



ENVIRONMENT COMMISSION

APRIL 21, 2011
6:00 PM – CVRD Boardroom, 175 Ingram Street

AGENDA

- | | <u>Pages</u> |
|--|--------------|
| 1. <u>APPROVAL OF AGENDA:</u> | 1 - 2 |
| 2. <u>ADOPTION OF MINUTES:</u> | |
| M1 Adoption of minutes of Environment Commission from March 17, 2011 | 3 – 6 |
| 3. <u>DELEGATIONS</u> | |
| Roger Hart – request for a community forum | Verbal |
| 4. <u>BUSINESS ARISING OUT OF MINUTES:</u> | |
| B1 Warren Jones re the recommendations to the board | |
| B2 Natural Capital in BC's Lower Mainland – "Valuing the Benefits from Nature" report | |
| B3 Land Dedication for F1 zones – forwarded by Loren Duncan | 7 |
| 5. <u>CORRESPONDENCE</u> | |
| C1 | |
| C2 | |
| 6. <u>REPORTS</u> | |
| R1 Land Committee (Justin Straker, Chair) | |
| R2 Communications (Chris Wood, Chair) | |
| R3 Agriculture (Judy Stafford, Chair) | |
| R4 Water (Roger Hunter, Chair) | |
| R5 Air - decision on a new Chair | |
| 7. <u>INFORMATION</u> | |
| IN1 | |
| 8. <u>NEW BUSINESS</u> | |
| 9. <u>NEXT MEETING:</u> May 19, 2011 | |
| 10. <u>ADJOURNMENT:</u> | |

Distribution:

CVRD Director Gerry Giles (Co-Chair)
CVRD Director Rob Hutchins
CVRD Director Tom Walker
CVRD Director Phil Kent
Bruce Fraser
Rodger Hunter
Dave Polster
Peter Keber

Bruce Sampson
Judy Stafford
Justin Straker (Co-Chair)
Kevin Visscher
Larry George, Cowichan Tribes
Chris Wood
Roger Wiles

As Well As:

Director Morrison
Director Duncan
Director Kuhn
Warren Jones, CAO, CVRD
Brian Dennison, General Manager, Engineering and Environment Services
Kate Miller, Manager, Regional Environmental Policy Division

Agenda Cover Only:

Director G. Seymour	Director T. McGonigle
Director M. Marcotte	Director B. Harrison
Director D. Haywood	Director K. Cossey
Director M. Dorey	Director L. Iannidinardo
Tom Anderson, Manager, Planning and Development Services	

Minutes of the regular meeting of the ENVIRONMENT COMMISSION held in the CVRD Boardroom, 175 Ingram Street, Duncan, on March 17, 2011 at 6:00 pm.

PRESENT: Justin Straker Chair Director Giles – Co-Chair
Director Walker Rodger Hunter
Director Hutchins Bruce Fraser
Bruce Sampson Pete Keber
Dave Polster Judy Stafford
Roger Wiles Chris Wood

ALSO PRESENT: Kate Miller, Manager, Regional Environmental Policy Div.
Nicole Vincent, Recording Secretary
Tom Anderson, GM, Planning and Development Dept
Directors Kuhn, Morrison, Duncan

REGRETS: John Morris, Kevin Visscher, Director Kent, Larry George

**APPROVAL
OF AGENDA**

It was moved and seconded that the agenda be approved as amended with a change in order of the agenda, and with three additions to the agenda: Tom Anderson will present his report at the beginning of the meeting and

- NB1, Gas Tax funding for Cowichan Lake Arena
- NB2, The inclusion of a letter re the Regional Drinking Water Protection Committee restructure; and
- NB3, Request for delegation at the April Environment Commission meeting from Roger Hart.

MOTION CARRIED

**ADOPTION
OF MINUTES**

It was moved and seconded that the minutes of the February 22, 2011 Environment Commission meeting be adopted as presented.

