



COWICHAN VALLEY REGIONAL HOSPITAL DISTRICT
COWICHAN VALLEY REGIONAL DISTRICT

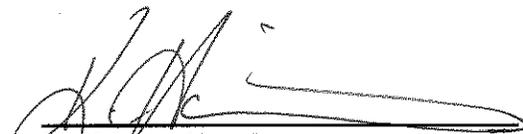
NOTICE OF REGULAR BOARD MEETING

DAY: **WEDNESDAY**

DATE: **MARCH 14, 2012**

TIME: **→ REGULAR SESSION
6:00 pm**

PLACE: **BOARD ROOM**
175 INGRAM STREET



Kathleen Harrison
Deputy Corporate Secretary



CVRD

REGULAR BOARD MEETING

WEDNESDAY, MARCH 14, 2012

6:00 PM – IMMEDIATELY FOLLOWING THE
REGULAR HOSPITAL BOARD MEETING

CVRD BOARD ROOM

AGENDA

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PENDING CONFIRMATION OF COVENANT REGISTRATION

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PENDING CONFIRMATION OF COVENANT REGISTRATION

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13. UNFINISHED BUSINESS:**14. NOTICE OF MOTION:****15. NEW BUSINESS:****16. QUESTION PERIOD:**

- a) Press
- b) Public

17. CLOSED SESSION:

Motion 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.

CSM1	Adoption of Closed Session Minutes of February 8, 2012	177-180
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18. ADJOURNMENT:

The next Regular Board meeting will be held April 11, 2012 at 6:00 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, February 8, 2012 at 6:01 pm.

PRESENT: Chair R. Hutchins
Directors M. Walker, B. Fraser, G. Giles,
L. Duncan, I. Morrison, M. Dorey, M. Marcotte,
P. Weaver, R. Hartmann, P. Kent, J. Lefebure,
B. Lines, and T. McGonigle

ALSO PRESENT: Warren Jones, Chief Administrative Officer
Joe Barry, Corporate Secretary
Tom Anderson, General Manager,
Planning & Development
Brian Dennison, General Manager,
Engineering & Environmental
Rob Conway, Manager, Development Services

ABSENT: Director L. Iannidinardo

APPROVAL OF AGENDA

The Corporate Secretary advised that Bob Smits wished to be a delegation re: "CVRD Bylaw No. 3573 - North Oyster Fire Protection Service Amendment Bylaw, 2011".

12-037

It was moved and seconded that a third delegation be added to the agenda.

Opposed: Directors Marcotte, McGonigle, Giles and Walker

MOTION DEFEATED

The Chief Administrative Officer advised that written notice was received from the applicant's legal counsel, Cox Taylor dated February 8, 2012, advising that the Khalsa Diwan Society would not be proceeding further with their Crematorium Rezoning Application.

12-038

It was moved and seconded that the agenda be amended as follows:
isolation in place that allows Regional District to take measures to Delegations;

- **the deletion of Recommendation No. 20 from the Electoral Area Services Committee meeting of January 17, 2012;**

and the addition of the following New Business items:

NB1 Appointments - Electoral Area A - Mill Bay/Malahat Parks & Recreation Commission

NB2 Appointments - Electoral Area C - Cobble Hill Parks and Recreation Commission

CSNB1 Potential Appointments {Sub (1) (a)}

CSNB2 Law Enforcement {Sub (1) (f)} and Land Acquisition {Sub (1) (e)}

and that the agenda, as amended, be approved.

MOTION CARRIED

ADOPTION OF MINUTES

12-039

It was moved and seconded that the minutes of the January 11, 2012 Regular Board meeting be adopted.

MOTION CARRIED

BUSINESS ARISING OUT OF MINUTES

The Corporate Secretary advised the Board that the appointment of David Crowe to the Electoral Area A - Mill Bay/Malahat Advisory Planning Commission was in contravention of CVRD Bylaw No. 3544 - Advisory Planning Commission Establishment Bylaw, 2011 as he was later sworn in as the Alternate Director.

12-040

It was moved and seconded that the January 11, 2011 appointment of David Crowe to the Electoral Area A - Mill Bay/Malahat Advisory Planning Commission be rescinded.

MOTION CARRIED

REPORT OF CHAIRPERSON

RC1

"State of the Enviro" Video Contest Winners

The Chair introduced Janna Jorgensen, CVRD Environment Commission member, who provided a brief introduction to the winning videos and the criteria that was used to assess submitted videos. Due to audio difficulties with the first video, the video contest winners were asked to return to the next regular Board meeting scheduled in March.

DELEGATIONS

D1

Gretchen Hartley, Executive Director of the Cowichan Valley Hospice
Re: Overview of the Cowichan Valley Hospice Services and Request Support of Regional Grant-In-Aid Application.

Gretchen Hartley provided an overview of: the services provided by the Cowichan Valley Hospice Society to the CVRD; how the Hospice Society is responding to the increasing need for good end of life care and bereavement care as the numbers of dependent elders in the CVRD increase; and to request Board support of the Hospice's Regional Grant-In-Aid request to enhance hospice care through a grief walking group.

D2

Bill Routley, M.L.A., Cowichan Valley
Re: Pending Legislation Bill 20 Auditor General on *Local Government Act*.

Mr. Routley commented on the pending Bill 20 legislation regarding the establishment of a local government Auditor General and asked the Board if they supported Bill 20 generally, or if the Board has another opinion. Mr. Routley was advised that, while the Board has not taken a collective opinion on the issue, all of the Directors expressed their individual opinions at the 2011 UBCM Conference.

CORRESPONDENCE

C1 The correspondence from Kirsten Pedersen, District Manager and Executive Director, Vancouver Island District, Ministry of Transportation and Infrastructure, dated January 30, 2012 re: Mud and Dust Issues on Youbou Road was received as information.

COMMITTEE REPORTS

CR1 The report and recommendations from the Regional Services Committee meeting of January 25, 2012 listing two items were considered.

12-041 It was moved and seconded:

1. That the Finance Division be authorized to proceed with Interim Borrowing through the Municipal Finance Authority in an amount not to exceed \$11,000,000. for operational purposes only; and that CVRD Bylaw No. 3575 - Cowichan Valley Regional District 2012 Revenue Anticipation Borrowing Bylaw be considered for three readings and adoption;
2. 1. That CVRD Bylaw No. 3571 - Security Issuing (Loan Authorization Bylaw No. 3449 and Loan Authorization bylaw No. 3458) Bylaw, 2012 be forwarded to the Board for consideration of three readings and adoption.
2. That CVRD Bylaw No. 3577 - Security Issuing (Loan Authorization Bylaw No. 1763) Bylaw, 2012 be forwarded to the Board for consideration of three readings and adoption.
3. That CVRD Bylaw No. 3578 - Security Issuing (Loan Authorization Bylaw No. 3475) Bylaw, 2012 be forwarded to the Board for consideration of three readings and adoption.

MOTION CARRIED

CR2 The report and recommendations from the Electoral Area Services Committee meeting of January 17, 2012 listing 23 items were considered.

12-042 It was moved and seconded:

1. That the Board Chair and Corporate Secretary be authorized to sign the five year Fire Protection and Emergency Response Services Agreement between the CVRD and the Capital Regional District.
2. 1. That the Regional Board accept transfer of ownership to the Cowichan Valley Regional District and Statutory Rights of Way access to two water storage tanks located at Lot 2, District Lot 132, Malahat District, Plan VIP 75146, PID 025-642-324;

2. That the Chair and Corporate Secretary be authorized to execute the statutory rights of way to access two water storage tanks located at Lot 2, District Lot 132, Malahat District, Plan VIP 75146, PID 025-642-324; and
3. That the Chair and Corporate Secretary be authorized to execute the Bill of Sale (Absolute) transferring ownership of the water storage tanks from Pat Lintaman Design Ltd (Inc. No. BC0338205), and Anchorage Projects Ltd (Inc. No. BC0787945) to the Cowichan Valley Regional District.
3. That the appointment of Keith Bird as Acting Fire Chief to the CVRD Honeymoon Bay Fire Rescue for a term to expire December 31, 2012, be approved; and further that retiring Fire Chief John Rowley remain in the Department in an advisory position until the summer of 2012.
4. That an easement be granted in favour of Cobble Hill Improvement District for access across lands owned by the Cowichan Valley Regional District known as Fisher Road Pedestrian Crossing Park, legally described as Block 1475, Plan 56724 and Lot A, Section 13, Range 6, Plan VIP48879, Shawnigan Land District, Plan VIP81077.
5. That the Province be requested to amend the current 30 year water lot lease (DL 1, Lease #102999; Aug 31/89 – Aug 30/19) in Shawnigan Wharf Park, to include an RCMP boat house adjacent to the existing Fire Department's boat house, and that the Board Chair and Corporate Secretary be authorized to sign the required lease document amendments.
6. That the request by Easy Living Holdings Limited to assign their existing parks maintenance contracts to another parks maintenance contracting business, be denied.
7. That the Capital Purchasing Policy be waived to allow expenditures to proceed on the following Community Parks capital projects prior to the adoption of the CVRD 2012 Five Year Financial Plan:
 - Electoral Area B – Phase 2 and 3 works at Shawnigan Hills Athletic Park in the amount of \$74,179;
 - Electoral Area C – Construction of a washroom building at Quarry Nature Park in the amount of \$141,820;
 - South Cowichan Parks - Mill Bay Historic Church – Phase 1 Rehabilitation in the amount of \$112,264;and further, that a public meeting be held with respect to providing an update on the intended work plan for 2012 for the Mill Bay Historic Church.
8. That the Board Chair forward a letter to BC Hydro requesting that they remove any illegal signage attached to hydro poles located within the Cowichan Valley.

9. That a grant in aid, Area C – Cobble Hill, in the amount of \$1,000 be given to Cowichan Secondary School to provide two \$500 bursaries for graduating students from Area C.
10. That a grant in aid, Area C – Cobble Hill, in the amount of \$1,500 be given to Frances Kelsey School to provide three \$500 bursaries for graduating students from Area C.
11. That a grant in aid, Area D – Cowichan Bay, in the amount of \$1,000 be given to Cowichan Secondary School to provide two \$500 bursaries for graduating students from Area D.
12. That a grant in aid, Area D – Cowichan Bay, in the amount of \$1,000 be given to Frances Kelsey School to provide two \$500 bursaries for graduating students from Area D.
13. That a grant in aid, Area D – Cowichan Bay, in the amount of \$500 be given to Cowichan Therapeutic Riding Association to assist with their equine based therapeutic services program.
14. That the resignation of Dan Massen from the Area C Parks Commission be accepted, and that a letter of appreciation for service on the Commission be forwarded to Mr. Massen.

MOTION CARRIED

12-043

It was moved and seconded:

16. That Application No. 2-E-11ALR, submitted by Michael Ker for Sunrise Educational Society, made pursuant to Section 20(3) of the *Agricultural Land Commission Act* to construct a 213.7 square metre addition to an existing assembly hall for the purpose of providing additional administration, faculty and classroom space, be forwarded to the Agricultural Land Commission with a recommendation to approve the application.
17. That Application No. 9-A-11DP/RAR submitted by Mark Wyatt on behalf of Malahat Holdings Ltd. Inc. for subdivision of District Lot 72, Malahat District Except Those Parts in Plans 518W and 49974 and VIP 86314 (PID: 009-359-320) that would permit subdivision of the property along the Trans Canada Highway boundary be approved, subject to:
 - a) Development on the lots to implement rainwater management techniques that would maximize onsite infiltration such as infiltration galleries for dwellings and principal buildings and to maintain as much native vegetation as possible; and
 - b) Removal of any invasive species on the properties.
18. That draft bylaws for application 1-G-10 RS be prepared and presented at a future EASC meeting, and to proceed to a public hearing thereafter, subject to the following:
 1. That a professional engineer prepare an operational plan plus financial plan for ongoing maintenance of the proposed private sewage treatment system, and a draft covenant is submitted to ensure maintenance recommendations are implemented, prior to public hearing.

2. That the drainage study be revised such that all proposed rain water management infrastructure is removed from the proposed park area and relocated to strata property.
 3. That a draft covenant be submitted respecting parkland dedication and public access, prior to a public hearing.
 4. That a draft covenant be submitted to ensure dedication of a private road to BC MoT at time of subdivision, to prevent duplication of access points along Chemainus Road.
 5. That the applicants agree in writing to the costs associated with installation of a fire hydrant, in a location suitable to the CVRD.
 6. That if this application proceeds to subdivision approval process, that the request for an Archaeological Overview Assessment be forwarded to BC MoT, and the results of any assessment be communicated to the Stz'uminus First Nation.
 7. That application referrals from Vancouver Island Health Authority, Ministry of Transportation and Infrastructure, Chemainus Volunteer Fire Department, School District No. 79 and Chemainus First Nation be accepted.
 8. That a Certificate of Compliance or authorized release be issued by the Ministry of Environment, prior to adoption of bylaws.
- 19.1. That Application No. 1-B-11RS (Beckett/Creelman) be approved subject to the applicant providing an amenity contribution of 1% of the assessed value of the newly subdivided lot.
2. That the appropriate amendment bylaws for Application No, 1-B-11RS be forwarded to the Board for consideration of first and second reading.
 3. That the application referrals to the Shawnigan Lake Volunteer Fire Department; Central Vancouver Island Health Authority, Ministry of Transportation and Infrastructure and School District No. 79, be accepted.
 4. That a public hearing be scheduled with Directors Fraser, Walker, and Iannidino appointed as delegates of the Board.
20. Deleted at Adoption of the Agenda.
21. That Application No. 6-A-09RS (Topping/Quek) be re-referred to the Area A Advisory Planning Commission once the applicants have completed traffic, transit and engineering studies, furthered discussions with CVRD departments and service providers, and consulted the community.

- 22.1. That CVRD Bylaw No. 3284 – Area E – Cowichan Station/Sahtlam/Glenora Official Community Plan Amendment Bylaw (Cherry Blossom Estates), be forwarded to the Board for adoption.
 2. That second and third reading of CVRD Bylaw No. 3285 – Area E – Cowichan Station/Sahtlam/Glenora Zoning Amendment Bylaw (Cherry Blossom Estates), be rescinded.
 3. That CVRD Zoning Amendment Bylaw No. 3285 be amended by incorporating covenant requirements into the bylaw as described in the Development Services Manager's January 11, 2012 Staff Report.
 4. That CVRD Zoning Amendment Bylaw No. 3285, as amended, be forwarded to the Board for consideration of second reading.
 5. That notice be issued that the public hearing for CVRD Zoning Amendment Bylaw No. 3285 will be waived in accordance with Section 893 of the *Local Government Act*; and further, that after the close of the notification period, that CVRD Zoning Amendment Bylaw No. 3285 be forwarded to the Board for consideration of third reading and adoption.
23. That the request by Cowichan Valley Trap and Skeet Club to hold three Special Event competitive shoots in 2012 (March 31-April 1, April 21-22, and June 1-2), be approved.

MOTION CARRIED

It was moved and seconded:

15. That Application No. 1-C-11DP made by J. Francis and Sanja Hugo for the purpose of subdividing the property into a 0.3802 hectare lot and a 0.4 hectare lot be approved subject to:
1. A covenant being registered to protect a 30 metre agricultural buffer between the subject property and the property directly north of the subject property, within which no dwelling, building or structure may be located, and no vegetation may be removed, except invasive species, dry underbrush which poses a fire hazard, and dangerous trees identified by an International Society of Arboriculture Certified Arborist.
 2. Compliance with a drainage plan, to be prepared by a Professional Engineer with experience in drainage, at the time of any future building permit application, which outlines measures that must be taken to ensure post-development runoff does not exceed pre-development runoff for a five year storm event.

12-044

It was moved and seconded recommendation 15.1 be amended as follows:

A covenant being registered to protect a 15 metre agricultural buffer between the subject property and the property directly north of the subject property, within which no dwelling, building or structure may be located, and no vegetation may be removed, except invasive

species, dry underbrush which poses a fire hazard, and dangerous trees identified by an International Society of Arboriculture Certified Arborist; and further, that a 15 metre setback be established from the agricultural buffer area within which no dwellings may be located.

MOTION CARRIED

12-045

VOTING RESUMED ON THE ORIGINAL MOTION AS AMENDED

15. That Application No. 1-C-11DP made by J. Francis and Sanja Hugo for the purpose of subdividing the property into a 0.3802 hectare lot and a 0.4 hectare lot be approved subject to:

1. A covenant being registered to protect a 15 metre agricultural buffer between the subject property and the property directly north of the subject property, within which no dwelling, building or structure may be located, and no vegetation may be removed, except invasive species, dry underbrush which poses a fire hazard, and dangerous trees identified by an International Society of Arboriculture Certified Arborist; and further, that a 15 metre setback be established from the agricultural buffer area within which no dwellings may be located.
2. Compliance with a drainage plan, to be prepared by a Professional Engineer with experience in drainage, at the time of any future building permit application, which outlines measures that must be taken to ensure post-development runoff does not exceed pre-development runoff for a five year storm event.

MOTION CARRIED

CR2

The report and recommendations from the Electoral Area Services Committee meeting of February 7, 2012 listing 13 items were considered.

12-046

It was moved and seconded:

1. That a trail license agreement be entered into with Stocking Creek Strata #VIS3754 permitting the Regional District to construct and maintain a public trail across Common Property VIS 3794, Oyster Land District as an extension to the trail system in Stocking Creek Park.
2. That a one year lease renewal inclusive of two renewal terms of one year each be approved for the Stocking Creek Park lease across Lot 14 (DD 71247N), District Lot 14, Oyster District, Plan 4039 (PID: 002-221-721) for the purpose of trail access to the park.
3. That a grant in aid, Electoral Area D – Cowichan Bay, in the amount of \$1,000 be given to West Coast Men's Support Society, to assist with their program.

4. That the following motion be submitted to AVICC:
- WHEREAS** Regional District Fire Departments provide essential lifesaving and emergency response services to communities throughout BC;
- AND WHEREAS** the funding of essential capital infrastructure and equipment such as fire halls and emergency vehicles is very challenging for small fire departments and communities;
- NOW THEREFORE BE IT RESOLVED** that the Province of British Columbia work with the Union of BC Municipalities to identify mechanisms and strategies to assist in generating sustainable funding for rural fire departments.
5. That a letter be forwarded to David Turpin, President, University of Victoria, requesting a meeting to express CVRD's concerns regarding future plans that the University may have regarding the Simpson Field Studies Resource Centre in Marble Bay on Cowichan Lake.
6. That the CAO investigate a corporate policy in regards to gas tax funding for NGOs who have eligible projects, and who presently have a specified area funding Bylaw in place, and receive funding annually as part of the CVRD Budget process; and that CVRD/NGO specified area defined partnerships which have proposed projects on public owned lands, be considered as eligible for year 2012 funding; and further, that a staff report on eligible NGO funding partnerships overall to be part of the gas tax project be forwarded to an upcoming EASC meeting.

MOTION CARRIED

12-047

It was moved and seconded:

7. That the request by M.H. Johnston & Associates Inc. to permit stick framing of homes at their Shawnigan Station Estates development on Lot A, Section 7, Township 1, Malahat District, Plan 4777, be approved.

(Amended from original Committee recommendation):

8. That Application No. 7-B-11DP/RAR, submitted by Jordan Mann on behalf of Don Mann Excavating Ltd., for deposit of fill and restoration of land within the riparian area described in RAR Report No. 2147 on Lot 6, District Lot 50, Malahat District, Plan VIP85007, Except Part in Plan EPP13409 (PID 027-514-382), be approved, subject to:
- a) Compliance with RAR Assessment Report No. 2147 prepared by Wm. Patrick Lucey R.P.Bio and the restoration letter prepared by Aqua-Tex Scientific Consulting dated September 21, 2011.
 - b) Receipt of an irrevocable letter of credit in a form suitable to the CVRD equal to 125% of the value of the restoration described by the Qualified Environmental Professional.

- c) That covenant FB174939 be amended to reflect the new Riparian Areas Regulation report and Streamside Protection and Enhancement Areas.
 - d) That the property owner identify the source of the soil and have it assessed.
9. That Application No. 5-A-11DP (Webb/Ogden) be approved, and that a development permit, pursuant to the Mill Bay Village Development Permit Area, be issued to Alf Webb on behalf of Reginald and Doris Ogden for Lot 11, Block F, Section 1, Range 9, Shawnigan District, Plan 1720 except Part in Plan 22573 and Plan 50586 (PID: 000-639-583), for the 4 lot subdivision of the subject property, subject to the following:
1. Receipt of a letter of credit, covering 100% of the cost of invasive plant species removal, appropriate disposal, and two years successive treatments;
 2. Compliance with a rain and stormwater management plan, to be prepared by a Qualified Professional Engineer at the time of any future building permit application, which is designed to:
 - Promote the use of low impact development techniques
 - Maximize infiltration from frequently occurring rain events and not permit the volume of drainage flows from exceeding pre development levels
 - Maintain or improve water quality from the development site
 - Maintain the site's discharge hydrogeology from a 5 year peak flow event
 - Locate rain and storm water management facilities so as to minimize impacts to natural areas.
 3. Compliance with Riparian Areas Regulation report no. 1976, prepared by Paul Harder, RP Bio, dated April 5, 2011.
10. That Section 16 of Development Application Procedures and Fees Bylaw No. 3275 be varied to allow reconsideration of Application No. 3-I-11DP/RAR (Dix) in advance of the required 12 month waiting period.
11. That the application from The Everti Cycling Club to hold a cross-country mountain bike race on designated trails within Quarry Nature Park and the Cobble Hill Mountain Regional Recreation Area on Sunday, March 18, 2012, be approved subject to the following conditions:
1. Proof of the \$5,000,000 liability insurance that the company has to cover the event which also identifies the CVRD and the Province of BC named as additional insured.
 2. A damage deposit of \$500 must be provided to the CVRD for confirmation that the company will clean up all garbage and fix any damaged trails on the race route upon completion of the event and that all racers will stay on designated trails identified on CVRD parkland.

3. Confirmation that there will be notices of the event posted along the trail in advance of, and during the day of, the event that will advise other trail users of the race.
 4. Alpine Stables is notified at least two weeks in advance of the event by the event organizers of the trails to be used to allow sufficient time for equestrian riding routes to be modified for the day of the event.
 5. That both porta-potties within Quarry Nature Park are pumped out and cleaned following the race at the cost of the race organizers, payment of which will be provided by cheque along with the damage deposit.
 6. That the Cobble Hill Parks Commission has endorsed the use of Quarry Nature Park in Cobble Hill as a staging area for the event.
12. That Development Permit No. 2-A-11DP (Mill Bay Marina) be amended to remove the requirement for permeable pavers in the parking lot areas, provided oil/water/grit separators are provided to protect water quality and the decorative treatment of the driveway and parking areas is maintained.
13. That the CVRD not take on the responsibility of hiring Qualified Environmental Professionals for any land use application that requires such, and that a formal request be forwarded to the Minister of Environment to take the appropriate action that would require the Province to delegate additional resources to processing QEP reports; and further, that the following resolution be forwarded to AVICC:

WHEREAS the Provincial government implemented the Riparian Areas Regulation to protect fish habitat for future generations, and the implementation of this regulation requires a partnership between the Provincial Ministry of Environment, Fisheries and Oceans Canada, and local governments in order to be successful;

AND WHEREAS the Provincial Ministry of Environment appear to be lacking the dedicated resources to review the reports forwarded by Qualified Environmental Professionals (QEP's) which is necessary in order to ensure that the standards set under these regulations are adhered to;

NOW THEREFORE BE IT RESOLVED that the Provincial Ministry of Environment take immediate steps to provide the necessary staff resources to review the reports forwarded by QEP's so that the provincial Riparian Areas Regulation fully achieves its goal of protecting our fish habitat.

MOTION CARRIED

CR3

The report and recommendations of the Engineering & Environmental Services Committee meeting of January 25, 2012 listing seven items were considered.

12-048

It was moved and seconded:

1. That the CVRD Board provide first stage approval and authorize staff time to continue with the process of investigating takeover of the Warmland Property development's three small sewer systems, located in Electoral Area B, as requested by Strata Corporations VIS6204, VIS6337 and VIS6597, subject to the following conditions and with the understanding that nothing is intended by this approval to fetter future CVRD Board decisions on required bylaws:
 - All lands with infrastructure works are to be transferred to CVRD, or, if not possible, be placed within registered Statutory Rights-of-Way, using the CVRD's standard charge terms;
 - A utility transfer agreement be executed between the CVRD and the owners;
 - The CVRD undertake a review of the systems in order to address deficiencies in the sewer systems;
 - The owners of the utilities be willing to transfer the systems to the CVRD;
 - A public consultation process regarding CVRD takeover be undertaken;
 - A petition process be carried out and completed by at least 50% of the owners of parcels within the proposed service area with the total value of the parcels representing at least 50% of the net taxable value of all land and improvements in the service area.
 - That an assessment of the three systems be carried out, funded to a maximum cost of \$15,000, with \$5,000 from the CVRD Electoral Area Feasibility Study Function and \$10,000 through a Provincial Feasibility Study Grant; and that, upon completion of a successful petition process, bylaws be prepared to create a service area for this utility.
 - This list is not exhaustive and items may be added, deleted or altered prior to a formal agreement being executed.
2. 1. That the *Certificate of Sufficiency*, confirming that a sufficient petition requesting inclusion into the Brulette Place Sewer System Service Area be received.
2. That "CVRD Bylaw No. 3296 – Brulette Place Sewer System Service Establishment Bylaw, 2009", be amended to include "*PID 009-497-862, That part of Section 4, Range 8, Shawnigan District, Shown Outlined in red on Plan 677R except that part in Plan VIP52681 and VIP72005*".
3. That the amended bylaw be forwarded to the Board for consideration of three readings and adoption.
4. 1. That the *Certificate of Sufficiency*, confirming that sufficient petitions requesting inclusion into the Lambourn Estates sewer and water service areas be received.

2. That CVRD Bylaw No. 3052 – Lambourn Estates Sewer System Service Establishment Bylaw, 2008, be amended to include "*PID 027-834-921, Lot B, Section 5, Range 6, Plan VIP86371, Cowichan District*".
3. That CVRD Bylaw No. 3034 – Lambourn Estates Water System Service Establishment Bylaw, 2008 be amended to include "*PID 027-834-921, Lot B, Section 5, Range 6, Plan VIP86371, Cowichan District*".
4. That the amended bylaws be forwarded to the Board for consideration of three readings.
5. That the amendment bylaws not be considered for adoption until the following conditions have been met:
 1. A covenant be registered on title of each of the two properties, addressing CVRD Planning concerns.
 2. A Lambourn Estates Sewer and Water Servicing Agreement be executed by each of the Developers and the CVRD.
5. 1. That the *Certificate of Sufficiency*, confirming that a sufficient petition requesting inclusion into the Lambourn Estates sewer service area be received.
2. That CVRD Bylaw No. 3052 – Lambourn Estates Sewer System Service Establishment Bylaw, 2008, be amended to include "*PID 004-211-286, Lot 1, Section 5, Range 6, Cowichan District, Plan 15174, except that part in Plan 25885*".
3. That the amended bylaw be forwarded to the Board for consideration of three readings.
4. That the amendment bylaw not be considered for adoption until the following conditions have been met:
 1. A covenant be registered on title of this property, addressing CVRD Planning concerns.
 2. A Lambourn Estates Sewer and Water Servicing Agreement be executed by the Developers and the CVRD.
6. That the request for \$25,000 of funding by Cowichan Energy Alternatives, for installation of ten waste vegetable oil collection bins not be given further consideration in the 2012 budget process; and further, that the CVRD use funds within the core 2012 Solid Waste Management budget to purchase three waste vegetable oil collection bins from Cowichan Energy Alternatives, at a cost of \$2,500 each, to be located at existing CVRD recycling drop-off depots.

MOTION CARRIED

12-049

It was moved and seconded:

3. That a strongly worded letter from the CVRD Board Chair be sent to the Province requesting that legislation be introduced that would allow a Regional District to take measures to address "declared nuisances".

MOTION CARRIED

12-050

(Amended from original Committee recommendation):

It was moved and seconded:

7. That a Special Board meeting be held on Wednesday March 21, 2012, at 2:00 pm, to hear an appeal by Fisher Road Recycling, as allowed for under CVRD Bylaw No. 2570 - Waste Stream Management Licensing Bylaw, 2004.

MOTION CARRIED

CR4

The report and recommendation from the Transit Committee meeting of February 8, 2012 listing one item was considered.

12-051

It was moved and seconded that, as recommended by BC Transit, the CVRD Board agree to revise the Cowichan Valley Commuter "On-board Pet Policy", to read:

"Other than Assistance Animals, pets are not permitted on board the Cowichan Valley Commuter Service. The service is not deemed appropriate for pets to travel on due to the longer duration trips and the large distances the vehicle travels between stops. This policy applies to all pets regardless of whether they are contained in secure cages or not. Assistance animals are allowed on public transit at all times. Passengers may be asked to produce their Guide Animal Certificate."

Opposed: Directors Hartmann and Kent

MOTION CARRIED

CR5

The report and recommendations from the Economic Development Commission meeting of January 19, 2012 listing three items were considered.

12-052

(Amended from original Commission recommendation):

It was moved and seconded:

1. That a Tourism Cowichan Restructure Committee be created to develop and plan for the restructuring of Tourism Cowichan; to examine all aspects of the program, determine reasonable timelines for implementation, expanded Committee membership, expand on the principles for regional operation and collaboration made in the Regional Tourism Plan – 2010 with a goal to create and develop a reasonable and logical business/operational plan including a seamless transition from the present structure to the new "Tourism Cowichan Council";
2. That the Tourism Cowichan Restructure Committee consist of 10 to 20 individuals representing all stakeholder groups including operators and sector representatives from within the Region including political appointees and representation from the Economic Development Commission.
3. That Economic Development Commission member Mike Kelly be appointed as the Economic Development Commission representative on the Tourism Cowichan Restructure Committee.

Opposed: Directors Marcotte, Duncan and Weaver

MOTION CARRIED

CR6 The report and recommendation from the Kerry Park Recreation Commission meeting of January 24, 2012 listing one item was considered.

12-053 It was moved and seconded that the Cowichan Valley Regional District Board authorizes the submission of a grant application to the Celebrate Canada Committee for British Columbia c/o Canadian Heritage for funds to host the Canada Day Celebration in the South Cowichan Area.

MOTION CARRIED

STAFF REPORTS

SR1 The Staff Report from the Manager, Recycling and Waste Management, dated January 31, 2012 re: Provincial Legislation for Declared Nuisances was considered.

12-054 It was moved and seconded that the following resolution be submitted to AVICC and UBCM:

WHEREAS there is no legislation in place that allows Regional District to take measures to address 'declared nuisances';

AND WHEREAS many residents have expressed grave concern regarding impacts from odours that are produced from composting facilities in the Cowichan Valley Regional District;

NOW THEREFORE BE IT RESOLVED that the Province of British Columbia be requested to introduce legislation that would allow a Regional District to take measures to address 'declared nuisance'.

MOTION CARRIED

SR2 The Staff Report from the Manager, Recycling and Waste Management dated January 31, 2012 re: Revised Amendment to Bylaw 2570 - Waste Stream Management Licensing was considered.

12-055 It was moved and seconded that CVRD Bylaw No. 3556 - Waste Stream Management Licensing Amendment Bylaw, 2012 be considered for three readings and, following Ministerial approval, be adopted.

MOTION CARRIED

SR3 The Staff Report from the Project Manager, Capital Projects dated February 7, 2012 re: Lambourn Estates Water and Sewer Service Areas Amendment Request - Ellefson was considered.

12-056 It was moved and seconded:

1. That the *Certificate of Sufficiency*, confirming that sufficient petitions requesting inclusion into the Lambourn Estates sewer and water service areas be received.

2. That CVRD Bylaw No. 3052 - Lambourn Estates Sewer System Service Establishment Bylaw, 2008, be amended to include "*PID 027-634-434, Lot 1, Section 4, Range 7, Plan VIP85643, Cowichan District*".
3. That CVRD Bylaw No. 3034 - Lambourn Estates Water System Service Establishment Bylaw, 2008 be amended to include "*PID 027-634-434, Lot 1, Section 4, Range 7, Plan VIP85643, Cowichan District*".
4. That the amended bylaws be forwarded to the Board for consideration of three readings.
5. That the amendment bylaws not be considered for adoption until the following conditions have been met:
 1. A covenant be registered on the property title, addressing CVRD Planning concerns.
 2. A Lambourn Estates Sewer and Water Servicing Agreement be executed by each of the Developers and the CVRD.
 3. A Section 219 covenant be registered on the property title that limits the number of lots that can be subdivided to five and indicates that the remainder parcel cannot be further subdivided irrespective of provision of community water and sewer.

MOTION CARRIED

PUBLIC HEARINGS

PH1 Public Hearing Report and Minutes re: South Cowichan Official Community Plan Amendment Bylaw No. 3511 and Zoning Amendment Bylaw No. 3498 (Bamberton Business Park/Industrial), applicable to Electoral Area A - Mill Bay/Malahat, were considered.

12-057 It was moved and seconded that the Public Hearing Report and Minutes re: South Cowichan Official Community Plan Amendment Bylaw No. 3511 and Zoning Amendment Bylaw No. 3498 (Bamberton Business Park/Industrial), applicable to Electoral Area A - Mill Bay/Malahat be received.

MOTION CARRIED

BYLAWS

B1
12-058 It was moved and seconded that "CVRD Bylaw No. 3571 – CVRD Bylaw No. 3571 – Security Issuing (Loan Authorization Bylaw No. 3449 and Loan Authorization Bylaw No. 3458) Bylaw, 2012", be granted 1st, 2nd and 3rd reading.

MOTION CARRIED

B1
12-059 It was moved and seconded that "CVRD Bylaw No. 3571 – CVRD Bylaw No. 3571 – Security Issuing (Loan Authorization Bylaw No. 3449 and Loan Authorization Bylaw No. 3458) Bylaw, 2012", be adopted.

MOTION CARRIED

**B2
12-060** It was moved and seconded that "CVRD Bylaw No. 3573 – North Oyster Fire Protection Service Amendment Bylaw, 2011", be adopted.

MOTION CARRIED

**B3
12-061** It was moved and seconded that "CVRD Bylaw No. 3575 – Cowichan Valley Regional District Revenue Anticipation Borrowing Bylaw, 2012", be granted 1st, 2nd and 3rd reading.

MOTION CARRIED

**B3
12-062** It was moved and seconded that "CVRD Bylaw No. 3575 – Cowichan Valley Regional District Revenue Anticipation Borrowing Bylaw, 2012", be adopted.

MOTION CARRIED

**B4
12-063** It was moved and seconded that "CVRD Bylaw No. 3576 – Eagle Heights Fire Protection Service Amendment Bylaw, 2012", be adopted.

