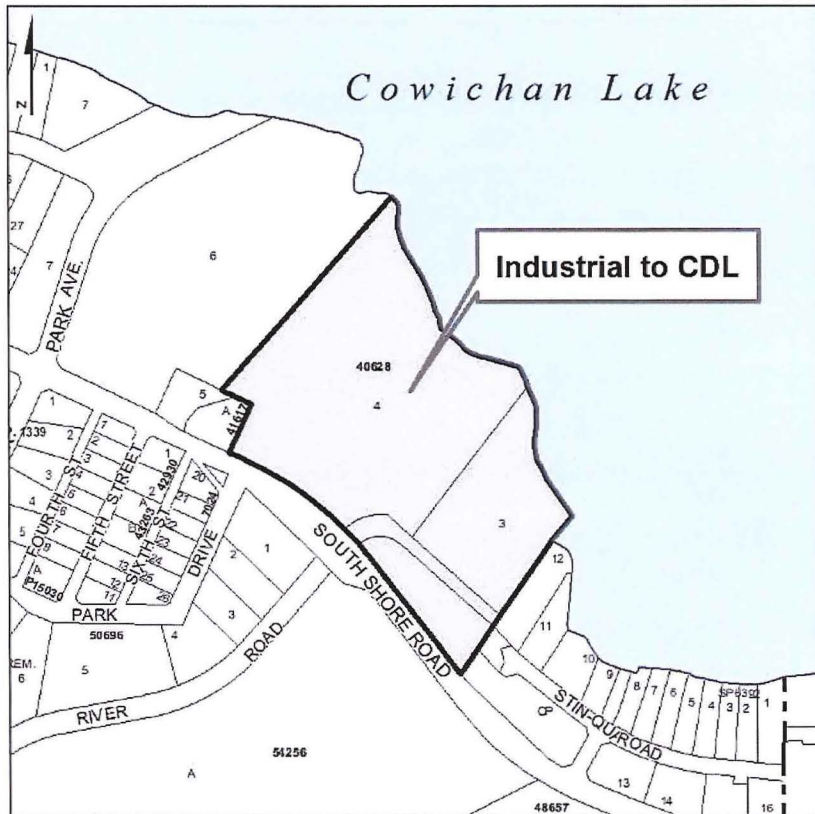
5.14 CD-2 COMPREHENSIVE DEVELOPMENT LAKESIDE 2 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the CD-2 Zone:

1

Bylaw No. 4163 Amendment to Official Community Plan

- Re-designates site from Industrial to Comprehensive Development





OCP Amendment Bylaw 4163

1. Adds a new section for the Comprehensive Development Designation.

- Intended to provide a mix of housing types, encourage local employment and shopping opportunities, and facilitate development of sewer and water infrastructure for the existing community;
- Establishes objectives and policies for the Comprehensive Development designation.

2. Creates a Comprehensive Lakeside Development Permit Area

- Establishes guidelines for subdivision and the development of semi-detached, multi-family and commercial development.

2

Bylaw No. 4164 Zoning Bylaw Amendment

1. Creation of a new CD-2 (Comprehensive Development Lakeside 2) Zone



Permitted Uses:

Area A – Single Family Residential

- Single family dwelling

Area B– Semi-detached Residential

- Semi-detached family dwelling

Area C – Mixed Residential

- Single family dwelling; and
- Multi family dwelling

Area D– Mixed Commercial Residential

- Community Care facility;
- Community service facility; child care facility;
- Retail sales;
- Office;
- Medical clinic;
- Restaurant, café, bakery, catering, pub;

- Financial establishment;
- Hostel, Hotel, motel.
- Public use and public assembly;
- Accessory use and structures; and
- Residential dwelling



Accessory Uses:

- Bed and breakfast accommodation;
- Horticulture;
- Home based business; and
- Cottage vacation rental

“Cottage vacation rental” means the accommodation of transient, paying guests within a single family residential dwelling for a period of time which is less than 30 days in a calendar year.

79

Permitted Development:

- The total number of dwelling units for the entire CD-2 zone must not exceed 96;
- The total number of single family residential waterfront lots must not exceed 11;
- The total number of multifamily residential units within Area C must not exceed 14; and
- The total number of residential units within Area D must not exceed 4.

Regulatory Conditions:

- Maximum building height
- Maximum unit size
- Maximum parcel coverage
- Minimum parcel size
- Minimum frontage and lot depth requirements
- Setbacks
- Parking requirements
- Special regulations for commercial and multi-family development (landscaped open space, recreation area, buffering from single family residential, screening of parking and refuse storage)
- All occupied buildings to be connected to community water and sewer system.



2. Creation of a new W-2 Waterfront Residential 2 Zone

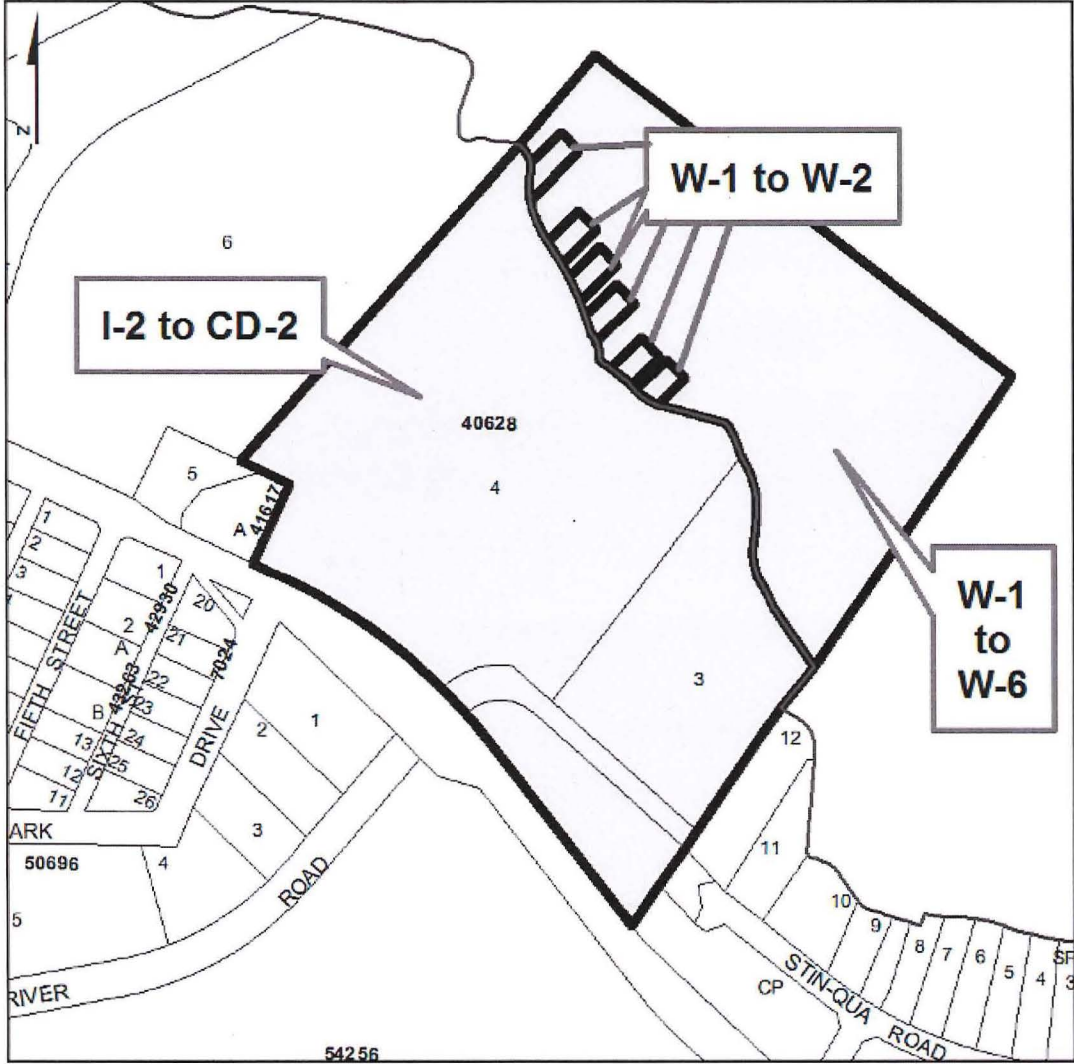
Permitted Uses:

- Passive recreation; and
- Non-commercial private wharf, dock or float.

Special Regulations:

- No buildings or structures permitted on wharves, docks or floats;
- No residential use of floats or vessels of any kind is permitted;
- Ramps may project up to 10 metres from the high water mark and must be constructed to allow light penetration through to the lake;
- Docks, including ramps, may project a total of 16 metres from the high water mark; and
- The total dock area must not exceed 30 square metres.