MOTION CARRIED

REPORTS

R1

Tom Anderson, General Manager, Planning & Development Services gave a presentation on his Department's work plan and the various ways that Planning and Development Services were working to implement the CVRD Strategic Plan. Discussion ensued. It was decided that the Communications Committee of the Environment Commission will develop ideas for interactive extension workshops to communicate the work of the Environment Commission to both the electoral area Advisory Planning and Parks and Recreation Commissions.

**BUSINESS ARISING
OUT OF MINUTES**

B1

Joint work with the Economic Development Commission – the EC and EDC will strike a joint working subgroup to scope an agenda for the first quarterly joint meeting of the two commissions, focusing on aligning the EDC's growth strategy and the landscape implications of the EC's State of the Environment Report, and considering the Economic Development

Commission's new Sustainable Economic Development Strategy. Chair/co-Chair named four volunteers from the Environment Commission: Roger Wiles, Rodger Hunter, Chris Wood, and Rob Hutchins.

- B2** Report on the presentations to the CVRD Board meeting of March 9, 2011 – will be discussed under R2.

CORRESPONDENCE

C1

Email from Peter Nix – dated January 5, 2011 giving input for a better 'green account' for Cowichan Valley and asking for action, including the Environment Commission's involvement in forming a regional Climate Action Advisory Committee. The correspondence was directed to the Air Committee for further consideration.

C2

Ecostravaganza Market Place Invitation

It was moved and seconded that the Committee have a 10'X10' outdoor booth on June 4th, 2011 (includes one 6' table, two chairs and photovoltaic electricity). Members can choose to supply their own tent. Cost is \$125.

MOTION CARRIED

C3

Land Dedication for large block FI rezoning in electoral areas. Director Duncan will speak on this at the April 21 meeting.

C4

Ecological Economics Ethics blog

Kate Miller explained that this blog goes into detail regarding the Environment Commission website as a template that other communities may consider emulating.

C5

Email Correspondence from Paul d'Haene – noted that this correspondence was received, and Director Giles has responded on behalf of the Environment Commission.

It was moved and seconded that the Ecological Economics blog information be forwarded.

(Judy Stafford and Klaus Kuhn opposed)

MOTION CARRIED

C6

Email from Cedar Residents Committee on Water

There was a short discussion pertaining to the Committee on Water press release, and potential industrial exploration activities in the watersheds. It was directed to the Land Committee for consideration. It was noted that the correspondent's request for the Environment Commission to distribute the meeting notice to an interested distribution list was not within the Commission's designated role.

REPORTS, cont'd

R2

Land Committee – Justin Straker gave a summary of his recent presentation to the Board and the resulting motions made regarding the commission's recommendations.

Discussion ensued and the commission will await further information

from the Board on the inclusion of their recommendations regarding land use assessment and impact valuation during development or land use reviews. It is assumed that much of this will be a component of the proposed Sustainability Planning Process. It was requested that Warren Jones provide a brief report on the referral of these recommendations at the April Environment Commission meeting (with perhaps more detail and discussion at the May meeting), and that CVRD staff be requested to interact with the Environment Commission as they develop a response to the referral from the CVRD Board.

The co-Chair reported that staff has been directed to follow up with the province regarding the Forestry based recommendations and this is currently being done with Dr. Fraser's assistance.

R3

Communications Committee – Chris Wood

It was moved and seconded that the Environment Commission budget \$2500 to acquire a localized version of the interactive ALCES web tool for illustrating the footprint implications of different development parameters, as demonstrated by Dr. Brad Stelfox at the EC's February meeting.

MOTION CARRIED

There was also discussion on the possibility of providing a workshop on social media to Environment Commission members and staff. This request may be made generically, but not specific to the Environment Commission as the CVRD's new Communication Committee is also looking at the role of social media as it relates to the corporation.

R4

Agricultural Committee – Judy Stafford

Verbal report on the Agricultural plan and how to tie in the Agricultural Advisory Committee.

R5

Water Committee – Rodger Hunter

Discussed the findings of the water group. Discussion included ideas on involving watersheds other than the Cowichan. Rodger requested time on the May Environment Commission agenda to update the Commission on the Cowichan Watershed Board's activities.