MOTION CARRIED

**B5
12-064** It was moved and seconded that "CVRD Bylaw No. 3577 – Security Issuing (Loan Authorization Bylaw No. 1763) Bylaw, 2012", be granted 1st, 2nd and 3rd reading.

MOTION CARRIED

**B5
12-065** It was moved and seconded that "CVRD Bylaw No. 3577 – Security Issuing (Loan Authorization Bylaw No. 1763) Bylaw, 2012", be adopted.

MOTION CARRIED

**B6
12-066** It was moved and seconded that "CVRD Bylaw No. 3579 – Lambourn Estates Sewer System Service Amendment Bylaw (PID 001-098-241), 2012", be granted 1st, 2nd and 3rd reading.

MOTION CARRIED

**B7
12-067** It was moved and seconded that "CVRD Bylaw No. 3580 – Lambourn Estates Water System Service Amendment Bylaw (PID 001-098-241), 2012", be granted 1st, 2nd and 3rd reading.

MOTION CARRIED

**B8
12-068** It was moved and seconded that "CVRD Bylaw No. 3284 – Area E – Cowichan Station/Sahtlam/Glenora Official Community Plan Amendment Bylaw (Cherry Blossom Estates), 2009", be adopted.

MOTION CARRIED

**B9
12-069** It was moved and seconded that "CVRD Bylaw No. 3285 – Area E – Cowichan Station/Sahtlam/Glenora Zoning Amendment Bylaw (Cherry Blossom Estates), 2009", 3rd reading be rescinded.

MOTION CARRIED

**B9
12-070** It was moved and seconded that "CVRD Bylaw No. 3285 – Area E – Cowichan Station/Sahtlam/Glenora Zoning Amendment Bylaw (Cherry Blossom Estates), 2009", 2nd reading be rescinded.

MOTION CARRIED

**B9
12-071** It was moved and seconded that "CVRD Bylaw No. 3285 – Area E – Cowichan Station/Sahtlam/Glenora Zoning Amendment Bylaw (Cherry Blossom Estates), 2009", be granted 2nd reading as amended in accordance with EASC Recommendation No. 22.3

MOTION CARRIED

**B10
12-072** It was moved and seconded that "CVRD Bylaw No. 3511 – South Cowichan Official Community Plan Amendment Bylaw (Bamberton Business Park/Industrial), 2011", be granted 3rd reading.

Opposed: Director Duncan

MOTION CARRIED

**B11
12-073** It was moved and seconded that "CVRD Bylaw No. 3498 – Electoral Area A – Mill Bay/Malahat Zoning Amendment Bylaw (Bamberton Business Park Industrial), 2011", be granted 3rd reading.

Opposed: Director Duncan

MOTION CARRIED

12-074 It was moved and seconded that prior to consideration of adoption of Bylaws No. 3511 and 3498, staff be directed to work with the applicants to address covenant deficiencies, including but not limited to:

- Transfer of the McCurdy Point dedication at no cost to the CVRD;
- Limiting restrictions on the transfer of McCurdy Point lands to the prohibition on commercial and industrial use, with no positive obligations or indemnity;
- Removal of delegation authority to the General Manager of Planning and Development;
- Acceptance of the "as is, where is" transfer of McCurdy Point, but without additional positive obligations or release or indemnity to Bamberton;
- Inclusion of dedication as an option for protection of RAR and SEI areas upon agreement of the parties;
- Acceptance of a five year early termination clause for the Southlands covenant is not preferred but may be considered if modified to account for unfettered consideration and acceptable amendments rezoning applications;
- Ongoing monitoring of the Oceanview Improvement District's well, at the applicant's cost;
- Such other matters as discussed with the applicants and recommended by CVRD staff and legal counsel prior to the public hearing;

And further, that upon mutual agreement of the amended covenants, the Corporate Secretary and Regional Board Chair be authorized to execute the covenants on behalf of the CVRD.

Should mutual agreement not be achieved, staff are directed to prepare a report describing any outstanding covenant deficiencies.

MOTION CARRIED

B12
12-075

It was moved and seconded that "CVRD Bylaw No. 3584 – Area B – Shawnigan Lake Zoning Amendment Bylaw (Creelman), 2012", be granted 1st and 2nd reading.

MOTION CARRIED

RESOLUTIONS

RES1
12-076

It was moved and seconded that the following appointments to the Electoral Area E - Cowichan Station/Sahtlam/Glenora Parks and Recreation Commission be approved:

Elected for a Term to Expire November 30, 2012:

Jeff Hunter
Patty John
Frank McCorkell
Paul Slade
Ron Smith

Appointed for a Term to Expire November 30, 2012:

Irene Evans
Howard Heyd
Mike Lees
Larry Whetstone

MOTION CARRIED

RES2
12-077

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

Appointed for a Term to Expire December 31, 2012:

Paul Bottomley
Harry Brunt
Tim Godau
Glen Hammond
Dave Key
Jackie Rieck
Kelly Schellenberg
Hans Nelles
Christine Nelles

MOTION CARRIED

RES3
12-078

It was moved and seconded that the following appointments to the Electoral Area G - Saltair/Gulf Islands Advisory Planning Commission be approved:

Appointed for a Term to Expire November 30, 2012:

Ruth Blake
Ted Brown
Gary Dykema
Karen Porter
John Silins

MOTION CARRIED

RES4
12-079

It was moved and seconded that the following appointment to the Electoral Area H - North Oyster/Diamond Advisory Planning Commission be approved:

Appointed for a Term to Expire November 30, 2012:

Ted Kaesse

MOTION CARRIED**UNFINISHED BUSINESS**

UF1

Director Marcotte - Smart Meters

12-080

It was moved and seconded that staff contact the Union of British Columbia Municipalities and request that they provide a report on the progress and disposition of 2011 Resolution No. B174 - BC HYDRO WIRELESS SMART METERS.

MOTION CARRIED**NEW BUSINESS**

NB1
12-081

It was moved and seconded that the following appointments to the Electoral Area A - Mill Bay/Malahat Parks & Recreation Commission be approved:

Appointed for a Term to Expire December 31, 2013:

David Gall
Clyde Ogilvie
Joan Pope

MOTION CARRIED

NB2
12-082

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

Appointed for a Term to Expire December 31, 2013:

Alan Seal
Al Garside
Jennifer Symons

MOTION CARRIED**QUESTION PERIOD**

8:33 pm

Directors Walker, Fraser, Giles, Duncan, Morrison, Dorey Marcotte and Weaver left the Board Room at 8:33 pm thereby resulting in a loss of quorum. The meeting recessed at 8:33 pm until the return of quorum.

8:35 pm Directors Walker, Fraser, Giles, Duncan, Morrison, Dorey Marcotte and Weaver returned to the Board Room at 8:35 pm resulting in the return of quorum and the meeting resumed.

**RESOLVING INTO
CLOSED SESSION**

12-083
8:35 pm It was moved and seconded that the meeting be closed to the public in accordance with the Community Charter Part 4, Division 3, Section 90, Subsections (1) (c) Employee Relations; (1) (f) Legal Action; (1) (a) Potential Appointments; and (1) (e) Land Acquisition.

MOTION CARRIED

**RISE FROM
CLOSED SESSION**

12-091
8:56 pm It was moved and seconded that the Board rise with report on Closed Session Items CSCR3 and SCNB1, Potential Appointments and return to the Regular portion of the meeting.

MOTION CARRIED

12-088 It was moved and seconded that Roger Hart be appointed the Environment Commission representative to the Economic Development Commission for a term of one year.

MOTION CARRIED

12-089 It was moved and seconded that the following appointments to the Regional Agricultural Advisory Commission be approved:

Appointed for a Term to Expire December 31, 2014:

Joanne McLeod, Nanaimo Cedar Farmer's Institute
Ian Christison, Shawnigan Cobble Hill Farmer's Institute
Bob Crowford, Cowichan Agricultural Society
Wayne Haddow, Regional Agrolgist, Ministry of Agriculture

Appointed for a Term to Expire December 31, 2013:

Mick Smith, Duncan Farmer's Market
Pat Durose, Farm Credit Canada
Rodger Hunter, Cowichan Watershed Board
Dave Thomson, District A Farmer's Institute
Fred Oud, Cowichan Exhibition Society

MOTION CARRIED

ADJOURNMENT

12-092
8:50 pm It was moved and seconded that the Regular Board meeting be adjourned.

MOTION CARRIED

The meeting adjourned at 8:50 pm

Certified Correct:

Chairperson

Corporate Secretary

Dated: _____

Minutes of the Special meeting of the Board of the Cowichan Valley Regional District held in the Board Room, 175 Ingram Street, Duncan, BC, on Tuesday, February 22 at 1:04 pm.

PRESENT: Chair R. Hutchins
Directors M. Dorey, L. Duncan, B. Fraser, G. Giles, R. Hartmann, L. Iannidinardo <1:06 pm>, P. Kent, J. Lefebure, B. Lines, T. McGonigle, I. Morrison, M. Walker, P. Weaver, and Alternate Director R. Waters

ALSO PRESENT: Warren Jones, Chief Administrative Officer
Joe Barry, Corporate Secretary
Mark Kueber, General Manager, Corporate Service
Geoff Millar, Manager, Economic Development Division

ABSENT: Director M. Marcotte

APPROVAL OF AGENDA

12-093

It was moved and seconded that the agenda be approved.

MOTION CARRIED

STAFF REPORT

SR1

The Staff Report from the Chief Administrative Officer dated February 16, 2012 re: Visitor Information Services Proposal was considered.

12-094

It was moved and seconded that the Cowichan Valley Regional District provide a Regional Grant-in-Aid in the amount of \$293,000 to the Duncan-North Cowichan Chamber of Commerce to assist in the construction of a new Regional Visitor Information Centre at the BC Forest Discovery Centre; and that the \$293,000 be funded through short-term borrowing to be paid back over five years under Liabilities Under Agreements, section 175 of the *Community Charter*.

Opposed: Directors B. Fraser, T. McGonigle, I. Morrison, M. Walker, P. Weaver and Alternate Director R. Waters

MOTION CARRIED

ADJOURNMENT

12-095
2:34 pm

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

MOTION CARRIED

The Special Board meeting adjourned at 2:34 pm.

Certified Correct:

Chairperson

Corporate Secretary

Dated: _____

Request to Appear as a Delegation

Meeting Information

Request to Address:

CVRD Board

Committee

If Committee, specify the Committee here:

Meeting Date: 03/14/2012

Meeting Time: 6:00 pm

Applicant Information

Applicant Name: Janet Docherty and Marsha Stanley

Representing: Cowichan Valley Wineries and Wine & Culinary Fe

(Name of organization if applicable)

As: Business owner

(Capacity / Office)

Number Attending: 15

Applicant Contact Information

Applicant Mailing Address: 3500 Telegraph Road

Applicant City: Cobble Hill, BC

Applicant Telephone: 250-856-2428

Applicant Fax: 250-743-4170

Applicant Email: marsha@damali.ca

Presentation Topic and Nature of Request:

The Cowichan Wineries have come together as a group to work cooperatively on a number of initiatives. We respectfully request the opportunity to make a presentation to the Board on the Cowichan Wine & Culinary Festival and the economic benefits to the businesses in the CVRD. Request for grant and seed money to assist with planning for 2012.

Request to Appear as a Delegation

Meeting Information

Request to Address:

CVRD Board

Committee

If Committee, specify the Committee here:

[Empty text box]

Meeting Date: 03/14/2012
Meeting Time: ~1800

Applicant Information

Applicant Name: Justin Straker
Representing: CVRD Environment Commission
As: Members
Number Attending: 2

(Name of organization if applicable)
(Capacity / Office)

Applicant Contact Information

Applicant Mailing Address: c/o Dyan Freer, CVRD
Applicant City: Duncan
Applicant Telephone: 250 701 0600
Applicant Fax:
Applicant Email: jstraker@integralecologygroup.com

Presentation Topic and Nature of Request:

The CVRD Environment Commission would like to present as a delegation their recommendation to the CVRD Board that a Regional Environmental Strategic Plan be developed by CVRD staff, working with the Environment Commission. The Regional Environmental Strategic Plan would be designed to support key components of the CVRD Corporate Strategic Plan and the Regional Integrated Sustainability Plan, and would be developed collaboratively by the CVRD, the Environment Commission, and community partners.



CR1

**ELECTORAL AREA SERVICES
COMMITTEE REPORT
OF MEETING HELD FEBRUARY 21, 2012**

DATE: February 24, 2012

To: Chairperson and Directors of the Board

Your Electoral Area Services Committee reports and recommends as follows:

1. That the CVRD Board Chair forward a letter of support to the Cowichan Tribes supporting their funding request to the Real Estate Foundation for their proposed Land Use Plan.
2. That a grant in aid, Electoral Area A – Mill Bay/Malahat, in the amount of \$500 be given to Ecole Mill Bay PAC to promote green living for families in the Cowichan Valley.
3. That a grant in aid, Electoral Area A - Mill Bay/Malahat, in the amount of \$250 be given to The Cowichan Spirit of Women's Resource Centre to help serve the women and children in the Cowichan Valley.
4. That a grant in aid, Electoral Area B – Shawnigan Lake, in the amount of \$1,000 be given to Francis Kelsey Secondary School to provide a bursary/bursaries to graduating students from Area B.
5. That a grant in aid, Electoral Area B – Shawnigan Lake, in the amount of \$1,000 be given to Cowichan Secondary School to provide a bursary/bursaries to graduating students from Area B.
6. That a grant in aid, Electoral Area B – Shawnigan Lake, in the amount of \$11,500 be given to *Inspire!* Shawnigan Lake Arts, Culture and Heritage Society to assist with funding annual community arts events
7. That a grant in aid, Electoral Area A – Mill Bay/Malahat, in the amount of \$1,500 be given to CMS Food Bank to help support needing families in Area A.
8. That a grant in aid, Electoral Area A – Mill Bay/Malahat, in the amount of \$2000 be given to Francis Kelsey School to provide four \$500 bursaries to graduating students from Area A.
9. That a grant in aid, Electoral Area A – Mill Bay/Malahat, in the amount of \$1,500 be given to Cowichan Therapeutic Riding Association to help individuals with various disabilities in our community.

10. That a grant in aid, Electoral Area D – Cowichan Bay, in the amount of \$250 be given to Cowichan Spirit of Women's Centre to help serve the women and children in the Cowichan Valley.
11. That a grant in aid, Electoral Area D – Cowichan Bay, in the amount of \$500 be given to Ecole Mill Bay PAC to promote green living for families in the Cowichan Valley.
12. That the CVRD enter into a permit to construct agreement with BC MoT for the following three undeveloped road ends leading to Shawnigan Lake: Worthington Road, Bell-Irving Road and May Road, all to be developed under the Electoral Area B Community Parks function as public accesses to the Lake.
13. That the CVRD enter into a permit to construct agreement with BC MoT for a trail in the section of Wilmot Road right of way in front of the Cowichan Bay Estates Development to be managed under the Electoral Area D Community Parks function.

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

14.
 1. That zoning and OCP amendment bylaws for Application No. 1-G-10 RS (Laird/Christie) be forwarded to the Board for consideration of 1st and 2nd reading.
 2. That a public hearing be scheduled with Directors from Areas G, H and E as delegates, subject to the following being submitted in a form acceptable to the CVRD prior to scheduling the hearing:
 1. That a professional engineer prepares an operational plan for ongoing maintenance of the sewage treatment system, and a draft covenant is submitted to ensure maintenance recommendations are implemented;
 2. That the drainage study be revised such that all proposed rain water management infrastructure is removed from proposed park area and relocated to strata property;
 3. That a draft covenant be submitted respecting parkland dedication and public access;
 4. That a draft covenant be submitted to ensure dedication of private road to MOT at time of subdivision, to prevent duplication of access points along Chemainus Road;
 5. That the applicants agree in writing to the costs associated with installation of a fire hydrant, in a location suitable to the CVRD.



CR1

**ELECTORAL AREA SERVICES
COMMITTEE REPORT**

OF MEETING HELD MARCH 6, 2012

DATE: March 8, 2012

To: Chairperson and Directors of the Board

Your Electoral Area Services Committee reports and recommends as follows:

1. That Matt Robley and Gaye Oldfield be compensated \$750, total, for loss of livestock (sheep) as a result of an attack from unknown dog(s) at 4765 Wilson Road that occurred on December 14, 2011.
2. That Bill Eben be compensated \$450, total, for loss of livestock (sheep) as a result of an attack from unknown dog(s) at 4860 Bench Road on December 11, 2011.
3. That application to the West Coast Community Adjustment Program for \$60,000 in grant funding for the Cowichan Bay Marine Gateway project be endorsed, with \$40,000 in additional funding to support the project to be committed from the 2012 Electoral Area D (Cowichan Bay) Community Parks capital budget.
4.
 1. That Board resolution #10-464-1 dated August 11, 2010, be rescinded.
 2. That bylaws be prepared for the subdivision and disposal of surplus parkland in Don's Park (legally described as PARK, Section 8, Range 7, Sahtlam Land District, Plan 41219), retaining on a 10 metre wide portion of the property along the western boundary for park purposes to establish a community trail between Don's Road and property immediately south of the park.
 3. That an Alternate Approval Process be held as required under the *Local Government Act* with respect to obtaining elector consent for the disposal of the surplus portion of Don's Park no longer required for community park purposes.



CR2

**ENGINEERING & ENVIRONMENTAL SERVICES COMMITTEE REPORT
OF MEETING HELD FEBRUARY 22, 2012**

DATE: February 23, 2012

To: Chair and Directors of the Cowichan Valley Regional District

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

1. That "CVRD Bylaw No. 3586 – Cowichan Valley Regional District Garbage and/or Recyclable Materials Collection Amendment Bylaw, 2012" be forwarded to the Board for three readings and adoption.
2.
 - .1 That the *Certificates of Sufficiency*, confirming that sufficient petitions requesting inclusion into the Sentinel Ridge Drainage System Service Area and Sentinel Ridge Street Lighting Service Area be received.
 - .2 That "CVRD Bylaw No. 2852 – Sentinel Ridge Drainage System Establishment Bylaw, 2006", and "CVRD Bylaw No. 2851 – Sentinel Ridge Street Lighting Establishment Bylaw, 2006", be amended to include *PID 009-346-511 Parcel C (DD43694I) D.L. 77, Malahat District, PID 009-346-520 Parcel D (DD33154I), D.L. 77, Malahat District and PID 009-346-554 That part of D.L. 77, Lying to the south of the south boundaries of Parcel C & D of said lot and except those parts in plans 518W, 50504 & VIP86315, Malahat District.*
 - .3 That the amended bylaw be forwarded to the Board for consideration of three readings and adoption.
3.
 - .1 That the *Certificate of Sufficiency*, confirming that a sufficient petition requesting inclusion into the Twin Cedars Sewer System Service Areas be received.
 - .2 That "CVRD Bylaw No. 2871 – Twin Cedars Sewer System Service Establishment Bylaw, 2006", be amended to include *"Lots 1, 2, 3, 5, 6, 7, 8, 9, 19, 20, 21, 22, 23, 24, Block 18, Section 12, Range 6, Shawnigan District, Plan 1809"*.
 - .3 That the amended bylaw be forwarded to the Board for consideration of three readings and adoption.
4. That a bylaw be prepared to amend "CVRD Bylaw No. 2144 – Electoral Area I – Youbou/Meade Creek Critical Location Streetlighting Service Establishment Bylaw, 2000", to increase the maximum requisition from \$1,000 to \$1,245, and that the amendment bylaw be forwarded to the Board for consideration of three readings and adoption.

5.
 - .1 That the *Certificate of Sufficiency*, confirming that a sufficient petition requesting inclusion into the Shawnigan Lake North Water System Service Areas be received.
 2. That "CVRD Bylaw No. 1911 – Shawnigan Lake North Water System Service Establishment Bylaw, 1999", be amended to include "*Lot B, Shawnigan Lake Suburban Lots, Shawnigan District, Plan 1363*".
 3. That the amended bylaw be forwarded to the Board for consideration of three readings and adoption.
6. That staff apply for a grant under the Federation of Canadian Municipalities' Green Municipal Fund, to assist in the completion of a Phase 2 Environmental Site Assessment (ESA) and site-specific remediation action plan for the Peerless Road former incinerator site; and further, should an application to the Green Municipal Fund be approved, that the Chair and Corporate Secretary be authorized to sign the funding agreement on behalf of the CVRD.
7. That the Cowichan Bay Sewer System connection charge of \$3,500.00 be reduced to \$2,300.00 for the Cowichan Community Land Trust Society Interpretive Centre.



C·V·R·D

CR3

TRANSIT COMMITTEE REPORT

OF MEETING HELD MARCH 14, 2012

DATE: March 14, 2012

To: Chair and Directors of the Cowichan Valley Regional District

Your Transit Committee reports and recommends as follows:

1. That the CVRD Board endorse the Cowichan Valley Transit Future Plan, as prepared by BC Transit.



CR4

ENVIRONMENT COMMISSION REPORT

OF MEETING HELD FEBRUARY 16, 2012

DATE: February 22, 2012

To: Chair and Directors of the Cowichan Valley Regional District

Your Environmental Commission reports and recommends as follows:

1. That staff work with the Environment Commission to develop a Regional Environmental Strategic Plan (RESP).
2. That the Environment Commission budget of the Regional Environmental Policy Division be allocated as amended at \$61,060 for 2012.



C·V·R·D

**PARKS COMMITTEE REPORT
OF MEETING HELD MARCH 14, 2012**

DATE: March 14, 2012

To: Chairperson and Directors of the Board

Your Parks Committee reports and recommends as follows:

1. That the request from Island Spirit 2012 to install and maintain "Legacy Geo-caches" along the Cowichan Valley Trail be approved, and that a \$700 contribution from the 2012 regional parks and trails budget be provided to Island Spirit 2012 for the purchase of medium size geo-cache containers to be used along the trail.
2. That the Friendship (siye'yu) Trail within the E&N Rail Corridor between Duncan and the Cowichan Commons be included as part of the regional trails system and maintained by the CVRD under the Regional Parks and Trails budget; and that this section of the trail be incorporated into the CVRD's trail licence agreement with Island Corridor Foundation.
3. That the following finishing works for the historic Kinsol Trestle project be endorsed:
 - parking area at Glen Eagles Road
 - site furniture and access stairs
 - interpretive signage and donor recognition kiosk shelter
 - new north and south viewing platformswith application of up to \$100,000 from the draft 2012 Regional Parks Capital Budget and assistance from in-kind contributions towards completing the works.
4. That the CVRD Green Team be asked to investigate options to promote the elimination of plastic food and beverage containers being brought into regional parks and trails.



STAFF REPORT

REGULAR BOARD MEETING
OF MARCH 14, 2012

DATE: February 27, 2012 BYLAW NO.: 3537
FROM: Kathleen Harrison, Legislative Services Coordinator, Corporate Services
SUBJECT: Bylaw No. 3537 – Shawnigan Creek Cleanout and Drainage Service Notice of Alternative Approval and Elector Response Form.

Recommendations/Action:

That the attached *Notice of Alternative Approval Process and Elector Response Form* for CVRD Bylaw No. 3537, be approved.

Relation to the Corporate Strategic Plan:

Establishment of the Shawnigan Creek Cleanout and Drainage Service is consistent with the Corporate Strategic Plan's goals and objectives for reliable essential services.

Financial Impact: (Reviewed by Finance Division: )

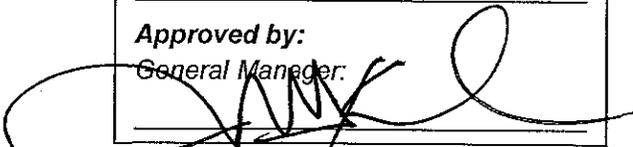
The annual cost of providing the service is to be recovered through property value taxes to be requisitioned and collected on the basis of the net taxable value of land and improvements within the three areas identified as the Shawnigan Lake waterfront properties, the Shawnigan Lake North Water System and the Shawnigan Village Water System within a portion of Electoral Area B – Shawnigan Lake. The maximum that may be requisitioned annually in support of this service will be approximately \$18,000 or \$0.022995/\$1,000 of net taxable land and improvements. The average costs to property owners within the proposed service area with residential property assessed at \$100,000 would be \$2.29 annually.

Background:

The Board, at its meeting held January 11, 2012, referred Bylaw No. 3537 back to staff which postponed the launch of the alternative approval process. Based on direction from the Electoral Area Director, Engineering and Environmental Services staff requested that the AAP proceed at this time. Pursuant to Section 801.3 of the *Local Government Act* and Section 86 of the *Community Charter*, the Board must set the deadline for receiving elector responses. The attached *Notice of Alternative Approval Process and Elector Response Form* set the deadline for responses for Bylaw No. 3537 at 4:30 pm, Tuesday, May 1, 2012.

Submitted by,


Kathleen Harrison
Legislative Services Coordinator
Corporate Services Department

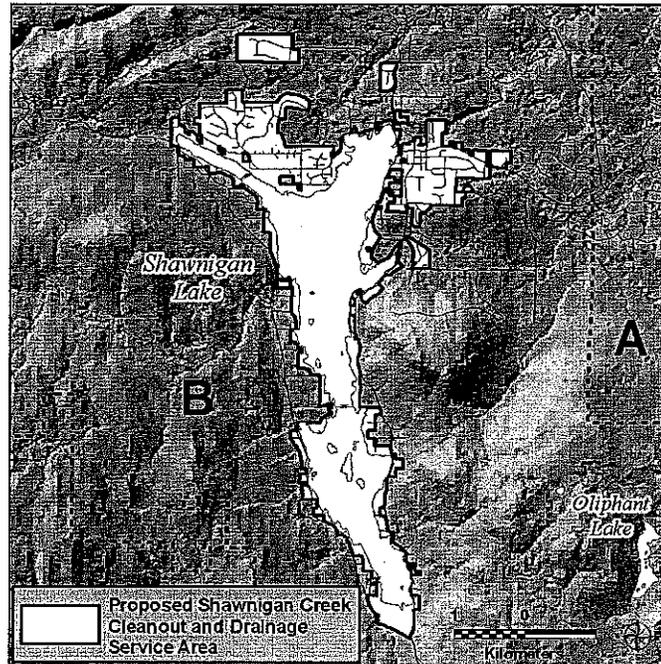
Reviewed by: Division Manager: <u>NOT AVAILABLE</u>
Approved by: General Manager: 

Attachments: Bylaw No. 3537 Notice of Alternative Approval Process and Elector Response Form



**NOTICE TO ELECTORS OF THE PROPOSED
SHAWNIGAN CREEK CLEANOUT AND DRAINAGE SERVICE AREA
(Within a Portion of Electoral Area B – Shawnigan Lake)
OF AN ALTERNATIVE APPROVAL PROCESS OPPORTUNITY FOR
CVRD SERVICE ESTABLISHMENT BYLAW NO. 3537**

NOTICE IS HEREBY GIVEN that the Board of the Cowichan Valley Regional District proposes to adopt "CVRD Bylaw No. 3537 – Shawnigan Creek Cleanout and Drainage Service Establishment Bylaw, 2011".



BYLAW SUMMARY

If adopted, Bylaw No. 3537 will allow the Cowichan Valley Regional District to operate and maintain a cleanout and drainage service within a portion of Electoral Area B – Shawnigan Lake. The maximum cost to property owners within the proposed service area with a residential property assessed at \$100,000 would be \$2.29 per annum. The complete bylaw is available for review at the Cowichan Valley Regional District office, located at 175 Ingram Street in Duncan, during regular office hours, Monday to Friday 8:00 am – 4:30 pm, excluding statutory holidays. A copy of the bylaw is also available on the CVRD website at www.cvr.bc.ca.

ALTERNATIVE APPROVAL PROCESS AND ELIGIBILITY

The Regional District may adopt this bylaw unless at least 10% of electors within the proposed service area indicate that a referendum must be held by submitting a signed *Elector Response Form* to the Regional District office **no later than 4:30 pm, on Tuesday, May 1, 2012**. *Elector Response Forms* must be in the form established by the Regional District, and only those persons who qualify as electors of the proposed service area are entitled to sign. The service area includes that portion of Electoral Area B – Shawnigan Lake that comprises the Shawnigan Creek Cleanout and Drainage Service Area, as shown outlined in the map above. Service area electors may qualify as either resident electors or as non-resident property electors, as follows:

Resident Elector – You are entitled to submit an *Elector Response Form* as a resident elector if you are age 18 or older on the day of submission, are a Canadian citizen, have lived in BC for at least six months, and have been a resident of the proposed Shawnigan Creek Cleanout and Drainage Service Area for the past 30 days or more.

Non-Resident Property Elector – You are entitled to submit an *Elector Response Form* as a non-resident property elector if you are age 18 or older on the day of submission, are a Canadian citizen, have lived in BC for at least six months, have owned and held registered title to a property in the proposed Shawnigan Creek Cleanout and Drainage Service Area for the past 30 days or more, and do not qualify as a resident elector. **NOTE:** Only one non-resident property elector may submit a response form per property, regardless of how many owners there may be. In the event that a non-resident owns multiple properties within the proposed service area, only one elector response form may be submitted in relation to this alternative approval process.

If less than 10% (298) of the service area electors submit an *Elector Response Form*, the bylaw will be deemed to have the approval of the electors and the Regional District may proceed with adoption. For the purpose of conducting the alternative approval process, the number of eligible electors within the service area is calculated as 2,980.

A copy of the bylaw and *Elector Response Form* is available from the Cowichan Valley Regional District, 175 Ingram Street, Duncan, BC V9L 1N8, Phone 250-746-2500 or 1-800-665-3955, e-mail kharrison@cvrd.bc.ca OR on the CVRD website at www.cvr.bc.ca.



ELECTOR RESPONSE FORM
BYLAW NO. 3537

The Cowichan Valley Regional District is proposing to adopt "CVRD Bylaw No. 3537 – Shawnigan Creek Cleanout and Drainage Service Establishment Bylaw, 2011", which authorizes the Regional District to operate and maintain a cleanout service within a portion of Electoral Area B – Shawnigan Lake. If you are opposed to the adoption of this bylaw, you may indicate your opposition by signing and returning this Elector Response Form to the Regional District office by 4:30 pm, Tuesday, May 1, 2012. Only those persons who live or own property within the Shawnigan Creek Cleanout and Drainage Service Area and meet the following qualifications are eligible to submit an Elector Response Form.

I hereby certify that:

- I am a Canadian citizen;
I am an individual who is age 18 or older;
I have been a resident of British Columbia for at least the past six months;
I have been a resident of the Shawnigan Creek Cleanout and Drainage Service Area for the past 30 days or I am entitled to register as a non-resident property elector;
I am not disqualified by the Local Government Act, or any other enactment, from voting in an election or am not otherwise disqualified by law.

I understand and acknowledge that I may not sign an Elector Response Form more than once in relation to this alternative approval process.

NAME OF ELECTOR: _____ (Please Print Full Name)

ELECTOR STREET ADDRESS: _____

OR

(non-resident property electors only) _____ (property address)

Address of property in relation to which I am entitled to register as a non-resident property elector.

_____ (contact telephone number including area code)

SIGNATURE OF ELECTOR: _____

NOTE: The Elector Response Form must be returned to the Cowichan Valley Regional District, 175 Ingram Street, Duncan, BC, V9L 1N8 on or before 4:30 pm, Tuesday, May 1, 2012. Regular office hours are 8:00 am to 4:30 pm, Monday through Friday, excluding statutory holidays.

Section 86(6) of the Community Charter requires all electors to submit their response on the form established by the CVRD, or an accurate copy of that form. If this form is altered in any way, including by writing or printing on the back of it, it must and will be rejected by the CVRD.



SR2

STAFF REPORT

REGULAR BOARD MEETING
OF MARCH 14, 2012

DATE: March 6, 2012 FILE NO: A120-080
FROM: Mark Kueber, General Manager, Corporate Services
SUBJECT: Strategic Community Investment Funds (2012-2014 Program)

Recommendation/Action:

That it be recommended that the Chairperson and Corporate Secretary be authorized to execute the Province of British Columbia's Strategic Community Investment Funds (2012-2014 Program) agreement on behalf of the Cowichan Valley Regional District.

Relation to the Corporate Strategic Plan: N/A

Financial Impact: (Reviewed by Finance Division: )

The CVRD will receive \$84,845 in March 2012, \$127,650 in June 2012, and \$99,269 in 2013 and again in 2014. The 2012 Budget had anticipated receiving \$142,120 in 2012.

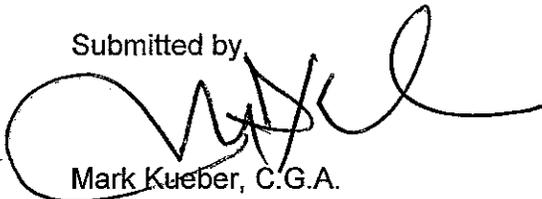
Background:

In previous years the provincial government provided unconditional grants to the Regional District in the amount of \$130,000 for General Administration and Revenue Sharing. These unconditional grants were temporarily replaced with the Strategic Community Investment Funds in 2009 which had two requirements. Firstly, that the Regional District develops a plan that sets out the intended uses and performance targets of the funds, and secondly, that the Regional District reports publicly on the plan and the progress made towards achieving the performance targets for the funds.

Reporting dates are June 30 for each year, and the latest information received still requires performance targets and publicly reporting out; however, the Strategic Community Investment Fund program is no longer on a temporary basis.

Attached for information is the correspondence received from the Deputy Minister, Ministry of Community, Sport and Cultural Development dated February 27, 2012 re: Strategic Community Investment Funds.

Submitted by



Mark Kueber, C.G.A.
General Manager, Corporate Services

MK:rij
Attachment
rosa/Finance/Mark Kueber/SR2 Board March 14 2012 Strategic Community Investment Funds 2012-2014 Program



February 27, 2012

To: All Municipal and Regional District Financial Administrators

Re: Strategic Community Investment Funds

In this difficult economic time, certainty is critical for the Ministry of Community, Sport and Cultural Development and for local governments. Restructuring the small community and regional district and traffic fine revenue sharing grants provides this certainty.

Many local governments rely on a steady stream of grant funding to meet operational requirements and there are frequently concerns with respect to the level of grant funding for the future. Undertaking the Strategic Community Investment Fund 2012-2014 program allows the Province of British Columbia (Province) to strengthen its commitment to local governments.

The Strategic Community Investment Fund 2012-2014 program will achieve the objectives of supporting local government efforts to stimulate local economies and will provide local governments with increased financial certainty while continuing to support investments in community safety for which traffic fine revenue sharing grants are intended. Providing more funding sooner allows local governments to make strategic spending decisions, stimulating local economies and creating local jobs. By detailing the level of funding in the Funds Agreement for each of the next three years, both the Province and local governments are provided with budget certainty for the future. As in past years, the grant amounts will be recalculated as new data is received.

