

CR3 Report and Recommendations of the Committee of the Whole Meeting of February 12, 2025

25-102 It was moved and seconded:

C1 That a Grant-in-Aid, Electoral Area C – Cobble Hill, in the amount of \$1,000 be provided to RCMSAR34 Marine Rescue Society to support financing repairs to rescue equipment, a planned boat lift and replacement or rebuild of their vessel in 2027;

C2 That a Grant-in-Aid, Electoral Area E – Cowichan Station/Sahtlam/Glenora, in the amount of \$2,000 be provided to the Take a Hike Foundation to provide critical preventative and early intervention mental health supports and outdoor based learning opportunities for Cowichan youth;

C3 That a Grant-in-Aid, Electoral Area I – Youbou/Meade Creek, in the amount of \$1,000 be provided to Lake Cowichan School for two \$500 Bursaries for two graduating students that reside in Electoral Area I – Youbou/Meade Creek to support their future education or training;

R2 That the Comprehensive Zoning Bylaw Project Charter (January 2025), be endorsed; and

R3 That an application be submitted to the British Columbia Water Meter Pilot Project for funding to implement Advanced Metering Infrastructure (AMI) in the three remaining unmetered water systems.

MOTION CARRIED

Electoral Area Directors only vote on the following:

25-103

It was moved and seconded:

R1 That Application No. RZ24A02 (746, 750, 754, 760, and 766 Handy Road and 2673 and 2691 Mill Bay Road, PIDs: 001-293-605, 000-697-770, 001-293-648, 001-293-613, 001-293-630, 001-293-621, 001-349-325), be referred to the following external agencies and First Nations:

1. Ministry of Transportation and Transit;
2. Ministry of Land, Water, and Resource Stewardship:
 - a. Water authorizations (water licensing);
 - b. Ecosystems (Water Sustainability Act); and
 - c. Fish Habitat (RAPR);
3. BC Hydro;
4. Cowichan Valley School District (School District 79);
5. Electoral Area A – Mill Bay/Malahat Advisory Planning Commission;
6. Electoral Area A – Mill Bay/Malahat Community Parks Advisory Commission;
7. Cowichan Tribes;
8. Ts'uubaa-asatx First Nation;
9. Stz'uminus First Nation;
10. Tsawout First Nation;

11. Tsartlip First Nation;
12. Pauquachin First Nation;
13. Tseycum First Nation;
14. Te'mexw Treaty Association;
15. Malahat Nation;
16. Mill Bay Waterworks District; and
17. Mill Bay Fire Department.

MOTION CARRIED

STAFF REPORTS

- SR1** Report from the Chief Financial Officer, Finance Division Re: Public Feedback on the 2025 Budget was presented for information purposes.
- SR2** Report from the Corporate Services Department Re: Economic Development Function Service Level was presented for information purposes.
- 4:13 PM** Director McClinton joined the meeting at 4:13 PM
- 25-104** **It was moved and seconded that the existing service levels as outlined in the DRAFT 2025 Function 121 budget be retained, and that staff be directed to conduct a formal service review to assess the efficiency and effectiveness of Function 121.**

Opposed: Director Caljouw, Director Istace, Director McClinton,
Director McGonigle and Director Wilson

MOTION CARRIED

BYLAWS – ELECTORAL AREA DIRECTORS

- BEA1** CVRD Bylaw No. 4592 – South Cowichan Zoning Amendment Bylaw (2522 and 2528 Mill Bay Road), 2024
- 25-105** **It was moved and seconded that "CVRD Bylaw No. 4592 – South Cowichan Zoning Amendment Bylaw (2522 and 2528 Mill Bay Road), 2024", be granted 1st and 2nd reading.**
- BEA2** CVRD Bylaw No. 4616 – Electoral Area G – Saltair/Gulf Islands – Zoning Amendment Bylaw (11170 Branksome Road, PID: 000-433-306), 2024
- 25-106** **It was moved and seconded that "CVRD Bylaw No. 4616 – Electoral Area G – Saltair/Gulf Islands – Zoning Amendment Bylaw (11170 Branksome Road, PID: 000-433-306), 2024", be granted 1st, 2nd and 3rd reading.**