3. Rezones subject land and water surface





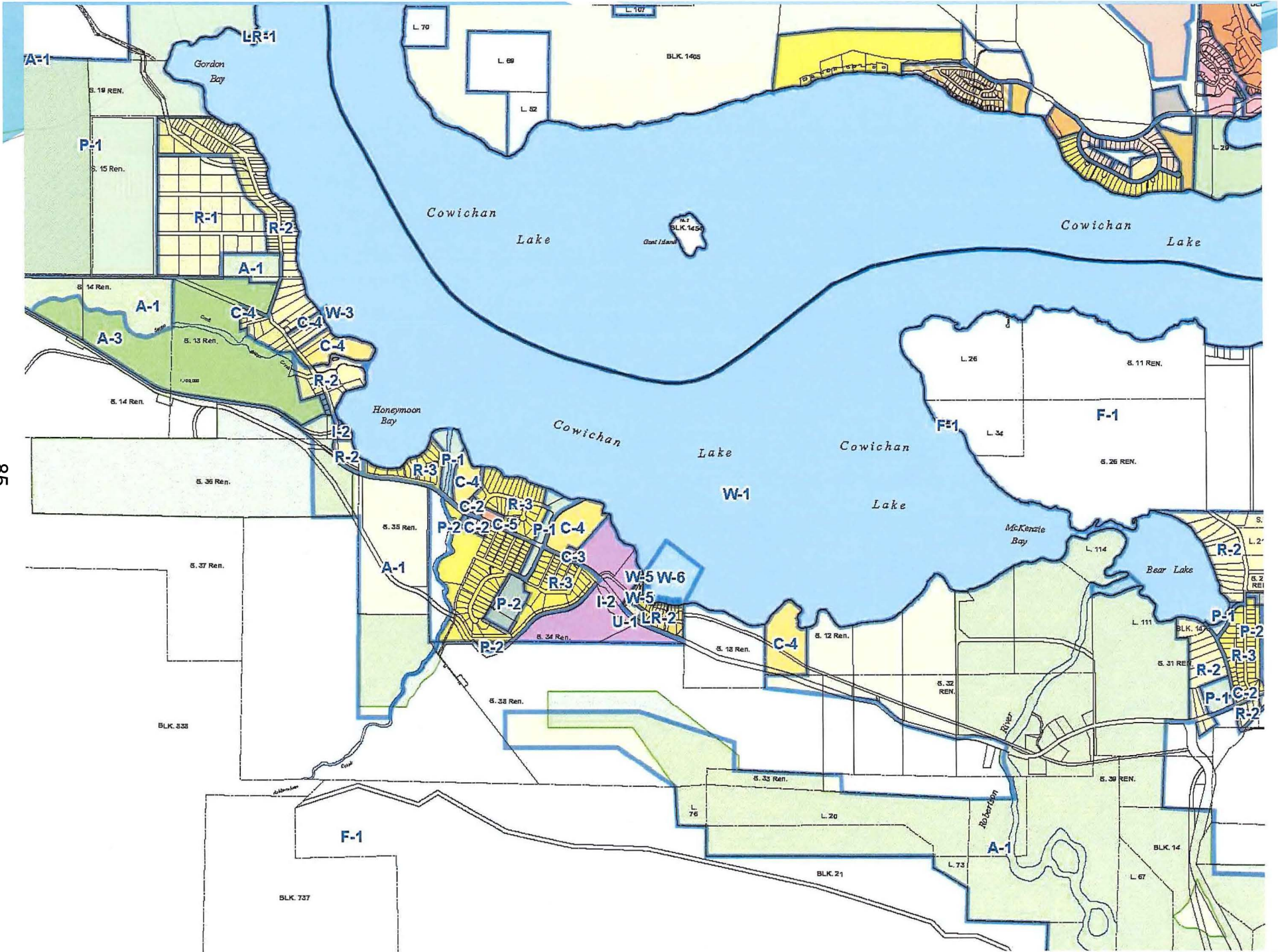
Covenant #1 – Parks and Amenities

- Transfer of 0.9 ha. of park land (South Shore Road Park and Waterfront Park) and 578 sq. m. utility lot prior to subdivision;
- Any remaining site contamination to be remediated prior to transfer of park;
- Parks improvements required prior to transfer (removal of debris, landscaping, lakeshore restoration, benches, construction of trails and parking lot);
- Public pathway on north side of South Shore Road;
- Construction of a public boat launch at Central Park.



Covenant #2 - Site Remediation:

- Requires “slab on grade” construction;
- May require Engineer’s letter prior to issuance of building permit;
- No more than 11 lots permitted until area with elevated copper levels is remediated.





Chairperson

Corporate Secretary

The Density is to populated
for Air B & B.

This project should not be
concentrated on B & B, but more
on RETIREMENT living

F. Gagne

FRANK GAGNE
10028 PARC DRIVE
HONEYMOON BAY
10278 Southshore RD.
P.O. Box 195
HONEYMOON BAY
VOR 170

JIM + LORRAINE JENKINS

6825 FIRST ST.

MONEYMOON BAY B.C.

- CONCERNS WITH THE IMPACT ON THE SALMON ~~AND~~ STREAM ON THE EAST SIDE
- CONCERNS WITH THE OSPREY NESTING SITE
- CONCERNS WITH THE BOB ASPECT - RESIDENTIAL OWNERS ONLY
- OVERALL TO MANY RENTALS OF THE SINGLE FAMILY RESIDENTS. (SHORT TERM RENTALS)

Robert Rhodes Lot. 68 Panouse Young
Park Avenue.
Gillian Rhodes

Concerns with the potential problems of the handling and disposal of the contaminated ground material that relates to the new development.

I would like to have a resident monitor observing the site while under construction. Soil samples, drilling core's tested

When you disturb this material, any leaching of this toxic waste with rain will drain into the lake and Paradise Village.

Air quality risks with this exposed contaminated ground, specially for people with sensitive breathing problems.

We need a long term contingency trust fund set aside by the developer to deal with these potential problems if they ~~exist~~ exist in the future.

Thank you

Rob Rhodes

Rolanne Gray 7220 Walton Rd. HMB

Re: Accessory Use

iv cottage vacation rental

worry that transient vacationers who have no tie to the community would be a problem
maybe rentals should be limited to owner present rentals, not absentee owners

Comments to the Public Hearing re
 Pebble ~~West~~ ^{West} rezoning proposal for the old
 Dry Land sort.

- 1) Given to issues at Shin Qua regarding the 11
 docks, I am concerned the ~~site~~ ^{site} proposed "dock
 sites" ~~with~~ at Pebble West will develop into
 the same issues. Perhaps a better dock
 arrangement will be for one or two docks
 to be shared by all the 11 waterfront lots.
 This then does not "chain" the foreshore
 the way a multitude of docks would.
- 2) I do have concern that once the 11 lots are
 developed and sold, the developer will sell
 off and the remaining land will sit
 un-developed & become overgrown with
 weeds & brush.
- 3) It is important to have the "pink" area
 cleaned up prior to all the 11 waterfront
 lots have been developed.
- 4) A monetary penalty must be on the
 books so that the riparian area
 will remain protected.
 I refer to the wanton disregard for the
 riparian area that the land owners at
 Shin Qua have shown.

Thor Repstock G26 Co. 11 Rd 20749602

08/30/17

5) A dock off the Park Area on the water should be installed in order to afford the "land locked" property owners access to the lake.

Tom Repelack



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4116

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

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

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

- PID: 017-996-783, Lot 1, Section 12, Range 5, Shawnigan Land District, VIP 55417;

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

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

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

1. **CITATION**

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 4116 – Twin Cedars Sewer System Service Amendment (Boundary Extension) Bylaw, 2017**".

2. **AMENDMENT**

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

.../2

READ A FIRST TIME this 28th day of June, 2017.

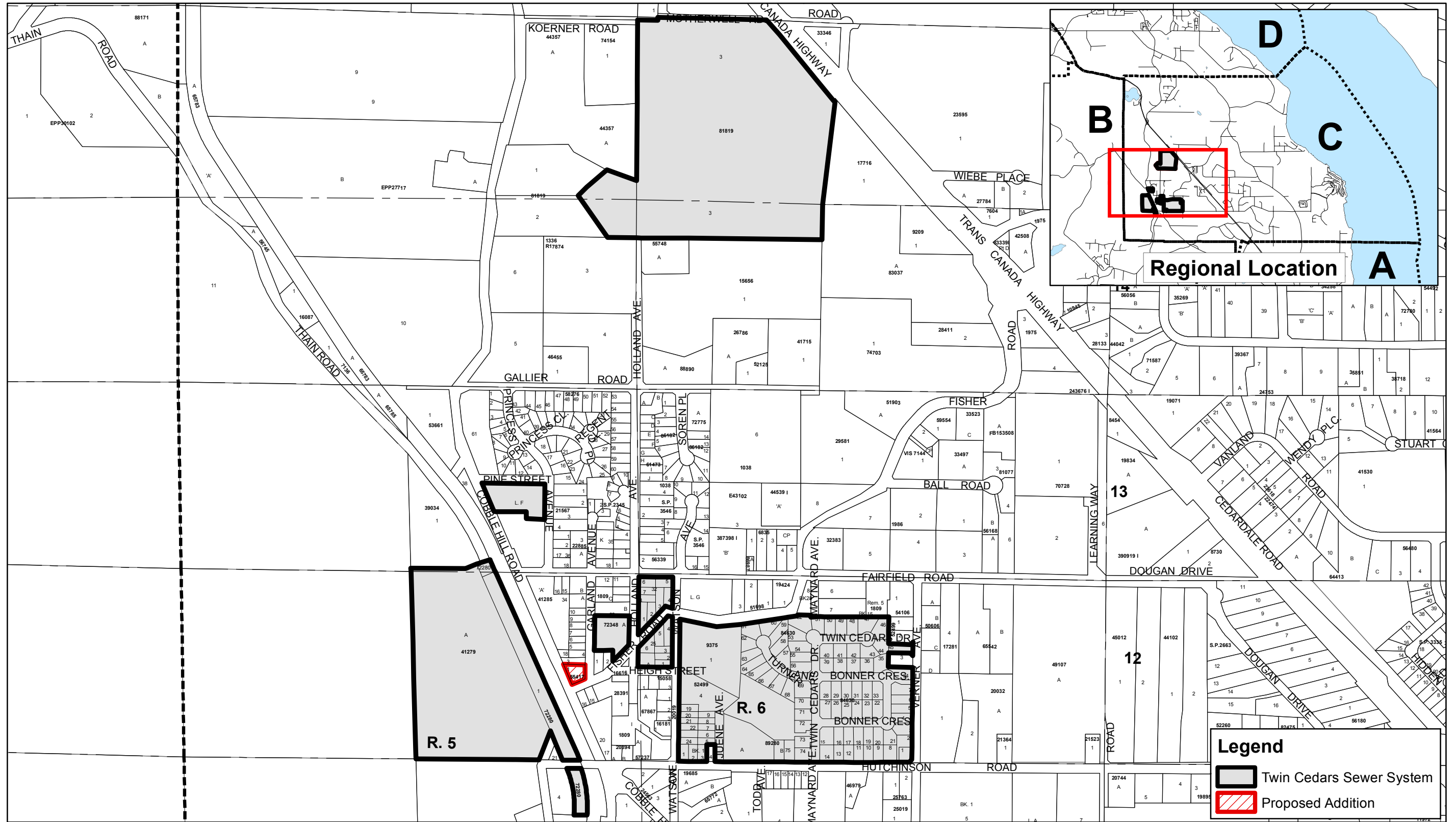
READ A SECOND TIME this 28th day of June, 2017.

READ A THIRD TIME this 28th day of June, 2017.

ADOPTED this _____ day of _____, 2017.

Chairperson

Corporate Secretary



Schedule A to "CVRD Bylaw No. 2871 - Twin Cedars Sewer System Service Establishment Bylaw, 2006". As Amended by Bylaw No. 4116. Adopted, _____, 2017.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4166

A Bylaw to Amend Shawnigan Lake (Electoral Area B) Local Service (Community Hall) Establishment Bylaw No. 4, 1991

WHEREAS the Board of the Cowichan Valley Regional District established the *Shawnigan Lake (Electoral Area B) Community Hall Local Service Area* under the provisions of Bylaw No. 1355, cited as "CVRD – Shawnigan Lake (Electoral Area B) Local Service (Community Hall) Establishment Bylaw No. 4, 1991", as amended, for the purpose of providing a community hall within the boundaries of Electoral Area B – Shawnigan Lake and offering services and programs, both on and off site;

AND WHEREAS the Regional District wishes to amend Bylaw No. 1355 by increasing the maximum annual requisition limit from \$719,000 to \$898,750;

AND WHEREAS the Director for 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, in open meeting assembled, enacts as follows:

1. **CITATION**

This bylaw may be cited as "**CVRD Bylaw No. 4166 – Shawnigan Lake (Electoral Area B) Local Service (Community Hall) Amendment Bylaw, 2017**".