Funding will be provided in a flexible, objective-based approach, enabling the money to flow quickly to communities while ensuring a strong accountability framework. In order to be eligible to receive funds each year, local governments must continue to develop a plan that sets out the intended uses and performance targets for those funds and must report publicly on their plan and progress towards achieving performance targets by June 30 in each following year.

Under the SCIF Agreement, the Province intends to maintain the same level of funding as under the formulas in the *Local Government Grants Act*. For certainty, transfer amounts will be authorized in each fiscal year, subject to receipt of a report that funds received to date have or are being used for the intended purposes and that public disclosure has or is being complied with in accordance with the Funds Agreement.

Please sign the attached Funds Agreement to indicate your acceptance of the terms and conditions within and return to the Ministry of Community, Sport and Cultural Development as soon as possible, and **no later than March 23, 2012.**

The Province cannot ensure payment of Funds to local governments submitting signed Funds Agreements after March 23, 2012.

In recognition of the short timeframe to sign and deliver the Funds Agreements, local governments are encouraged to email an electronic version of their signed Agreement.

Electronic copies of a signed Funds Agreement may be emailed to:
Jennifer.Richardson@gov.bc.ca.

Hard copy original signed Funds Agreements, along with the Council/Board resolution authorizing entering into the Agreement, may be sent to:

Mailing Address

Ministry of Community, Sport and Cultural Development
Local Government Infrastructure and Finance Branch
PO Box 9838 Stn Prov Govt
Victoria, BC V8W 9T1

If you have any questions, please contact Jennifer Richardson at 250-356-9609 or by email at: Jennifer.Richardson@gov.bc.ca.

Sincerely,

"Original signed by"

Don Fast
Deputy Minister
Ministry of Community, Sport and Cultural Development

STRATEGIC COMMUNITY INVESTMENT FUNDS AGREEMENT

This Agreement made as of _____, 2012,

BETWEEN:

Cowichan Valley Regional District (Local Government)

AND:

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA represented by the Deputy Minister of the Ministry of Community, Sport and Cultural Development (Province).

WHEREAS:

- A. The Province acknowledges that in this difficult economic time, financial certainty is critical for the Province and for local governments.
- B. The Province intends to strengthen its commitment to local governments by providing Strategic Community Investment Funds (Funds) over the next three years (2012 – 2014). This is also intended to provide bridge financing until local and provincial economies improve.
- C. By clarifying funding levels for the next three years, local governments are provided with the fiscal certainty required to make spending decisions, stimulate local economies and create jobs.
- D. The Province and the Local Government acknowledge the importance of reporting to residents on how the Funds are used. Transfers will be authorized using a flexible, purpose and objective-based approach to enable the Funds to flow quickly to communities, while ensuring a strong accountability and reporting framework.

NOW THEREFORE, in consideration of the mutual promises herein, the Local Government and the Province agree as follows:

Provided the Local Government complies with the terms and conditions of this Agreement, transfers will be authorized in the following amounts, for the purposes identified, on or before the date indicated.

Assured Funds	Use	Date	Amount
Regional District Basic Grants	local government services	March 31, 2012	\$84,845
		June 30, 2012	\$127,550
		March 31, 2013	\$28,282
		June 30, 2013	\$70,987
		June 30, 2014	\$99,269

1. CONDITIONS RELATING TO PAYMENTS BY THE PROVINCE

Notwithstanding any other provision of this Agreement, the payment of money, or incurrence of an obligation or commitment, by the Province pursuant to this Agreement, is subject to:

- (a) there being sufficient monies available in an appropriation, as defined in the *Financial Administration Act* (R.S.B.C. 1996, c. 138) (the "FAA"), to enable British Columbia in any fiscal year or part thereof when any such payment may be required, to make that payment;
- (b) Treasury Board, as defined in the FAA, not having controlled or limited, pursuant to the FAA, expenditure under any appropriation referred to in section 1(a); and
- (c) a report received from the local government that funds received to date have or are being used for the intended purposes and that public disclosure has or is being complied with in accordance with section 2 of this Agreement prior to funds being transferred.

2. ACCOUNTABILITY AND REPORTING TO RESIDENTS

- (a) Local governments receiving Funds will develop a plan that sets out the intended uses and performance targets for the Funds received from the Province.
- (b) By June 30th and in each following year, the Local Government will report publicly on the plan under section 2(a), and progress made toward achieving performance targets for the Funds in accordance with those plans.

3. TERM

This Agreement shall commence on the date that it is fully executed by both of the Parties and shall expire on June 30, 2015.

4. USES OF FUNDS

If any of these funds are not required for their intend use, the Province reserves the right to redirect the funds for other purposes.

SIGNATURES

This Agreement has been executed on behalf of the Local Government by the duly authorized Corporate Officer pursuant to a resolution of the Council or Board, and on behalf of the Province, by the Deputy Minister, Ministry of Community, Sport and Cultural Development.

Cowichan Valley Regional District

HER MAJESTY THE QUEEN
IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA as represented by
the Deputy Minister of the Ministry of
Community, Sport and Cultural
Development

Corporate Officer

Deputy Minister
Ministry of Community, Sport
and Cultural Development



SR3

STAFF REPORT

**REGULAR BOARD MEETING
OF MARCH 14, 2012**

DATE: March 7, 2012

FILE NO:

FROM: Chief Administrative Officer

BYLAW NO:

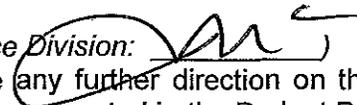
SUBJECT: 2012 Budget

Recommendation/Action:

That the Board provide any further direction to enable the completion of the 2012 draft Budget.

Relation to the Corporate Strategic Plan:

This report supports the Strategic Plan goals to (1) Continue to improve the annual Budget process; and (2) develop a long term financial management plan that addresses the lifecycle costs of CVRD assets and maintains adequate capital / operative reserves to strengthen financial sustainability.

Financial Impact: *(Reviewed by Finance Division: )*

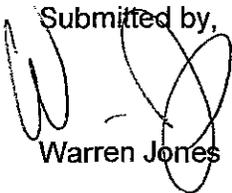
The purpose of this report is to receive any further direction on the draft 2012 budget. It is anticipated that Board decisions will be incorporated in the Budget Bylaw that will be considered at a March 28, 2012 Special Board meeting.

Background:

Throughout January and February Board Committees and Commissions and Electoral Area Directors provided direction to the preparation of the 2012 Budget. The original Budget schedule anticipated the Budget Bylaw being presented to the March 14, 2012 Board meeting for consideration of adoption. Following consultation with Directors, the Board Chair has directed that the attached information and memo from the Corporate Services General Manager be placed on the Board agenda for consideration and that a Special Board meeting be held on March 28, 2012 to give consideration to the Budget Bylaw.

The *Local Government Act* required the Regional District to adopt the 2012 Budget on or before March 31, 2012.

Submitted by,



Warren Jones

WJ/ann

File: ADMINISTRATOR/Correspondence/Memorandum/2012-2014/to Board 2012 Budget



MEMORANDUM

DATE: February 29, 2012
TO: Board of Directors
FROM: Mark Kueber, General Manager, Corporate Services
SUBJECT: Draft 2012 Budget

Please find attached an update to the Draft 2012 Budget that shows all the changes that were approved during the 2012 Budget review meetings. The resulting impact to the individual jurisdictions varies. The included documents will help to explain what the effect is on your area.

The first sheet is schedule "A" which shows all the functions that have a change in requisition, whether due to the change in core, or due to motions made at the budget review meetings. The overall change in requisition, if taken as one is an increase of 7.6%.

- Schedule "B" breaks down the overall requisition to the individual jurisdiction, compares 2012 to 2011, and shows the change in the cost for \$100,000 in assessed value to a residential property for 2012 and 2011. This schedule also shows the percentage increase for this same \$100,000 in assessed value.

Schedule "C" shows the total requisition for each area for the last five years, and what 2012 will be if adopted. The overall percentage increase for the prior five years is also on this schedule. You will note that the proposed overall rate for 2012 will be identical to the 2011 overall rate.

The next document shows all the changes made during the 2012 Budget review meetings. Listed is the function that was affected, a description of the item approved, the impact to the budget, the change in the requisition, and finally the tax impact per \$100,000 in assessed value.

Since the prior sheet shows all the changes made, I have provided a sheet for each jurisdiction which lists only those items that have an impact on that area.

For your information, the 2012 budget will make up year one of the Regional Districts Five year financial plan bylaw which will be included in the March 14, Board agenda.

If you have any questions, please don't hesitate to contact me.

Thank you

Mark Kueber

**Cowichan Valley Regional District
2012 Annual Budget
Changes in Tax Requisition
2011 to 2012**

Schedule "A"

2011 Assessment Based Property Taxes	24,426,102	
New Services Provided		
Mill Bay/Malahat Historical Society	15,000	
Cowichan Station Association - Area B	5,000	0.08%
Changes to transfers to other Jurisdictions		
Library	82,454	0.34%
Changes within existing service level		
General Government	323,458	
Emergency 9-1-1	70,314	
Transit	31,000	
Economic Development	8,480	
Regional Tourism	(823)	
Environmental Initiatives	(22,744)	
Grants in Aid	27,538	
Community Parks	152,136	
Electoral Area Services	(85,722)	
Regional Parks	56,178	
Regional Parkland Acquisition	15,206	
South Cowichan Community Parks	3,750	
Kinsol Trestle	216	
Animal Control	11,972	
Enforcement & Inspection	89,833	
Parks & Trails	(6,338)	
Community Planning	139,281	
Cowichan Lake Arena	63,974	
Island Savings Centre	440,096	
Theatre	49,567	
Shawnigan Lake Community Centre	81,736	
Shawnigan Lake Historical Society	8,500	
S. Cowichan Community Policing	30,000	
Critical Street Lighting	435	
Solid Waste Complex	277,806	
Total for existing service level	1,765,849	7.22%
2012 General Assessment Based Taxes	26,294,405	7.65%
Total Annual 2012 Property Taxes	28,199,389	
Less: Local Service Area Taxes	<u>1,904,984</u>	
2012 General Assessment Based Taxes	26,294,405	
2011 General Assessment Based Taxes	<u>24,426,102</u>	
change	<u><u>1,868,303</u></u>	7.65%

Cowichan Valley Regional District
2012 Annual Budget
Effect of Requisition Change by Jurisdiction

Schedule "B"

	2012 Annual	2011 Annual	\$ Change From 2011 Annual	New Services Provided	Change due To other Jurisdiction	Change for Existing Service level	2012 Cost per \$100,000. of Assessed value	2011 Cost per \$100,000. of Assessed value	% Increase Per \$100,000 Assessed value
<u>MUNICIPALITIES:</u>									
CITY OF DUNCAN	1,179,029	1,067,034	111,995			111,995	142.68	132.80	7.44%
DISTRICT OF NORTH COWICHAN	6,093,550	5,547,019	546,530			546,530	139.34	128.16	8.72%
TOWN OF LADYSMITH	746,661	679,345	67,315			67,315	58.40	54.18	7.79%
TOWN OF LAKE COWICHAN	893,627	842,971	50,655			50,655	212.17	204.43	3.78%
<u>ELECTORAL AREAS:</u>									
ELECTORAL AREA A	2,185,546	2,025,562	159,984	15,000	10,185	134,799	217.29	204.69	6.16%
ELECTORAL AREA B	4,479,000	4,170,574	308,426	5,000	21,157	282,269	257.56	246.67	4.41%
ELECTORAL AREA C	2,296,419	2,217,206	79,213		6,316	72,897	226.07	216.94	4.21%
ELECTORAL AREA D	1,694,682	1,561,776	132,906		7,056	125,850	276.43	261.53	5.70%
ELECTORAL AREA E	1,624,951	1,474,170	150,781		8,631	142,150	229.41	214.09	7.16%
ELECTORAL AREA F	1,793,945	1,740,955	52,990		3,357	49,633	287.75	276.25	4.16%
ELECTORAL AREA G	846,377	794,496	51,881		5,386	46,495	134.67	129.16	4.27%
ELECTORAL AREA H	731,851	627,846	104,005		16,712	87,293	113.01	106.21	6.40%
ELECTORAL AREA I	1,728,768	1,677,146	51,622		3,654	47,968	280.98	270.51	3.87%
General Property Taxes	26,294,405	24,426,102	1,868,303	20,000	82,454	1,765,849			
Local Service Area	1,904,984	1,720,969	184,015						
Total Annual Property Tax	<u>28,199,389</u>	<u>26,147,071</u>	<u>2,052,318</u>						

**Cowichan Valley Regional District
2012 Annual Budget
Historical Tax Requisition
By Jurisdiction**

Schedule "C"

	2012 Annual	2011 Annual	2010 Annual	2009 Annual	2008 Annual	2007 Annual
<u>MUNICIPALITIES:</u>						
CITY OF DUNCAN	1,179,029	1,067,034	958,314	909,493	919,556	851,941
DISTRICT OF NORTH COWICHAN	6,093,550	5,547,019	4,978,949	4,615,028	4,626,059	4,122,421
TOWN OF LADYSMITH	746,661	679,345	617,707	567,961	581,234	506,711
TOWN OF LAKE COWICHAN	893,627	842,971	781,271	585,915	572,115	474,461
<u>ELECTORAL AREAS:</u>						
ELECTORAL AREA A	2,185,546	2,025,562	1,866,953	1,638,686	1,472,590	1,374,416
ELECTORAL AREA B	4,479,000	4,170,574	3,953,188	3,576,070	3,085,068	2,857,877
ELECTORAL AREA C	2,296,419	2,217,206	1,981,505	1,820,637	1,729,758	1,567,973
ELECTORAL AREA D	1,694,682	1,561,776	1,423,763	1,292,044	1,243,096	1,076,745
ELECTORAL AREA E	1,624,951	1,474,170	1,369,136	1,233,836	1,136,485	991,865
ELECTORAL AREA F	1,793,945	1,740,955	1,785,509	1,479,433	1,505,903	1,339,929
ELECTORAL AREA G	846,377	794,496	770,788	725,782	716,688	666,531
ELECTORAL AREA H	731,851	627,846	553,922	473,199	462,601	418,331
ELECTORAL AREA I	1,728,768	1,677,146	1,631,383	1,308,863	1,300,877	1,183,897
General Property Taxes	26,294,405	24,426,102	22,672,386	20,226,947	19,352,030	17,433,098
Local Service Area	1,904,984	1,720,969	1,637,218	1,514,869	1,392,853	1,339,225
Total Annual Property Tax	28,199,389	26,147,071	24,309,604	21,741,816	20,744,883	18,772,323
 Percentage Increase	7.8%	7.6%	11.8%	4.8%	10.5%	6.9%

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**COWICHAN VALLEY REGIONAL DISTRICT
CITY OF DUNCAN**

Schedule "D"

ALL PERSONS WHO OWN PROPERTY WITHIN CITY OF DUNCAN ARE ASSESSED TAXES FOR THE FOLLOWING C.V.R.D. SERVICES:	COST OF EACH SERVICE FOR A PROPERTY ASSESSED AT:		TAX RATES	
	100,000			
	2012	2011	2012	2011
General Government	10.10	8.18	0.1010	0.0818
Commuter Transit	1.56	1.60	0.0156	0.0160
Transit	15.63	15.76	0.1563	0.1576
911	3.99	3.60	0.0399	0.0360
Economic Development	2.84	2.83	0.0284	0.0283
Regional Tourism	0.76	0.78	0.0076	0.0078
Environmental Initiatives	3.10	3.31	0.0310	0.0331
Emergency Planning (All)	3.27	3.34	0.0327	0.0334
Regional Parks	6.13	5.88	0.0613	0.0588
Kinsol Trestle	0.07	0.07	0.0007	0.0007
Regional Parkland Acquisition	5.01	5.00	0.0501	0.0500
Island Savings Centre	65.26	58.80	0.6526	0.5880
Theatre Loan	0.70	0.72	0.0070	0.0072
Victim Services	0.71	0.72	0.0071	0.0072
Cowichan Community Policing	3.75	3.86	0.0375	0.0386
Safer Futures	0.21	0.21	0.0021	0.0021
Social Planning	0.38	0.38	0.0038	0.0038
Solid Waste Complex	19.21	17.76	0.1921	0.1776
TOTAL	<u>142.68</u>	<u>132.80</u>	<u>1.4268</u>	<u>1.3280</u>

**COWICHAN VALLEY REGIONAL DISTRICT
DISTRICT OF NORTH COWICHAN**

Schedule "D"

ALL PERSONS WHO OWN PROPERTY WITHIN NORTH COWICHAN ARE ASSESSED TAXES FOR THE FOLLOWING C.V.R.D. SERVICES:	COST OF EACH SERVICE FOR A PROPERTY ASSESSED AT:		TAX RATES	
	100,000			
	2012	2011	2012	2011
General Government	10.10	8.18	0.1010	0.0818
Commuter Transit	0.51	0.52	0.0051	0.0052
Transit	9.35	9.30	0.0935	0.0930
911	3.99	3.60	0.0399	0.0360
Economic Development	2.84	2.83	0.0284	0.0283
Regional Tourism	0.76	0.78	0.0076	0.0078
Environmental Initiatives	3.10	3.31	0.0310	0.0331
Emergency Planning (All)	3.27	3.34	0.0327	0.0334
Regional Parks	6.13	5.88	0.0613	0.0588
Kinsol Trestle	0.07	0.07	0.0007	0.0007
Regional Parkland Acquisition	5.01	5.00	0.0501	0.0500
Island Savings Centre **	65.26	58.80	0.6526	0.5880
Theatre Loan	0.70	0.72	0.0070	0.0072
Theatre *	6.66	5.68	0.0666	0.0568
Victim Services	0.71	0.72	0.0071	0.0072
Cowichan Community Policing	1.08	1.09	0.0108	0.0109
Safer Futures	0.21	0.21	0.0021	0.0021
Social Planning	0.38	0.38	0.0038	0.0038
Solid Waste Complex	19.21	17.76	0.1921	0.1776
TOTAL	139.34	128.16	1.3934	1.2816

** The North End of North Cowichan does not participate in funding for this service

* The South end of North Cowichan does not participate in funding for this service

COWICHAN VALLEY REGIONAL DISTRICT
TOWN OF LADYSMITH

Schedule "D"

ALL PERSONS WHO OWN PROPERTY WITHIN TOWN OF LADYSMITH ARE ASSESSED TAXES FOR THE FOLLOWING C.V.R.D. SERVICES:	COST OF EACH SERVICE FOR A PROPERTY ASSESSED AT:		TAX RATES	
	100,000			
	2012	2011	2012	2011
General Government	10.10	8.18	0.1010	0.0818
911	3.99	3.60	0.0399	0.0360
Economic Development	2.84	2.83	0.0284	0.0283
Regional Tourism	0.76	0.78	0.0076	0.0078
Environmental Initiatives	3.10	3.31	0.0310	0.0331
Emergency Planning (All)	3.27	3.34	0.0327	0.0334
Regional Parks	6.13	5.88	0.0613	0.0588
Kinsol Trestle	0.07	0.07	0.0007	0.0007
Regional Parkland Acquisition	5.01	5.00	0.0501	0.0500
Theatre	3.33	2.84	0.0333	0.0284
Safer Futures	0.21	0.21	0.0021	0.0021
Social Planning	0.38	0.38	0.0038	0.0038
Solid Waste Complex	19.21	17.76	0.1921	0.1776
TOTAL	<u>58.40</u>	<u>54.18</u>	<u>0.5840</u>	<u>0.5418</u>

COWICHAN VALLEY REGIONAL DISTRICT
TOWN OF LAKE COWICHAN

Schedule "D"

ALL PERSONS WHO OWN PROPERTY WITHIN TOWN OF LAKE COWICHAN ARE ASSESSED TAXES FOR THE FOLLOWING C.V.R.D. SERVICES:	COST OF EACH SERVICE FOR A PROPERTY ASSESSED AT:		TAX RATES	
	100,000			
	2012	2011	2012	2011
General Government	10.10	8.18	0.1010	0.0818
Commuter Transit	0.38	0.39	0.0038	0.0039
Transit	22.06	22.18	0.2206	0.2218
911	3.99	3.60	0.0399	0.0360
Economic Development	2.84	2.83	0.0284	0.0283
Regional Tourism	0.76	0.78	0.0076	0.0078
Environmental Initiatives	3.10	3.31	0.0310	0.0331
Emergency Planning (All)	3.27	3.34	0.0327	0.0334
Regional Parks	6.13	5.88	0.0613	0.0588
Kinsol Trestle	0.07	0.07	0.0007	0.0007
Regional Parkland Acquisition	5.01	5.00	0.0501	0.0500
Cowichan Lake Recreation	128.53	124.37	1.2853	1.2437
Victim Services West	0.75	0.75	0.0075	0.0075
Cowichan Lake Activity Centre	3.30	3.30	0.0330	0.0330
Senior Centre Grant	1.17	1.20	0.0117	0.0120
Kaatza Historical Society	1.50	1.50	0.0150	0.0150
Solid Waste Complex	19.21	17.76	0.1921	0.1776
TOTAL	212.17	204.43	2.1217	2.0443

**COWICHAN VALLEY REGIONAL DISTRICT
ELECTORAL AREA A - Mill Bay/Malahat**

Schedule "D"

ALL PERSONS WHO OWN PROPERTY WITHIN E.A."A" ARE ASSESSED TAXES FOR THE FOLLOWING C.V.R.D. SERVICES:	COST OF EACH SERVICE FOR A PROPERTY ASSESSED AT:		TAX RATES	
	100,000		2012	2011
General Government	10.10	8.18	0.1010	0.0818
Library	18.28	17.55	0.1828	0.1755
Commuter Transit	2.72	2.76	0.0272	0.0276
Transit	12.49	12.45	0.1249	0.1245
911	3.99	3.60	0.0399	0.0360
Grants-In-Aid	0.64	1.74	0.0064	0.0174
Economic Development	2.84	2.83	0.0284	0.0283
Regional Tourism	0.76	0.78	0.0076	0.0078
Electoral Feasibility Studies	0.32	0.33	0.0032	0.0033
Environmental Initiatives	3.10	3.31	0.0310	0.0331
Emergency Planning (All)	3.27	3.34	0.0327	0.0334
Community Parks	16.90	10.67	0.1690	0.1067
Electoral Area Services	2.46	3.64	0.0246	0.0364
Regional Parks	6.13	5.88	0.0613	0.0588
Sub-Regional Parks	0.79	0.80	0.0079	0.0080
South End Parks	1.37	1.30	0.0137	0.0130
Kinsol Trestle	0.07	0.07	0.0007	0.0007
Regional Parkland Acquisition	5.01	5.00	0.0501	0.0500
Animal Control	0.41	0.26	0.0041	0.0026
Building Inspection	3.38	2.25	0.0338	0.0225
Parks & Trails	8.12	8.38	0.0812	0.0838
Planning	22.11	20.66	0.2211	0.2066
Kerry Park Recreation	63.11	64.17	0.6311	0.6417
Theatre	3.33	2.84	0.0333	0.0284
Victim Services	0.71	0.72	0.0071	0.0072
Safer Futures	0.21	0.21	0.0021	0.0021
Mill Bay/Malahat Historical Society	1.49	0.00	0.0149	0.0000
Social Planning	0.38	0.38	0.0038	0.0038
South Cowichan Community Policing	1.20	0.41	0.0120	0.0041
Solid Waste Complex	19.21	17.76	0.1921	0.1776
South Cowichan Water Study	2.28	2.32	0.0228	0.0232
Critical Street Lighting	0.11	0.08	0.0011	0.0008
TOTAL	217.29	204.69	2.1729	2.0469

**PERSONS WHO OWN PROPERTY WITHIN
THE FOLLOWING SPECIFIED AREAS
ARE ASSESSED THE APPLICABLE TAX:**

Malahat Fire	108.99	95.41	1.0899	0.9541
Mill Bay Recreation	1.20	1.23	0.0120	0.0123
Sentinal Ridge Street Lighting	8.83	9.89	0.0883	0.0989
Sentinal Ridge Drainage	22.78	21.01	0.2278	0.2101

COWICHAN VALLEY REGIONAL DISTRICT
ELECTORAL AREA B - Shawnigan Lake

Schedule "D"

ALL PERSONS WHO OWN PROPERTY WITHIN E.A."B" ARE ASSESSED TAXES FOR THE FOLLOWING C.V.R.D. SERVICES:	COST OF EACH SERVICE FOR A PROPERTY ASSESSED AT:		TAX RATES	
	100,000			
	2012	2011	2012	2011
General Government	10.10	8.18	0.1010	0.0818
Library	18.28	17.55	0.1828	0.1755
Commuter Transit	1.57	1.62	0.0157	0.0162
Transit	10.63	10.71	0.1063	0.1071
911	3.99	3.60	0.0399	0.0360
Grants-In-Aid	1.15	0.57	0.0115	0.0057
Economic Development	2.84	2.83	0.0284	0.0283
Regional Tourism	0.76	0.78	0.0076	0.0078
Electoral Feasibility Studies	0.32	0.33	0.0032	0.0033
Environmental Initiatives	3.10	3.31	0.0310	0.0331
Emergency Planning (All)	3.27	3.34	0.0327	0.0334
Community Parks	21.85	21.88	0.2185	0.2188
Cowichan Station Association	0.29	0.00	0.0029	0.0000
Electoral Area Services	2.46	3.64	0.0246	0.0364
Regional Parks	6.13	5.88	0.0613	0.0588
Sub-Regional Parks	0.79	0.80	0.0079	0.0080
South End Parks	1.37	1.30	0.0137	0.0130
Kinsol Trestle	0.07	0.07	0.0007	0.0007
Regional Parkland Acquisition	5.01	5.00	0.0501	0.0500
Animal Control	0.41	0.26	0.0041	0.0026
Building Inspection	3.38	2.25	0.0338	0.0225
Parks & Trails	8.12	8.38	0.0812	0.0838
Planning	22.11	20.66	0.2211	0.2066
Kerry Park Recreation	63.11	64.17	0.6311	0.6417
Shawnigan Lake Community Centre	38.00	34.25	0.3800	0.3425
Theatre	3.33	2.84	0.0333	0.0284
Victim Services	0.71	0.72	0.0071	0.0072
Shawnigan Lake Historical Society	0.98	0.50	0.0098	0.0050
Safer Futures	0.21	0.21	0.0021	0.0021
Social Planning	0.38	0.38	0.0038	0.0038
South Cowichan Community Policing	1.20	0.41	0.0120	0.0041
Critical Street Lighting	0.16	0.15	0.0016	0.0015
South Cowichan Water Study	2.28	2.32	0.0228	0.0232
Solid Waste Complex	19.21	17.76	0.1921	0.1776
TOTAL	257.56	246.67	2.5756	2.4667
PERSONS WHO OWN PROPERTY WITHIN THE FOLLOWING SPECIFIED AREAS ARE ASSESSED THE APPLICABLE TAX:				
Malahat Fire	108.99	95.41	1.0899	0.9541
Arbutus Mt Street Lighting	9.91	14.00	0.10	0.14
Arbutus Mt Drainage	30.49	37.00	0.30	0.37
Shawnigan Lake East Drainage	31.26	377.36	0.31	0.38

**COWICHAN VALLEY REGIONAL DISTRICT
ELECTORAL AREA C - Cobble Hill**

Schedule "D"

ALL PERSONS WHO OWN PROPERTY WITHIN E.A."C" ARE ASSESSED TAXES FOR THE FOLLOWING C.V.R.D. SERVICES:	COST OF EACH SERVICE FOR A PROPERTY ASSESSED AT:		TAX RATES	
	100,000		2012	2011
	2012	2011	2012	2011
General Government	10.10	8.18	0.1010	0.0818
Library	18.28	17.55	0.1828	0.1755
Commuter Transit	2.69	2.68	0.0269	0.0268
Transit	13.15	12.81	0.1315	0.1281
911	3.99	3.60	0.0399	0.0360
Grants-In-Aid	1.27	1.03	0.0127	0.0103
Economic Development	2.84	2.83	0.0284	0.0283
Regional Tourism	0.76	0.78	0.0076	0.0078
Electoral Feasibility Studies	0.32	0.33	0.0032	0.0033
Environmental Initiatives	3.10	3.31	0.0310	0.0331
Emergency Planning (All)	3.27	3.34	0.0327	0.0334
Community Parks	19.69	17.61	0.1969	0.1761
Electoral Area Services	2.46	3.64	0.0246	0.0364
Regional Parks	6.13	5.88	0.0613	0.0588
Sub-Regional Parks	0.79	0.80	0.0079	0.0080
South End Parks	1.37	1.30	0.0137	0.0130
Kinsol Trestle	0.07	0.07	0.0007	0.0007
Regional Parkland Acquisition	5.01	5.00	0.0501	0.0500
Animal Control	0.41	0.26	0.0041	0.0026
Building Inspection	3.38	2.25	0.0338	0.0225
Parks & Trails	8.12	8.38	0.0812	0.0838
Planning	22.11	20.66	0.2211	0.2066
Kerry Park Recreation	63.11	64.17	0.6311	0.6417
Theatre	6.66	5.68	0.0666	0.0568
Victim Services	0.71	0.72	0.0071	0.0072
Cobble Hill Historical Society	1.48	1.47	0.0148	0.0147
Cobble Hill Recreation	1.48	1.47	0.0148	0.0147
Safer Futures	0.21	0.21	0.0021	0.0021
Social Planning	0.38	0.38	0.0038	0.0038
South Cowichan Community Policing	1.20	0.41	0.0120	0.0041
Solid Waste Complex	19.21	17.76	0.1921	0.1776
South Cowichan Water Study	2.28	2.32	0.0228	0.0232
Critical Street Lighting	0.05	0.05	0.0005	0.0005
TOTAL	226.07	216.94	2.2606	2.1694

**PERSONS WHO OWN PROPERTY WITHIN
THE FOLLOWING SPECIFIED AREA
ARE ASSESSED THE APPLICABLE TAX:**

Twin Cedars Street Lighting	12.41	13.01	0.1241	0.1301
Twin Cedars Drainage	21.81	22.85	0.2181	0.2285
Cobble Hill Drainage #2	51.46	61.46	0.5146	0.6146
Drainage Cobble Hill	9.20	9.00	0.09	0.09
Arbutus Ridge Drainage	9.95	10.00	0.10	0.10

**COWICHAN VALLEY REGIONAL DISTRICT
ELECTORAL AREA D - Cowichan Bay**

Schedule "D"

ALL PERSONS WHO OWN PROPERTY WITHIN E.A."D" ARE ASSESSED TAXES FOR THE FOLLOWING C.V.R.D. SERVICES:	COST OF EACH SERVICE FOR A PROPERTY ASSESSED AT:			
	100,000		TAX RATES	
	2012	2011	2012	2011
General Government	10.10	8.18	0.1010	0.0818
Library	18.28	17.55	0.1828	0.1755
Commuter Transit	3.10	3.17	0.0310	0.0317
Transit	15.93	15.98	0.1593	0.1598
911	3.99	3.60	0.0399	0.0360
Grants-In-Aid	2.41	1.21	0.0241	0.0121
Economic Development	2.84	2.83	0.0284	0.0283
Regional Tourism	0.76	0.78	0.0076	0.0078
Electoral Feasibility Studies	0.32	0.33	0.0032	0.0033
Environmental Initiatives	3.10	3.31	0.0310	0.0331
Emergency Planning (All)	3.27	3.34	0.0327	0.0334
Community Parks	20.85	16.41	0.2085	0.1641
Electoral Area Services	2.46	3.64	0.0246	0.0364
Regional Parks	6.13	5.88	0.0613	0.0588
Sub-Regional Parks	0.79	0.80	0.0079	0.0080
South End Parks	1.37	1.30	0.0137	0.0130
Kinsol Trestle	0.07	0.07	0.0007	0.0007
Regional Parkland Acquisition	5.01	5.00	0.0501	0.0500
Animal Control	0.41	0.26	0.0041	0.0026
Building Inspection	3.38	2.25	0.0338	0.0225
Parks & Trails (Excluding Properties Within Islands Trust)	8.12	8.38	0.0812	0.0838
Planning (Excluding Properties Within Islands Trust)	22.11	20.66	0.2211	0.2066
Kerry Park	63.11	64.17	0.6311	0.6417
Island Savings Centre	51.63	46.80	0.5163	0.4680
Theatre Loan	0.70	0.72	0.0070	0.0072
Victim Services	0.71	0.72	0.0071	0.0072
Cowichan Wooden Boat Society	1.60	1.64	0.0160	0.0164
Cowichan Community Policing	1.76	1.81	0.0176	0.0181
Critical Street Lighting	0.05	0.05	0.0005	0.0005
South Cowichan Water Study	2.28	2.32	0.0228	0.0232
Safer Futures	0.21	0.21	0.0021	0.0021
Social Planning	0.38	0.38	0.0038	0.0038
Solid Waste Complex	19.21	17.76	0.1921	0.1776
TOTAL	276.43	261.53	2.7643	2.6153

**PERSONS WHO OWN PROPERTY WITHIN
THE FOLLOWING SPECIFIED AREAS
ARE ASSESSED THE APPLICABLE TAX:**

Eagle Heights Fire	38.33	35.71	0.3833	0.3571
Cowichan Bay Street Lighting	15.32	17.73	0.1532	0.1773
Wilmot Road Street Lighting	10.52	10.87	0.1052	0.1087
Wilmot Road Drainage	26.52	31.25	0.2652	0.3125
Lanes Road Drainage	53.39	74.99	0.5339	0.7499

**COWICHAN VALLEY REGIONAL DISTRICT
ELECTORAL AREA E - Cowichan Station/Sahtlam/Glenora**

Schedule "D"

ALL PERSONS WHO OWN PROPERTY WITHIN E.A."E" ARE ASSESSED TAXES FOR THE FOLLOWING C.V.R.D. SERVICES:	COST OF EACH SERVICE FOR A PROPERTY ASSESSED AT:		TAX RATES	
	100,000		2012	2011
	2012	2011	2012	2011
General Government	10.10	8.18	0.1010	0.0818
Library	18.28	17.55	0.1828	0.1755
Commuter Transit	2.05	2.10	0.0205	0.0210
Transit	15.96	16.10	0.1596	0.1610
911	3.99	3.60	0.0399	0.0360
Grants-In-Aid	1.39	0.00	0.0139	0.0000
Economic Development	2.84	2.83	0.0284	0.0283
Regional Tourism	0.76	0.78	0.0076	0.0078
Electoral Feasibility Studies	0.32	0.33	0.0032	0.0033
Environmental Initiatives	3.10	3.31	0.0310	0.0331
Emergency Planning (All)	3.27	3.34	0.0327	0.0334
Community Parks	28.24	26.14	0.2824	0.2614
Electoral Area Services	2.46	3.64	0.0246	0.0364
Regional Parks	6.13	5.88	0.0613	0.0588
Sub-Regional Parks	0.79	0.80	0.0079	0.0080
Kinsol Trestle	0.07	0.07	0.0007	0.0007
Regional Parkland Acquisition	5.01	5.00	0.0501	0.0500
Animal Control	0.41	0.26	0.0041	0.0026
Building Inspection	3.38	2.25	0.0338	0.0225
Parks & Trails	8.12	8.38	0.0812	0.0838
Planning	22.11	20.66	0.2211	0.2066
Island Savings Centre	65.26	58.80	0.6526	0.5880
Theatre Loan	0.70	0.72	0.0070	0.0072
Victim Services	0.71	0.72	0.0071	0.0072
Safer Futures	0.21	0.21	0.0021	0.0021
Social Planning	0.38	0.38	0.0038	0.0038
Solid Waste Complex	19.21	17.76	0.1921	0.1776
Recreation - Glenora	1.06	1.09	0.0106	0.0109
Cowichan Station Association	2.82	2.90	0.0282	0.0290
Critical Street Lighting	0.28	0.29	0.0028	0.0029
TOTAL	229.41	214.09	2.2941	2.1409