MOTION CARRIED

MOTION CARRIED

11.1.2.2 Application No. DVP26A01 and SA24A02 (2442 Fawn Terrace/
PID: 023-731-176)

2026-370

It was moved and seconded:

1. That Development Variance Permit No. DVP26A01 (2442 Fawn Terrace/ PID: 023-731-176) be issued; and
2. That Proposed Lot 1 and Proposed Lot 2 in Subdivision Application No. SA24A02 (2442 Fawn Terrace/ PID: 023-731-176) be exempted from the minimum parcel frontage requirement in accordance with Section 512 of the *Local Government Act*.

MOTION CARRIED

11.1.2.3 Application No. RZ24A02 (746, 750, 754, 760 and 766 Handy Road and 2673 and 2691 Mill Bay Road; PIDs: 001-293-648, 000-697-770, 001-293-630, 001-293-621, 001-293-613, 001-349-325, 001-293-605)

2026-371

It was moved and seconded:

1. That an Official Community Plan Amendment Bylaw for Application No. RZ24A02 (746, 750, 754, 760, and 766 Handy Road and 2673 and 2691 Mill Bay Road, PIDs: 001-293-605, 000697-770, 001-293-648, 001-293-613, 001-293-630, 001-293-621, 001-349-325), be prepared and forwarded to the Board for consideration of 1st reading.
2. That a Zoning Bylaw Amendment Bylaw for Application No. RZ24A02 (746, 750, 754, 760, and 766 Handy Road and 2673 and 2691 Mill Bay Road, PIDs: 001-293-605, 000-697-770, 001-293-648, 001-293-613, 001-293-630, 001-293-621, 001-349-325), be prepared and forwarded to the Board for consideration of 1st reading.
3. That a public hearing be scheduled for Application No. RZ24A02 (746, 750, 754, 760, and 766 Handy Road and 2673 and 2691 Mill Bay Road, PIDs: 001-293-605, 000-697-770, 001293-648, 001-293-613, 001-293-630, 001-293-621, 001-349-325).
4. That the amendment bylaws for Application No. RZ24A02 (746, 750, 754, 760, and 766 Handy Road and 2673 and 2691 Mill Bay Road, PIDs: 001-293-605, 000-697-770, 001-293-648,

001293-613, 001-293-630, 001-293-621, 001-349-325), be held at 3rd reading until provincial water licensing is confirmed by the Ministry Water, Land and Resource Stewardship for the proposed development.

5. That prior to adoption of the amendment bylaws a Section 219 covenant be registered on the property to secure dedicated onsite parking for the restaurant and marina located at 740 Handy Road (PID: 029-057-400).
6. That prior to adoption of amendment bylaws a Section 219 covenant be registered to secure community amenity contributions for a roadside path along the adjacent frontage of Handy Road and Mill Bay Road.
7. That a Public Information meeting be held prior to first readings of applicable bylaw amendments for application RZ24A02 at the developer's expense.

Opposed: Director Segall, Director Maartman, Director Nicholson

MOTION CARRIED

- 11.1.2.4 Frontage Exemption for Amalgamation and Boundary Adjustment
Application No. SA23B02

2026-372

It was moved and seconded:

That proposed Lot A and Lot B in Subdivision Application No. SA23B02 (2090 Shawnigan Lake Road, PIDs: 000-103-071, 000-100-251, 000-100-374), be exempted from the minimum parcel frontage requirement in accordance with Section 512 of the *Local Government Act*.

MOTION CARRIED

- 11.1.2.5 Application No. DVP25A02 (1081 Shawnigan Mill-Bay Road/
PID: 002-672-090)

2026-373

It was moved and seconded:

That Development Variance Permit No. DVP25A02 (1081 Shawnigan-Mill Bay Road/ PID: 002-672-090) be issued.

MOTION CARRIED

- 11.1.2.6 Development Variance Permit No. DVP25D02 for 5204 Eleanor