2. **AMENDMENT:**

That Bylaw No. 1355, cited as "CVRD – Shawnigan Lake (Electoral Area B) Local Service (Community Hall) Establishment Bylaw No. 4, 1991", be amended by deleting "\$0.46213/\$1,000" between the words "of" and "of" in the third line of the Section 3 - Maximum Requisition text and replacing it with "\$0.47803/\$1,000" and deleting the figure "\$719,000" and replacing it with "\$898,750".

READ A FIRST TIME this 29th day of November, 2017.

READ A SECOND TIME this 29th day of November, 2017.

READ A THIRD TIME this 29th day of November, 2017.

ADOPTED this _____ day of _____, 2017.

Chairperson

Corporate Secretary



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4059

**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, in open meeting assembled, enacts as follows:

1. **CITATION**

This bylaw shall be cited for all purposes as "**CVRD Bylaw No. 4059 – Area F – Zoning Amendment Bylaw (Road End Water Zoning), 2016**".

2. **AMENDMENTS**

Schedule A to Cowichan Valley Regional District Zoning Bylaw No. 2600 (Zoning Map) is hereby amended in the following manner:

- a) For each road end where it abuts the 164 m contour level on the natural boundary of Cowichan Lake or Bear Lake, a 30 metre projection lakeward more or less perpendicular to the shoreline from the extension of the boundaries of each road right-of-way is rezoned from W-1 (Water Conservation 1) to W-6 (Riparian Conservancy 6) as shown outlined on Schedules A, B, and C attached hereto and forming part of this Bylaw numbered Z-4059.

3. **FORCE AND EFFECT**

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

READ A FIRST TIME this 12th day of October , 2016.

READ A SECOND TIME this 12th day of October , 2016.

READ A THIRD TIME this day of , 2016.

ADOPTED this day of , 2016.

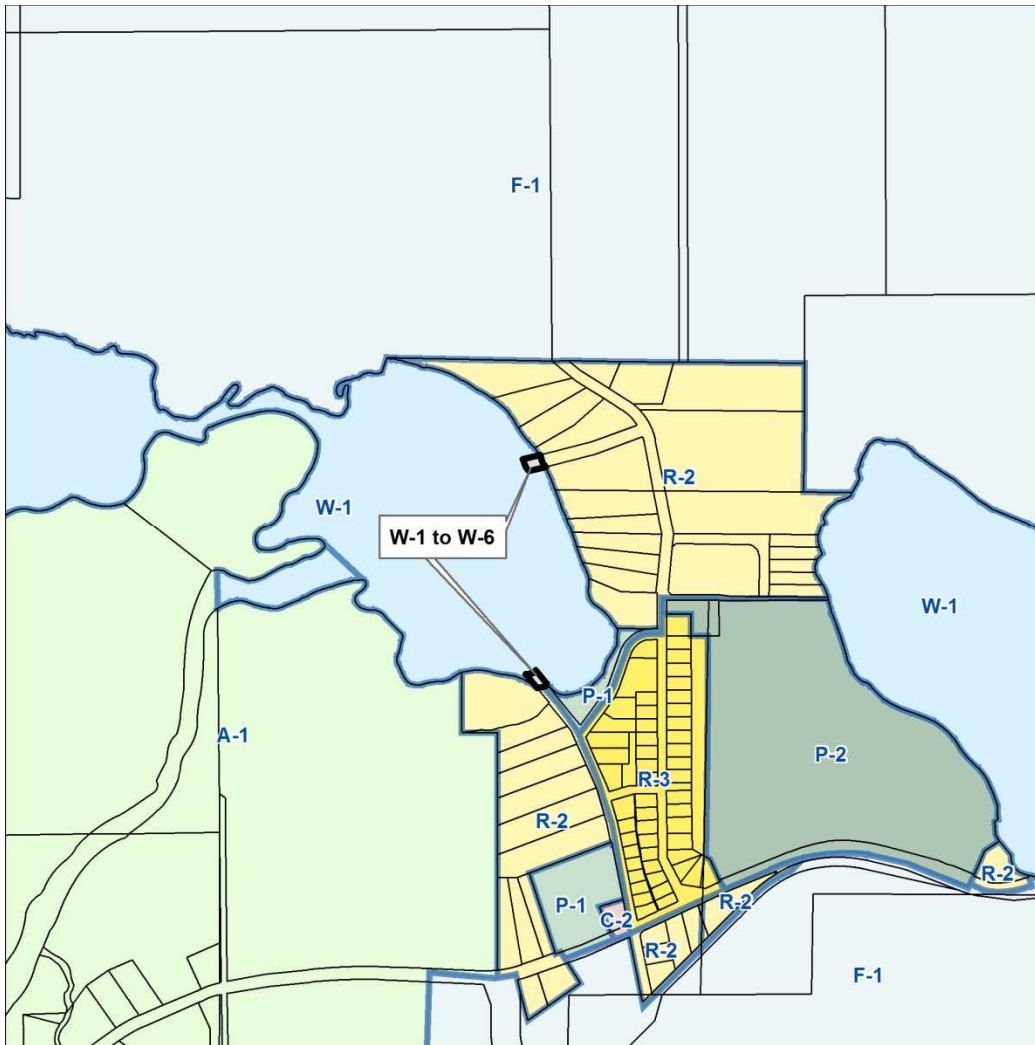
Chairperson

Secretary

PLAN NO. Z-4059

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

 4059



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

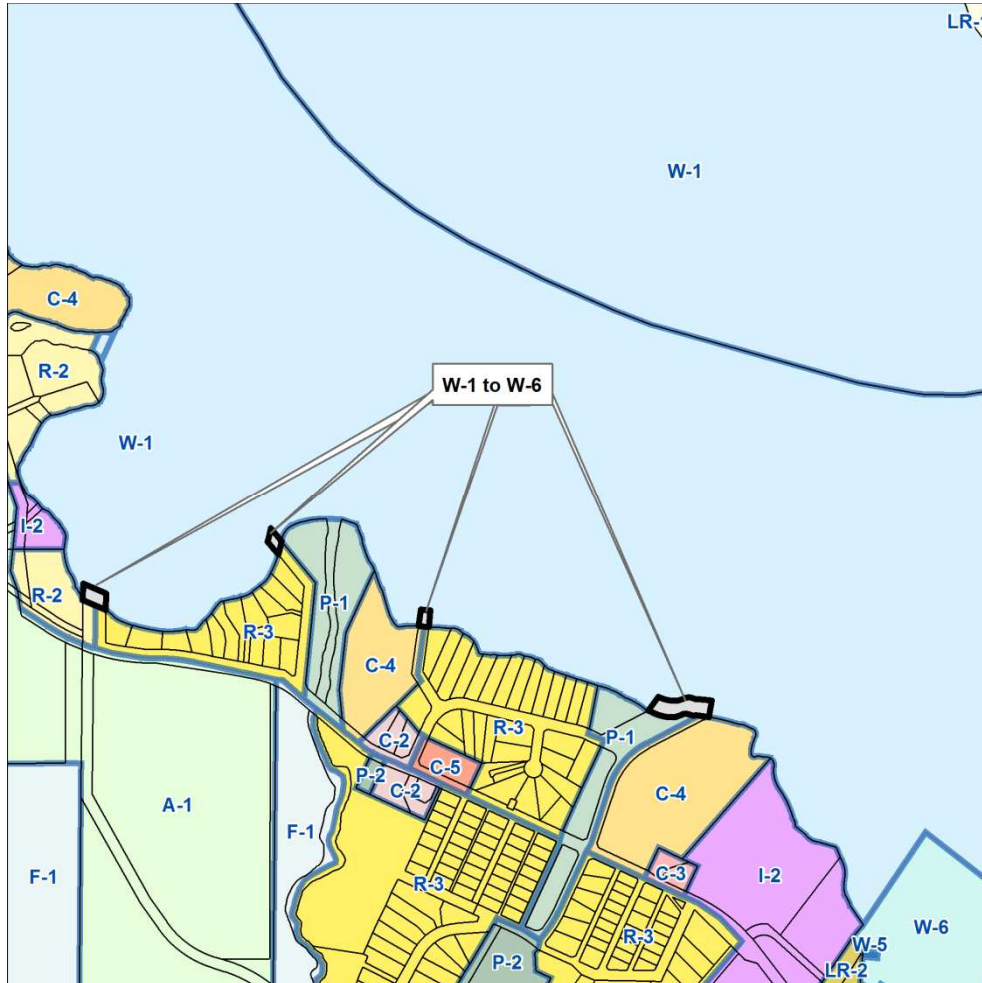
 W-1 (Water Conservation 1) **TO**

 W-6 (Riparian Conservancy 6) **APPLICABLE**

TO ELECTORAL AREA F

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

 4059



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

 W-1 (Water Conservation 1)

TO

 W-6 (Riparian Conservancy 6)

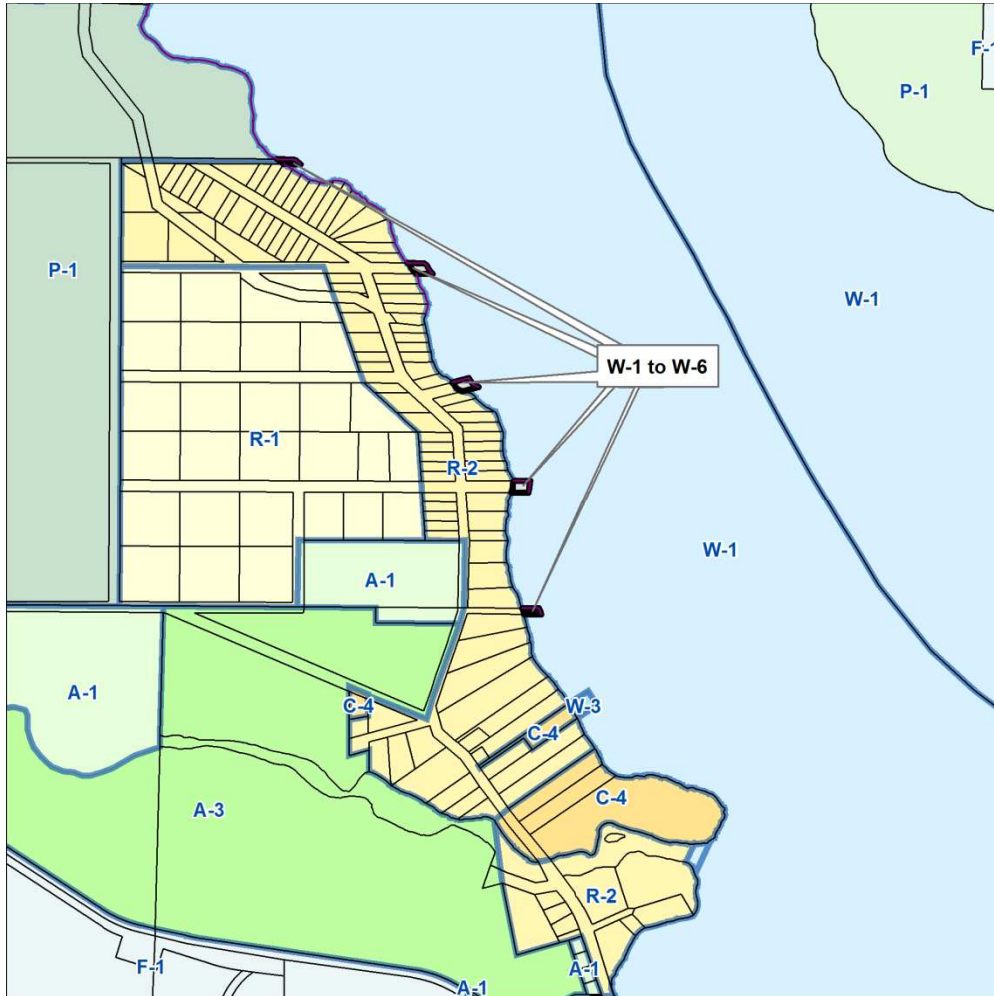
APPLICABLE

TO ELECTORAL AREA **F**

PLAN NO. Z-4059

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

 4059



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

 W-1 (Water Conservation 1) **TO**

 W-6 (Riparian Conservancy 6) **APPLICABLE**

TO ELECTORAL AREA F



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4060

A Bylaw For The Purpose Of Amending Zoning Bylaw No. 2465 Applicable To Electoral Area I – Youbou/Meade Creek