**PERSONS WHO OWN PROPERTY WITHIN
THE FOLLOWING SPECIFIED AREAS
ARE ASSESSED THE APPLICABLE TAX:**

Sahtlam Fire	80.31	65.77	0.8031	0.6577
Eagle Heights Fire	38.33	35.71	0.3833	0.3571

**COWICHAN VALLEY REGIONAL DISTRICT
ELECTORAL AREA F - Cowichan Lake South/Skutzi Falls**

Schedule "D"

ALL PERSONS WHO OWN PROPERTY WITHIN E.A."F" ARE ASSESSED TAXES FOR THE FOLLOWING C.V.R.D. SERVICES:	COST OF EACH SERVICE FOR A PROPERTY ASSESSED AT:		TAX RATES	
	100,000		2012	2011
	2012	2011	2012	2011
General Government	10.10	8.18	0.1010	0.0818
Library	18.28	17.55	0.1828	0.1755
Commuter Transit	0.26	0.26	0.0026	0.0026
Transit	16.14	15.65	0.1614	0.1565
911	3.99	3.60	0.0399	0.0360
Grants-In-Aid	3.68	2.57	0.0368	0.0257
Economic Development	2.84	2.83	0.0284	0.0283
Regional Tourism	0.76	0.78	0.0076	0.0078
Electoral Feasibility Studies	0.32	0.33	0.0032	0.0033
Environmental Initiatives	3.10	3.31	0.0310	0.0331
Emergency Planning (All)	3.27	3.34	0.0327	0.0334
Community Parks	23.14	23.09	0.2314	0.2309
Electoral Area Services	2.46	3.64	0.0246	0.0364
Regional Parks	6.13	5.88	0.0613	0.0588
Kinsol Trestle	0.07	0.07	0.0007	0.0007
Regional Parkland Acquisition	5.01	5.00	0.0501	0.0500
Animal Control	0.41	0.26	0.0041	0.0026
Building Inspection	3.38	2.25	0.0338	0.0225
Parks & Trails	8.12	8.38	0.0812	0.0838
Planning	22.11	20.66	0.2211	0.2066
Cowichan Lake Recreation	128.53	124.37	1.2853	1.2437
Victim Services West	0.75	0.75	0.0075	0.0075
Cowichan Lake Activity Centre	3.30	3.30	0.0330	0.0330
Senior Centre Grant	0.89	0.88	0.0089	0.0088
Kaatza Historical Society	1.50	1.50	0.0150	0.0150
Critical Street Lighting	0.00	0.05	0.0000	0.0005
Solid Waste Complex	19.21	17.76	0.1921	0.1776
TOTAL	287.75	276.25	2.8775	2.7625

**PERSONS WHO OWN PROPERTY WITHIN
THE FOLLOWING SPECIFIED AREAS
ARE ASSESSED THE APPLICABLE TAX:**

Lake Cowichan Fire	71.08	78.73	0.7108	0.7873
Mesachie Lake Fire	151.79	153.44	1.5179	1.5344
Honeymoon Bay Fire	151.29	149.63	1.5129	1.4963
Sahtlam Fire	80.31	65.77	0.8031	0.6577
Mesachie Lake Street Lighting	16.45	16.40	0.1645	0.1640
Honeymoon Bay Street Lighting	17.69	17.50	0.1769	0.1750

**COWICHAN VALLEY REGIONAL DISTRICT
ELECTORAL AREA G - Saltair/Gulf Islands**

Schedule "D"

ALL PERSONS WHO OWN PROPERTY WITHIN E.A."G" ARE ASSESSED TAXES FOR THE FOLLOWING C.V.R.D. SERVICES:	COST OF EACH SERVICE FOR A PROPERTY ASSESSED AT:		TAX RATES	
	100,000			
	2012	2011	2012	2011
General Government	10.10	8.18	0.1010	0.0818
Library	18.28	17.55	0.1828	0.1755
911	3.99	3.60	0.0399	0.0360
Grants-In-Aid	0.46	0.24	0.0046	0.0024
Economic Development	2.84	2.83	0.0284	0.0283
Regional Tourism	0.76	0.78	0.0076	0.0078
Electoral Feasibility Studies	0.32	0.33	0.0032	0.0033
Environmental Initiatives	3.10	3.31	0.0310	0.0331
Emergency Planning (All)	3.27	3.34	0.0327	0.0334
Community Parks (Excluding Properties Within Islands T	24.06	24.49	0.2406	0.2449
Electoral Area Services	2.46	3.64	0.0246	0.0364
Regional Parks	6.13	5.88	0.0613	0.0588
Kinsol Trestle	0.07	0.07	0.0007	0.0007
Regional Parkland Acquisition	5.01	5.00	0.0501	0.0500
Animal Control	0.41	0.26	0.0041	0.0026
Building Inspection	3.38	2.25	0.0338	0.0225
Parks & Trails (Excluding Properties Within Islands Trus	8.12	8.38	0.0812	0.0838
Planning (Excluding Properties Within Islands Trust)	22.11	20.66	0.2211	0.2066
Safer Futures	0.21	0.21	0.0021	0.0021
Social Planning	0.38	0.38	0.0038	0.0038
Solid Waste Complex	19.21	17.76	0.1921	0.1776
TOTAL	134.67	129.16	1.3467	1.2916

**PERSONS WHO OWN PROPERTY WITHIN
THE FOLLOWING SPECIFIED AREAS
ARE ASSESSED THE APPLICABLE TAX:**

Saltair Fire	36.80	36.71	0.3680	0.3671
Saltair Recreation	4.42	0.79	0.0442	0.0079
Frank Jameson Community Centre	8.83	8.99	0.0883	0.0899

**COWICHAN VALLEY REGIONAL DISTRICT
ELECTORAL AREA H - North Oyster/Diamond**

Schedule "D"

ALL PERSONS WHO OWN PROPERTY WITHIN E.A."H" ARE ASSESSED TAXES FOR THE FOLLOWING C.V.R.D. SERVICES:	COST OF EACH SERVICE FOR A PROPERTY ASSESSED AT:		TAX RATES	
	100,000			
	2012	2011	2012	2011
General Government	10.10	8.18	0.1010	0.0818
Library	18.28	17.55	0.1828	0.1755
911	3.99	3.60	0.0399	0.0360
Grants-In-Aid	0.00	0.00	0.0000	0.0000
Economic Development	2.84	2.83	0.0284	0.0283
Regional Tourism	0.76	0.78	0.0076	0.0078
Electoral Feasibility Studies	0.32	0.33	0.0032	0.0033
Environmental Initiatives	3.10	3.31	0.0310	0.0331
Emergency Planning (All)	3.27	3.34	0.0327	0.0334
Community Parks	3.44	2.38	0.0344	0.0238
Electoral Area Services	2.46	3.64	0.0246	0.0364
Regional Parks	6.13	5.88	0.0613	0.0588
Kinsol Trestle	0.07	0.07	0.0007	0.0007
Regional Parkland Acquisition	5.01	5.00	0.0501	0.0500
Animal Control	0.41	0.26	0.0041	0.0026
Building Inspection	3.38	2.25	0.0338	0.0225
Parks & Trails (Excluding Properties Within Islands Trust)	8.12	8.38	0.0812	0.0838
Planning (Excluding Properties Within Islands Trust)	22.11	20.66	0.2211	0.2066
Solid Waste Complex	19.21	17.76	0.1921	0.1776
TOTAL	113.01	106.21	1.1301	1.0621

**PERSONS WHO OWN PROPERTY WITHIN
THE FOLLOWING SPECIFIED AREAS
ARE ASSESSED THE APPLICABLE TAX:**

North Oyster Fire	69.18	60.27	0.6918	0.6027
North Oyster Recreation	13.08	14.06	0.1308	0.1406

**COWICHAN VALLEY REGIONAL DISTRICT
ELECTORAL AREA I - Youbou/Meade Creek**

Schedule "D"

ALL PERSONS WHO OWN PROPERTY WITHIN E.A."I" ARE ASSESSED TAXES FOR THE FOLLOWING C.V.R.D. SERVICES:	COST OF EACH SERVICE FOR A PROPERTY ASSESSED AT:			
	100,000		TAX RATES	
	2012	2011	2012	2011
General Government	10.10	8.18	0.1010	0.0818
Library	18.28	17.55	0.1828	0.1755
Commuter Transit	0.26	0.26	0.0026	0.0026
Transit	15.02	14.61	0.1502	0.1461
911	3.99	3.60	0.0399	0.0360
Grants-In-Aid	2.25	2.25	0.0225	0.0225
Economic Development	2.84	2.83	0.0284	0.0283
Regional Tourism	0.76	0.78	0.0076	0.0078
Electoral Feasibility Studies	0.32	0.33	0.0032	0.0033
Environmental Initiatives	3.10	3.31	0.0310	0.0331
Emergency Planning (All)	3.27	3.34	0.0327	0.0334
Community Parks	18.85	18.71	0.1885	0.1871
Electoral Area Services	2.46	3.64	0.0246	0.0364
Regional Parks	6.13	5.88	0.0613	0.0588
Kinsol Trestle	0.07	0.07	0.0007	0.0007
Regional Parkland Acquisition	5.01	5.00	0.0501	0.0500
Animal control	0.41	0.26	0.0041	0.0026
Building Inspection	3.38	2.25	0.0338	0.0225
Parks & Trails	8.12	8.38	0.0812	0.0838
Planning	22.11	20.66	0.2211	0.2066
Cowichan Lake Recreation	128.53	124.37	1.2853	1.2437
Victim Services West	0.75	0.75	0.0075	0.0075
Cowichan Lake Activity Centre	3.30	3.30	0.0330	0.0330
Senior Centre Grant	0.89	0.88	0.0089	0.0088
Kaatza Historical Society	1.50	1.50	0.0150	0.0150
Solid Waste Complex	19.21	17.76	0.1921	0.1776
Critical Street Lighting	0.07	0.05	0.0007	0.0005
TOTAL	280.98	270.51	2.8098	2.7051
PERSONS WHO OWN PROPERTY WITHIN THE FOLLOWING SPECIFIED AREAS ARE ASSESSED THE APPLICABLE TAX:				
Lake Cowichan Fire	71.08	78.73	0.7108	0.7873
Youbou Fire	66.60	64.13	0.6660	0.6413
Bald Mountain Drainage	37.15	575.00	0.37	5.75

**Cowichan Valley Regional District
Changes made during 2012 Budget Review**

<i>Function</i>	<i>Description</i>	<i>Total Change</i>	<i>Requisition</i>	<i>Cost per \$100,000</i>
100 - General Government	Transfer to operating reserves	\$ 55,000.00	\$ -	
100 - General Government	Fund communications recommendations	\$ 50,000.00	\$ 50,000.00	\$ 0.32
100 - General Government	Cultural Mapping	\$ 20,000.00	\$ 20,000.00	\$ 0.13
100 - General Government	Sire Records Management	\$ 92,550.00	\$ 92,550.00	\$ 0.59
100 - General Government	Green Team Budget	\$ 10,000.00	\$ 10,000.00	\$ 0.06
100 - General Government	Tourist Info Centre	\$ 355,200.00	\$ 62,200.00	\$ 0.40
100 - General Government	Regional Grants In Aid	\$ 98,000.00	\$ 98,000.00	\$ 0.63
107 Transit	Bus Shelter Benches	\$ 50,000.00	\$ 19,000.00	\$0.11 - 0.27
107 Transit	Marketing Campaign	\$ 12,000.00	\$ 12,000.00	\$0.07 - 0.17
109 - Emergency 9-1-1	Maintenance contracts	\$ 59,272.00	\$ 59,272.00	\$ 0.38
117 - Grants In Aid Area G	Increase grants	\$ 500.00	\$ 500.00	\$ 0.07
121 - Economic Development	Cowichan Region Agriculture Plan	\$ 20,000.00	\$ 20,000.00	\$ 0.13
131 - Environment	Flood Management	\$ 900,000.00	\$ -	\$ -
205 - Emergency Planning	Transfer to operating reserves	\$ 23,746.00	\$ 23,746.00	\$ 0.15
231 - Comm. Parks Area A	Parks Infrastructure capital	\$ 64,400.00	\$ 64,400.00	\$ 6.40
232 - Comm. Parks Area B	Provincial grant	\$ 208,000.00	\$ -	\$ -
233 - Comm. Parks Area C	Land Improvements, Minor Capital	\$ 20,000.00	\$ 20,000.00	\$ 1.97
234 - Comm. Parks Area D	Lease improvements	\$ 95,000.00	\$ 30,000.00	\$ 4.81
238 - Comm. Parks Area H	Land Capital	\$ 6,000.00	\$ -	\$ -
239 - Comm. Parks Area I	Capital	\$ 500,000.00	\$ -	\$ -
280 - Regional Parks	Adjustment for potential grants	\$ 57,277.00	\$ -	\$ -
280 - Regional Parks	50% Bylaw Enforcement Officer	\$ 47,407.00	\$ 47,407.00	\$ 0.30
281 - Bright Angel	Lease improvements	\$ 400,000.00	\$ -	\$ -
310 - Animal Control	Feral Cats Program	\$ 10,000.00	\$ 10,000.00	\$ 0.13
325 - Community Planning	Grant	\$ 20,000.00	\$ -	\$ -
350 - North Oyster Fire	Increase Req to Max, Diff to Reserves	\$ 82,142.00	\$ 82,142.00	\$ 13.84
355 - Malahat Fire	Decrease Req, increase MFA Funding	\$ 1,000.00	\$ (27,598.00)	\$ (19.89)
356 - Eagle Heights Fire	Decrease requisition - City of Duncan	\$ (7,011.00)	\$ (7,011.00)	\$ (1.62)
357 - Honeymoon Bay Fire	Increase to 2011 level	\$ 5,038.00	\$ 5,038.00	\$ 4.62
405 - Cowichan Lake Arena	Acoustic Material 5 Yr Borrowing	\$ 122,700.00	\$ 22,700.00	\$ 1.37
420 - ISC Events/Services	Lead Hand	\$ 29,870.00	\$ 29,870.00	\$ 0.52
420 - ISC Events/Services	Multi Purpose Hall Ceiling	\$ 60,000.00	\$ 60,000.00	\$ 1.04
420 - ISC Events/Services	Repair furniture & fixtures	\$ 18,607.00	\$ 18,607.00	\$ 0.32
420 - ISC Events/Services	Transfer to reserve	\$ 158,965.00	\$ 158,965.00	\$ 2.77
423 - ISC Arena	Arena Ceiling	\$ 80,000.00	\$ 80,000.00	\$ 1.39
426 - Theatre	Multi -Media Switching	\$ 27,000.00	\$ 27,000.00	\$ 0.47
426 - Theatre	Asst. Technical Director	\$ 25,368.00	\$ 25,368.00	\$ 0.44
426 - Theatre	Increase Theatre Presenting	\$ 20,000.00	\$ 20,000.00	\$ 0.35
464 - Shawnigan Lake CC	Elsie Miles Lease Pymts	\$ 15,000.00	\$ 15,000.00	\$ 0.86
464 - Shawnigan Lake CC	Bus Purchase	\$ 66,100.00	\$ 1,100.00	\$ 0.06
467 - Shawnigan Hist Soc.	Increase grant	\$ 8,500.00	\$ 8,500.00	\$ 0.49
495 - S. Cow. Comm. Policing	Increase grant	\$ 30,000.00	\$ 30,000.00	\$ 0.80
520 - Solid Waste Management	Biodiesel, legal and consulting	\$ 160,000.00	\$ 160,000.00	\$ 1.02
520 - Solid Waste Management	Compost Facility Planning	\$ 70,000.00	\$ 17,514.00	\$ 0.11
520 - Solid Waste Management	Meade Creek Ashfill Remediation	\$ 75,000.00	\$ 75,000.00	\$ 0.48
520 - Solid Waste Management	\$3 per tonne tipping fee increase	\$ (75,000.00)	\$ (75,000.00)	\$ (0.48)
520 - Solid Waste Management	50% Bylaw Enforcement Officer	\$ 47,407.00	\$ 47,407.00	\$ 0.30
520 - Solid Waste Management	Additional hours, Meade Creek	\$ 20,000.00	\$ 20,000.00	\$ 0.13
Total		\$ 4,215,038.00	\$ 1,433,677.00	

**Cowichan Valley Regional District
Changes made during 2012 Budget Review
City of Duncan**

Additional Items Added - City of Duncan		
<i>Function</i>	<i>Description</i>	<i>Cost per \$100,000</i>
100 - General Government	Communications	\$0.32
100 - General Government	Cultural Mapping	\$0.13
100 - General Government	Sire Records Management	\$0.59
100 - General Government	Green Team Budget	\$0.06
100 - General Government	Tourist Info Centre	\$0.40
100 - General Government	Regional Grants In Aid	\$0.63
107 Transit	Bus Shelter Benches	\$0.19
107 Transit	Marketing Campaign	\$0.12
109 - Emergency 9-1-1	Maintenance contracts	\$0.38
121 - Economic Development	Agriculture Plan	\$0.13
205 - Emergency Planning	Transfer to op. reserves	\$0.15
280 - Regional Parks	50% Bylaw Enforcement	\$0.30
420 - ISC Events/Services	Lead Hand	\$0.52
420 - ISC Events/Services	Multi Purpose Hall Ceiling	\$1.04
420 - ISC Events/Services	Repair furniture & fixtures	\$0.32
420 - ISC Events/Services	Transfer to reserve	\$2.77
423 - ISC Arena	Arena Ceiling	\$1.56
426 - Theatre	Multi -Media Switching	\$0.33
426 - Theatre	Asst. Technical Director	\$0.31
426 - Theatre	Increase Theatre Presenting	\$0.25
520 - Solid Waste Management	Biodiesel, legal & consulting	\$1.02
520 - Solid Waste Management	Compost Facility Planning	\$0.11
520 - Solid Waste Management	Meade Creek Ashfill Remed.	\$0.48
520 - Solid Waste Management	\$3 per tonne tipping fee incr.	(\$0.48)
520 - Solid Waste Management	50% Bylaw Enforcement	\$0.30
520 - Solid Waste Management	Additional hours, Meade Creek	\$0.13
Total Additional Items Added		\$12.06

**Cowichan Valley Regional District
Changes made during 2012 Budget Review
District of North Cowichan**

Additional Items Added - District of North Cowichan		
Function	Description	Cost per \$100,000
100 - General Government	Communications	\$0.32
100 - General Government	Cultural Mapping	\$0.13
100 - General Government	Sire Records Management	\$0.59
100 - General Government	Green Team Budget	\$0.06
100 - General Government	Tourist Info Centre	\$0.40
100 - General Government	Regional Grants In Aid	\$0.63
107 Transit	Bus Shelter Benches	\$0.11
107 Transit	Marketing Campaign	\$0.07
109 - Emergency 9-1-1	Maintenance contracts	\$0.38
121 - Economic Development	Agriculture Plan	\$0.13
205 - Emergency Planning	Transfer to op. reserves	\$0.15
280 - Regional Parks	50% Bylaw Enforcement	\$0.30
420 - ISC Events/Services	Lead Hand	\$0.53
420 - ISC Events/Services	Multi Purpose Hall Ceiling	\$1.06
420 - ISC Events/Services	Repair furniture & fixtures	\$0.33
420 - ISC Events/Services	Transfer to reserve	\$2.79
423 - ISC Arena	Arena Ceiling	\$1.58
426/438 - Theatre	Multi -Media Switching	\$0.47
426/438 - Theatre	Asst. Technical Director	\$0.44
426/438 - Theatre	Increase Theatre Presenting	\$0.35
520 - Solid Waste Management	Biodiesel, legal & consulting	\$1.02
520 - Solid Waste Management	Compost Facility Planning	\$0.11
520 - Solid Waste Management	Meade Creek Ashfill Remed.	\$0.48
520 - Solid Waste Management	\$3 per tonne tipping fee incr.	(\$0.48)
520 - Solid Waste Management	50% Bylaw Enforcement	\$0.30
520 - Solid Waste Management	Additional hours, Meade Creek	\$0.13
Total Additional Items Added		\$12.38

**Cowichan Valley Regional District
Changes made during 2012 Budget Review
Town of Ladysmith**

Additional Items Added - Town of Ladysmith		
Function	Description	Cost per \$100,000
100 - General Government	Communications	\$0.32
100 - General Government	Cultural Mapping	\$0.13
100 - General Government	Sire Records Management	\$0.59
100 - General Government	Green Team Budget	\$0.06
100 - General Government	Tourist Info Centre	\$0.40
100 - General Government	Regional Grants In Aid	\$0.63
109 - Emergency 9-1-1	Maintenance contracts	\$0.38
121 - Economic Development	Agriculture Plan	\$0.13
205 - Emergency Planning	Transfer to op. reserves	\$0.15
280 - Regional Parks	50% Bylaw Enforcement	\$0.30
439 - Theatre Ladysmith	Grant Contribution	\$0.22
520 - Solid Waste Management	Biodiesel, legal & consulting	\$1.02
520 - Solid Waste Management	Compost Facility Planning	\$0.11
520 - Solid Waste Management	Meade Creek Ashfill Remed.	\$0.48
520 - Solid Waste Management	\$3 per tonne tipping fee incr.	(\$0.48)
520 - Solid Waste Management	50% Bylaw Enforcement	\$0.30
520 - Solid Waste Management	Additional hours, Meade Creek	\$0.13
Total Additional Items Added		\$4.88

**Cowichan Valley Regional District
Changes made during 2012 Budget Review
Town of Lake Cowichan**

Additional Items Added - Town of Lake Cowichan		
Function	Description	Cost per \$100,000
100 - General Government	Communications	\$0.32
100 - General Government	Cultural Mapping	\$0.13
100 - General Government	Sire Records Management	\$0.59
100 - General Government	Green Team Budget	\$0.06
100 - General Government	Tourist Info Centre	\$0.40
100 - General Government	Regional Grants In Aid	\$0.63
107 Transit	Bus Shelter Benches	\$0.27
107 Transit	Marketing Campaign	\$0.17
109 - Emergency 9-1-1	Maintenance contracts	\$0.38
121 - Economic Development	Agriculture Plan	\$0.13
205 - Emergency Planning	Transfer to op. reserves	\$0.15
280 - Regional Parks	50% Bylaw Enforcement	\$0.30
405 - Cowichan Lake Arena	Acoustic Material	\$1.37
520 - Solid Waste Management	Biodiesel, legal & consulting	\$1.02
520 - Solid Waste Management	Compost Facility Planning	\$0.11
520 - Solid Waste Management	Meade Creek Ashfill Remed.	\$0.48
520 - Solid Waste Management	\$3 per tonne tipping fee incr.	(\$0.48)
520 - Solid Waste Management	50% Bylaw Enforcement	\$0.30
520 - Solid Waste Management	Additional hours, Meade Creek	\$0.13
Total Additional Items Added		\$6.46

**Cowichan Valley Regional District
Changes made during 2012 Budget Review
Electoral Area C**

Additional Items Added - Electoral Area C		
<i>Function</i>	<i>Description</i>	<i>Cost per \$100,000</i>
100 - General Government	Communications	\$0.32
100 - General Government	Cultural Mapping	\$0.13
100 - General Government	Sire Records Management	\$0.59
100 - General Government	Green Team Budget	\$0.06
100 - General Government	Tourist Info Centre	\$0.40
100 - General Government	Regional Grants In Aid	\$0.63
107 Transit	Bus Shelter Benches	\$0.16
107 Transit	Marketing Campaign	\$0.10
109 - Emergency 9-1-1	Maintenance contracts	\$0.38
121 - Economic Development	Agriculture Plan	\$0.13
205 - Emergency Planning	Transfer to op. reserves	\$0.15
233 - Comm. Parks Area C	Land Improvements	\$1.97
280 - Regional Parks	50% Bylaw Enforcement	\$0.30
310 - Animal Control	Feral Cats Program	\$0.13
437 - Theatre Area C	Grant Contribution	\$0.45
495 - S. Cow. Comm. Policing	Increase grant	\$0.80
520 - Solid Waste Management	Biodiesel, legal & consulting	\$1.02
520 - Solid Waste Management	Compost Facility Planning	\$0.11
520 - Solid Waste Management	Meade Creek Ashfill Remed.	\$0.48
520 - Solid Waste Management	\$3 per tonne tipping fee incr.	(\$0.48)
520 - Solid Waste Management	50% Bylaw Enforcement	\$0.30
520 - Solid Waste Management	Additional hours, Meade Creek	\$0.13
Total Additional Items Added		\$8.26

**Cowichan Valley Regional District
Changes made during 2012 Budget Review
Electoral Area D**

Additional Items Added - Electoral Area D		
<i>Function</i>	<i>Description</i>	<i>Cost per \$100,000</i>
100 - General Government	Communications	\$0.32
100 - General Government	Cultural Mapping	\$0.13
100 - General Government	Sire Records Management	\$0.59
100 - General Government	Green Team Budget	\$0.06
100 - General Government	Tourist Info Centre	\$0.40
100 - General Government	Regional Grants In Aid	\$0.63
107 Transit	Bus Shelter Benches	\$0.19
107 Transit	Marketing Campaign	\$0.12
109 - Emergency 9-1-1	Maintenance contracts	\$0.38
121 - Economic Development	Agriculture Plan	\$0.13
205 - Emergency Planning	Transfer to op. reserves	\$0.15
234 - Comm. Parks Area D	Lease improvements	\$4.81
280 - Regional Parks	50% Bylaw Enforcement	\$0.30
310 - Animal Control	Feral Cats Program	\$0.13
420 - ISC Events/Services	Lead Hand	\$0.52
420 - ISC Events/Services	Multi Purpose Hall Ceiling	\$1.04
420 - ISC Events/Services	Repair furniture & fixtures	\$0.32
420 - ISC Events/Services	Transfer to reserve	\$2.77
426 - Theatre	Multi -Media Switching	\$0.33
426 - Theatre	Asst. Technical Director	\$0.31
426 - Theatre	Increase Theatre Presenting	\$0.25
520 - Solid Waste Management	Biodiesel, legal & consulting	\$1.02
520 - Solid Waste Management	Compost Facility Planning	\$0.11
520 - Solid Waste Management	Meade Creek Ashfill Remed.	\$0.48
520 - Solid Waste Management	\$3 per tonne tipping fee incr.	(\$0.48)
520 - Solid Waste Management	50% Bylaw Enforcement	\$0.30
520 - Solid Waste Management	Additional hours, Meade Creek	\$0.13
Total Additional Items Added		\$15.44

Local Service Area

356 - Eagle Heights Fire Contract adjustment (1.62)

**Cowichan Valley Regional District
Changes made during 2012 Budget Review
Electoral Area E**

Additional Items Added - Electoral Area E		
Function	Description	Cost per \$100,000
100 - General Government	Communications	\$0.32
100 - General Government	Cultural Mapping	\$0.13
100 - General Government	Sire Records Management	\$0.59
100 - General Government	Green Team Budget	\$0.06
100 - General Government	Tourist Info Centre	\$0.40
100 - General Government	Regional Grants In Aid	\$0.63
107 Transit	Bus Shelter Benches	\$0.19
107 Transit	Marketing Campaign	\$0.12
109 - Emergency 9-1-1	Maintenance contracts	\$0.38
121 - Economic Development	Agriculture Plan	\$0.13
205 - Emergency Planning	Transfer to op. reserves	\$0.15
280 - Regional Parks	50% Bylaw Enforcement	\$0.30
310 - Animal Control	Feral Cats Program	\$0.13
420 - ISC Events/Services	Lead Hand	\$0.52
420 - ISC Events/Services	Multi Purpose Hall Ceiling	\$1.04
420 - ISC Events/Services	Repair furniture & fixtures	\$0.32
420 - ISC Events/Services	Transfer to reserve	\$2.78
423 - ISC Arena	Arena Ceiling	\$1.56
426 - Theatre	Multi -Media Switching	\$0.33
426 - Theatre	Asst. Technical Director	\$0.31
426 - Theatre	Increase Theatre Presenting	\$0.25
520 - Solid Waste Management	Biodiesel, legal & consulting	\$1.02
520 - Solid Waste Management	Compost Facility Planning	\$0.11
520 - Solid Waste Management	Meade Creek Ashfill Remed.	\$0.48
520 - Solid Waste Management	\$3 per tonne tipping fee incr.	(\$0.48)
520 - Solid Waste Management	50% Bylaw Enforcement	\$0.30
520 - Solid Waste Management	Additional hours, Meade Creek	\$0.13
Total Additional Items Added		\$12.20

Local Service Area

356 - Eagle Heights Fire

Decrease requisition - City of Dunca

(1.62)

**Cowichan Valley Regional District
Changes made during 2012 Budget Review
Electoral Area F**

Additional Items Added - Electoral Area F		
<i>Function</i>	<i>Description</i>	<i>Cost per \$100,000</i>
100 - General Government	Communications	\$0.32
100 - General Government	Cultural Mapping	\$0.13
100 - General Government	Sire Records Management	\$0.59
100 - General Government	Green Team Budget	\$0.06
100 - General Government	Tourist Info Centre	\$0.40
100 - General Government	Regional Grants In Aid	\$0.63
107 Transit	Bus Shelter Benches	\$0.19
107 Transit	Marketing Campaign	\$0.12
109 - Emergency 9-1-1	Maintenance contracts	\$0.38
121 - Economic Development	Agriculture Plan	\$0.13
205 - Emergency Planning	Transfer to op. reserves	\$0.15
280 - Regional Parks	50% Bylaw Enforcement	\$0.30
310 - Animal Control	Feral Cats Program	\$0.13
405 - Cowichan Lake Arena	Acoustic Material	\$1.37
520 - Solid Waste Management	Biodiesel, legal & consulting	\$1.02
520 - Solid Waste Management	Compost Facility Planning	\$0.11
520 - Solid Waste Management	Meade Creek Ashfill Remed.	\$0.48
520 - Solid Waste Management	\$3 per tonne tipping fee incr.	(\$0.48)
520 - Solid Waste Management	50% Bylaw Enforcement	\$0.30
520 - Solid Waste Management	Additional hours, Meade Creek	\$0.13
Total Additional Items Added		\$6.46

Local Service Area

357 - Honeymoon Bay Fire	Increase to 2011 level	4.62
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**Cowichan Valley Regional District
Changes made during 2012 Budget Review
Electoral Area G**

Additional Items Added - Electoral Area G		
<i>Function</i>	<i>Description</i>	<i>Cost per \$100,000</i>
100 - General Government	Communications	\$0.32
100 - General Government	Cultural Mapping	\$0.13
100 - General Government	Sire Records Management	\$0.59
100 - General Government	Green Team Budget	\$0.06
100 - General Government	Tourist Info Centre	\$0.40
100 - General Government	Regional Grants In Aid	\$0.63
109 - Emergency 9-1-1	Maintenance contracts	\$0.38
117 - Grants In Aid Area G	Increase grants	\$0.07
121 - Economic Development	Agriculture Plan	\$0.13
205 - Emergency Planning	Transfer to op. reserves	\$0.15
280 - Regional Parks	50% Bylaw Enforcement	\$0.30
310 - Animal Control	Feral Cats Program	\$0.13
520 - Solid Waste Management	Biodiesel, legal & consulting	\$1.02
520 - Solid Waste Management	Compost Facility Planning	\$0.11
520 - Solid Waste Management	Meade Creek Ashfill Remed.	\$0.48
520 - Solid Waste Management	\$3 per tonne tipping fee incr.	(\$0.48)
520 - Solid Waste Management	50% Bylaw Enforcement .	\$0.30
520 - Solid Waste Management	Additional hours, Meade Creek	\$0.13
Total Additional Items Added		\$4.86

Cowichan Valley Regional District
Changes made during 2012 Budget Review
Electoral Area H

Additional Items Added - Electoral Area H		
<i>Function</i>	<i>Description</i>	Cost per \$100,000
100 - General Government	Communications	\$0.32
100 - General Government	Cultural Mapping	\$0.13
100 - General Government	Sire Records Management	\$0.59
100 - General Government	Green Team Budget	\$0.06
100 - General Government	Tourist Info Centre	\$0.40
100 - General Government	Regional Grants In Aid	\$0.63
109 - Emergency 9-1-1	Maintenance contracts	\$0.38
121 - Economic Development	Agriculture Plan	\$0.13
205 - Emergency Planning	Transfer to op. reserves	\$0.15
280 - Regional Parks	50% Bylaw Enforcement	\$0.30
310 - Animal Control	Feral Cats Program	\$0.13
520 - Solid Waste Management	Biodiesel, legal & consulting	\$1.02
520 - Solid Waste Management	Compost Facility Planning	\$0.11
520 - Solid Waste Management	Meade Creek Ashfill Remed.	\$0.48
520 - Solid Waste Management	\$3 per tonne tipping fee incr.	(\$0.48)
520 - Solid Waste Management	50% Bylaw Enforcement	\$0.30
520 - Solid Waste Management	Additional hours, Meade Creek	\$0.13
Total Additional Items Added		\$4.78

Local Service Area

350 - North Oyster Fire Increase Req to Max, Diff to Reserv \$ 13.84

**Cowichan Valley Regional District
Changes made during 2012 Budget Review
Electoral Area I**

Additional Items Added - Electoral Area I		
<i>Function</i>	<i>Description</i>	<i>Cost per \$100,000</i>
100 - General Government	Communications	\$0.32
100 - General Government	Cultural Mapping	\$0.13
100 - General Government	Sire Records Management	\$0.59
100 - General Government	Green Team Budget	\$0.06
100 - General Government	Tourist Info Centre	\$0.40
100 - General Government	Regional Grants In Aid	\$0.63
107 Transit	Bus Shelter Benches	\$0.18
107 Transit	Marketing Campaign	\$0.11
109 - Emergency 9-1-1	Maintenance contracts	\$0.38
121 - Economic Development	Agriculture Plan	\$0.13
205 - Emergency Planning	Transfer to op. reserves	\$0.15
280 - Regional Parks	50% Bylaw Enforcement	\$0.30
310 - Animal Control	Feral Cats Program	\$0.13
405 - Cowichan Lake Arena	Acoustic Material	\$1.37
520 - Solid Waste Management	Biodiesel, legal & consulting	\$1.02
520 - Solid Waste Management	Compost Facility Planning	\$0.11
520 - Solid Waste Management	Meade Creek Ashfill Remed.	\$0.48
520 - Solid Waste Management	\$3 per tonne tipping fee incr.	(\$0.48)
520 - Solid Waste Management	50% Bylaw Enforcement	\$0.30
520 - Solid Waste Management	Additional hours, Meade Creek	\$0.13
Total Additional Items Added		\$6.45



C·V·R·D

STAFF REPORT

REGIONAL BOARD MEETING
OF MARCH 14, 2012

DATE: March 6, 2012 FILE NO: 7-E-07RS

FROM: Rob Conway, Manager

SUBJECT: Zoning Amendment Bylaw No. 3285
(Cherry Blossom Estates, Area E)

Recommendation/Action:

For information purposes.