R6

Air Committee – Rodger Hunter

Looking for a chair for the Air Committee. Director Morrison will think about it and report back at the next meeting; it was further suggested that energy/carbon topics be included in the Air Committee's work.

INFORMATION

IN1

"Natural Capital in BC's Lower Mainland – Valuing the Benefits from Nature" report – discussion deferred to the April Environment Commission meeting.

IN2

Letter from Ian Graeme to the CVRD Board/Chair was discussed. The letter notes and praises the CVRD 2010 State of the Environment report.

NEW BUSINESS**NB1**

Ian Morrison presented plans for the Cowichan Lake Recreation green parking-lot storm water project. \$50,000.00 was expended to move the project forward. The upgrades would be designed to treat contaminants from vehicles & run-off.

It was moved and seconded that it be recognized by the Environment Commission that Director Morrison's proposed green parking-lot project is consistent with recommendations advanced by the Environment Commission to the CVRD Board on March 8, 2011. It is also acknowledged that the Environment Commission has not reviewed other proposed projects for consistency with Commission recommendations, nor has the Commission undertaken to prioritize projects for funding based on these recommendations.

MOTION CARRIED

NB2

Response to Regional Drinking Water Advisory Team's request for comment on new proposed provincial structure – commission requests that staff follow up and provide input into the process.

NB3

The Commission was notified that it has received a delegation request from Roger Hart to present a proposal for a community forum at the April Commission meeting.

NEXT MEETING

Thursday, April 21, 2011

ADJOURNMENT

It was moved and seconded that the meeting be adjourned.

MOTION CARRIED

The meeting adjourned at 9:30 pm.

Chair

Recording Secretary

Dated: _____

RE: Land dedication for large block F1 rezonings in electoral areas

A question arose as to what % of land dedication is typical within the CVRD over the last while for F1(forestry) re-zonings....are averages available, and patterns obvious?

Also it has been often stated that: ***“at re-zoning is the time these community amenities and benefits are negotiated”***.

Research of successful CVRD re-zoning applications(F1) over the last fifteen years showed that on an average, the land dedication to the CVRD, on rezoning of 43.5% of the land base.

1/ Aldermere/Doman - Lake Cowichan/Skutz Falls (205 acres dedication)	79%
2/ Weyerhaeuser-South Shawnigan Lake (47 acres dedication)	36%
3/ Silver Mine Rd/Lakweb-North Shawnigan Lake (25acres dedication)	15%
4/ Key Corp-Sooke Lake Rd (159 acres dedication)	56%
5/ Limona- Youbou Rd * (11 acres dedication)	25%
6/ Malahat-Iris Land Corp (396 acres dedication)	44%
7/ Caromar Sales-Sahtlam * (163 acres gift & dedication)	44%
8/ Ocean Terrace-Mill Bay (31 acres dedication)	23%
9/ Woodland Shores-Cowichan Lake (~800 acres dedication)	72%
10/ Paldi-Sahtlam (51 acres dedication)	14%
11/ Bickford-MillBay (20 acres dedication)	60%
12/ Inwoodcreek-Sahtlam (119 acres dedication)	54%

AVERAGE **43.5%**

*Limona also complimented the 25% land dedication with structures and infrastructure.

*Caromar Sales rezoning includes seven fee simple building lots for CVRD uses.

The mix of land offered as part of the typical rezoning, for public use and ownership, varies from green space, parkland, watershed values, to ecologically and biologically significant lands, as well as lands such as historical Temples and cemeteries.

Some rezonings specified additional amenities such as built trails, features, playgrounds and other additional amenities that complimented the land dedications and land gifts.

Some dedications occur immediately and some are phased over time.

*(Youbou lands, a rezoning of a hybrid of Industrial and forestry lands to a comprehensive development zone has a dedication of 44% encompassing ~300 acres of park & green space.)

All things said and done the average land dedication on large block F1 rezonings as a pattern is clearly ~43.5%....sometimes more and sometimes less.

FYI...Loren Duncan