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

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

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

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

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

1. CITATION

This bylaw shall be cited for all purposes as "**CVRD Bylaw No. 4060 – Area I – Zoning Amendment Bylaw (Road End Water Zoning), 2016**".

2. AMENDMENTS

Schedule A to Cowichan Valley Regional District Zoning Bylaw No. 2465 (Zoning Map) is hereby amended in the following manner:

- a) For each road end where it abuts the 164 m contour level on the natural boundary of Cowichan Lake, a 30 metre projection lakeward more or less perpendicular to the shoreline from the extension of the boundaries of each road right-of-way is rezoned from W-1 (Water Conservation 1) to W-6 (Riparian Conservancy 6) as shown outlined on Schedules A, B, C, D, E, F, G and H attached hereto and forming part of this Bylaw numbered Z-4060.

3. FORCE AND EFFECT

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

READ A FIRST TIME this 12th day of October , 2016.

READ A SECOND TIME this 12th day of October , 2016.

READ A THIRD TIME this day of , 2016.

ADOPTED this day of , 2016.

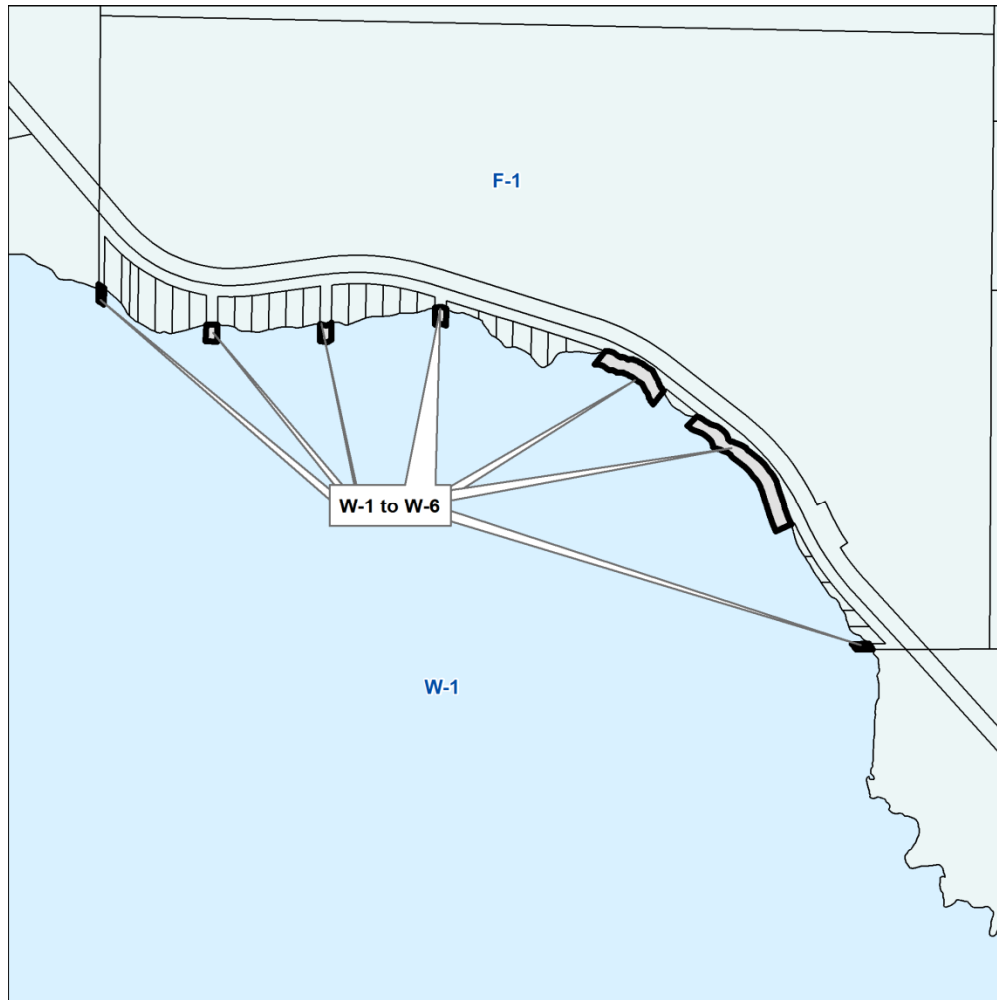
Chairperson

Secretary

PLAN NO. Z-4060

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

 4060



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

 W-1 (Water Conservation 1) **TO**

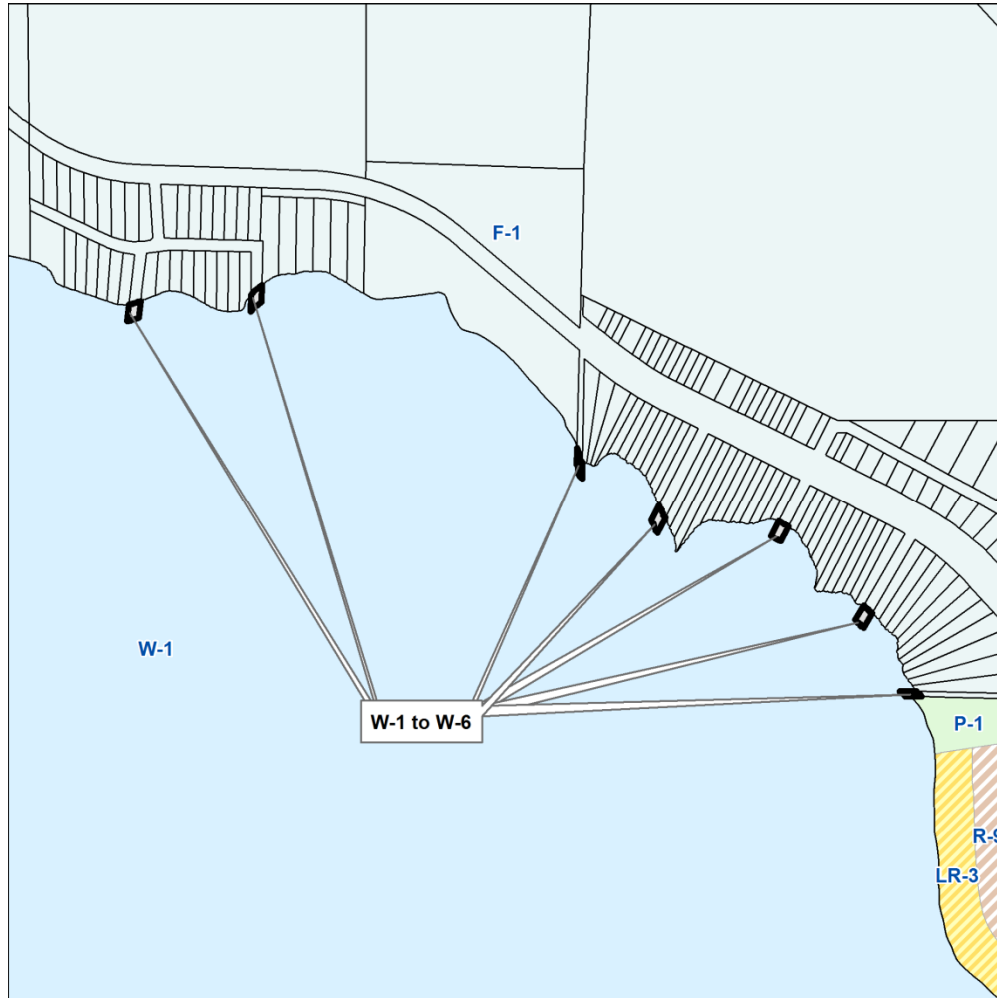
 W-6 (Riparian Conservancy 6) **APPLICABLE**