Relation to the Corporate Strategic Plan: N/A**Financial Impact:** (Reviewed by Finance Division: N/A)**Background:**

The purpose of Zoning Amendment Bylaw No. 3285 is to permit property on Culverton Road to be developed for up to 50 residential dwellings (modular homes or single family dwellings) and park land.

Zoning Amendment Bylaw No. 3285 was presented at a Public Hearing on November 10, 2009. However, as adjustments to the Bylaw were necessary after the Public Hearing to secure commitments regarding servicing of the proposed development and water and energy conservation, Public Notice is required before the CVRD Board can consider third reading and adoption of the Amendment Bylaw.

A public notice process in lieu of public hearing has been initiated. To date, we have received no correspondence from the public with respect to the proposed amendment bylaw. A final check for correspondence will be made the afternoon of the Board meeting on the 14th, and if any correspondence is received, these will be passed on to the Board that evening.

Zoning Amendment Bylaw No. 3285 is on the March 14th Board agenda for consideration of third reading and adoption.

Submitted by,

Rob Conway,
Manager
Development Services Division
Planning and Development Department

Approved by:
General Manager.



C·V·R·D

PUBLIC HEARING REPORT
Bylaws No. 3569 and 3570

Following is a summary of the proceedings of the Public Hearing for Official Settlement Plan Amendment Bylaw No. 3569 and Zoning Amendment Bylaw No. 3570 (Bennefield), applicable to Electoral Area D – Cowichan Bay, held on Thursday, February 2, 2012, at Bench Elementary School, 1501 Cowichan Bay Road, Cowichan Bay, B.C. at 7:00 p.m.

HEARING DELEGATES Director L. Iannidinaro Electoral Area D – Cowichan Bay
Director L. Duncan, Electoral Area E – Cowichan Station/Sahtlam/Glenora

CVRD STAFF PRESENT Ms. A. Garnett, Planner I, Planning & Development Department
Ms. J. Lendrum, Recording Secretary, Planning & Development Department

Members of the Public:
There were seven members of the public present.

CALL TO ORDER Director L. Iannidinaro chaired the Hearing and called the meeting to order. The Chairperson introduced the Hearing Delegates and CVRD staff present.

PROCEDURES Ms. Garnett explained the requirements under Section 890 of the *Local Government Act*. She advised that notice of the Public Hearing was advertised in two consecutive issues of the *Citizen* (Wednesday, January 25, 2012 and Friday, January 27, 2012) and *Leader Pictorial* (Wednesday, January 25, 2012 and Friday January 27, 2012) and letters had also been sent to adjacent owners and occupiers of the property as required by the *Local Government Act*.

Official Settlement Plan Amendment Bylaw No. 3569 proposes to amend Electoral Area D – Cowichan Bay Official Settlement Plan Bylaw No. 925 in order to:

- Introduce a Semi Village Residential 2 Zone, with a 0.1 hectare minimum lot size, to allow infill development within the Suburban Residential Official Settlement Plan designation.
- The Semi Village Residential 2 Zone may be appropriate if there is a community benefit associated with the application; existing community water and sewer systems have capacity to accommodate the development; the natural hydrology of a site is maintained; and water meters are installed to promote water conservation.

Zoning Amendment Bylaw No. 3570 proposes to amend Electoral Area D – Cowichan Bay Zoning Bylaw No. 1015 by creating a new zone – the SR-2 Semi Village Residential 2 Zone, and by rezoning Lot 7, Section 4, Range 6, Cowichan District, Plan 24679, except part in plans 39250 and VIP 60753 from R-2 (Suburban Residential) to SR-2 (Semi-Village Residential 2).

The purpose of Amendment Bylaw Nos. 3569 and 3570 is to permit a two lot residential subdivision of the Subject Property.

Ms. Garnett stated that one email had been received at the CVRD office

from the date the advertising was placed within the local newspapers to the close of the CVRD office today, February 2, 2012, at 4:30 p.m.

Correspondence

The following item was received and is attached to the Minutes as an Exhibit:

- 1) Email and attached letter dated January 23, 2012, Charlie Coleman (EXHIBIT 1).

Location of the File

Director L. Iannidinardo advised that the Information Binder was available for review on the side table, along with copies of the proposed Amendment Bylaws and advised that any letters or submissions which were to be included as part of the Public Hearing record must be received at the front table prior to the close of the Public Hearing.

**APPLICANT,
Blue Bennefield**

Blue Bennefield stated the following with regard to Rezoning Application No. 3-D-10RS:

- The property is at the top of Lanes Road.
- The desire is to subdivide a lot off.
- All the necessary engineering and tests for water conservation have been done by an agronomist and an engineer.
- The rezoning will increase the tax base in the community and promote development.
- There will not be any more rain water leaving the property. There are retention areas that retain all the water from the property.

QUESTION PERIOD

Director Iannidinardo opened the public question period of the Public Hearing. She stated that the Public Hearing Delegates and staff members could answer questions at this time, and that after the close of the Question Period and the opening of the official Public Hearing there could be no questions taken.

**Gloria Craig
4620 Lanes Road**

- Where will the property exit?
- Will it exit onto Lanes Road or will it exit on Cherry Point Road?

Blue Bennefield

- Lanes Road.

Gloria Craig

- There is a terrible change of flow in the road when you turn from Cherry Point Road on to Lanes Road.
- Are you close to the other property or are you close to Cherry Point Road?

Blue Bennefield

- The driveway is proposed to be at the bottom side of the property beside the neighbours.

Director Iannidinardo

- This corner has a large sign and stump, and is quite a danger for pedestrians.

Gloria Craig

- Where is the turn going to be?

**K. Marbi
4536 Lanes Road**

- Do you plan on building a house on it?

Blue Bennefield

- Yes, I do.

K. Marbi

- Okay, no problem.⁸⁴

- Director Iannidinardo** ➤ Are there any other questions?
- Don James
4540 Lanes Road** ➤ I have never heard that water and sewage are available. Is there room for other people to tie into sewage and water?
- Director Iannidinardo** ➤ The Lambourn sewer system will now be at full capacity.
➤ There were just a few units left.
➤ There could still possibly be some, but for now it is at maximum.
- Don James** ➤ Are you full with this one?
- Director Iannidinardo** ➤ Yes.
- Don James** ➤ Is there going to be more capacity?
- Director Iannidinardo** ➤ It is questionable, we are not sure.
➤ There are water studies that are happening in the South End right now.
➤ Apparently there is an abundance of water in the Lambourn area.
- Don James** ➤ Is there a plan to make more sewer units available?
➤ Bruce Muir has 27 acres and is interested in developing.
➤ We would be interested in maybe tying in with him, but it sounds like you need more sewage capacity if you expect the area to grow?
- Director Iannidinardo** ➤ There is no more Lambourn extension. It is at maximum capacity now.
- Gloria Craig** ➤ There was something in the CVRD minutes not long ago that was identifying the property across from the anticipated new driveway as development property.
➤ Are you anticipating that they too will exit onto Lanes Road?
- Director Iannidinardo** ➤ Yes.
- Gloria Craig** ➤ How many of those do you anticipate are going to exit out onto Lanes Road?
- Director Iannidinardo** ➤ There are 15 lots that are doubling up.
➤ It is not clear whether they are all doubling up, but they are sharing driveways.
➤ There should be approximately seven driveways.
- Gloria Craig** ➤ Are they all going to exit on to Lanes Road?
- Director Iannidinardo** ➤ There is no other exit, it is a big ravine.
➤ A large percentage of the property is actually going into park land.
- Gloria Craig** ➤ There is not much attention paid to Lanes Road in terms of repair, or top dressing and now more people will be exiting onto Lanes Road. Will Lanes Road now get some extra attention?
➤ There was a most peculiar stop sign at the bottom of Lanes Road where you turn right.
- Director Iannidinardo** ➤ The road likely would be upgraded with this development, but that will be done by the Ministry of Transportation, as anything to do with roads is

- through them.
- There was a phone call tonight regarding the poor condition at the mail boxes, apparently it is really bad at the mail boxes, but it also is the Ministry of Transportation who deals with that.
 - The Province is in charge of our roads.
- Gloria Craig**
- Would you inform them that we have all these extra people now exiting on Lanes Road?
- Director Iannidinardo**
- The Ministry of Transportation is informed because they are the signing authority.
- Gloria Craig**
- That is a terribly dangerous corner.
- Alison Garnett**
- Fifteen lots on a larger piece of property require a subdivision application.
 - When somebody applies to subdivide they actually apply to the Ministry of Transportation.
 - The Ministry is fully aware of what they are doing and they have taken into consideration road safety, access, and site lines as part of their subdivision review.
 - With this particular rezoning application, if the rezoning is successful, Mr. Bennefield will still have to apply to the Ministry of Transportation for subdivision approval.
 - It will be approved by the Ministry at that time once it goes through the review process.
- Director Iannidinardo**
- Working with the Parks Department, when development comes through, we try to get help from the developer for the road, or at least off road, or walking trails, because those are important.
 - There may have been consideration from the applicant regarding the corner of the property and pushing it back so that people can walk.
- Gloria Craig**
- Is that a feature of the community benefits of this property separation?
 - Is that one of the components of being a benefit to the community?
- Alison Garnett**
- In this case there is not any proposed park land or trail dedication.
 - The Parks Commission reviewed the application and decided that no dedication was needed.
 - In terms of the community contribution for this application, Mr. Bennefield is contributing to the expansion of the Lambourn Sewer System and that offsets costs for some of the existing residents, who are on septic fields now, to connect to the sewer system.
- Gloria Craig**
- Who would those people be?
 - Are they now going to get access to the Lambourn sewer system in addition to Mr. Bennefield?
 - Is he picking up the tab for them?
- Alison Garnett**
- It was part of a community conversation that started a year and a half ago.
 - There was a large public meeting regarding a few different properties that were all zoned R-2, which is zoned with subdivision potential, but they needed community water and sewer in order to develop.
 - At the meeting the majority of people were supportive of expanding the

community sewer system to allow those lots to be developed.

- Gloria Craig**
- Are you speaking specifically about some lots that we don't know?
 - Most of us here all live on Lanes Road.
- Director Iannidinardo**
- It was Chestnut and Green Briar and a few on Lanes Road.
 - There are 35-40 year old septic fields that for environmental reasons we would like them hooked up to the development.
 - The original plan for Lambourn was to have a benefit for the ones that had 40 year old septic systems, but it didn't happen with the first round of development with that sewer system.
 - It is believed that the developers pay \$10,000 for each unit to be hooked up to the infrastructure and they are paying for it.
 - They will have to pay for the hook up, but the infrastructure will go in front of their house.
 - This is the community benefit.
- Gloria Craig**
- Is this a small community and not our greater community?
- Director Iannidinardo**
- No.
- Alison Garnett**
- It is all defined in the Lambourn area.
- Gloria Craig**
- Is this a benefit for certain people, and not all, as it is considered to be a community benefit?
- Director Iannidinardo**
- It is for the people originally in Lambourn and who are already on Lambourn Water.
 - They were promised it the first time around, but did not get it.
 - This is an opportunity for developers who were looking for sewer units.
 - The Applicant will be putting in \$20,000.
- Blue Bennefield**
- \$24,000 total.
- Gloria Craig**
- Ten for himself, four for the hook up, and ten as a generous offer to the community?
- Alison Garnett**
- For the existing house.
- Director Duncan**
- As a rule of thumb for a 100 unit plant, it will cost one million dollars or \$10,000 a unit.
 - That was the cost discovered by looking at several different installations and studying the technology today to build a system.
 - Most of the systems are filtered with a type of plant and 100 is a good number for building a module.
 - If you want 200, the formula is usually about two plants at about 100 each.
 - \$10,000 is the set number for the Lambourn expansion for a sewer unit, it is justifiable and it reflects the costs of today for creating a sewer system.
- Gloria Craig**
- Sewer seems to be the feature that makes or breaks a property.
 - We feel vulnerable not having sewer.
 - It is a worry to see the few extras being used up.
 - There has to be a process to inform people that there is a possibility that

sewer is available and it should not be a secret.

- Director Iannidinardo**
- It is not a secret when you are outside the service area.
 - When you are inside the service area it is the going rate.
 - If someone wants inside they can come to CVRD and request to be inside the service area.
- Director Duncan**
- We do get caught up in doing planning by sewer and that is probably not the place you should start on planning a community.
 - There are other things that make a better planned community, but we often wind up chasing the sewer pipe around the community.
 - It is not right, but it often is what happens.
- Director Iannidinardo**
- Are there any other questions?
- Speaker**
- I believe Lambourn and all those places are on wells.
 - In the summer time we have two big dairy farms here; Coleman and Robertson. They fire up the water cannons and they are pumping water like crazy out of the same water table.
 - A few years back they had trouble finding water.
 - Coleman found water down at the bottom.
 - Coleman went down and punched two more holes and he really started pumping, they lost the water and it all got dirty in the trailer park down below in Lambourn, so he had to slack off.
 - In our well when they start pumping in the summer, our water gets dirty.
 - There is more clay because the water runs faster.
 - Why should they pump water 24 hours a day in the summer time when half of it evaporates before it hits the ground in the daytime?
 - I would suggest you people get on the band wagon, approach them to pump water only at night, it will do them just as much good.
- Director Iannidinardo**
- I just finished doing an irrigation workshop for the Agriculture Committee.
 - There are lots of new ways to be watering and it is not necessarily all night, but that is under the control of the Agricultural Land Reserve. The CVRD does not have control over that.
 - The CVRD is very cautious and aware of what they are doing.
- Speaker**
- You are afraid of the farmers.
- Director Iannidinardo**
- No, the CVRD just does not have jurisdiction over farmer's land.
- Speaker**
- I know that and I agree.
 - In Israel they are doing drip watering and getting more than anyone else in the world.
 - A few years ago Coleman put in a drainage system in his fields so that he could get all the fields a month earlier to do his work and all the water is running away.
- Director Iannidinardo**
- It is believed that water in the next few years is going to be a major issue.
- Speaker**
- Water is the main issue.
- Director Iannidinardo**
- The Agricultural Land Reserve is going to have to come on board and face this.
 - There is a South Cowichan Water Study and a Watershed Board.

- There are all kinds of things that are happening with water.
- Speaker**
 - If there is not water there is not going to be any sewer problems.
- Director Duncan**
 - Sewer issues can be fixed with money, but you can't get more water.
- Speaker**
 - There are ways around it where we live.
 - There is an awful lot of water.
 - Dougan's Lake has a wonderful spring under it.
 - Dougan's Lake stays the same level, it doesn't matter what they do on it, there is a creek running down the back.
- Director Iannidinardo**
 - Cowichan Bay is on Valley View Water.
 - Cowichan Bay Improvement District is also on Valley View Water.
- Speaker**
 - Are they getting their water from Dougan's Lake now?
- Director Iannidinardo**
 - No, they are getting it from Valley View and Cowichan Bay now.
 - It is believed that Valley View is the same aquifer.
 - It is an issue right now and the CVRD and the Agricultural Committee is aware of the issue.
 - There have been irrigation workshops for farmers.
 - Farmers are invited to the workshops and they have met a few times with our Official Community Plan.
 - This is a sensitive subject with farmers.
 - Farmers believe they have been doing their thing for a long time, and they don't want it changed, but changes will need to happen because water is a huge issue.
- Speaker**
 - It is going to have to happen.
- Director Duncan**
 - The water is actually Provincial Ministry Water.
- Speaker**
 - I realize that.
- Director Duncan**
 - The same with agriculture.
 - They are quite willing to download the responsibility on the CVRD, but are very reluctant to download any authority; they like to keep that themselves.
 - The CVRD winds up getting mixed up in things where we capture the responsibility in the communities concern and we have no authority to do anything about it.
- Speaker**
 - A simple solution is to talk to the farmers and have them pump at night.
- Director Iannidinardo**
 - There has been talk with the farmers.
 - It is an issue that we are aware of and are taking action in as many different ways as we can from a Regional District perspective.
 - Water is valuable.
- Director Duncan**
 - The dairy farming community is basically pumping the Koksilah River dry.
- Speaker**
 - Yes I realize that.
- Director Duncan**
 - It is something that we struggle with.

- Kevin Maher**
4588 Sparwood Road
- Where exactly would your proposed driveway come on to Lanes Road?
- Director Iannidinardo**
- That question was previously asked, but I will show you.
- Kevin Maher**
- Is it far off the intersection?
- Director Iannidinardo**
- Yes, and there was discussion about it being very dangerous.
- Kevin Maher**
- When you start to make the left turn you have to finish it.
 - It is very important that someone does not come out of the driveway and stop.
- Director Iannidinardo**
- Asked if anyone had further questions before we move on to the comment section.
- Alison Garnett**
- Advised that once the question period is over the comment part of the public hearing will happen, but we cannot respond.
 - The Public Hearing has two parts.
- Director Iannidinardo**
- Asked for further questions from the public present three times regarding Official Settlement Plan Amendment Bylaw No. 3569 and Zoning Amendment Bylaw No. 3570.
- PUBLIC COMMENTS**
- The Public Hearing was then opened to those members of the public present who deemed themselves affected by the proposed Amendment Bylaws. Chair Iannidinardo reminded the public that the Information Binder was available for review located on the back table, along with copies of the proposed Amendment Bylaws, and that all submissions must be received at the head table prior to the close of the Public Hearing.
- Kevin Maher**
- Right now we are in the middle of a big OCP rewrite that is going to define how we want our community to grow and move forward. I would suggest any decision regarding the subdivision of this property be made with respect to the new OCP.
 - If this property is subdivided in a manner that is inconsistent with the new OCP it would set a precedent down the road.
 - Sleepy little Lanes Road doesn't get much attention now and is probably going to turn into a significant road in the future. There are 15 dwellings into the west on the waterfront, which in the long term is going to be some significant real estate development.
 - I would like some consideration, if the proposal is accepted, to the design and aesthetics of the structure.
 - If something really nice goes up it is the gateway to a neighbourhood, if something not so nice goes up it is blight on the neighbourhood.

ADJOURNMENT

Chairperson Iannidinardo asked for public comments or submissions three times from the public present regarding Official Settlement Plan Amendment Bylaw No. 3569 and Zoning Amendment Bylaw No. 3570

Chairperson Iannidinardo declared the Public Hearing closed at 7:32 p.m.

CERTIFICATION:

We attended the Public Hearing on Thursday, February 2, 2012, and hereby certify that this is a fair and accurate report of the Public Hearing.

Levi L. Iannidinardo
Director L. Iannidinardo

Date March 5, 2012.

Loren Duncan
Director L. Duncan

Date March 6, 2012

Alison Garnett
Alison Garnett, Planner I

Date Feb 28, 2012

Jessica Lendrum
Jessica Lendrum, Recording Secretary

Date March 6, 2012



C·V·R·D

PUBLIC HEARING REPORT
Bylaw No. 3584

Following is a summary of the proceedings of the Public Hearing for Zoning Amendment Bylaw No. 3584, applicable to Electoral Area B – Shawnigan Lake, held on Thursday, February 23, 2012, in the Denis McLean Room, Kerry Park Recreation Centre, 1035 Shawnigan Mill Bay Road, Mill Bay, B.C. at 7:00 p.m.

**HEARING
 DELEGATES**

Director B. Fraser, Electoral Area B – Shawnigan Lake
 Director M. Walker, Electoral Area A – Mill Bay/Malahat
 Director L. Iannidinardo, Electoral Area D – Cowichan Bay

**CVRD STAFF
 PRESENT**

Ms. D. Leitch, Planner II, Planning & Development Department
 Ms. J. Lendrum, Recording Secretary, Planning & Development Department

Members of the Public:

There were approximately 8 members of the public present.

CALL TO ORDER

Director B. Fraser chaired the Hearing and called the meeting to order. The Chairperson introduced the Hearing Delegates and CVRD staff present.

Director Fraser advised that the Information Binder was available for review on the side table and copies of the proposed Amendment Bylaw were located also on the side table. He further advised that any letters or submissions which were to be included as part of the Public Hearing record must be received at the front table prior to the close of the Public Hearing.

PROCEDURES

Ms. Leitch explained the requirements under Section 890 of the *Local Government Act*. She advised that notice of the Public Hearing was advertised in two consecutive issues of the *Citizen* (Wednesday, February 15, 2012 and Friday, February 17, 2012) and *Leader Pictorial* (Wednesday, February 15, 2012 and Friday, February 17, 2012) and letters had also been sent to adjacent owners and occupiers of the property as required by the *Local Government Act*.

Zoning Amendment Bylaw No. 3584 proposes to amend Electoral Area B – Shawnigan Lake Zoning Bylaw No. 985 by rezoning Lot 2, Section 1, Range 6, Shawnigan District, Plan 43946, from R-1 (Rural Residential) to R-2 (Suburban Residential).

The purpose of Amendment Bylaw 3584 is to permit the subdivision of the approximate 2.23 hectares subject property into parcels of 1.0 hectare in the absence of community water services, and 0.4 hectares in the event that community water services become available in the future.

Ms. Leitch stated that one email had been received at the CVRD office from the date the advertising was placed within the local newspapers to the close of the CVRD office today, Thursday, February 23, 2012, at 4:30 p.m.

Ms. Leitch further added:

- The subject property is located at 2657 Nôra Place in Shawnigan Lake.
- The applicant, John Beckett, made an application to rezone the property in May 2011, so that he could subdivide his current 5.5 acre property into two parcels of approximately 2.5 acres and 3.0 acres.
- The applicant has submitted a conceptual subdivision plan.
- The plan shows that the applicants are creating the new lot on to the east of the property accessed by a panhandle from Nora Place.
- The property is designated as Rural Residential in the South Cowichan Official Community Plan; therefore, no Community Plan amendment is required, just the zoning amendment.
- The R-2 zone that the applicant is proposing for the property permits 2.5 acre parcels in the absence of a community water system.
- In the event that a community water system exists within this area, the applicant could apply to subdivide his lot into one acre parcels.
- If this rezoning application moves forward, the applicant will be providing a community amenity in the form of a cash contribution to the Shawnigan Lake Community Centre.
- The amenity contribution will likely be going to the Shawnigan Lake Community Centre.
- The lot size the applicant is proposing is consistent with parcel sizes in the immediate area.
- The Ministry of Transportation and Infrastructure, who is the approving authority for subdivision within our Regional District, has reviewed the conceptual subdivision plan and has no objections at this point.

Correspondence

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

- 1) Email dated February 23, 2012, from Mary Desmond (EXHIBIT 1);
- 2) Letter dated February 23, 2012, from Sheila Paul (EXHIBIT 2);
- 3) Letter dated February 23, 2012, from Balu Tatachari (EXHIBIT 3).

Location of the File

Director Fraser advised that the Information Binder and the proposed amendment bylaw were available for review on the side table. He advised that any letters or submissions which were to be included as part of the Public Hearing record must be received at the front table prior to the close of the Public Hearing.

APPLICANT, John Beckett

The applicant, John Beckett, stated the following with regard to Rezoning Application No. 1-B-11RS:

- First reason for subdividing is that the current 4500 square foot home is too large and the applicant would like to downsize.
- The second reason for subdividing is the applicant would like to build a smaller house in a nice, quiet, secluded area on the property.
- Three months into the application word was received that there was a possibility the CVRD would take over the Carlton Water System.
- Once the zoning goes through a decision will be made on what will be developed on the property, but originally it was to build.
- Lot three is subdivided into two lots which is the reason Nora place is extended and if this zoning application is approved the neighbour may also subdivide into one acre lots.

QUESTION PERIOD

Director Fraser opened the public Question Period of the Public Hearing. He stated that the Public Hearing Delegates and staff members could answer

questions at this time, and that after the close of the Question Period and the opening of the official Public Hearing there could be no questions taken.

**Steve Warnes,
1271 Shawnigan/
Mill Bay Road**

- There are concerns that the community water system will not be able to service these lots if they are subdivided into smaller parcels.
- Property now is receiving water from everything that is draining down and it is a problem. Is not sure that the property or the drainage system can handle much more water.
- Understands the effects of development and covering land with buildings and pavement, but it means that more water will be directed to the drainage system.
- Will there be any plans or intentions to improve the drainage system?

Dana Leitch

- Planning cannot address that question specifically, but the Engineering Department of the CVRD may be able to answer.
- In the event that community water is taken over by CVRD, it is possible that there may be some drainage system that can be incorporated.

Steve Warnes

- Is not sure if there are plans or an engineered design to manage water, but with the increased lot space and potential for smaller lots, there is concern.

John Beckett

- There is a small holding spot on the back of our property where all the water from the driveway flows to. All the water from the driveway flows into the back of the lot into the holding spot. Not putting any water into the seasonal creek.
- Drainage will be considered when building on the back of the 3 acres.

Steve Warnes

- Questioned one could actually engineer to build a pond and anticipate the size of the capacity to hold all the water.

John Beckett

- A pond has already been built.
- The water can hold what we are building.
- If the parcels were sold drainage would have to be looked at.

Steve Warnes

- The applicant is assuming that if the smaller parcels were ever sold that the new owners would take it upon themselves to look into the drainage issues and that is concerning to assume that.

John Beckett

- Drainage would have to be addressed if there were smaller size lots.

Director Fraser

- The essence of the issue is what would happen if you went to a series of smaller size lots in the area.
- Ms. Leitch has an idea about what could happen to ensure that drainage was handled properly.

Dana Leitch

- It is possible that a set of development permit guidelines could be created for the property that would be for smaller lot subdivisions and that would address drainage control. It has been done for other properties in the area. This would be a site specific development permit area.
- It is something that hasn't been discussed with this application, but it is a way to try and mitigate other properties from being harmed in any way from development on this site.

Steve Warnes

- If Community Water is made available at the end of the lot, it then becomes available to the next lot above us and then there is potential to

subdivide eight or nine lots.

- Director Fraser**
- Consideration would have to be given at the time that the water system was actually being taken over by the CVRD.
 - At this point it remains a potential and has not happened yet, but it is very useful to have these concerns in advance.
- John Beckett**
- Before the road went in, water came down through our property and then stopped in a big field. When the road went in and the lots were created, which are adjacent to Mr. Warnes, the water drained down and now Mr. Warnes has all that water that he didn't have before. This has nothing to do with our property, it has to do with drainage system that goes through our property.
- Steve Warnes**
- Before development, the land was able to catch the water being distributed and direct it somewhere. The water should be directed towards a ditch.
- Applicant, Ms. Beckett**
- There is an error in the letter that was emailed to the CVRD. The letter was written under the premise that water was being taken out of a lake, when in fact it is taken from a well.
 - The letter also states that our lot is presently the same size as the other lots, but it is not.
 - Asking to subdivide the same way as the person in the property behind them did. The Neighbour was given the right to subdivide his lot and they have two 2.5 acre lots. The applicants have a five acre lot.
 - Most people in this subdivision are on half acre or one acre lots. The two new lots are 2.5 acre and one is a 5 acre lot.
 - Would like to do a similar thing as their neighbour because privacy was taken away when Nora Place was put through.
- Steve Warnes**
- The neighbour's property was already zoned for that type of subdivision.
- John Beckett**
- No, it was R1.
- Steve Warnes**
- The property was already zoned for that type of subdivision.
 - With respect to the privacy comment, it seems that another neighbour is going to be created. The density is increasing and not being reduced.
- Director Fraser**
- Asked if there were any further questions.
- Sheila Paul
Shawnigan Lake**
- The area of concern for this application is in Shawnigan Lake.
 - Why is the meeting in Area A when it concerns Area B?
 - There are not many people here tonight.
- Dana Leitch**
- Stated she arranged to have it at the Kerry Park Recreation Centre because Jeffrey Gibson, who rezoned the land, had a public hearing here in 2006 for his property and it borders Electoral Area A – Mill Bay /Malahat.
- Sheila Paul**
- It is too bad there are not more people present to hear that.
 - How does this application fit into the new South Cowichan OCP?
 - Can you give specific pages for references?
- Dana Leitch**
- There is not a copy of the South Cowichan OCP here.
 - The planning reports include the policies that it is consistent with.

- Sheila Paul** ➤ Had quickly reviewed the staff report prior to the Public Hearing.
- Dana Leitch**
- As part of the South Cowichan Community Plan this property was already designated Rural Residential, therefore it does not need a plan designation. If it was zoned forestry or some other zoning such as a rural resource designation it would, but it has already been designated as rural residential.
 - The Policies are mainly in section 13 of the plan.
 - Policy 13.1.2 – Rural Residential designation as being intended to accommodate a rural lifestyle outside the village containment boundary as well as to provide a buffer between resource land and culture and forestry and residential parcels in order to reduce the potential for land use conflicts and providing a rural housing option outside the village containment boundary. Provides residential housing option outside the village containment boundary.
 - Policy 13.1.4 - Lands being designated as Rural Residential rather than just being outside the village containment boundary. General policy about Rural Residential lands is that they are deleted typically outside the village containment boundary.
 - Policy 13.1.7 - Affordable housing options. One additional single family dwelling and one secondary suite or dwelling unit will be permitted on lands that are designated Rural Residential if the parcel is at least one ha in size or 0.4 ha in size if it is connected to community water system. Rural Residential lands of a certain size can accommodate a secondary suite or dwelling unit at both the R1 and the R2 zone.
 - Policy 13.1.8 Home occupations being permitted in Rural Residential designation as they are in most of our residential areas now. Home occupations permitted both in the R1 and R2 zones in the zoning bylaw.
 - 8.1 Policy amenity zoning, social sustainability section. Any new residential development from the plan area to be in community amenities and the applicant has provided a cash community amenity based on the one lot subdivision and it was debated at EASC.
 - These are the key residential land designated policies from the OCP that are in the report and they are located under Policies in Section 13 – Rural Residential Designations focusing on their intentions, their use, and their purpose.
- Director Fraser** ➤ Asked if there were any further questions?
- Sheila Paul**
- The community amenity was debated by the Electoral Area Services Committee.
 - Besides what is written in the staff report, is there more of an explanation?
- Dana Leitch**
- Staff proposed that a community amenity should be provided even with a one lot residential subdivision.
 - The policy does not distinguish between large or small subdivisions, therefore it is staff's argument that a community amenity should be provided regardless of the size of development.
 - The Applicant is making a cash contribution that will likely go to the Shawnigan Lake Community Centre.
 - It was something that was negotiated between staff, the property owner, and brought forward to the Electoral Area Services Committee.
- Sheila Paul** ➤ Was community amenity the debate?

- Dana Leitch**
- It was debated whether there should be a community amenity provided and what scale of amenity it should be.
 - It is a new policy in the plan and Mr. Beckett is the first application that is subject to the policy.
 - Amenities often involve negotiating.
- Sheila Paul**
- This application should be termed a two part application.
 - Everything after the word “and” should be taken from the application.
 - In the event that community water services become available in the future, what tools were used and how does that pertain to this application?
 - How can one predict the future?
- Dana Leitch**
- The R2 Zone permits more density if connect to community water services.
 - The R2 Zone minimum parcel size changes whether you have community water or whether you are on a well or septic.
 - If one does not attach to community water the minimum parcel size is 1 ha or 2.5 acres.
 - If you paid connection fees, or there is a community water system present and you connect to it, it is possible that you could subdivide into smaller parcels because you are connected to a community service.
 - Are you talking about the Public Hearing ad specifically?
- Sheila Paul**
- Yes specifically, this application is read as a two part application.
- Dana Leitch**
- It is zoned R1 right now, but R2 zoning does allow a smaller minimum parcel size if you connect to community water.
 - If community water becomes present or available in the immediate area and the applicant or the land owner chooses to connect to it and pays the connection fees he would be consistent with the parcel size of one acre because he is connected to community water.
 - The applicant is proposing to be zoned R2. One can either have 2.5 acres and not be connected to services or one can be connected to services and be subdivided down to 1 acre parcels, but it doesn't mean that it will happen.
- Director Fraser**
- Important distinction between what the applicant is applying for and what the implications might be for the future.
 - The material from Planning is simply showing what may be possible in the future.
 - The hearing is only about the zoning and the specific subdivision into two lots of Mr. Beckett's property.
- Sheila Paul**
- The zoning amendment bylaw wording is confusing.
 - It is understood that this amendment is to permit the subdivision from 2.2 to 1 in the absence of community water. It is the “and” part that is confusing.
- Director Fraser**
- That decision is not part of this Hearing, it is a potential future issue. If it does get brought forward it would go before the board as an entirely different subject.
 - The only subject before the hearing is the zoning change and the opportunity to subdivide the property into two pieces.

- Sheila Paul** ➤ Does another public hearing happen at that point?
- Director Fraser** ➤ That is another decision by the Regional District Board and would require another process.
➤ Staff are trying to be complete about the information provided.
➤ It is not formally part of the current Board decision.
- Sheila Paul** ➤ It is not clear to me.
- Dana Leitch** ➤ In order to be fair to the public it is important for them to be aware that if community Water were present the lot size could go down to smaller parcels. In saying this, nothing is hidden from the public.
- Sheila Paul** ➤ There was no choice when my subdivision was extended.
➤ Is there a timeline on this water system?
➤ This whole thing is hypothetical.
- Director Fraser** ➤ If a privately owned water system wishes to be taken over by the CVRD it has to petition the CVRD; the current members of that system have to petition to be included. It is not something the CVRD would do unilaterally. The group has to ask for it. It is not something that would be forced on the water system, they would have to apply to be taken over and vote.
- Sheila Paul** ➤ The information is appreciated.
➤ Is uncomfortable with the mention of lot sizes going from 2.23 ha to 1 ha because of the fact that it was mentioned as just in case.
➤ Mr. Beckett has stated that all he wants to do is what the neighbours have done.
- Director Fraser** ➤ Any more questions you would like to put forward?
- Sheila Paul** ➤ Originally this was called two for one, but now it is not.
➤ The future cannot be predicted.
➤ This is setting a precedent.
➤ Who will take the responsibility for setting this precedent?
➤ The applicant wants to do what his neighbours have done.
➤ Demonstration on the map.
➤ There are not many people here tonight, but people watch how things get done.
➤ What will happen after the application is approved?
➤ The CVRD office could get flooded with applications.
- Director Fraser** ➤ Responsibility for the decision is the Regional District Board.
- Sheila Paul** ➤ That is not really an answer.
- Director Fraser** ➤ That is the answer. The Regional District Board takes responsibility for the decision.
- Sheila Paul** ➤ Why is the present rural character of this area being altered?
➤ The answer is "doing what the neighbours have done."
- Director Fraser** ➤ Mr. Beckett mentioned what his purpose was.

