

Cowichan Valley Regional District Board Meeting Highlights – June 9, 2010

New Business Park Zoning Approved

Bylaws were approved by the Board to rezone part of the former Koksilah Nursery site south of Duncan at Chaster Road. The amendment bylaws approved by the Board rezone the property to a new “Business Park Commercial” zone that includes a mix of commercial and light industrial uses as well as accessory residential dwellings. A new development permit area has been established for the site to achieve a high standard of building and landscape design at this prominent location and to minimize potential environmental impacts, particularly on the Cowichan River drainage system. An important public amenity that will be provided with the development is a pedestrian path along Chaster Road that will allow children and other pedestrians to move safely between the residential community to the north and highway overpass at the southwest corner of the site.

Contact: Rob Conway, Manager, Development Services

Mesachie Lake Ball Field Expansion Upgrade

The Board adopted Reserve Fund Expenditure Bylaw No. 3394 which authorizes the spending of up to \$20,000. This expenditure will fund the completion of the Mesachie Lake Park ball field expansion upgrade.

Contact: Brian Farquhar, Manager, Parks

Next Regional District Board Meeting

The next regular meeting of the Regional District will be held in the Boardroom on Wednesday, July 14th at 6:00 p.m.

Youbou Lands Rezoning Approved

The Board of Directors unanimously approved three bylaws that will allow the former mill site at Youbou and adjacent lands to be redeveloped for a comprehensively planned community. The heavy industrial and forestry zoning that previously applied to the 270 hectare site has been replaced with new zoning that will accommodate a village core, marina, industrial and commercial lands and up to 1950 residential units. The development is expected to be a significant economic driver for the Youbou community and the West Cowichan region.

A Phased Development Agreement, or “PDA” was prepared as part of the Youbou lands development approval. The Youbou Lands PDA is one of the first in the Province and establishes a new standard for managing development in the Cowichan Region. The PDA is a contractual arrangement between the land owner and the CVRD that defines development rights and obligations. The PDA includes community amenities such as:

- Approximately 121 hectares of public land for parks, trails and environmental conservation;
 - Park and trail improvements paid for by the developer;
 - Lakeshore protection measures, including conservation covenants, land dedication, riparian area setbacks and financial contributions to the Lakeshore Protection Fund;
 - Up to \$1,000,000 for a multi-use trail on Youbou Road;
 - Provision of land for affordable housing.
- Development is expected to begin in 2011.

Contact: Rob Conway, Manager, Development Services