TO ELECTORAL AREA I

PLAN NO. Z-4060

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

 4060



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

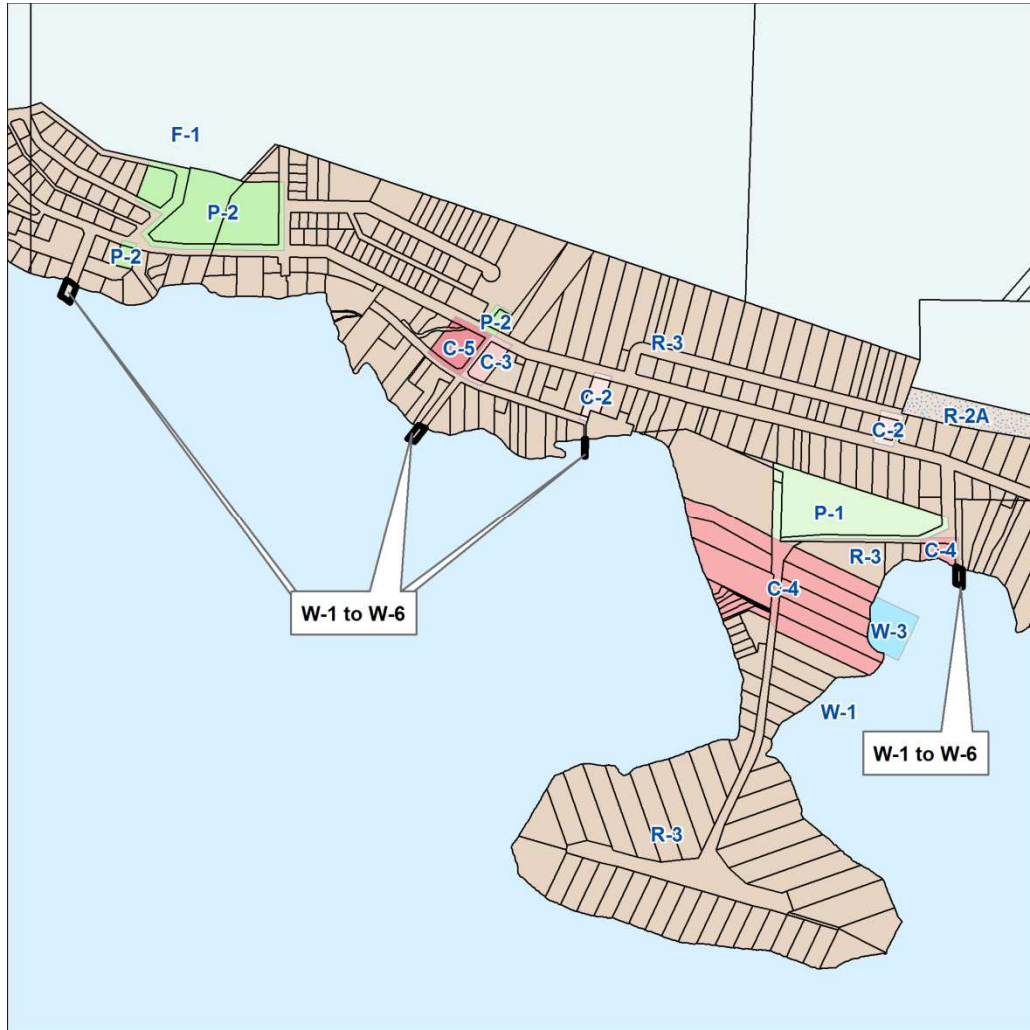
 W-1 (Water Conservation 1) **TO**

 W-6 (Riparian Conservancy 6) **APPLICABLE**

TO ELECTORAL AREA I

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

4060



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

 W-1 (Water Conservation 1) **TO**

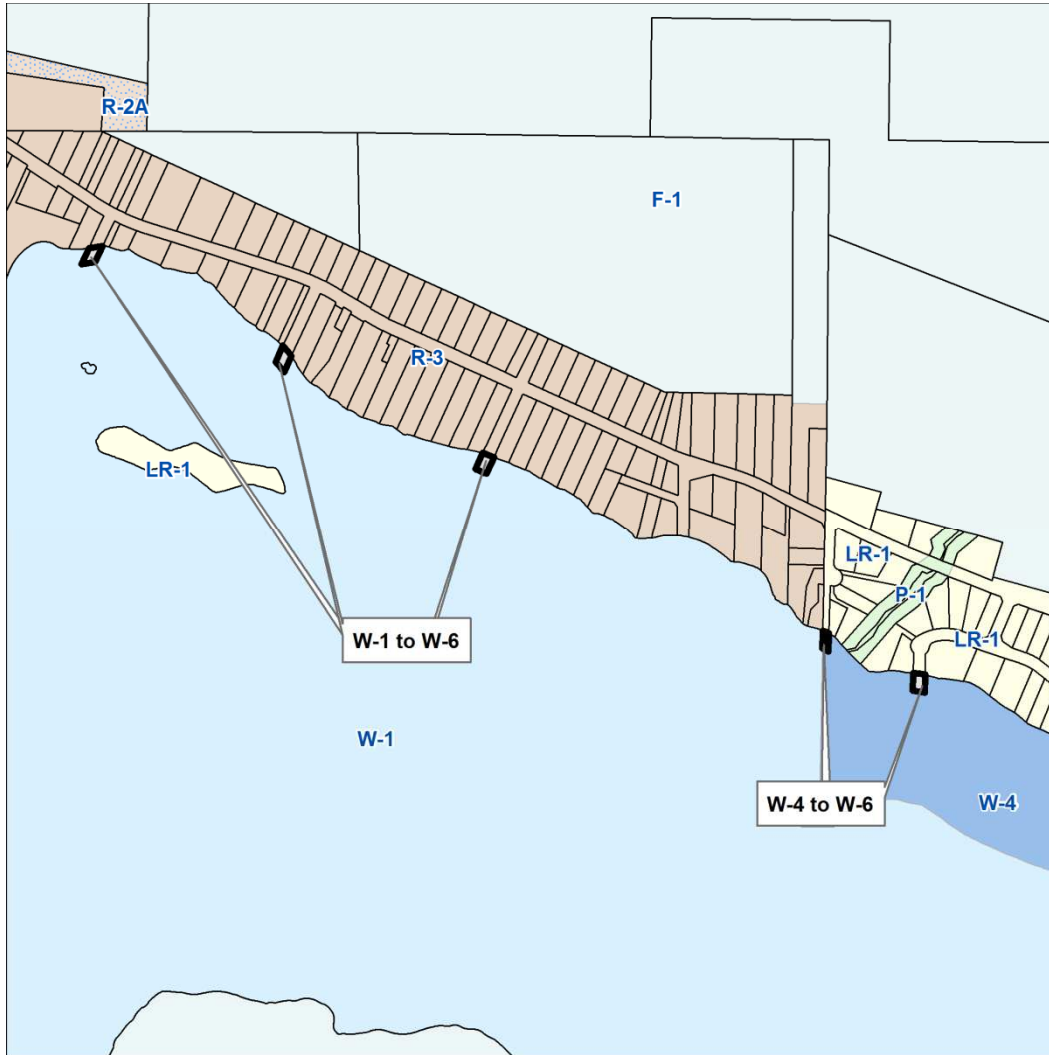
 W-6 (Riparian Conservancy 6) **APPLICABLE**

TO ELECTORAL AREA I

PLAN NO. Z-4060

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

 4060



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

 W-1 (Water Conservation 1) **TO**

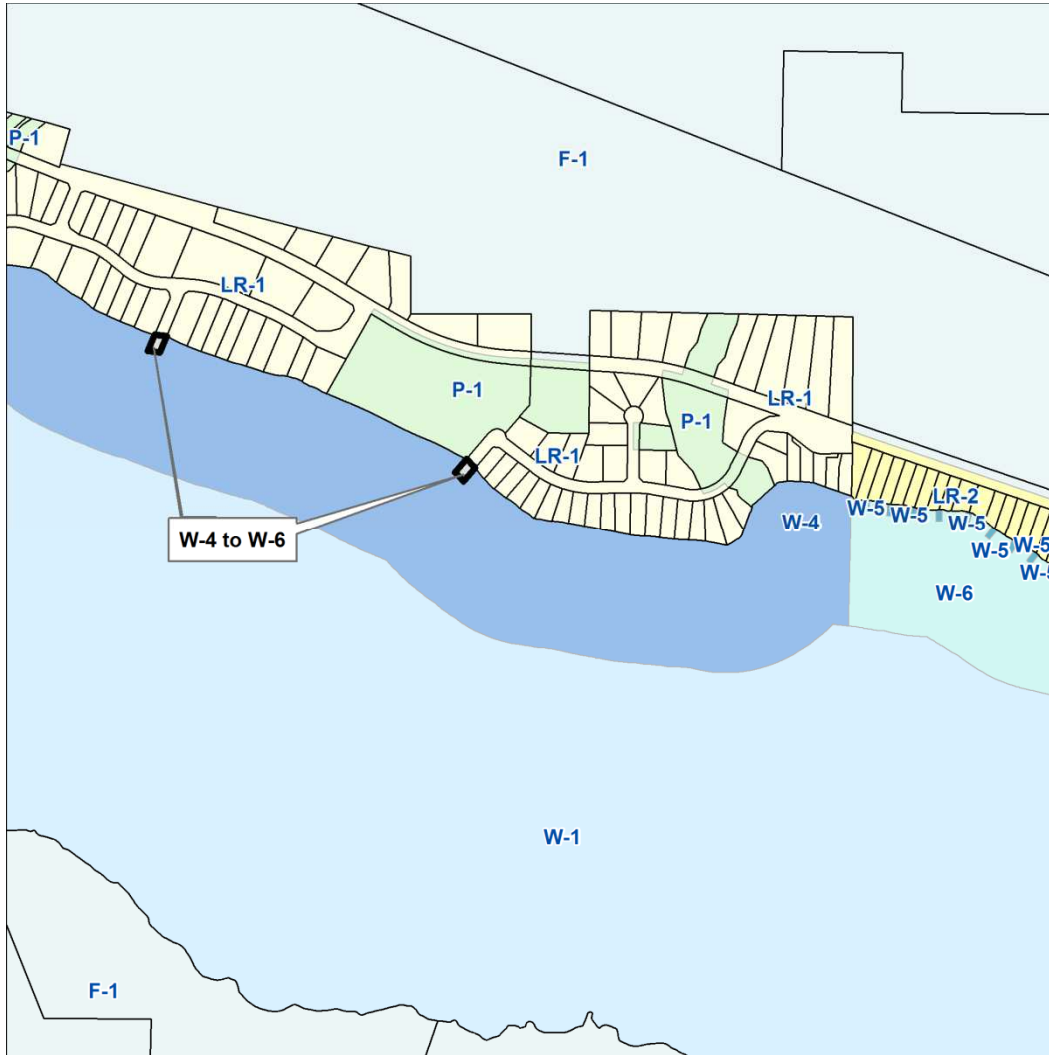
 W-6 (Riparian Conservancy 6) **APPLICABLE**