- Sheila Paul** ➤ That is what happened on lot three and four?
- John Beckett** ➤ Lot three.
- Sheila Paul** ➤ The present rural character of this area is being altered.
➤ The applicant wants to do the same as lot three.
- Director Fraser** ➤ There is not anything more that can be added at this point to that question.
- Sheila Paul** ➤ Is the water that is servicing the property going to be drawn from the Lake?
- John Beckett** ➤ Possibly would be connecting to Carlton Water System.
- Sheila Paul** ➤ You would be tapped into the community system.
➤ Some of my questions are based on my understanding that this is a two part application.
- Director Fraser** ➤ Thank you for the questions.
- Steve Warnes** ➤ Have the members on the Carlton Community Water System petitioned regarding the water system being taken over by the CVRD?
- Dana Leitch** ➤ It is not clear what stage the Engineering Department is at now.
➤ There is some likelihood that the CVRD would be taking over that system at some point.
➤ Contact the Engineering Department with your questions or I can get information for you.
- Steve Warnes** ➤ It is understood that the CVRD would take over the system as an amenity.
➤ What does it mean that the CVRD is doing some work on it?
- Dana Leitch** ➤ There has been discussion about it.
- Steve Warnes** ➤ It appears there is some intention.
- Dana Leitch** ➤ It is fair to say there is some intention.
- Steve Warnes** ➤ As far as Public Hearing notification goes, some residents who live fairly close to the property did not receive a notice about this Public Hearing. How is the notice distributed and how many people were made aware?
- Dana Leitch** ➤ According to the Fees and Procedures Bylaw, property owners and occupiers within a 60 m radius of the subject property are typically notified either through letter or hand deliveries.
➤ It is required by the *Local Government Act* and it is also in our Fees and Procedures Bylaw.
➤ Where do you reside?
- Steve Warnes** ➤ Not with in the 60m radius.
➤ What is the value of the amenity that Mr. Beckett is going to contribute?
- Director Fraser** ➤ One percent of the value of the new lot created.

- Steve Warnes** ➤ Is the amenity going towards Kerry Park?
- Director Fraser** ➤ It is the discretion of the Regional District Board as to where the amenity goes, but the current intention is to provide it to Shawnigan Lake Recreation Centre.
- The purpose of an amenity is to try to use it to benefit the larger community.
- Steve Warnes** ➤ Mr. Beckett, what is your occupation and does it relate to lot development or sales or anything along those lines?
- Director Fraser** ➤ You are free to respond if you would like.
- John Beckett** ➤ A builder for the past five years.
- Steve Warnes** ➤ Do you have a Real Estate License or sell property?
- John Beckett** ➤ A builder mainly of custom homes, but have done some spec homes.
- Steve Warnes** ➤ Do you buy the property or invest in those properties or the buildings on those properties?
- John Beckett** ➤ In some cases the owner owns the lot.
- Steve Warnes** ➤ In some cases do you?
- John Beckett** ➤ Spec homes, but not as a developer.
- Steve Warnes** ➤ How will this subdivision enhance, or contribute to the betterment of the community and the people on Carlton place and around you?
- John Beckett** ➤ That is a hard question to ask and answer of any development.
- It is understand that things change with development with regard to certain densities and certain homes that are being built around one.
- It is something that really cannot be answered
- Director Fraser** ➤ It is a philosophy that the Regional District has that when a subdivision takes place an amenity contribution must be made.
- In this case it is a specific cash contribution to a service in the community.
- John Beckett** ➤ It also generates more taxes for the Regional District by providing another lot.
- Director Fraser** ➤ Ideally the amenity is an attempt to make a subdivision application contribute to the larger welfare of the community.
- Steve Warnes** ➤ Seems like a relatively small amount in exchange for the potential of the impact the subdivision will have on the surrounding properties.
- We don't know the future among infrastructures created as in the case with Mr. Beckett. Unlikely to subdivide the property without road improvement already having occurred and the neighbour having an opportunity to apply for a R2 zoning. One might not do that if there wasn't

- a chance for a community water line coming down to the property line.
 - Water line sizes are large enough to accommodate quite a number of homes.
 - This creates the potential for tying in many homes and other parcels in the area who will have the same potential.
 - It also gives license for further subdivision into smaller parcels, but without the new zoning that would not likely happen.
 - This is the first step to increasing density and the change to allow for smaller lots.
- Director Fraser**
- During the Public Hearing section there is not an opportunity for questions. Are there any further questions before this section of the meeting is closed?
- Sheila Paul**
- As it is currently zoned, the applicants cannot build another house on his property as they propose to do?
- Dana Leitch**
- There is no subdivision potential under the current zoning.
 - The applicants have a secondary suite on their property now; therefore, there is not an opportunity under the current zoning to build anymore homes on their property.
- Director Fraser**
- Asked for further questions from the public present three times regarding Zoning Amendment Bylaw No. 3584.
- PUBLIC COMMENTS**
- The Public Hearing was then opened to those members of the public present who deemed themselves affected by the proposed Amendment Bylaw. Chair Fraser reminded the public that the Information Binder was available for review located on the side table, along with copies of the proposed Amendment Bylaw, and that all submissions must be received at the head table prior to the close of the Public Hearing.
- Sheila Paul**
- Opposed to the zoning amendment as it is written.
 - This is not a compelling reason to build another house.
 - Has lived here 18 years and seen a lot of applications.
 - The household depends on development and construction.
 - Other people come in and take advantage.
 - Wanted more people to be aware of the meeting and application. Maybe the CVRD needs to reconsider only bringing it to the attention of people within a 60 m radius when the application is located in a rural area.
 - How many other people should have known about the meeting, but did not?
 - It is great that Shawnigan Lake Community Centre is receiving the amenity, but does not feel the one percent is a generous enough contribution especially for what can potentially happen.
 - Lots of people are going to be putting in one percent.
 - The CVRD and the Board might say it is sufficient, but other people have different opinions.
- Director Walker**
- Would you please submit your letter?
- Director Fraser**
- There is still opportunity to make a formal statement to the hearing.
- Dr. Mackenzie**
- Was involved in something very similar to this.

- Shawnigan Lake Road**
- Now lives among industrial, rock quarry, and construction site.
 - The precedent setting is accurate, it does open that door.
 - People make honourable commitments and then their property gets sold and it changes.
 - Understands what is being said and the concerns presented tonight. Has experienced it and is still experiencing it. Is trying to sell a piece of property that is challenging.
 - When development occurs and one lives among industrial and construction sites it becomes challenging to sell property.
 - Still trying to digest the idea of Parks and amenities. It is something new, but there is something to question about it.
 - The development opens the door to other things. It is like mould, it spreads and metastasizes and it is hard to live in the middle of it.
 - Respects what the applicant is saying and doing, it seems the applicant is honourable, however, has been in other meetings where people were honourable and then they sold.
- Director Fraser**
- Asked if there were any other letters or submissions?
- Jennifer Young Area A**
- Neighbours of the Mackenzies'.
 - Surrounded by industrial. Had once lived among trees and mountains and now is among rock quarries, beepers that start at 5:30 in the morning, and dump trucks that drive by every 2-5 minutes.
 - Hard now to sell the property that once was supposed to be part of a retirement.
- Director Fraser**
- Asked if there any further comments or submissions respecting proposed zoning amendment bylaw 3584?
- Sheila Paul**
- Concerned about 2.3 ha going to 1 ha. Wanted to make the point in the event it goes to another process and is not able to get a newspaper or be at another hearing.
 - To build a house it is not a compelling enough reason, it is just going to open up another door.
 - People who were outside of the 60 m radius needed to be more aware of tonight's meeting.
 - The infrastructure is not there.
 - Turns right on Cameron Taggart, but never comes out of it because it is a blind corner, but when coming home takes Cameron Taggart and this is going to add more cars on the road to what is a blind corner to Shawnigan/Mill Bay Road.
- Director Fraser**
- Asked if there were any further comments or submissions respecting proposed zoning amendment bylaw 3584?
- Balu Tatachari 1733 Arbutus Terrace**
- Does not support this bylaw going forward.
- Director Fraser**
- Asked if there were any further comments?
- Balu Tatachari**
- There needs to be a long term view of where things are going in the Cowichan Valley, not just in Electoral Areas A, B, or C.
 - There is a real need for a growth management strategy.

ADJOURNMENT

Chairperson Fraser asked for public comments or submissions three times from the public present regarding Zoning Amendment Bylaw No. 3584.

Chairperson Fraser declared the Public Hearing closed at 8:08 p.m.

CERTIFICATION:

We attended the Public Hearing on Thursday, February 23, 2012, and hereby certify that this is a fair and accurate report of the Public Hearing.

Bruce Fraser
Director B. Fraser

Date Mar 6 2012

M. Walker
Director M. Walker

Date March 6/2012

Levi Lannidardo
Director L. Lannidardo

Date March 5, 2012

Dana Leitch
Dana Leitch, Planner II

Date March 6, 2012

Jessica Lendrum
Jessica Lendrum, Recording Secretary

Date March 6, 2012



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3556

A Bylaw to Amend Bylaw No. 2570 – Waste Stream Management Licensing Bylaw

WHEREAS the Board of Directors of the Cowichan Valley Regional District established a bylaw to regulate the management of municipal solid waste and recyclable material under the provisions of Bylaw No. 2570, cited as "CVRD Bylaw 2750 - Waste Stream Management Licensing Bylaw, 2004";

AND WHEREAS the Board deems it desirable and expedient to amend the bylaw by broadening the scope of the decision-making process and improving the regulation of private waste and recycling facilities;

AND WHEREAS the Board of the Cowichan Valley Regional District has obtained the approval of the Minister of Environment, in accordance with the *Environmental Management Act*;

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 for all purposes as "**CVRD Bylaw No. 3556 - Waste Stream Management Licensing Amendment Bylaw, 2012**".

2. AMENDMENT

That Bylaw No. 2570 be amended as follows:

.1 That the following definitions be added under Section 2 - Definitions:

"municipal solid waste" means

- a) refuse that originates from residential, commercial, institutional, demolition, land clearing or construction sources; or
- b) refuse specified by the Ministry of Environment to be included in a waste management plan.

"recyclable material" means a product or a substance that has been diverted from disposal, and satisfies at least one of the following criteria:

- a) is organic material from residential, commercial, or institutional sources and is capable of being composted, or is being composted, at a site; or

- b) is managed as a marketable commodity with an established market by the owner or operator of a site;
 - c) is being used in the manufacture of a new product that has an established market or is being processed as an intermediate stage of an existing manufacturing process;
 - d) has been identified as a recyclable material in a Solid Waste Management Plan;
 - e) is any other material prescribed by the **Board**.
- .2 That the definition for **Manager** be deleted in its entirety.
- .3 That where the word "**Manager**" appears within the bylaw, it be deleted and replaced with "**Board**".
- .4 That the definition for "**Qualified Professional**" be deleted in its entirety and replaced with the following:
- "Qualified Professional"** means a person who:
- a) is registered in British Columbia with his or her appropriate professional association, acts under that professional association's code of ethics, and is subject to disciplinary action by that professional association; and
 - b) through suitable education, experience, accreditation and knowledge may, in the opinion of the board, be reasonably relied on to provide advice within his or her area of expertise as it relates to this bylaw
- .5 That Section 5.3 be deleted in its entirety and replaced with the following:
- Adequate Notice.** Despite Section 5.2, if in the opinion of the **Board**, any method of giving notice set out in Section 5.2 is not adequate or practical, the **Board** may, within ninety (90) days after receipt of the application, require an applicant to give notice of the application by another method that is, in the opinion of the **Board**, more effective.
- .6 That Section 6.1. (g) be deleted in its entirety and replaced with the following:
- g) ensure that an employee is present at all times that the facility is open for business or accepting municipal solid waste or recyclable material;
- .7 That the following be added to Section 6.1:
- p) install and maintain impermeable surfaces with leachate containment for the processing, curing, and storage of composting materials and finished compost itself.

- .8 That with the addition of clause 6.1(p) amendments must also be made to 6.1(i) to delete the word "and" and to 6.1(o) to replace the period at the end of the sentence with "and".
- .9 That Section 6.2 (h), first paragraph, be deleted and replaced with the following:
- (h) require the **Licensee**, at such times and in such a manner as is acceptable to the **Board**, to measure, record, and submit information to the **Board** that will become part of the public record relating to:
- .10 That the following be added to Section 6.2:
- k) install and maintain impermeable aerated surfaces with leachate containment for the processing, curing, and storage of composting materials and finished compost itself.
- .11 That with the addition of clause 6.2 (k) amendments must also be made to 6.2(i) to delete the word "and" and to 6.2 (j) to replace the period at the end of the sentence with "and".
- .12 That Section 8.2 be deleted in its entirety and replaced with the following:
- Prohibition.** No **responsible person** shall deliver, deposit, **Store**, abandon, or burn, cause or allow to be delivered, deposited, **Stored**, abandoned, or burned, municipal solid waste or recyclable material on or within any lands or improvements except a facility that holds a valid and subsisting **Facility Licence** within the area of the Cowichan Valley Regional District. Municipal solid waste or recyclable material must:
- a) be placed in a receptacle for scheduled curbside collection by a hauler or a local government; or
- b) be taken to a facility outside the boundaries of the Cowichan Valley Regional District that complies with all applicable enactments, including without limitation, land use bylaws.
- .13 That Section 9.1 be deleted in its entirety and replaced with the following:
- Amendment of a Facility Licence.** The **Board** may amend the terms and conditions of a **Facility Licence** either in whole or in part:
- a) on the **Board's** own initiative where it considers it necessary due to changes to or impacts from the facility's practices; or
- b) on an application in writing by a **Licensee**; and
- c) on the **Board's** own initiative where it considers it necessary due to changes external to the operations of the facility.
- .14 That Section 9.2 (v) be deleted in its entirety and replaced with the following:

- (v) an increase in the authorized quantity of municipal solid waste or recyclable material accepted, but not **Stored** such that the increase does not exceed 10% of the authorized quantity specified in the license first received by the facility
- .15 That the following be added to Section 9.3:
- c) No more than one (1) minor amendment can be processed annually for any type or quantity of material managed under an existing **License**.
- .16 That Section 14.8 be deleted in its entirety and replaced with the following:
- 14.8 **Records.** Notwithstanding Sections 4.2, 6.1, and 12.4, the **Board** may require the owner or operator of a facility, site, or premises at which municipal solid waste or recyclable material is managed to keep records of volumes, weights, types, amounts, quantities, and composition of municipal solid waste or recyclable material originating from within the Cowichan Valley Regional District that is brought onto or removed from the facility, site, or premises and to submit, on request, the records to the **District**.
- .17 That the following be added to Section 14:
- 14.9 **Costs.** The **Board** may require that an owner, operator, or **Licensee** cover, in part or whole, costs incurred by the **District** to carry out inspections, observations, measurements, tests and sampling and to otherwise ascertain whether the terms of this bylaw or a **Facility License** have been or are being complied with.
- .18 That Section 17 – Appeals be deleted in its entirety.
- .19 That with the deletion of Section 17 – Appeals being deleted in its entirety, the order of the subsequent sections will be revised.
- .20 That where the term **Ministry of Water, Land and Air** appears in the bylaw, it be replaced with **Ministry of Environment**.

READ A FIRST TIME this _____ day of _____, 2012.

READ A SECOND TIME this _____ day of _____, 2012.

READ A THIRD TIME this _____ day of _____, 2012.

I hereby certify this to be a true and correct copy of Bylaw No. 3556 as given Third Reading on the _____ day of _____, 2012.

APPROVED BY THE MINISTER OF ENVIRONMENT this

_____ day of _____, 2012

ADOPTED this _____ day of _____, 2012.

Chairperson

Corporate Secretary



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3581

A Bylaw to Amend the Boundaries of the Brulette Place Sewer System Service Area

WHEREAS the Board of the Cowichan Valley Regional District established the *Brulette Place Sewer Service Area* under the provisions of Bylaw No. 3296, cited as "CVRD Bylaw No. 3296 – Brulette Place Sewer System Service Establishment Bylaw, 2009", 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 009-497-862, That Part of Section 4, Range 8, Shawnigan District, Shown Outlined in Red on Plan 677R Except That Part in Plan VIP52681 and VIP72005;

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

AND WHEREAS the Director of Electoral Area A – Mill Bay/Malahat 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. 3581 – Brulette Place Sewer System Service Amendment Bylaw, 2012**".

2. AMENDMENT

That Bylaw No. 3296 be amended by deleting the existing Schedule A and replacing it with the Schedule A attached to this bylaw.

READ A FIRST TIME this _____ day of _____, 2012.

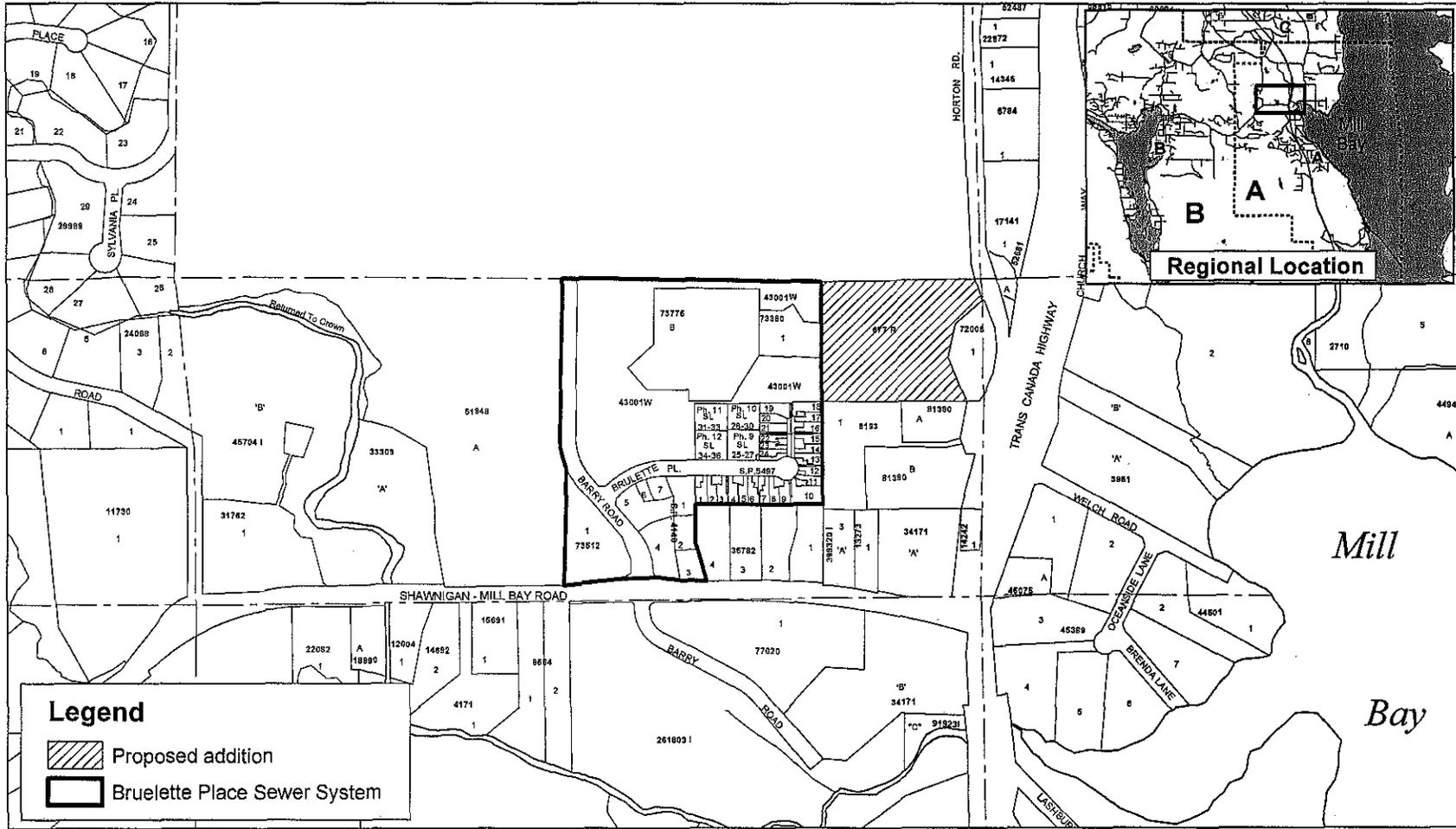
READ A SECOND TIME this _____ day of _____, 2012.

READ A THIRD TIME this _____ day of _____, 2012.

ADOPTED this _____ day of _____, 2012.

Chairperson

Corporate Secretary





COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3585

A Bylaw to Amend the Boundaries of the Lambourn Estates Sewer System Service Area

WHEREAS the Board of the Cowichan Valley Regional District established the *Lambourn Estates Sewer System Service Area* under the provisions of Bylaw No. 3052, cited as "CVRD Bylaw No. 3052 – Lambourn Estates Sewer System Service Establishment Bylaw, 2008", 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 004-211-286, Lot 1, Section 5, Range 6, Cowichan District, Plan 15174, Except That Part in Plan 25885;

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

AND WHEREAS the Director of Electoral Area D – Cowichan Bay 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. 3585 – Lambourn Estates Sewer System Service Amendment Bylaw (PID 004-211-286), 2012**".

2. AMENDMENT

That Bylaw No. 3052 be amended by deleting the existing Schedule A and replacing it with the Schedule A attached to this bylaw.

READ A FIRST TIME this _____ day of _____, 2012.

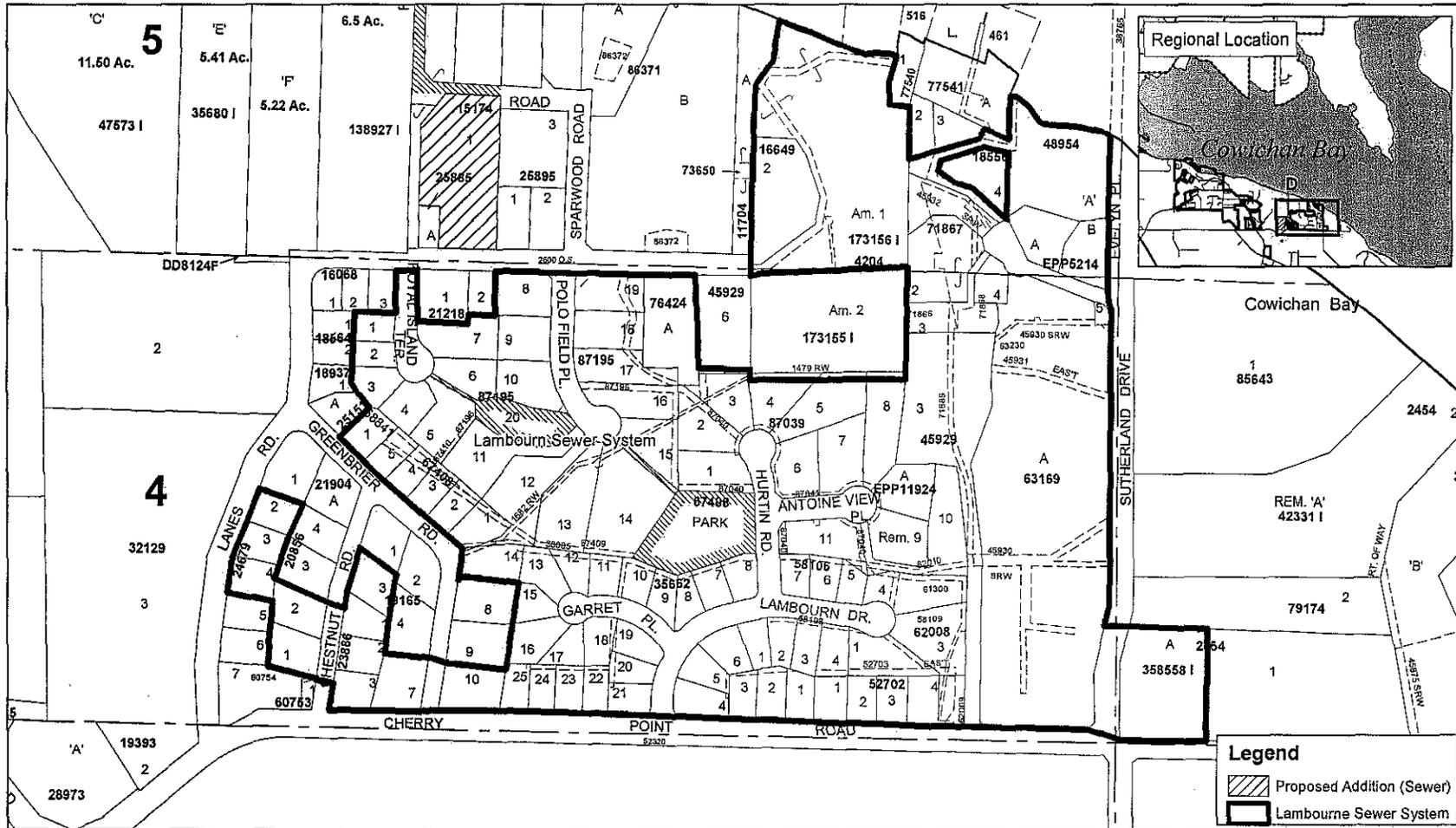
READ A SECOND TIME this _____ day of _____, 2012.

READ A THIRD TIME this _____ day of _____, 2012.

ADOPTED this _____ day of _____, 2012.

Chairperson

Corporate Secretary



Schedule A to CVRD Bylaw No. 3052 - Lambourn Estates Sewer System Service Establishment Bylaw, 2008.

As amended by Bylaw No. 3585, Adopted _____, 2012.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3586

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

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

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

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

1. CITATION

This bylaw may be cited for all purposes as "CVRD Bylaw No. 3586 – Cowichan Valley Regional District Garbage and/or Recyclable Materials Collection Amendment Bylaw, 2012".

2. AMENDMENT

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

READ A FIRST TIME this _____ day of _____, 2012.

READ A SECOND TIME this _____ day of _____, 2012.

READ A THIRD TIME this _____ day of _____, 2012.

ADOPTED this _____ day of _____, 2012.

Chairperson

Corporate Secretary



SCHEDULE A

TO BYLAW NO. 1958

RECYCLING AND GARBAGE COLLECTION RATES

1.

Electoral Area	Frequency of Garbage Collection Service	Maximum Number of Garbage Containers Collected per Service	Frequency of Recycling Collection Service	Basic Rate (Per Annum)
A	None	None	Bi-weekly	48.00
B	None	None	Bi-weekly	48.00
C	None	None	Bi-weekly	52.00
D	Bi-weekly	2 with bi-weekly service	Bi-weekly	155.00
E	Bi-weekly	2 with bi-weekly service	Bi-weekly	155.00
F	Bi-weekly, Weekly June 15 – Oct. 15	2 with bi-weekly service 1 with weekly service	Bi-weekly	181.00
G	Bi-weekly	2 with bi-weekly service	Bi-weekly	155.00
H	None	None	Bi-weekly	52.00
I	Bi-weekly, Weekly June 15 – Oct. 15	2 with bi-weekly service 1 with weekly service	Bi-weekly	181.00

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

\$2.50 per **Garbage Container**



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3587

A Bylaw to Amend the Boundaries of the Lambourn Estates Water System Service Area

WHEREAS the Board of the Cowichan Valley Regional District established the *Lambourn Estates Water System Service Area* under the provisions of Bylaw No. 3034, cited as "CVRD Bylaw No. 3034 – Lambourn Estates Water System Service Establishment Bylaw, 2008", 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 027-634-434, Lot 1, Section 4, Range 7, Cowichan District, Plan VIP85643;

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

AND WHEREAS the Director of Electoral Area D – Cowichan Bay 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. 3587 – Lambourn Estates Water System Service Amendment Bylaw (PID 027-634-434), 2012**".

2. **AMENDMENT**

That Bylaw No. 3034 be amended by deleting the existing Schedule A and replacing it with the Schedule A attached to this bylaw.

READ A FIRST TIME this _____ day of _____, 2012.

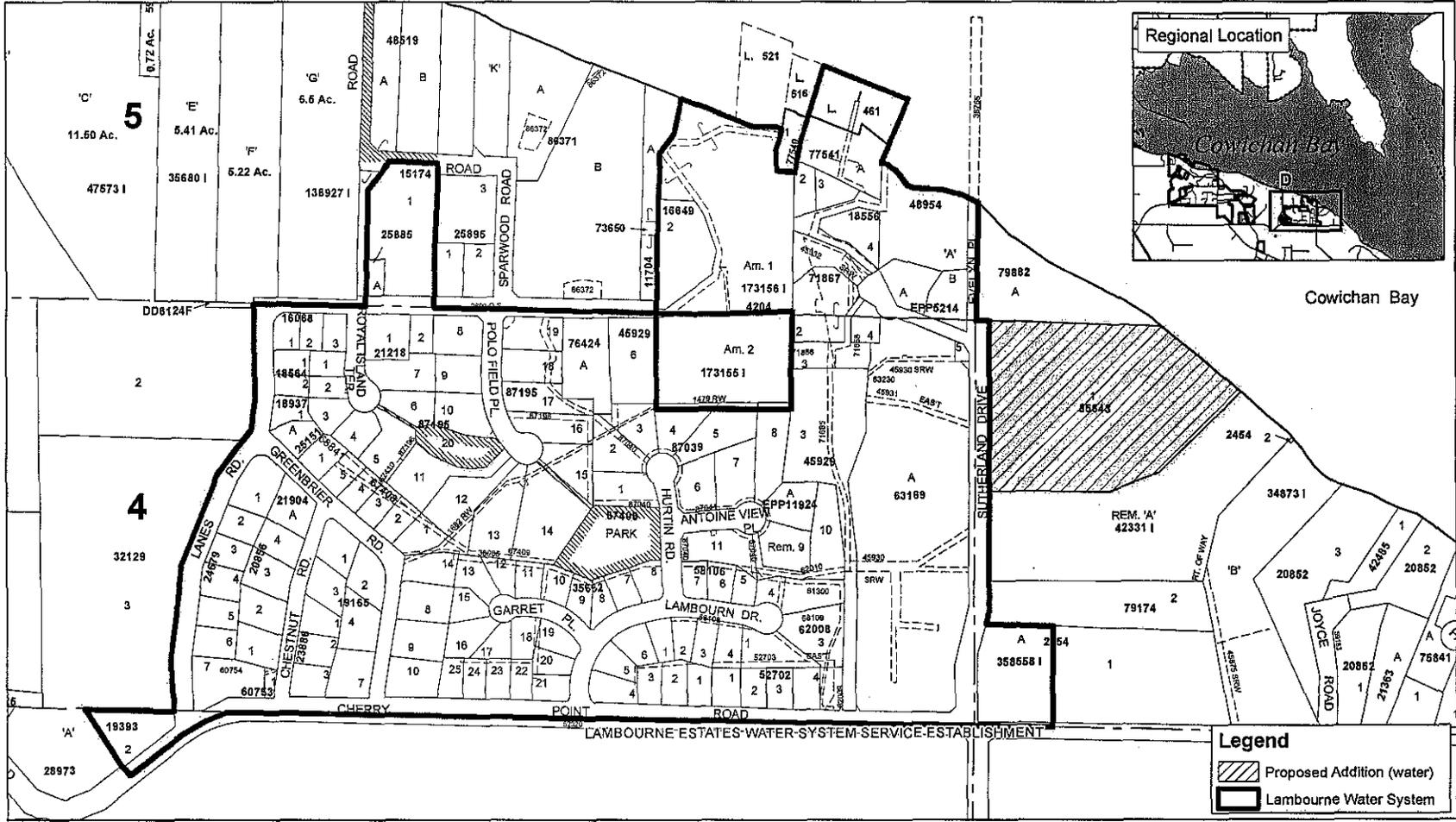
READ A SECOND TIME this _____ day of _____, 2012.

READ A THIRD TIME this _____ day of _____, 2012.

ADOPTED this _____ day of _____, 2012.

Chairperson

Corporate Secretary



Schedule A to CVRD Bylaw No. 3034 - Lambourn Estates Water System Service Establishment Bylaw, 2008.

As amended by Bylaw No. 3587, Adopted _____, 2012.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3588

A Bylaw to Amend the Boundaries of the Lambourn Estates Sewer System Service Area

WHEREAS the Board of the Cowichan Valley Regional District established the *Lambourn Estates Sewer System Service Area* under the provisions of Bylaw No. 3052, cited as "CVRD Bylaw No. 3052 – Lambourn Estates Sewer System Service Establishment Bylaw, 2008", 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 027-634-434, Lot 1, Section 4, Range 7, Cowichan District, Plan VIP85643;

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

AND WHEREAS the Director of Electoral Area D – Cowichan Bay 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. 3588 – Lambourn Estates Sewer System Service Amendment Bylaw (PID 027-634-434), 2012**".

2. **AMENDMENT**

That Bylaw No. 3052 be amended by deleting the existing Schedule A and replacing it with the Schedule A attached to this bylaw.

READ A FIRST TIME this _____ day of _____, 2012.