TO ELECTORAL AREA I

PLAN NO. Z-4060

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

 4060



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

 W-1 (Water Conservation 1) TO

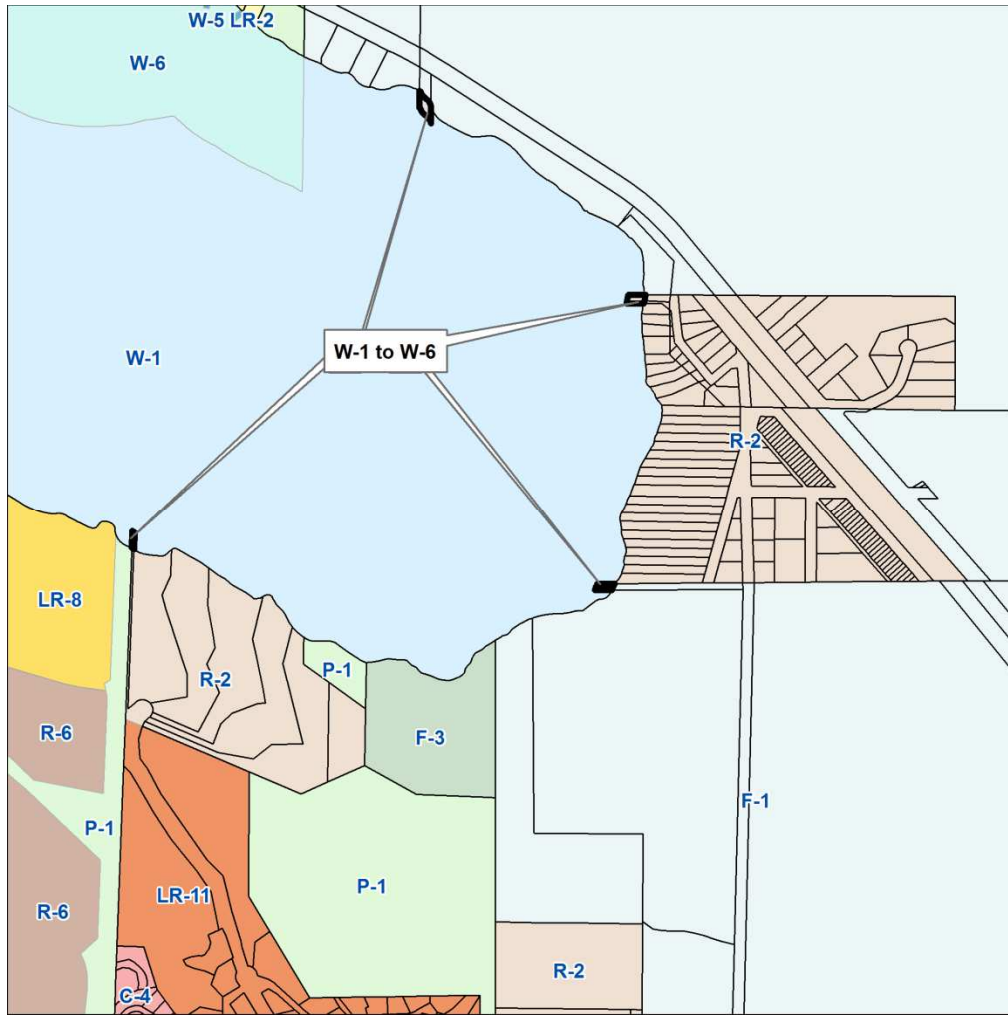
 W-6 (Riparian Conservancy 6) APPLICABLE

TO ELECTORAL AREA I

PLAN NO. **Z-4060**

SCHEDULE “F” TO ZONING AMENDMENT BYLAW NO. OF THE COWICHAN VALLEY REGIONAL DISTRICT

 4060



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

W-1 (Water Conservation 1) TO

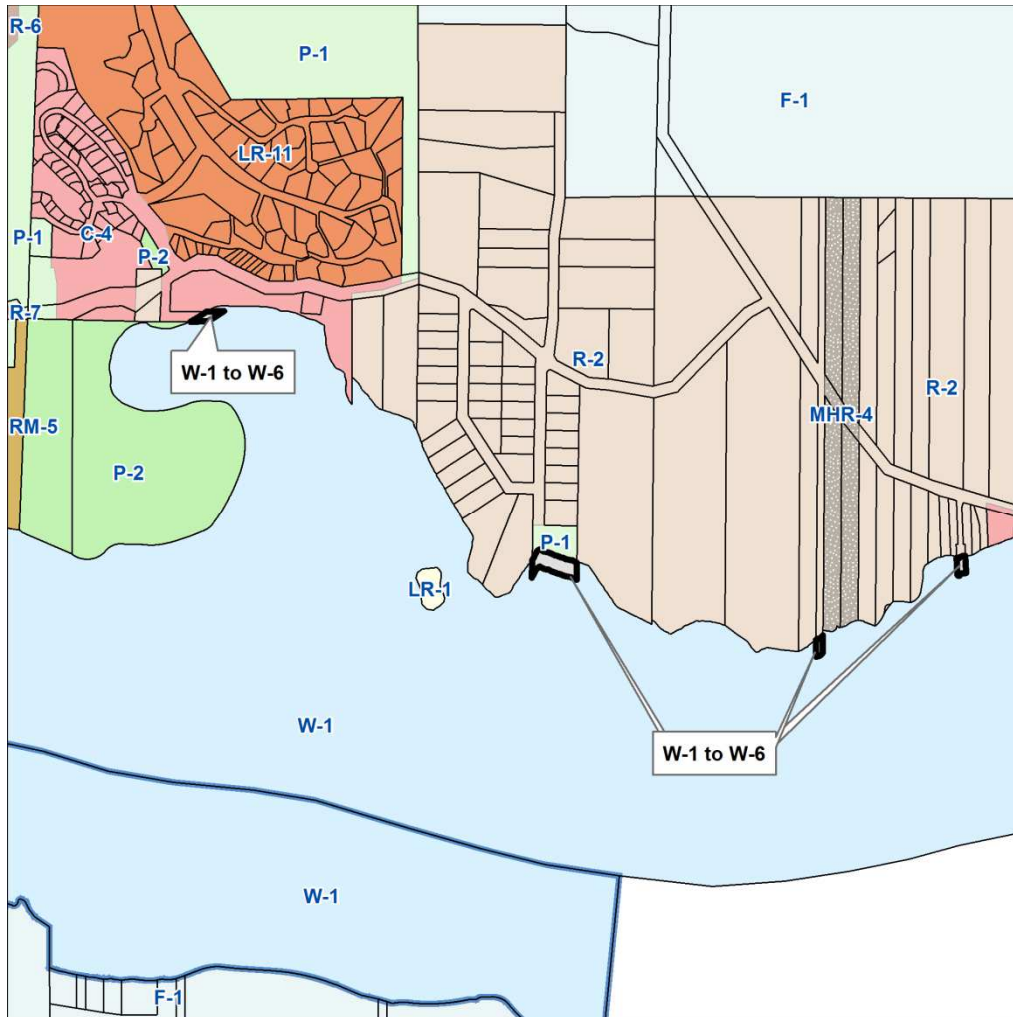
W-6 (Riparian Conservancy 6) APPLICABLE

TO ELECTORAL AREA I

PLAN NO. Z-4060

**SCHEDULE "G" TO ZONING AMENDMENT BYLAW NO. 4060
OF THE COWICHAN VALLEY REGIONAL DISTRICT**

4060



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

W-1 (Water Conservation 1) **TO**

W-6 (Riparian Conservancy 6) **APPLICABLE**

TO ELECTORAL AREA I



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4163

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

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

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

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

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

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

1. **CITATION**

This bylaw shall be cited for all purposes as "**CVRD Bylaw No. 4163 – Electoral Area F – Cowichan Lake South/Skutz Falls Official Community Plan Amendment Bylaw (Pebbles West), 2017**".

2. **AMENDMENTS**

Cowichan Valley Regional District Amendment Bylaw No. 1945, as amended from time to time, is hereby amended as outlined on attached Schedule A;

3. **CAPITAL EXPENDITURE PROGRAM**

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

.../2

4. FORCE AND EFFECT

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

READ A FIRST TIME this 23rd day of August , 2017.
READ A SECOND TIME this 23rd day of August , 2017.
READ A THIRD TIME this _____ day of _____, 2017.
ADOPTED this _____ day of _____, 2017.

Chairperson

Corporate Secretary



SCHEDULE "A"

To CVRD Bylaw No. 4163

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

1. That Lot 4, Section 34, Renfrew District (Situate in Cowichan Lake District), Plan 40628 and Lot 3, Section 34, Renfrew District (Situate in Cowichan Lake District) Plan 40628 and Lot 21, Section 34 and 35, Plan 40628 except part in plan VIP67301, as shown in solid black line on Schedule B attached hereto and forming part of this bylaw, number Z-4163 be re-designated from Industrial to Comprehensive Development, and that Schedule B to Official Community Plan Bylaw No. 1945 be amended accordingly.
2. The following is added as Section 8 and the remaining sections renumbered accordingly:

8. COMPREHENSIVE DEVELOPMENT AREAS

A combination of commercial, residential and public park uses are desired within the community, in appropriate areas adjacent to established communities. This designation is intended to provide a mix of housing types, encourage local employment and shopping opportunities, and facilitate development of sewer system infrastructure for the existing community.

COMPREHENSIVE LAKEFRONT DEVELOPMENT - OBJECTIVES

The objectives of the Regional Board pertaining to comprehensive lakefront development areas are:

- a) To appropriately allocate lands for residential, local commercial and park uses, including public access to Cowichan Lake.
- b) To facilitate establishment of a community sewer system and improvements to the community water system.
- c) To remediate former industrial sites on the Cowichan Lake shoreline.
- d) To protect and remediate the Cowichan Lake shoreline by implementing riparian restoration measures and preserving portions for public conservation purposes.
- e) To ensure development proceeds in a manner that is consistent with best environmental protection practices, high quality design, and safe vehicle and pedestrian movement.

COMPREHENSIVE LAKEFRONT DEVELOPMENT AREA- POLICIES

The policies of the Regional Board pertaining to Comprehensive Lakefront Development Area are as follows:

Policy 8.1

The Comprehensive Lakefront Development (CLD) Designation is delineated on the Plan Map. This designation is intended to accommodate a mix of residential, multifamily, commercial and parkland uses.

Policy 8.2

For lands designated CLD, the implementing zoning bylaw will provide a comprehensive zone that permits 14 units per hectare in a combination of single family, semi-detached and multiple family residences. Unit size and housing form will vary to provide a diversity of new housing types.

Policy 8.3

The implementing zoning bylaw will allow various commercial uses within the CLD designation intended to provide services for the existing community and new residents.

Policy 8.4

Public amenities will be provided with the development of CLD lands. A minimum of 13% of the CLD lands will be dedicated to the CVRD during the first phase of development for public park and conservation purposes and a contribution to public recreational facilities within the broader Plan Area will be made during subsequent phases of development.

Policy 8.5

Development within the CLD designation will be serviced by community water and community sewer systems.

Policy 8.6

Development within the CLD designation will be subject to development permit guidelines. Protection of the water quality of Cowichan Lake will be achieved through guidelines for stormwater management and erosion control.

Policy 8.7

Remediation and protection of the Cowichan Lake Shoreline adjacent to residential parcels will be accomplished by regulating access to the riparian area and water surface through development permit areas and the implementing zoning bylaw.

Policy 8.8

Issuance of a certificate of compliance, ensuring full remediation of previous industrial sites will be a requirement of development of the CLD lands.

18. Comprehensive Lakeside Development Permit Area**Policy 18.1 Category**

The Comprehensive Lakeside Development Permit Area is designated pursuant to Section 919.1 of the *Local Government Act* for the following purposes:

- Protection of the natural environment, its ecosystems and biological diversity [919.1(1(a))];
- Protection of development from hazardous conditions [919.1(1(b))]; and
- Establishment of objectives for the form and character of commercial, industrial or multifamily residential development [919.1(1(e))].

Policy 18.2 Scope

The Comprehensive Lakefront Development Permit Area applies only to those lands designated as Comprehensive Lakefront Development within Electoral Area F, as shown on Figure 1.

Policy 18.3 Justification

The objectives of the Comprehensive Lakefront Development Permit Area are:

- a) To protect the environmental quality of Cowichan Lake;
- b) To encourage development that respects the environment, its ecosystems and biodiversity by minimizing impacts on the lands during subdivision and development; and
- c) To ensure the design of commercial and multifamily development is in character with the Plan Area.

Policy 18.4 Applicability

A development permit must be applied for, and issued by the Cowichan Valley Regional District, prior to any of the following activities occurring:

- a) Removal, alteration, disruption or destruction of vegetation within 30 metres of the high water mark of Cowichan Lake or other watercourse;
- b) Construction or erection of buildings and structures for multifamily or commercial use; and
- c) Subdivision as defined in Section 872 of the *Local Government Act*.

Policy 18.6 Guidelines

Guidelines for Subdivision

A sediment and erosion control plan for construction associated with subdivision and future construction of single family waterfront homes is required. The plan shall identify measures to be taken during site preparation and development to retain all eroded soil, protect natural features, control surface runoff, prevent the release of deleterious substances, stabilize disturbed slopes and restore disturbed areas upon development completion.

Vehicle access should not be provided directly to South Shore Road, but from a publically dedicated secondary road providing access to the comprehensive lakeside development site.

An environmental restoration plan will be submitted with respect to the riparian area, prepared by a qualified environmental professional. This plan will include details on the following:

- Full remediation of the riparian area;
- Boundary demarcation of the SPEA by fencing and other measures; and
- Maintenance measures to ensure the long-term establishment of riparian plantings.

A rainwater management plan prepared by a professional engineer must be submitted for any subdivision of waterfront residential parcels.

Invasive species should be manually removed, properly disposed of and replaced with native vegetation where appropriate, prior to final subdivision approval.

All development is also subject to Section 15 Riparian Areas Regulation Development Permit Area, where applicable.

Semi-detached development guidelines

Semi-detached dwellings should give the appearance of single detached dwellings, with one shared driveway and a staggered front façade to avoid a duplicate, mirror image. A combination of two or more building materials is desirable.

Garages should be secondary to the primary form of the home and recessed behind the front façade of the principal dwelling.

Upper floors should be proportionally smaller than lower floors to avoid the appearance of a box. Roof pitches should complement neighbouring development.

Multifamily and Commercial development guidelines

Multifamily dwellings should be designed in groups of six dwellings or less to give inhabitants a sense of privacy and community.

Where commercial uses are located on the ground floor of a building, a maximum amount of glazing should be provided on the ground level of the façade facing a public roadway to create visual interest of pedestrians and a store-front appearance.

Where they abut residential areas, commercial and mixed use development should be designed carefully to prevent shading, loss of privacy, air quality or noise pollution impacts on neighbouring properties.

A minimum landscaped buffer of 3 metres, including a mix of shrubs and trees suited to local conditions, should be provided for multifamily and commercial development adjacent to all private and public roads, and residential areas.

Pedestrian routes should be clearly defined by means of separate walkways, sidewalks or paths.

Building facades should be three-dimensional, incorporating a high degree of relief through the use of recesses, projections, and other architectural elements. Special measures should be used to reinforce a rhythm and scale that gives the appearance of individual units along the street (eg. Recess the building every 8 m with recesses that are 2 m in width and 2 m in depth).

Lighting plans should be consistent throughout the comprehensive development site, and should be designed to create safety, and should be downward focused to prevent undue glare.

Walkways should be accessible to persons with disabilities, scooters and strollers, with even, non-slip surfaces and grades less than 5%.

Parking, storage, solid waste and recycling, and service areas should be located in the least visible area of the site, screened from public view by fencing and/or landscape screening. These areas should be setback a minimum of 1.5 metres from a property line and 3 metres to a public roadway.

Exemptions

- Construction of single family homes and accessory residential buildings on a single family parcel.
- Interior renovations

Requirements

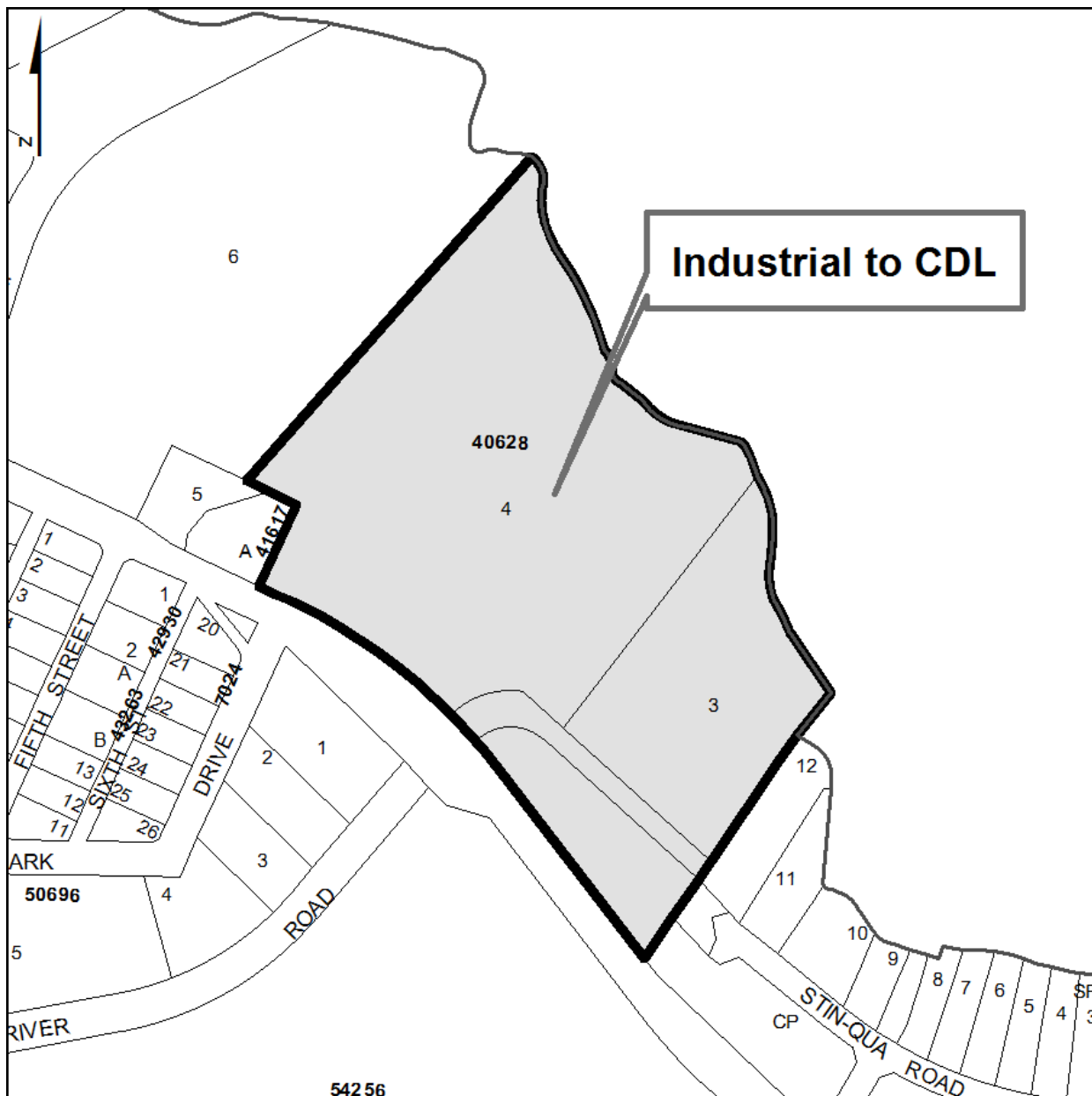
Before the CVRD Board authorizes the issuance of a development permit for a parcel of land in the Comprehensive Lakefront Residential Development Permit Area, the applicant for a development permit shall submit a development permit application, which at a minimum, shall include:

- a) A written description of the proposed development.
- b) A scalable site plan showing the general arrangement of land uses including the following:
 - a. Location/extent of proposed work;
 - b. Location of watercourses, including high water mark and 200 year floodplain elevations;
 - c. Setback distances from watercourses;
 - d. Existing and proposed property lines;
 - e. Topographical contours;
 - f. Proposed buildings;
 - g. Parking areas, vehicle access points, pedestrian routes;
 - h. Outdoor illumination plan;
 - i. Recreation areas;
 - j. Drainage details;
- c) A scalable site landscaping plan, identifying the plant species or general species type proposed for all landscaped areas.

PLAN NO. Z-4163

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

 4163



THE AREA OUTLINED IN A SOLID BLACK LINE IS REDESIGNATED FROM

 Industrial TO

 Comprehensive Development APPLICABLE

TO ELECTORAL AREA F



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4164

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, in open meeting assembled, enacts as follows:

1. CITATION

This bylaw shall be cited for all purposes as "**CVRD Bylaw No. 4164 – Electoral Area F – Cowichan Lake South/Skutz Falls Zoning Amendment Bylaw (Pebbles West), 2017**".

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 Part 5 be amended by adding the following after Section 5.13:

5.14 CD-2 COMPREHENSIVE DEVELOPMENT LAKESIDE 2 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the CD-2 Zone:



Basic Land Use Regulations for all Areas Within the CD-2 Zone:

- I. All occupied buildings in the CD-2 zone shall be serviced by a community water system and a community sewer system as a condition of use.
- II. No commercial use, multifamily or semi-detached dwelling units are permitted on a parcel with frontage along Cowichan Lake.

Permitted Uses

1. The following uses are permitted in Areas A through D of the CD-2 Zone, as shown on Figure 1:
 - a) **Area A Single Family Residential**
 - i. Single family dwelling
 - b) **Area B Semi-detached Residential**
 - i. Semi-detached family dwelling
 - c) **Area C Mixed Residential**
 - i. Single family dwelling; and
 - ii. Multifamily dwelling.
 - d) **Area D Mixed Commercial Residential**
 - i. Community care facility;
 - ii. Community service facility;
 - iii. Child care facility;
 - iv. Retail sales;
 - v. Office;
 - vi. Medical clinic;

- vii. Restaurant, café, bakery, catering, pub;
- viii. Financial establishment;
- ix. Hostel, Hotel, Motel;
- x. Personal service use;
- xi. Art gallery, art studio;
- xii. Public use and public assembly;
- xiii. Accessory uses and structures; and
- xiv. Residential dwelling.

Accessory Uses

- 2. The following uses are permitted accessory to a single family or semi-detached family dwelling:
 - i. Bed and breakfast accommodation;
 - ii. Horticulture;
 - iii. Home based business; and
 - iv. Cottage vacation rental.

Permitted Development

- 3. The permitted density of residential units is as follows:
 - i. The total number of dwelling units for the entire CD-2 zone must not exceed 96;
 - ii. The total number of single family residential waterfront lots must not exceed 11;
 - iii. The total number of multifamily residential units within Area C must not exceed 14; and
 - iv. The total number of residential units within Area D must not exceed 4.