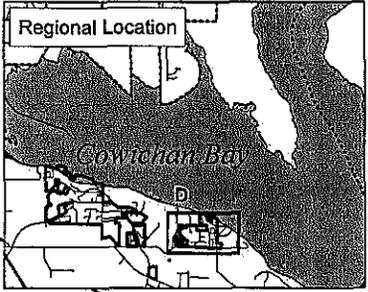
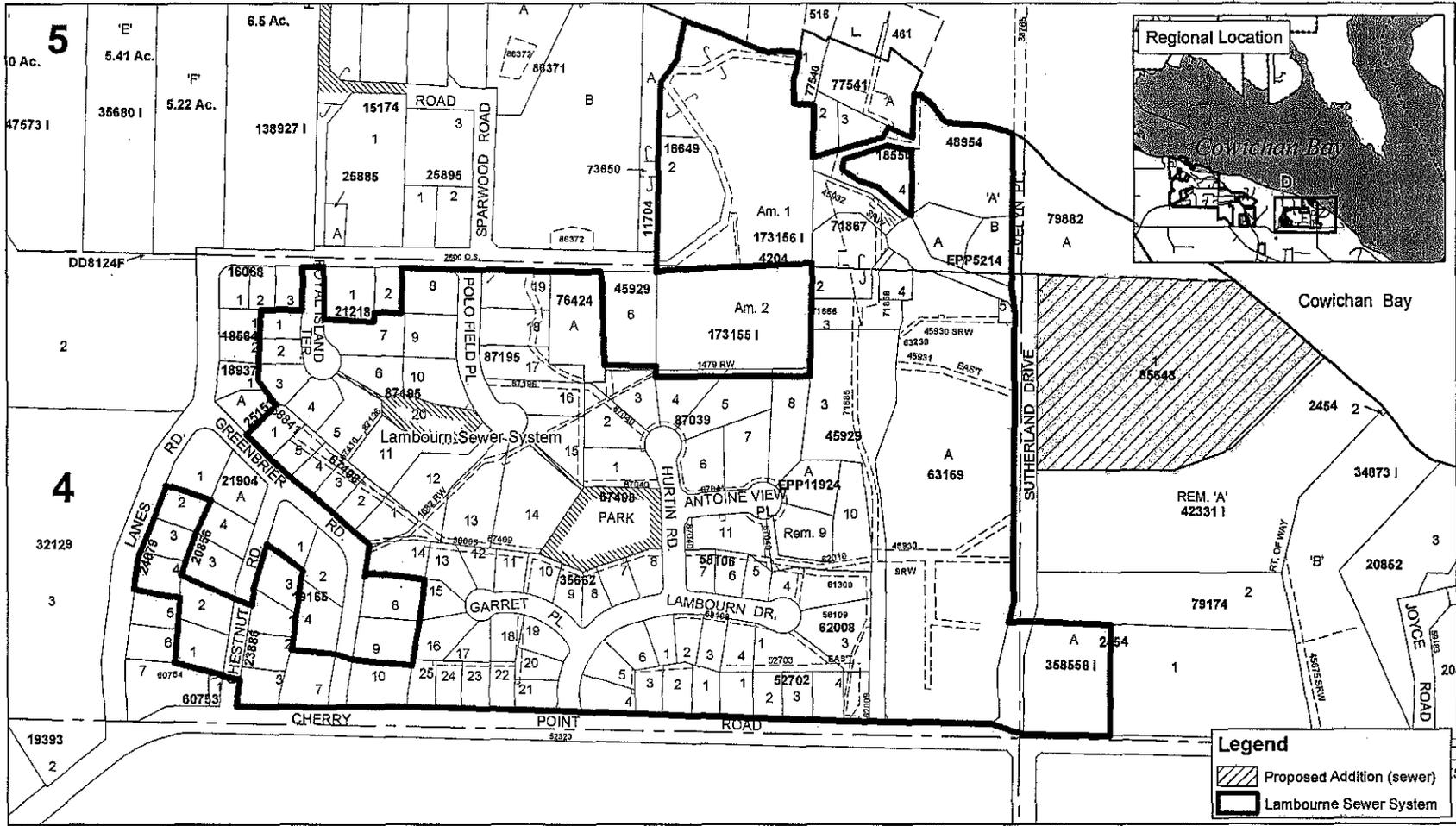
READ A SECOND TIME this _____ day of _____, 2012.

READ A THIRD TIME this _____ day of _____, 2012.

ADOPTED this _____ day of _____, 2012.

Chairperson

Corporate Secretary



Schedule A to CVRD Bylaw No. 3052 - Lambourn Estates Sewer System Service Establishment Bylaw, 2008. As amended by Bylaw No. 3588, Adopted _____, 2012.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3589

A Bylaw to Amend the Boundaries of the Lambourn Estates Water System Service Area

WHEREAS the Board of the Cowichan Valley Regional District established the *Lambourn Estates Water System Service Area* under the provisions of Bylaw No. 3034, cited as "CVRD Bylaw No. 3034 – Lambourn Estates Water System Service Establishment Bylaw, 2008", 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 027-834-921, Lot B, Section 5, Range 6, Cowichan District, Plan VIP86371;

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

AND WHEREAS the Director of Electoral Area D – Cowichan Bay 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. 3589 – Lambourn Estates Water System Service Amendment Bylaw (PID 027-834-921), 2012**".

2. **AMENDMENT**

That Bylaw No. 3034 be amended by deleting the existing Schedule A and replacing it with the Schedule A attached to this bylaw.

READ A FIRST TIME this _____ day of _____, 2012.

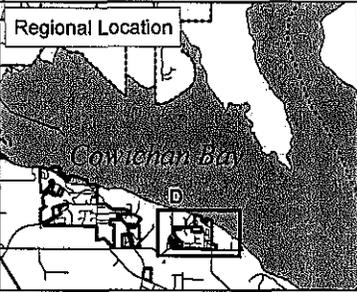
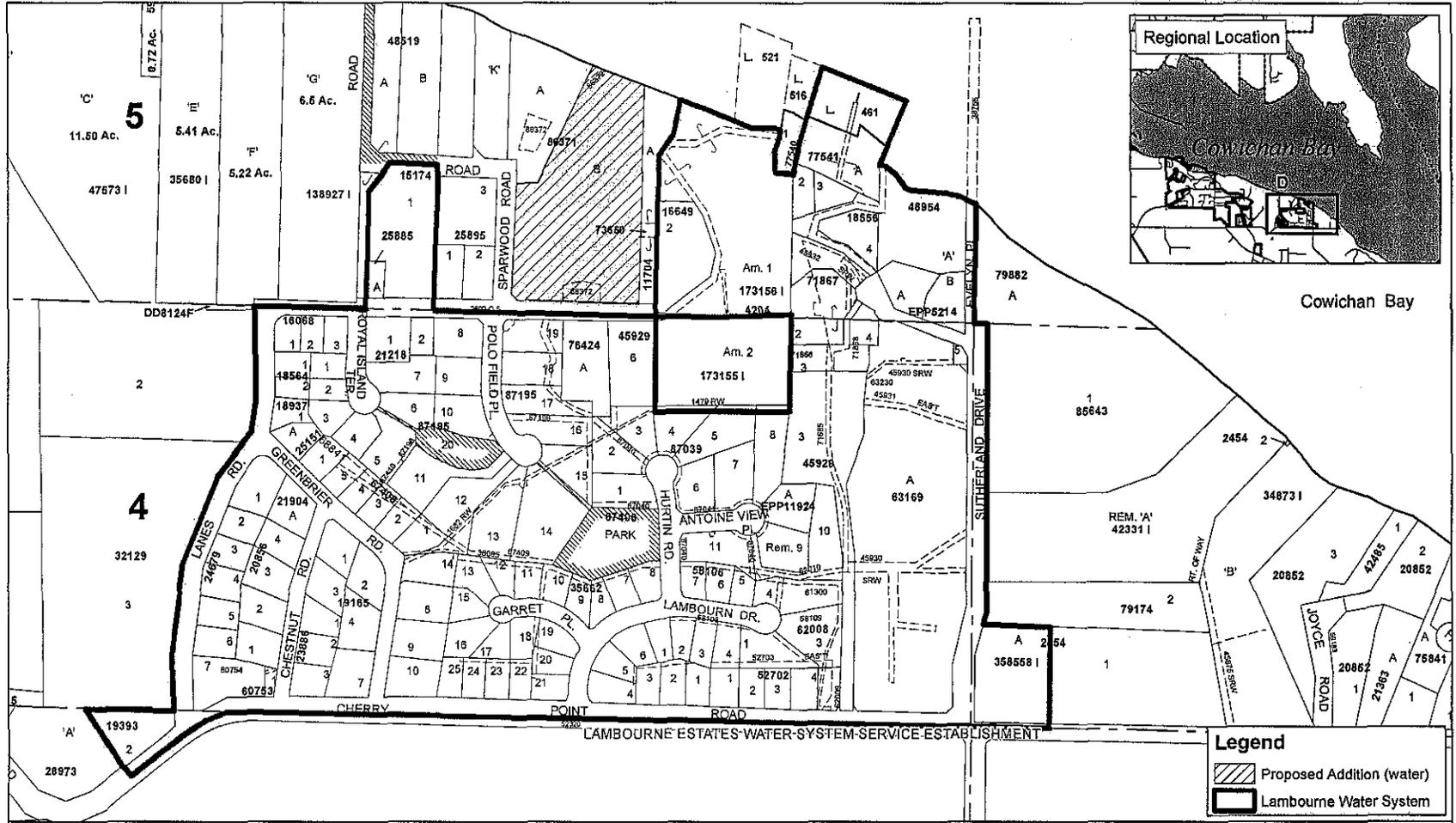
READ A SECOND TIME this _____ day of _____, 2012.

READ A THIRD TIME this _____ day of _____, 2012.

ADOPTED this _____ day of _____, 2012.

Chairperson

Corporate Secretary



Cowichan Bay

Legend

- Proposed Addition (water)
- Lambourne Water System



Schedule A to CVRD Bylaw No. 3034 - Lambourne Estates Water System Service Establishment Bylaw, 2008. As amended by Bylaw No. 3589, Adopted _____, 2012.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3590

A Bylaw to Amend the Boundaries of the Lambourn Estates Sewer System Service Area

WHEREAS the Board of the Cowichan Valley Regional District established the *Lambourn Estates Sewer System Service Area* under the provisions of Bylaw No. 3052, cited as "CVRD Bylaw No. 3052 – Lambourn Estates Sewer System Service Establishment Bylaw, 2008", 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 027-834-921, Lot B, Section 5, Range 6, Cowichan District, Plan VIP86371;

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

AND WHEREAS the Director of Electoral Area D – Cowichan Bay 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. 3590 – Lambourn Estates Sewer System Service Amendment Bylaw (PID 027-834-921), 2012**".

2. AMENDMENT

That Bylaw No. 3052 be amended by deleting the existing Schedule A and replacing it with the Schedule A attached to this bylaw.

READ A FIRST TIME this _____ day of _____, 2012.

READ A SECOND TIME this _____ day of _____, 2012.

READ A THIRD TIME this _____ day of _____, 2012.

ADOPTED this _____ day of _____, 2012.

Chairperson

Corporate Secretary



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3285

**A Bylaw for the Purpose of Amending Zoning Bylaw No. 1840
Applicable to Electoral Area E – Cowichan Station/Sahtlam/Glenora**

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 E – Cowichan Station/Sahtlam/Glenora, that being Zoning Bylaw No. 1840;

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. 1840;

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

1. **CITATION**

This bylaw shall be cited for all purposes as "CVRD Bylaw No. 3285 - Area E – Cowichan Station/Sahtlam/Glenora Zoning Amendment Bylaw (Cherry Blossom Estates), 2009".

2. **AMENDMENTS**

Cowichan Valley Regional District Zoning Bylaw No. 1840, as amended from time to time, is hereby amended in the following manner:

- a) That Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Bylaw No. 1840 is amended by adding "R-6 Bare Land Strata Residential" to Section 6.1 – Creation of Zones.
- b) That Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Bylaw No. 1840 is further amended by adding the following after Section 8.9:

8.10 **R-6 ZONE – BARE LAND STRATA RESIDENTIAL ZONE**

Subject to compliance with the General Requirements in Part Five of this Bylaw, the following provisions apply in this Zone:

(a) Permitted Uses

The following *uses*, *uses* permitted under Section 4.4, and no others are permitted in an R-6 zone:

- (1) *modular home*
- (2) *single family dwelling*
- (3) *daycare* or nursery school *accessory* to a residential use;
- (4) *home occupation*
- (5) *horticulture*

(b) Conditions of Use

For any *parcel* in the R-6 zone:

- (1) the *parcel coverage* shall not exceed 35%
- (2) the *height* of all *buildings* and *structures* shall not exceed 6.0 metres, except for accessory buildings, which shall not exceed a *height* of 4.5 metres.
- (3) *Buildings* shall not exceed a single *storey*.
- (4) *Dwellings* shall not exceed a *gross floor area* of 120 square metres.
- (5) *Accessory Buildings* shall not exceed a combined *gross floor area* of 30 square metres.
- (6) The minimum *setbacks* for the types of *parcel lines* set out in *Column I* of this section are set out for the *principal* and *accessory uses* listed in Column II and III;

COLUMN I Type of Parcel Line	COLUMN II Principal Use	COLUMN III Accessory Use
Front	5.5 m	5.5 m
Interior Side	2.0 m	1.0 m
Exterior Side	3.0 m	2.0 m
Rear	4.5 m	1.0 m.

- (7) In no case shall the number of *dwelling units* per *parcel* exceed one.
- (8) All residential *parcels* shall be connected to a sewer and water system owned and operated by the CVRD and designed to CVRD specifications, including but not limited to:
 - A recycled water treatment and distribution system to supply treated waste water for irrigation and toilets;
 - Water metering for individual homes and a rate structure to encourage conservation;
 - Registration of a covenant on all residential parcels to require “low flow” fixtures and appliances and the use of native and drought tolerant plant species for landscaping;

- (9) Prior to subdivision, a covenant shall be registered on all residential *parcels* to:
- Require all dwellings to be heated primarily by air-to-air heat pumps unless otherwise authorized by the CVRD;
 - Require dwellings to be heated primarily by ground source heat pumps if the CVRD chooses to establish and finance a district energy system;
 - Establish decibel limitations on heat pumps;
 - Require dwellings to be insulated to an R2000 standard or better;
 - Require dwellings to have roughed in facilities for auxiliary wood or gas heating.

(c) Density and Density Bonus

Subject to Part 12, the following regulations apply in the R-6 Zone

- (1) The number of residential parcels that may be created by subdivision in the R-6 zone must not exceed 3, including any remainder parcel.
 - (2) Despite Section 8.10(c)(1), the number of residential parcels that may be created by subdivision in the R-5 zone may be increase to 18 if park land in the form of a titled lot, with a minimum area of 0.81 hectares, in a location acceptable to the Regional District, is provided at no cost.
 - (3) Despite Section 8.10(c) (1) and (2), the number of residential parcels that may be created by subdivision in the R-5 zone may be increased to 50 if the conditions in Sections 8.10(7) are met.
 - (4) The minimum parcel area for the purposes of s. 946(4) of the *Local Government Act* is 25 hectares.
 - (5) The minimum residential parcel size is 400 square metres.
 - (6) The maximum residential parcel size is 460 square metres.
 - (7) In order to develop any residential lot in excess of 18, a strata-owned amenity building and grounds must be constructed that will include:
 - i) A minimum gross floor area of 650 square metres;
 - ii) Interior improvements and furnishings, including a common kitchen and dining room, workshops, dance studio and meeting rooms;
 - iii) A minimum of 20 paved parking spaces;
 - iv) Site landscaping.
- c) That Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Bylaw No. 1840 is further amended by adding the following definition to Part Three, between “manufactured home park” and “motel”:

“**modular home**” means a factory built dwelling that:

- (a) conforms to CSA A277 series standard;
- (b) has a pitched roof with a minimum slope of 4:12; and
- (c) is assembled on a permanent foundation.

- d) That Schedule B (Zoning Map) to Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Bylaw No. 1840 is amended by adding Bare Land Strata Residential Zone (R-6) to the legend.
- e) That Schedule B (Zoning Map) to Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Bylaw No. 1840 is further amended by rezoning Part of Lot 1, Section 8, Range 6, Sahtlam District, Plan 12309, Except Those Parts in Plans 22890, 23708, 25003 and 29157 as shown outlined in a grey tone on Schedule A attached hereto and forming part of this bylaw, numbered Z-3285 from Heavy Industrial (I-2) to Bare Land Strata Residential (R-6).
- f) That Schedule B (Zoning Map) to Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Bylaw No. 1840 is further amended by rezoning Part of Lot 1, Section 8, Range 6, Sahtlam District, Plan 12309, Except Those Parts in Plans 22890, 23708, 25003 and 29157 as shown outlined in a grey tone on Schedule B attached hereto and forming part of this bylaw, numbered Z-3285 from Heavy Industrial (I-2) to Parks and Institutional (P-1).

3. **FORCE AND EFFECT**

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

READ A FIRST TIME this 12th day of August, 2009.

READ A SECOND TIME this 12th day of August, 2009.

READ A THIRD TIME this 9th day of December, 2009.

THIRD READING RESCINDED this 8th day of February, 2012.

SECOND READING RESCINDED this 8th day of February, 2012.

SECOND READING AS AMENDED this 8th day of February, 2012.

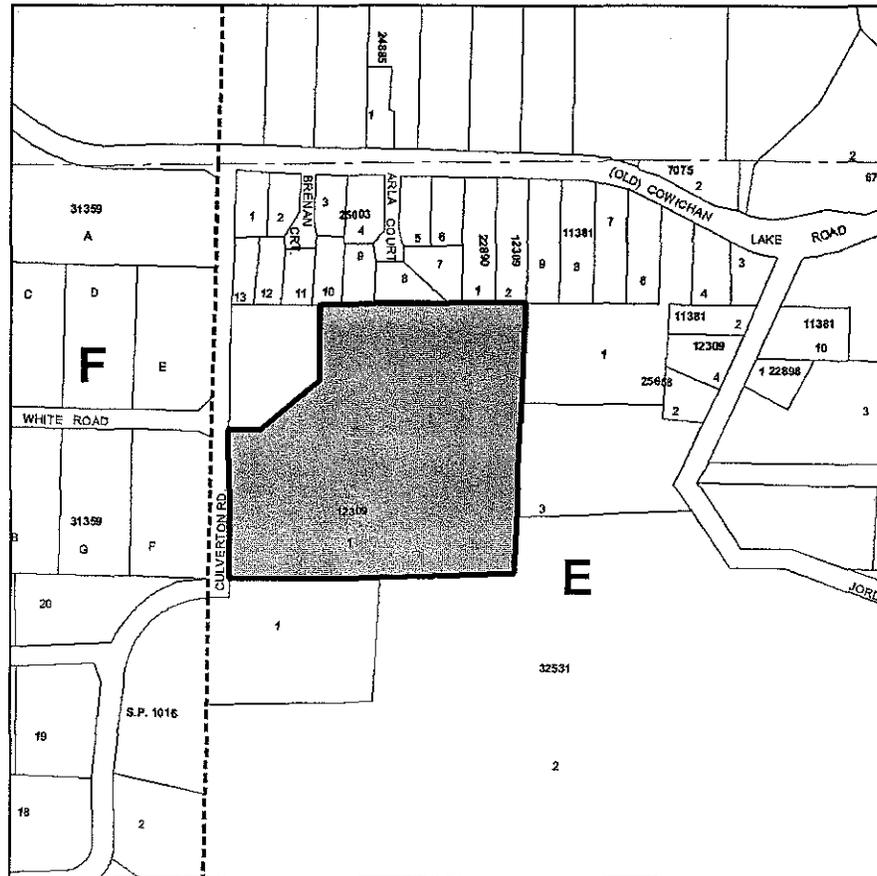
THIRD READING this _____ day of _____, 2012.

ADOPTED this _____ day of _____, 2012.

Chairperson

Corporate Secretary

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



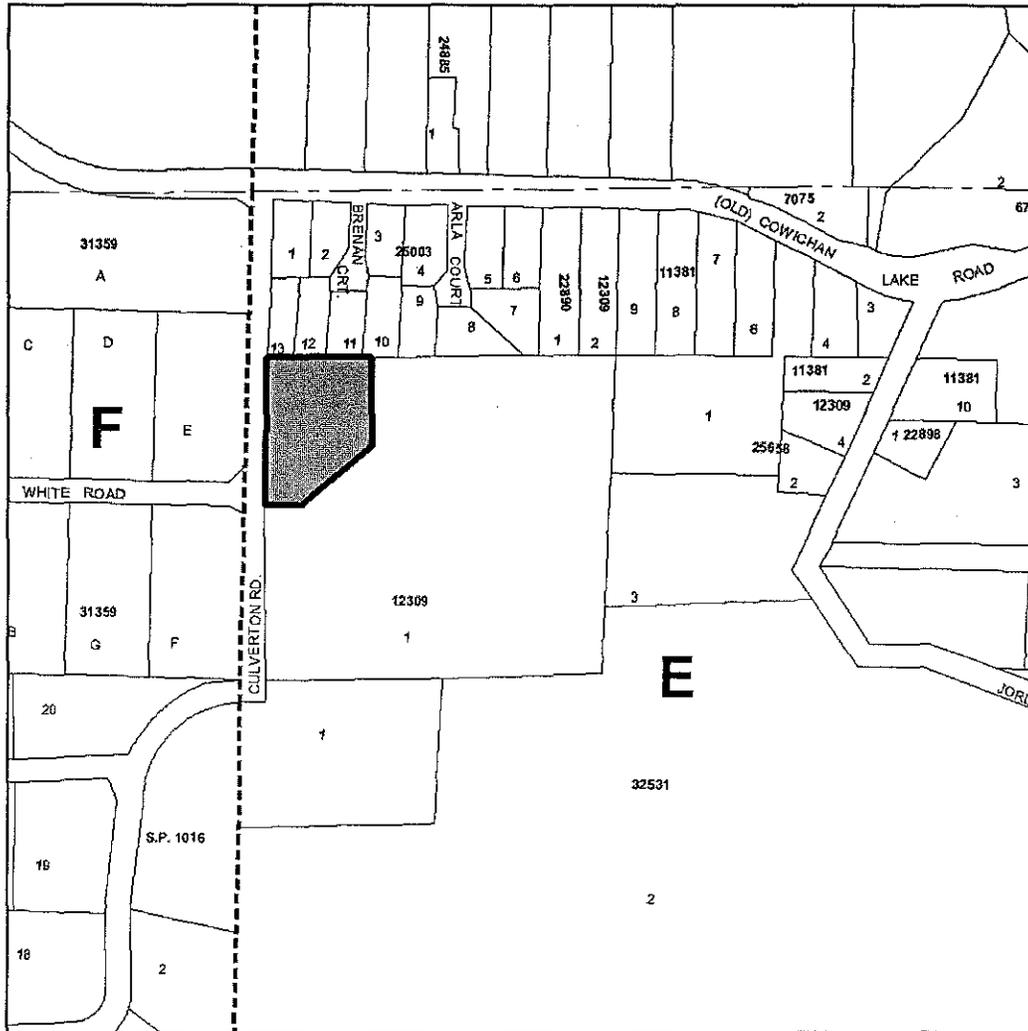
THE AREA IN A GREY TONE IS REZONED FROM

Heavy Industrial (I-2) TO

Bare Land Strata Residential (R-6) APPLICABLE

TO ELECTORAL AREA E

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



THE AREA IN A GREY TONE IS REZONED FROM

Heavy Industrial (I-2)

TO

Parks and Institutional (P-1)

APPLICABLE

TO ELECTORAL AREA E



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3511

A Bylaw for the Purpose of Amending South Cowichan Official Community Plan Bylaw No. 3510, Applicable to Electoral Area A – Mill Bay/Malahat, Electoral Area B – Shawnigan Lake and Electoral Area C – Cobble Hill

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

AND WHEREAS the Regional District has adopted an Official Community Plan bylaw for Electoral Area A – Mill Bay/Malahat, Electoral Area B – Shawnigan Lake and Electoral Area C – Cobble Hill, that being South Cowichan Official Community Plan Bylaw No. 3510;

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

AND WHEREAS after the close of the public hearing and with due regard to the reports received, the Regional Board considers it advisable to amend Community Plan Bylaw No. 3510;

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. 3511 – South Cowichan Official Community Plan Amendment Bylaw (Bamberton Business Park/Industrial), 2011**".

2. **AMENDMENTS**

South Cowichan Official Community Plan Bylaw No. 3510, as amended from time to time, is hereby amended as outlined on the attached Schedule A.

3. **CAPITAL EXPENDITURE PROGRAM**

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

READ A FIRST TIME this 22nd day of June, 2011.

READ A SECOND TIME this 22nd day of June, 2011.

SECOND READING RESCINDED this 13th day of July, 2011.

SECOND READING AS AMENDED this 13th day of July, 2011.

READ A THIRD TIME this 8th day of February, 2012.

Exempt from approval by the Minister of Community, Sport and Cultural Development under Section 2 (a) and (b) of the *Cowichan Valley Regional District Approval Exemption Regulation* pursuant to Ministerial Order No. MO36, February 21, 2011.

ADOPTED this _____ day of _____, 2012.

Chairperson

Corporate Secretary



C.V.R.D

SCHEDULE "A"

To CVRD Bylaw No. 3511

Schedule A to Official Community Plan Bylaw No. 3510, is hereby amended as follows:

1. The following is added after Policy 12.23:

POLICY 12.24

Notwithstanding other policies in this Plan to the contrary, lands in the Rural Resource designation that are also identified on Figure 10A may be zoned for light industrial and outdoor recreational uses while remaining in the Rural Resource designation, and such lands, other than for lease purposes, will remain subject to a 80 hectare minimum parcel size requirement, similar to that of the Rural Resource designation. However, long-term leases may be registered over such lands. In the event that these lands are eventually proposed to be redesignated and rezoned for subdivision for industrial, commercial or residential purposes, the CVRD Board expects that a zoning for amenities provision would be enacted which would entail the permanent protection in the public realm of sensitive ecosystem lands to the immediate south of the lands subject to redesignation and rezoning.

POLICY 12.25

Notwithstanding other policies in this Plan to the contrary, lands in the Rural Resource designation that are within a 1 kilometre radius of the Bamberton Highway interchange, and are on the west side of the Trans Canada Highway, may be eligible to be redesignated and rezoned for light industrial and business park uses, and for subdivision to lot sizes suitable for the proposed uses. In considering whether to apply this policy to any particular site, the Board will have regard for:

- a) the suitability of the site for light industrial and business park uses;
 - b) the availability of similar sites in the existing business and light industrial park in the immediate vicinity and the likelihood that an expansion will be needed to meet market demand;
 - c) the availability of community sewer and water services;
 - d) the possibility of capturing new economic development opportunities for the region;
 - e) Protection sensitive environmental features from development and protection of the appearance of this area from vantage points within the Cowichan Valley.
2. Schedule B to the South Cowichan Official Community Plan – the Plan Map – is amended by redesignating part of Block 176, Malahat District, as shown shaded in grey on the Schedule Z-3511 attached hereto and forming part of this Bylaw, from Rural Resource to Industrial.

3. The following is added to the guidelines of the South Cowichan Rural Development Permit Area:

24.4.16A Industrial/Business Park Guidelines

The Industrial/Business Park Guidelines apply to the subdivision of land and construction of buildings or structures or landscaping for all industrial zoned lands in the Plan Area as follows:

- (a) *the guidelines regarding environmental protection (guidelines a) 1 to 4 and b) 1 to 3), natural hazards (guideline a) 5) and views (guideline b) 5) shall apply to all lands that are zoned I-2.*
- (b) *all guidelines shall apply to all other industrial zoned lands.*

Where these guidelines collide with those in other Sections, these guidelines shall prevail.

a) Land Subdivision Guidelines

Environmental Protection

1. Lands in a proposed subdivision plan that contain or are adjacent to riparian features should respect the existence of the riparian area by having a substantial additional usable site area beyond the Streamside Protection and Enhancement Area (SPEA). Ongoing protection of the riparian areas generally and the SPEAS in particular is strongly encouraged through mechanisms such as dedication of these lands to the CVRD or the use of covenants in favour of the CVRD. This should minimize the likelihood of difficult-to-develop industrial parcels being created and protect the riparian areas from damage.
2. Buffer areas beyond the SPEA should be landscaped with naturalized plantings. Orientation and positioning of driveways and potential building envelopes on proposed parcels should be sensitive to these features. A development permit may specify additional setbacks from a Streamside Protection and Enhancement Area (SPEA) as required in the zoning bylaw, where such additional setback would be required to offer adequate protection to the riparian area due to the nature of the proposed land use.
3. Infiltration systems, constructed wetlands, and other features in open spaces that are forested should be designed and planted with species that require minimal irrigation and/or have a role in supporting indigenous birds and other small fauna.
4. The site grading of all proposed parcels should be designed at the subdivision stage to direct rainfall that will be collected on roofs and paved surfaces into infiltration systems wherever feasible. These systems should be engineered to allow slow infiltration of rainwater into the ground in locations that will reduce the effect of increased flows on existing watercourses and wetlands.

Natural Hazards

5. A report concerning potential natural hazards to the subdivision will be submitted along with an application, and the report will contain the following:
 - a) Assessment of the risk of geotechnical hazards by an appropriately qualified professional engineer or professional geoscientist with experience in natural hazard assessment and mitigation.
 - b) Assessment of the risk of wildland/urban fire transfer by a qualified professional in the field. The report will contain advice for the subdivision layout and describe in its recommendations the appropriate protective measures to mitigate any risk.

Lot Layout

6. A report on the proposed measures for rainwater management should be prepared by a appropriately qualified professional engineer as part of each DP application for subdivision.
7. Lots should front on roads that have been laid out in response to the topography in order to minimize grades by following contour lines where feasible and appropriate.
8. The subdivision plan should indicate the parcel lines, the potential building envelope reflecting required setbacks and other siting constraints.
9. If appropriate, parcel lines should not be symmetrical across the street in all locations. Lot sizes should vary occasionally to take advantage of environmental features and for variety and to encourage visual interest.

Local Roads

10. Local roads should be designed with rights-of-way and paved lanes to the narrowest width that would still be suitable for business park and light industrial traffic, with a view to minimizing the disruption to the landscape on sloped areas.
11. Preference will be given to main local roads with a surface swale of adequate capacity to collect rainwater from the development sites uphill from it.
12. Where permitted by the Road Authority, street trees should be planted within the right-of-way along streets where they will not affect driveways, sight lines or other infrastructure features, except where a road traverses an area of retained or replaced natural forest. The street tree planting scheme should use a variety of tree types chosen from a range of native and drought-tolerant species and planted in informal rhythms and clusters rather than in regularly spaced lines. To achieve the desired integration with the natural forest context, a minimum of 20% of trees planted should be coniferous species.
13. The local road network should be adapted to the requirements of local transit service, including, for example, transit stops.

Landscape Character

14. Street tree planting, if permitted by the Road Authority, should use a variety of tree species. The Development Permit application for subdivision should include a conceptual street tree planting scheme prepared by a registered Landscape Architect that sets out the species selection for each street from among appropriate drought-tolerant and climate compatible species.

Streetscape Furniture

15. As part of the development permit application for subdivision, the project Landscape Architect shall identify a suite of furnishings for the public realm: bench, light standards, waste receptacle, bike rack, and bollard for use throughout the Business Park and adjacent Industrial Park. This suite of furnishings should be integrated in terms of materials and design expression and should express a contemporary, industrial character. Lighting selections shall be made that have low light emissions into the night sky. Site furnishing specifications of metal, concrete, stone and/or wood should be used to express the Pacific Northwest theme yet blend into the background landscape; aluminum, stainless steel, or painted / powder coated in natural tones (including grey) should be considered; wood, wood-like materials, concrete or metal are suitable as a trim especially for the seating surface of benches.

Visual Buffers

16. A visual natural buffer comprised of natural forest should be provided along the majority of the Trans-Canada Highway to a minimum depth of 10 metres. It should be comprised of retained existing forest vegetation to the greatest extent feasible.
17. Limited gaps in the visual landscape buffers along the Trans-Canada Highway will be provided to achieve visual recognition of the presence of the Business Park. Additional gaps may be provided for specific users in both the Business Park and the adjacent Light Industrial Park, subject to consideration of the quality of building design, landscaping proposed and the resultant overall appearance of the land use.

Signs

18. Pylon signs may be used along the Trans-Canada Highway to identify the Business Park site, which generally should not be backlit and will not contain LCD/LED elements or video/scrolling message elements. The sign should be mounted on a well engineered base and be up to 6 metres in height, allowing visibility to drivers along the highway for an appropriate distance before the exit ramp from the Trans-Canada Highway, while still being below the height of the background trees in the highway buffer strip.

b) Site Development and Building/Structure Form and Character Guidelines**Environmental Protection**

1. Where feasible, the use of "green" roof structures is encouraged, to reduce heating and cooling needs and to buffer rainwater flows. Total site imperviousness figures will be submitted with any application and the measures utilised to reduce the effective impervious areas will be described in material accompanying the application.
2. Applications for development permits for buildings and development generally on the parcels for which a development permit application is made must take account of the industrial processes that will occur within the buildings and on the land, and where the proposed uses involve potential contaminants of land or water, sufficient containment measures to prevent spills of potential contaminants shall be taken in the design of both buildings and the site upon which such activities will take place. A report by a qualified professional respecting the measures to be taken in this regard may be required as a precondition to consideration of development permit issuance, and where the report makes recommendations concerning the measures required to contain such potential risks, these shall be made a requirement of the development permit. Air emissions are regulated directly by the Province of British Columbia.
3. Parking areas and any other portions of the parcel that would have machinery and other equipment parked or installed on it should be surfaced in a way that intercepts potential contaminants and separates them from rainwater, allowing for their regular removal or treatment.

Building Form, Character and Signs

4. Building façade articulation, such as recessed window and door penetrations, is encouraged to create variation and visual interest. Front entries should be marked with architectural features and where more than one entry point is proposed, the main entry should be most prominent. Entrances should be illuminated in keeping with their hierarchy of importance at levels to achieve safety and security for users. Large expanses of building façade without windows are discouraged, but where necessary, these should be oriented to side and rear yards or, if facing the front yard, should be given an architectural treatment to achieve visual interest. Building lighting must be designed to avoid overspill into the public realm or the night sky.
5. Particular attention must be paid, in the building and landscape design, to the appearance from the Trans-Canada Highway and the surface waters of Saanich Inlet. Buildings and structures which blend into the landscape by virtue of careful colour palette control and appropriate form, materials and scale are preferred to those which would present a visually imposing presence more typical of an urban area, which would be at odds with the generally scenic rural resource lands in this area.

6. Finishing materials of buildings and structures should be appropriate to local climatic conditions and durable so as not to require frequent replacement over the building's lifespan. Acceptable exterior materials include: wood, brick, stone, stucco, concrete slab or block, and metal, fiberglass, cementitious and composite panels. Wherever possible building colours should be selected from a palette of natural tones that express the intention of integrating the Business Park into the surrounding natural environment.
7. Using landscape strategies to reduce the need for heating and cooling including: using deciduous trees on the southern and western facing side of a building to maximize the warming effect of solar radiation in winter months and the cooling effect of shade in the summer, locating evergreen trees so they block winter winds without blocking solar access.
8. Signs should be designed in coordination with the site and any buildings on it. Signage for individual industrial or commercial development sites should be either integrated with the building architecture or freestanding within the front yard landscaped area. Consideration should be given to coordinating new signs with the style of the prevailing informational and directional signage for the business area.