Regulatory Conditions

- 4. The following regulations apply to the CD-2 Zone:

	Area A	Area A and C	Area B	Area C	Area D
	Lakefront Single Family Residential	Single family Residential (not waterfront)	Semi-detached Residential	Multifamily Residential	Commercial
Maximum Height (Principal Building)	7.5 m	7.5 m	7.5 m	10 m	10 m
Maximum Height (Accessory Building)	6 m	6 m	6 m	6 m	6 m
Unit Size (gross floor area)	175 m ² maximum	160 m ² maximum	100 m ² maximum	40 m ² minimum	-
Maximum Parcel Coverage	25%	35%	35%	45%	45%
Minimum Parcel Size	600 m ²	450 m ²	700 m ²	2000 m ²	2000 m ²

Minimum Frontage and Lot Depth Requirements

5. All Waterfront Residential Parcels must have:
 - i. A minimum lot frontage of 15 metres;
 - ii. A minimum lake frontage of 15 metres; and
 - iii. A minimum lot depth of 40 metres.

6. All Commercial/Residential Mixed Use lots must have a minimum public road frontage equalling 10% of the perimeter of the parcel.

Setbacks

7. The follow minimum setbacks apply to residential, semi-detached and accessory residential buildings and structures:

Type of Parcel Line	Residential, Semi-detached and Accessory Buildings
Front	6 metres
Rear	6 metres
Side Exterior	4.5 metres
Side Interior	2 metres
Lake High Water Mark	17 metres
Setback from SPEA	5 metres

8. The following setbacks apply to multifamily and commercial buildings and structures:

Type of Parcel Line	Commercial and Multifamily
Front	6 metres
Rear	3 metres
Side Exterior	4.5 metres
Side Interior	3 metres

Parking Requirements

9. Notwithstanding Section 3.28 (Recreational Vehicle Parking), no recreational vehicles, boats or boat trailers shall be parked or stored on any parcel.

10. Off-street parking and loading spaces shall be provided in accordance with Sections 3.14 and 3.15 of this bylaw.

11. No parking space or driveway associated with a commercial or multifamily use shall be located within 3 metres of a building with a window into a habitable room.

Special Regulations for Commercial and Multifamily Development

12. A minimum of thirty percent (30%) of the lot area of a commercial or multifamily parcel must be dedicated to landscaped open space. Fifty percent (50%) of that area must be dedicated and designed for open space recreation for residential occupants.

13. A landscaped area, consisting of trees and shrubs and low fencing, not less than 3 metres wide, must be provided along the entire length of a lot line that abuts a single family residential use.

14. Parking areas for commercial and multifamily use must be screened from all adjacent uses and public or private roads by a landscaped screen not less than 1.5 m wide.
 15. Garbage and recycling receptacles associated with commercial and multifamily uses must be fenced and screened.
 16. Where residential units are within a mixed commercial/residential area, the residential units shall be confined to the principal building and must be located at the rear or above a commercial use.
- b) The following is added after Section 5.25:

5.25 W-2 Waterfront Residential 2 Zone

Subject to compliance with the general regulations detailed in Part 3 of this bylaw, the following regulations apply in the W-2 Zone:

1. Permitted Uses

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

- a. Passive recreation; and
- b. Non-commercial private wharf, dock or float.

2. Special Regulations

- a. No buildings or structures are permitted on wharves, docks or floats;
 - b. No residential use of floats or vessels of any kind is permitted;
 - c. Ramps may project up to 10 metres from the high water mark and must be constructed to allow light penetration through to the lake;
 - d. Docks, including ramps, may project a total of 16 metres from the high water mark; and
 - e. The total dock area must not exceed 30 m².
- c) That Part 4, Section 4.1 Creation of Zones be amended by adding “CD-2 Comprehensive Development Lakeside 2 Zone” and “W-2 Waterfront Residential”.
- d) That Part One, Section 1.3 Definitions be amended by adding the following:

“Semi-detached dwelling” means a building containing two dwelling units, placed one above the other or side by side.

“Lake frontage” means the minimum required length of the parcel line abutting a lake.

“Lot frontage” means the minimum required length of the front parcel line.

“Lot depth” means the horizontal distance between the front and rear property lines of a lot, measured along a line midway between the side property lines.

“Cottage vacation rental” means the accommodation of transient, paying guests within a single family residential dwelling for a period of time which is less than 30 days in a calendar year.

e) The following is added to Part 3 General Regulations:

3.30 Cottage Vacation Rental

For zones within which it is a permitted use, cottage vacation rental shall:

1. Not involve the accommodation of more than eight people in a cottage vacation rental at one time;
2. The use of the parcel for temporary accommodation in an RV or campsite is not permitted; and
3. No exterior signage advertising the vacation rental is permitted.

f) That Appendix One be amended by inserting the following:

ZONE	Parcels neither serviced by Community Water nor Sewer Systems	Parcels served by Community Water System Only	Parcels served by Community Water and Sewer
CD-2 Area A Waterfront	No subdivision	No subdivision	600 m ²
CD-2 Area A Non Waterfront	No subdivision	No subdivision	450 m ²
CD-2 Area B	No subdivision	No subdivision	700 m ²
CD-2 Area C	No subdivision	No subdivision	2000 m ²
CD-2 Area D	No subdivision	No subdivision	2000 m ²

g) That Schedule A to Bylaw No. 2600 (Zoning Map) be amended by rezoning Lot 4, Section 34, Renfrew District (Situates in Cowichan Lake District), Plan 40628 and Lot 3, Section 34, Renfrew District (Situates in Cowichan Lake District) Plan 40628 and Lot 21, Section 34 and 35, Plan 40628 except part in plan VIP67301, as shown in solid black line on Schedule A attached hereto and forming part of this bylaw, number Z-4164 from “I-2 Heavy Industrial 2 Zone” to CD-2 Comprehensive Development Lakeside 2 Zone”.

h) That Schedule A to Bylaw No. 2600 (Zoning Map) be amended by rezoning portions of the surface of the water on Cowichan Lake adjacent to Lot 4, Section 34, Renfrew District (Situates in Cowichan Lake District) Plan 40628 and Lot 3, Section 34, Renfrew District (Situates in Cowichan Lake District) Plan 40628, as shown in solid black line on Schedule A attached hereto and forming part of this bylaw, number Z-4264 from “W-1 Water Conservation 1 Zone” to “W-6 Riparian Conservancy 6 Zone” and “W-2 Waterfront Residential 2 Zone”.

3. FORCE AND EFFECT

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

READ A FIRST TIME this 23rd day of August, 2017.

READ A SECOND TIME this 23rd day of August, 2017.

READ A THIRD TIME this _____ day of _____, 2017.

ADOPTED this _____ day of _____, 2017.

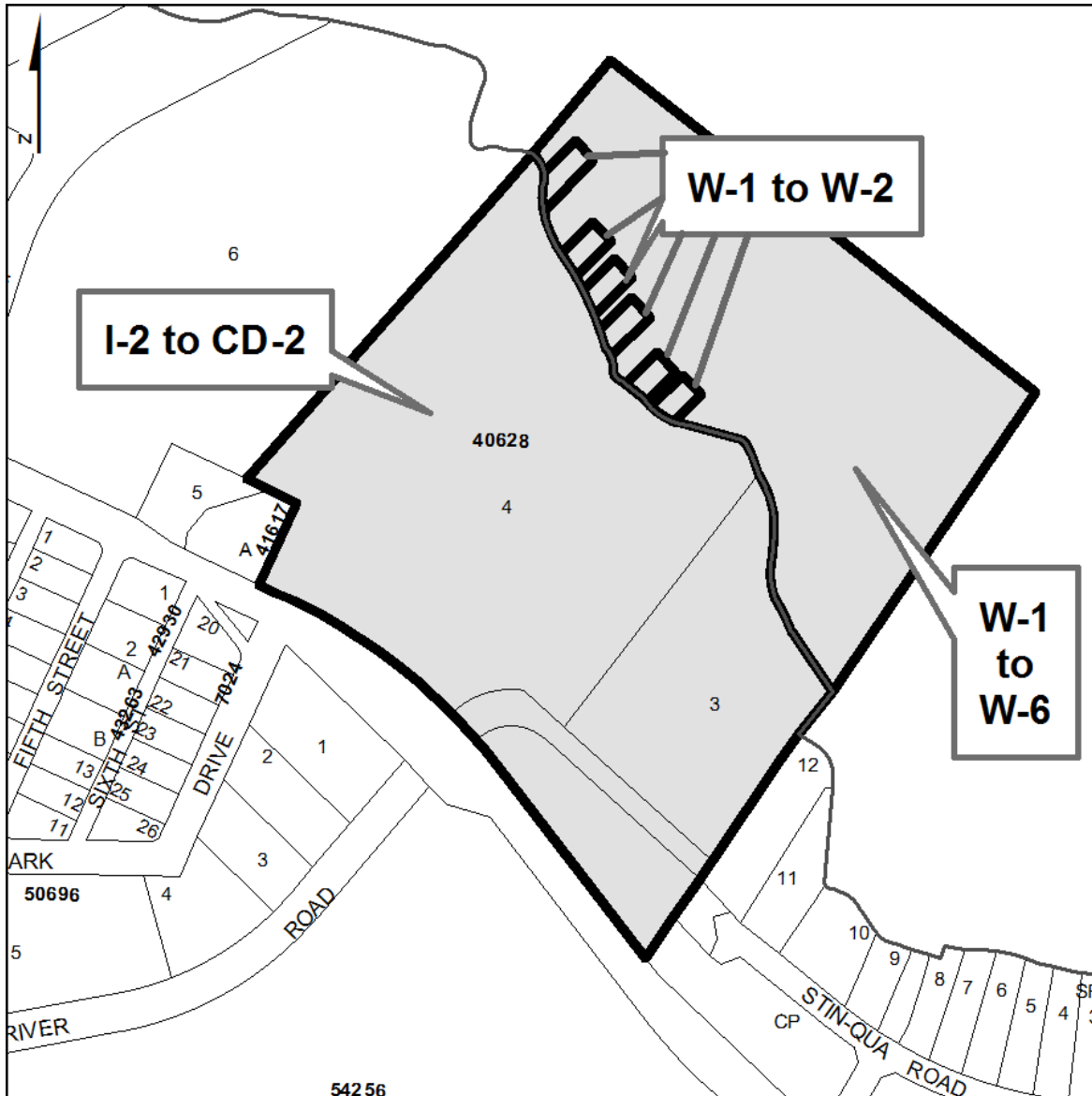
Chairperson

Corporate Secretary

PLAN NO. Z-4164

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

 4164



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

 I-2 Heavy Industrial 2 Zone **TO**

 CD-2 Comprehensive Development Lakeside 2 Zone **APPLICABLE**

TO ELECTORAL AREA F