Landscape and Parking Area Standards

9. A comprehensive landscaping plan should be prepared by a Landscape Architect to BCSLA/BCNTA standards, and be submitted along with the application form. Plantings should consist of a variety of plant species, dominated by native and drought tolerant types appropriate to this biogeoclimatic zone.
10. Site imperviousness figure shall be calculated by the applicant. Effective impervious surfaces of paved areas should be reduced through the use of mitigating measures such as infiltration wells for cleansed rainwater where feasible, such measures collectively being designed to reduce the surface runoff in rainfall events to a level that approaches that of the site before it was developed.
11. Fences should be constructed of wood, stone, brick, black coloured chain-link, ornamental metal work or suitable alternative materials of similar appearance.
12. Garbage and recycling containers, utility boxes, fans, vents, and outdoor storage areas should be screened from viewers in the adjacent public realm.
13. End-of-trip facilities for cyclists, including bike lockers or at a minimum, bike racks, should be provided.

24.4.16B Industrial/Business Park Guideline Exemptions

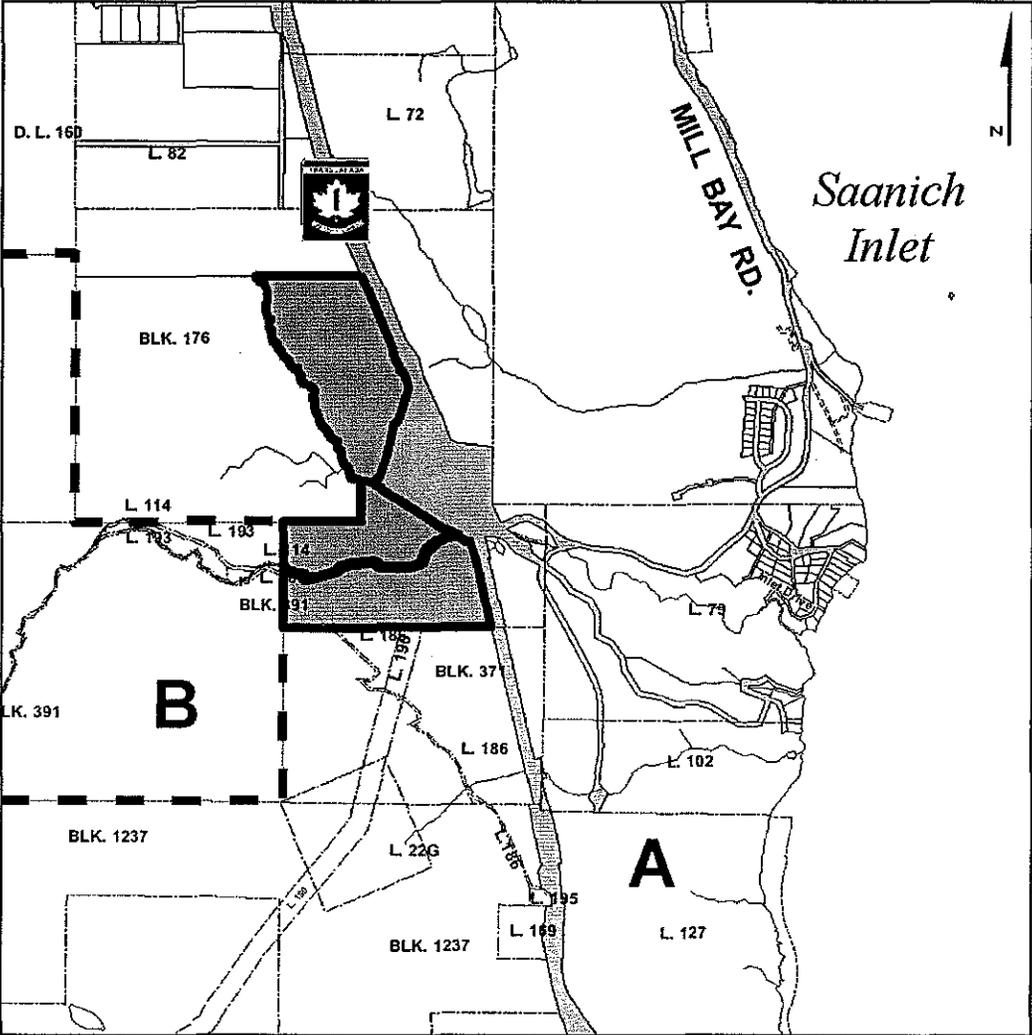
The Industrial/Business Park Guidelines do not apply to:

- a. Interior renovations to existing buildings;
- b. Minor exterior alterations to existing buildings;
- c. Changes to the logo, words or other information on an existing sign;
- d. A boundary adjustment between two or more existing parcels of land, provided all provisions of the otherwise applicable guidelines can be maintained following the adjustment (e.g. Buffer Area).

PLAN NO. Z-3511

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

3511



THE AREA OUTLINED IN A SOLID BLACK LINE IS REDESIGNATED FROM

Rural Resource

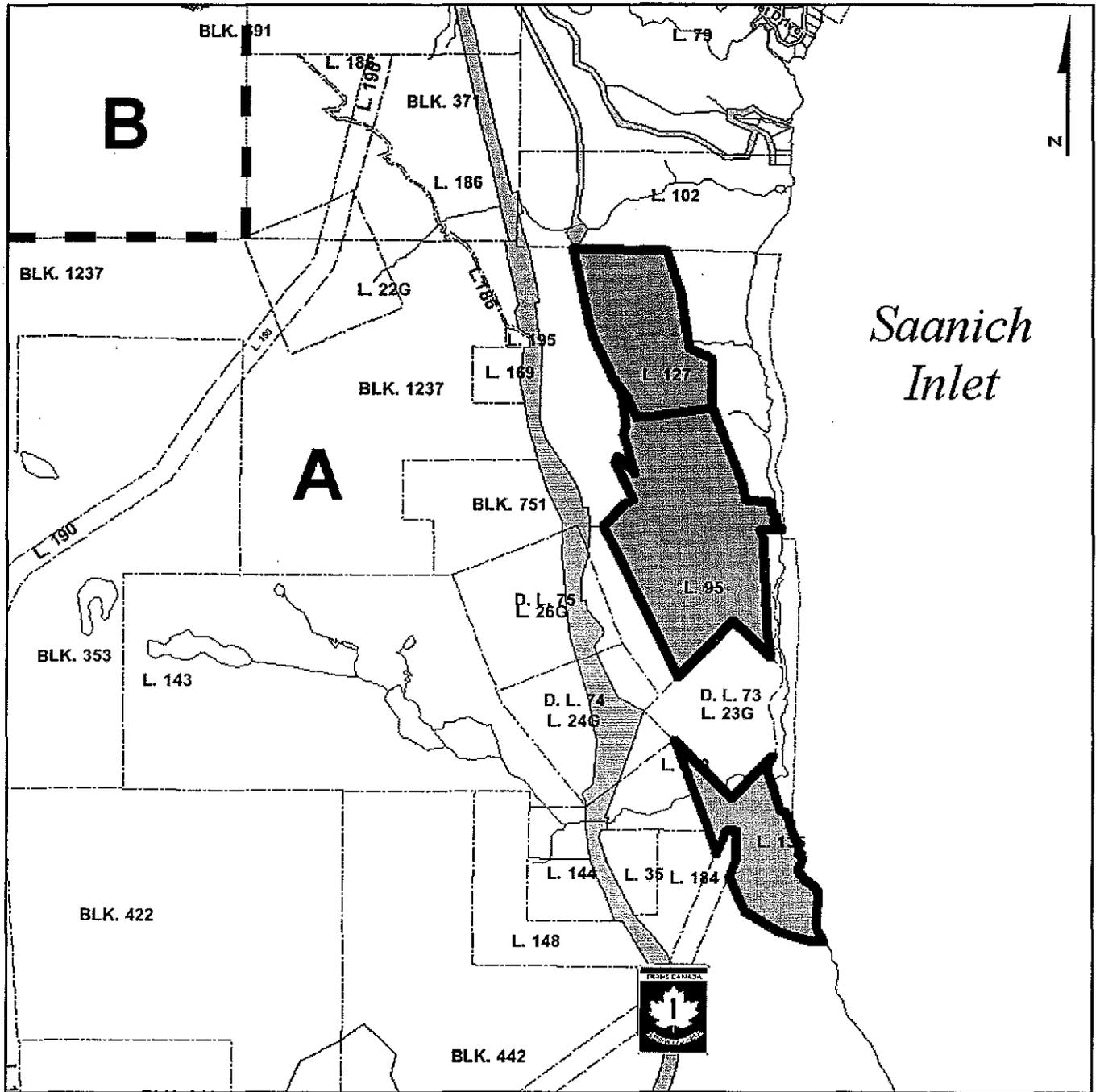
TO

Industrial

APPLICABLE

TO ELECTORAL AREA A

FIGURE 10A





COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3498

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

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

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

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

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

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

1. **CITATION**

This bylaw shall be cited for all purposes as "**CVRD Bylaw No. 3498 – Electoral Area A – Mill Bay/Malahat Zoning Amendment Bylaw (Bamberton Business Park Industrial), 2011**".

2. **AMENDMENTS**

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

a) The following is added after Section 11.2:

I-3 ZONE – BAMBERTON LIGHT INDUSTRIAL 3

Subject to compliance with the general requirements detailed in Parts 4 and 5 of this Bylaw, the following regulations apply in the I-3 Zone:

(a) **Permitted Uses**

The following principal uses and no others are permitted in an I-3 zone:

- (1) Agriculture, horticulture, silviculture;
- (2) Aquaculture, depuration of shellfish;
- (3) Assembly;
- (4) Boat and/or watercraft building, sales and repair and storage, marine services;

- (5) Building and construction material supply;
- (6) Commercial parking;
- (7) Concrete batch plant and concrete products manufacturing;
- (8) Contractor's workshop and yard;
- (9) Convenience store;
- (10) Equipment sales, repair, storage and rental;
- (11) Electronic equipment manufacturing and repair with accessory sales;
- (12) Feed, seed and agricultural supplies, sales and storage;
- (13) Food preparation and catering, including culinary education services;
- (14) Food and beverage manufacturing, processing, packaging, distribution, and storage, bakery, brewery, excluding fish cannery and abattoir;
- (15) Funeral services;
- (16) Indoor recreational facilities;
- (17) Laboratory, research and development centre;
- (18) Lumber and storage yards, sale of wholesale and retail building supplies;
- (19) Manufacturing;
- (20) Motor vehicle sales, service and repair, including autobody restoration and repair but excluding wrecking or salvaging;
- (21) Modular home, mobile home, truss and prefabricated home manufacturing;
- (22) Offices;
- (23) Outdoor recreation;
- (24) Personal services establishment;
- (25) Port facilities;
- (26) Printing and publishing;
- (27) Processing and sale of gardening and landscaping supplies and materials;
- (28) Recreational vehicle manufacturing, with accessory sales;
- (29) Research and development centre;
- (30) Restaurant, coffee shop including take-out, but not including a drive-through;
- (31) Retail sales, unrelated to any other principal permitted use, limited to a maximum of 250 m² in total retail floor area;
- (32) Secondary processing and manufacturing of wood products;
- (33) Software engineering office and accessory uses;
- (34) Technical services;
- (35) Trade/vocational school;
- (36) Warehousing, including mini-warehousing, distribution and forwarding of freight;
- (37) Welding shop, steel and metals fabrication, extrusion, finishing and accessory sales;
- (38) Wholesale sales;

The following accessory uses are permitted in the I-3 Zone:

- (39) Retail sales accessory to a principal permitted use;
- (40) Single family dwelling unit accessory to a principal permitted use, subject to Section 11.3(b)(3) below.

(b) Conditions of Use

For any lease area in an I-3 zone:

1. The coverage shall not exceed 60 percent of total lease area for all *buildings and structures*;
2. The *height* of all *buildings and structures* shall not exceed 20 m;
3. Not more than three single family residences are permitted per lease area of land, only in conjunction with a principal permitted use under Section 11.3(a) above;
4. Buildings and structures shall be set back not less than 7.5 metres from any lease area boundary or lot line that abuts a non-industrial zone.
5. Buildings and structures shall be set back not less than 7.5 metres from a Streamside Protection and Enhancement Area (SPEA) as designated in a Riparian Assessment Report.
6. A convenience store shall not be larger than 230 m² in floor area.

(c) Minimum Parcel Size for Subdivision

Subject to Part 13, the minimum *parcel* size in the I-3 Zone is 80 hectares. Notwithstanding this regulation, where a subdivision in the I-3 Zone is proposed to follow a land use zone boundary on an existing parcel that is split-zoned, any area within a single zone may be subdivided below the usual 80 hectare minimum, so long as the subdivision only isolates the entirety of the different zones on that parcel.

(d) Lease Areas

Areas of land in the I-3 Zone may be leased, including leases registered in the Land Title Office by Explanatory Plan, of any size, provided each lease area is of sufficient size to accommodate the other regulations of this Zone and provided it also has a source of water and sewage disposal system that are suitable to the Provincial authorities having jurisdiction. For the purposes of the I-3 Zone only, the regulations concerning use, density and other matters apply to each leased area.

(e) Definition

The definition of "parcel" in Section 3.1 does not apply to lease areas in the Bamberton Light Industrial 3 Zone.

(f) Parking

Notwithstanding CVRD Off-Street Parking Bylaw No. 1001, or any other CVRD bylaws that may require off-street parking spaces, the minimum number of off-street parking spaces required on a parcel in the I-3 Zone is 1 space per 48 m² of gross floor area, plus one space per accessory residential dwelling.

11.3A I-3A ZONE – LIGHT INDUSTRIAL 3A

Subject to compliance with the general requirements detailed in Parts 4 and 5 of this Bylaw, the following regulations apply in the I-3A Zone:

(a) Permitted Uses

The following principal uses and no others are permitted in an I-3A zone:

- (1) Agriculture, horticulture, silviculture;
- (2) Aquaculture, depuration of shellfish;
- (3) Assembly;
- (4) Boat and/or watercraft building, sales and repair and storage, marine services;
- (5) Building and construction material supply;
- (6) Commercial parking;
- (7) Contractor's workshop and yard;
- (8) Convenience store;
- (9) Equipment sales, repair, storage and rental;
- (10) Electronic equipment manufacturing and repair with accessory sales;
- (11) Feed, seed and agricultural supplies, sales and storage;
- (12) Food preparation and catering, including culinary education services;
- (13) Food and beverage manufacturing, processing, packaging, distribution and storage, bakery, brewery, excluding fish cannery and abattoir;
- (14) Funeral services;
- (15) Furniture manufacturing with accessory sales;
- (16) Indoor recreation;
- (17) Laboratory, research and development centre;
- (18) Lumber and storage yards, sale of wholesale and retail building supplies;
- (19) Manufacturing;
- (20) Motor vehicle sales, service and repair, including autobody restoration and repair but excluding wrecking or salvaging;
- (21) Modular home, mobile home, truss and prefabricated home manufacturing;
- (22) Offices;
- (23) Outdoor recreation;
- (24) Personal services establishment;
- (25) Printing and publishing;
- (26) Processing and sale of gardening and landscaping supplies and materials;
- (27) Recreational vehicle manufacturing, with accessory sales;
- (28) Research and development centre;
- (29) Restaurant, coffee shop including take-out, but not including a drive-through;
- (30) Retail sales, unrelated to any other principal permitted use, limited to a maximum of 250 m² in total retail floor area;
- (31) Secondary processing and manufacturing of wood products;
- (32) Software engineering office and accessory uses;
- (33) Technical services;
- (34) Trade/vocational school;
- (35) Warehousing, including mini-warehousing, distribution and forwarding of freight;

- (36) Welding shop, steel and metals fabrication, extrusion, finishing and accessory sales;
- (37) Wholesale sales;

The following accessory uses are permitted in the I-3A Zone:

- (38) Retail sales accessory to a principal permitted use;
- (39) Single family dwelling unit accessory to a principal permitted use, subject to Section 11.3A(b)(3) below.

(b) Conditions of Use

For any *parcel* in an I-3A zone:

1. All parcels shall be connected to a community water and community sewer system;
2. The coverage shall not exceed 60 percent of total parcel area for all *buildings* and *structures*;
3. The *height* of all *buildings* and *structures* shall not exceed 20 m;
4. Not more than three single family residences are permitted per parcel of land, only in conjunction with a principal permitted use under Section 11.3A(a) above;
5. A convenience store shall not be larger than 230 m² in floor area;
6. The following setbacks apply in the I-3A Zone:

COLUMN I Type of Line	COLUMN II Setback for Buildings and Structures
Front Parcel Line	4.5 metres
Interior Side Parcel Line	0 metres where the abutting parcel is zoned Industrial 7.5 metres where the abutting parcel is not zoned Industrial
Exterior Side Parcel Line	4.5 metres
Rear Parcel Line	0 metres where the abutting parcel is zoned Industrial 4.5 metres where the abutting parcel is not zoned Industrial
Streamside Protection and Enhancement Area (SPEA)	7.5 metres

(c) Minimum Parcel Size

Subject to Part 13, the minimum *parcel* size in the I-3A Zone is 0.1 ha for *parcels* served by a *community water* and *sewer system*.

(d) Parking

Notwithstanding CVRD Off-Street Parking Bylaw No. 1001, or any other CVRD bylaws that may require off-street parking spaces, the minimum number of off-street parking spaces required on a parcel in the I-3A Zone is 1 space per 48 m² of gross floor area, plus one space per accessory residential dwelling.

11.4 I-4 ZONE – BUSINESS PARK INDUSTRIAL-COMMERCIAL 4

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

(a) Permitted Uses

The following principal uses and no others are permitted in an I-4 zone:

- (1) Assembly use;
- (2) Auction sales;
- (3) Cabinet making, home improvement products manufacturing and accessory sales;
- (4) Clothing manufacturing, cleaning, repair and storage, with accessory sales;
- (5) Commercial parking;
- (6) Convenience store;
- (7) Day care and nursery school;
- (8) Educational institution;
- (9) Equipment sales, repair, storage and rental;
- (10) Electronic equipment manufacturing and repair with accessory sales;
- (11) Feed, seed and agricultural supplies, sales and storage;
- (12) Food preparation and catering, including culinary education services;
- (13) Food and beverage manufacturing, storage, processing, packaging, frozen food locker, cold storage plant, bakery, brewery, excluding fish cannery and abattoir;
- (14) Funeral services, excluding crematorium;
- (15) Furniture manufacturing with accessory sales;
- (16) Indoor recreation;
- (17) Laboratory, research and development centre;
- (18) Light manufacturing;
- (19) Lumber and storage yards, sale of wholesale and retail building supplies;
- (20) Motor vehicle sales, service and repair, including autobody restoration and repair but excluding wrecking or salvaging;
- (21) Modular home, mobile home, truss and prefabricated home manufacturing;
- (22) Office use;
- (23) Outdoor recreation;
- (24) Personal services establishment;
- (25) Printing and publishing;
- (26) Professional offices;
- (27) Recreation facility, including martial arts, boxing and yoga studio;
- (28) Recreational vehicle manufacturing, with accessory sales;
- (29) Research and development centre;

- (30) Restaurant, café, coffee shop including take-out and catering, but not including a drive-through;
- (31) Retail sales, unrelated to any other principal permitted use, limited to a maximum of 250 m² in total retail floor area per enterprise;
- (32) Secondary processing and manufacturing of wood products;
- (33) Software engineering office and accessory uses;
- (34) Technical services;
- (35) Warehousing, including mini-warehousing, self-storage distribution and forwarding of freight;
- (36) Wholesale sales;

The following accessory uses are permitted in the I-4 Zone:

- (37) Retail sales accessory to a principal permitted use;
- (38) Single family dwelling unit accessory to a principal permitted use, subject to Section 11.4(b)(3) below.

(b) Conditions of Use

For any *parcel* in an I-4 zone:

- 1. All parcels shall be connected to a community water and community sewer system;
- 2. The *parcel coverage* shall not exceed 60 percent for all *buildings and structures*;
- 3. The *height* of all *buildings and structures* shall not exceed 18 m;
- 4. Not more than three single family residences are permitted per parcel of land, only in conjunction with a principal permitted use under Section 11.4(a) above;
- 5. A convenience store shall not be larger than 230 m² in floor area;
- 6. The following minimum *setbacks* apply:

COLUMN I Type of Line	COLUMN II Buildings & Structures
Front Parcel Line	4.5 metres
Interior Side Parcel Line	0 metres where the abutting parcel is zoned Industrial 5 metres where the abutting parcel is not zoned Industrial
Exterior Side Parcel Line	4.5 metres
Rear Parcel Line	0 metres where the abutting parcel is zoned Industrial 4.5 metres where the abutting parcel is not zoned Industrial
Streamside Protection and Enhancement Area (SPEA)	7.5 metres

(c) Minimum Parcel Size

Subject to Part 13, the minimum *parcel* size in the I-4 Zone is 0.1 ha for *parcels* served by a *community water and sewer system*.

(d) Parking

Notwithstanding CVRD Off-Street Parking Bylaw No. 1001, or any other CVRD bylaws that may require off-street parking spaces, the minimum number of off-street parking spaces required on a parcel in the I-4 Zone is 1 space per 48 m² of gross floor area, plus one space per accessory residential dwelling.

b) The following is added after Section 7.1:

7.1A F-1A ZONE - FORESTRY / OUTDOOR RECREATION

(a) Permitted Uses

The following *uses* and no others are permitted in an F-1A zone:

- (1) *Agriculture, silviculture, horticulture;*
- (2) *Bed and breakfast accommodation;*
- (3) *Daycare, nursery school accessory to a residential use;*
- (4) *Home occupation;*
- (5) *Management and harvesting of primary forest products, excluding: sawmilling, manufacturing, and works yards;*
- (6) *Outdoor recreation;*
- (7) *Secondary suite, or small suite;*
- (8) *Single family dwelling;*
- (9) *Office, retail sales and cafeteria accessory to an outdoor recreation use.*

(b) Conditions of Use

For any *parcel* in an F-1A zone:

- (1) The *parcel coverage* shall not exceed 20 percent for all *buildings and structures*;
- (2) The *height* of all *buildings and structures* shall not exceed 10 m;
- (3) Not more than one single family dwelling shall be permitted on a parcel of land, plus one of either a small suite or secondary suite;
- (4) The following minimum *setbacks* shall apply:

COLUMN I Type of Line	COLUMN II Residential, Recreational & Accessory Buildings & Structures	COLUMN III Forestry, Agricultural and Other Permitted Buildings & Structures
Front Parcel Line	7.5 metres	30 metres
Interior Side Parcel Line	3.0 metres	15 metres
Exterior Side Parcel Line	4.5 metres	15 metres

Rear Parcel Line	7.5 metres	15 metres
Streamside Protection and Enhancement Area (SPEA)	7.5 metres	7.5 metres

- (c) Minimum Parcel Size
Subject to Part 13, the minimum *parcel* size in the F-1A Zone is 80 hectares.

- c) The following definitions are inserted into Section 3.1:

“light manufacturing” means the manufacturing, processing, fabricating, assembling, testing, packaging, servicing, repair, distribution, and storage of retail or wholesale consumer products;

“manufacturing” means the manufacturing, processing, fabricating, assembling, testing, packaging, servicing, repair, treatment, distribution, and storage of products, materials, fabric, substances or compounds;

- d) The definition of “outdoor recreation” under Section 3.1 of Zoning Bylaw 2000 is deleted and replaced with the following:

“outdoor recreation” means a recreational activity undertaken where the outdoor setting and landscape is a significant element in the activity, and the density of recreational users is not a significant element and includes adventure tourism, archery, *park* or open space, playing field, botanical garden and arboretum, but does not include a golf course;

- e) Section 11.2 (a) is deleted and replaced with the following:

(a) Permitted Uses

The following *uses* and no others are permitted in an I-2 zone:

- (1) Boat buildings, repair and storage;
- (2) Clothing cleaning, manufacture, repair and storage;
- (3) Contractor's workshop, yard and storage;
- (4) Dry land log sorting;
- (5) Equipment repair, sales, storage and rental;
- (6) Feed, seed and agricultural supplies, sales and storage;
- (7) Food and candy products manufacturing, storage, processing, packaging, frozen food locker, cold storage plant, but excluding fish cannery and abattoir;
- (8) Forest products processing, milling and storage, excluding pulp and paper mill;
- (9) Industrial manufacturing, repair, storage and packaging;
- (10) Kennels for the keeping, boarding, raising, training and/or breeding of cats and dogs and animal hospital;
- (11) Lumber and storage yards, sale of wholesale and retail building supplies;
- (12) Manufacturing, repair, treatment and storage of products, materials, fabric or compounds;
- (13) Motor vehicle repair, sales, body repair, painting, wrecking, storage, salvage;
- (14) Modular or prefabricated home structure, and truss manufacturing;
- (15) Outdoor recreation;

- (16) Parking garage;
- (17) Processing and sale of gardening and landscaping supplies and materials;
- (18) Retail and wholesale sale of petroleum products and accessory storage of petroleum products not exceeding 455,000 litres;
- (19) Secondary processing and manufacturing of wood products;
- (20) Recycling, sorting and storage of any substance or material, and excluding external storage of any type of septage, animal material or animal substance;
- (21) Residential suite;
- (22) Restaurant;
- (23) Warehousing, including mini-warehousing;
- (24) Welding shop;
- (25) Wholesale sales;
- (26) Office accessory to a principal use permitted in Section 11.2(a)(1-25);
- (27) Retail sales accessory to a principal use permitted in Section 11.2(a)(1-25);
- (28) One single family dwelling unit per parcel accessory to a use permitted in Section 11.2(a)(1-25).

f) Section 6.1 (Creation of Zones) is amended by adding the following to the existing table:

	ZONE	ZONE TITLE
<i>Forestry</i>	F-1A	Forestry/Outdoor Recreation
<i>Industrial</i>	I-3	Bamberton Light Industrial
	I-3A	Light Industrial
	I-4	Business Park Industrial/Commercial

g) Schedule B (Zoning Map) is amended by rezoning Part of Block 176, Part of District Lot 95, Part of District Lot 127, District Lot 135, Part of District Lot 118 and a small part of District Lot 183, all of Malahat Land District, being those areas shown outlined in a thick black line on the Schedule Z-3498 attached hereto and forming part of this Bylaw, from Primary Forestry (F-1) to Bamberton Light Industrial 3 (I-3), Light Industrial 3A (I-3A), Business Park Industrial/Commercial 4 (I-4) and Forestry/Outdoor Recreation (F-1A) as indicated on Schedule Z-3498 and adding these new zones to the legend.

3. **FORCE AND EFFECT**

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

READ A FIRST TIME this 22nd day of June, 2011.

READ A SECOND TIME this 22nd day of June, 2011.

SECOND READING RESCINDED this 13th day of July, 2011.

READ A SECOND TIME AS AMENDED this 13th day of July, 2011.

SECOND READING RESCINDED this 9th day of November, 2011.

READ A SECOND TIME AS AMENDED this 9th day of November, 2011.

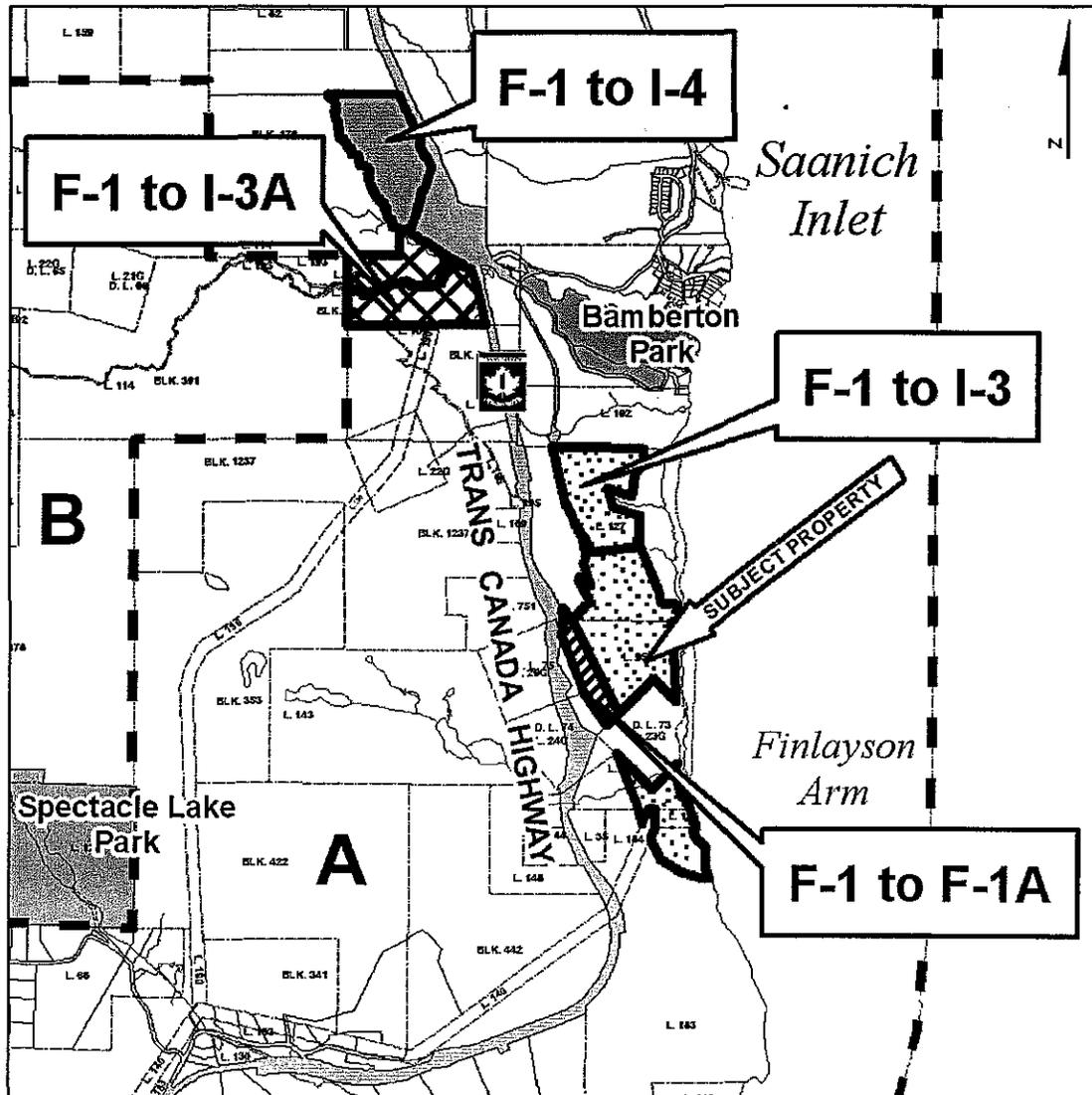
READ A THIRD TIME this 8th day of February, 2012.

ADOPTED this _____ day of _____, 2012.

Chairperson

Corporate Secretary

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



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

Primary Forestry (F-1) TO

Bamberton Light Industrial 3 (I-3), Light Industrial 3A (I-3A), Business Park Industrial/
Commercial 4(I-4) and Forestry/Outdoor Recreation (F-1A) APPLICABLE

TO ELECTORAL AREA A



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3569

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

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

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

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

AND WHEREAS after the close of the public hearing and with due regard to the reports received, the Regional Board considers it advisable to amend Official Settlement Plan Bylaw No. 925;

AND WHEREAS an Official Community Plan is under development in Electoral Area D, the community consultation process has produced objectives for development within the Plan area, and the applicant has made a contribution to the existing community water and sewer infrastructure;

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. 3569 - Area D – Cowichan Bay Official Settlement Plan Amendment Bylaw (Bennefield), 2011**".

2. **AMENDMENTS**

Cowichan Valley Regional District Official Settlement Plan Bylaw No. 925, as amended from time to time, is hereby amended as outlined on the attached Schedule A.

3. **CAPITAL EXPENDITURE PROGRAM**

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

READ A FIRST TIME this 23rd day of November, 2011.

READ A SECOND TIME this 23rd day of November, 2011.

READ A THIRD TIME this _____ day of _____, 2012.

ADOPTED this _____ day of _____, 2012.

Chairperson

Corporate Secretary



C·V·R·D

SCHEDULE "A"

To CVRD Bylaw No 3569

Schedule A to Official Settlement Plan Bylaw No. 925, is hereby amended as follows:

1. That the following be added to Section 7, General Residential – Suburban Residential, after Policy 7.8:

Policy 7.9

In support of infill Policy 7.1, the Board may consider rezoning land in the Suburban Residential Designation to a Semi Village Residential 2 Zone for single family use on lots with a 0.1 hectare minimum parcel size, provided all lots are connected to a community water and community sewer system. Applications for the Semi Village Residential 2 Zone will be evaluated according to criteria in Policy 7.10 specified in this Plan.

Policy 7.10

Rezoning applications for the Semi Village Residential 2 Zone will be evaluated according to the following:

- a. There is demonstrated community benefit associated with the application, and a community amenity contribution is provided.
- b. Existing community water and sewer systems have capacity to accommodate the proposed development, and each residence is serviced by a community water and community sewer system.
- c. The natural hydrology of the site is maintained where possible, with the goal of causing no net increase in rainwater run-off. Preparation of plans will be required, indicating the following has been considered:
 - i. Low impact development techniques
 - ii. Preservation of existing natural vegetation and soils
 - iii. Implementation of rainwater management facilities to encourage onsite rainwater infiltration.
- d. Water meters are installed on each residence, with the potential to become operational if the CVRD implements a water metering program.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3570

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

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

AND WHEREAS the Regional District has adopted a zoning bylaw for Electoral Area D – Cowichan Bay, that being Zoning Bylaw No. 1015;

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

AND WHEREAS after the close of the public hearing and with due regard to the reports received, the Regional Board considers it advisable to amend Zoning Bylaw No. 1015;

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

1. **CITATION**

This bylaw shall be cited for all purposes as "**CVRD Bylaw No. 3570 - Area D – Cowichan Bay Zoning Amendment Bylaw (Bennefield), 2011**".

2. **AMENDMENTS**

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

a) Section 6.1 is amended by adding "SR-2 Semi Village Residential 2" following "R-2(A) Two-Family Suburban Residential", and the Table of Contents is amended accordingly.

b) The following is added after Section 8.1.1:

8.1.2 **SR-2 ZONE – SEMI VILLAGE RESIDENTIAL 2**

The purpose of the SR-2 zone is to allow infill development in appropriate locations with community water and sewer servicing, when a community amenity contribution has been provided.

(a) Permitted Uses

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

- (1) single family residential dwelling;
- (2) horticulture;
- (3) home craft;
- (4) bed and breakfast accommodation;
- (5) daycare, nursery accessory to a residence;
- (6) secondary suite

(b) Conditions of Use

For any parcel in the SR-2 Zone:

- (1) The parcel coverage shall not exceed 30% for all buildings and structures.
- (2) The height of all buildings and structures shall not exceed 10 metres except accessory buildings which shall not exceed a height of 7.5 metres.
- (3) The minimum setbacks for the type of parcel lines in Column I of this section are specified in Column II and III:

COLUMN I Type of Parcel Line	COLUMN II Residential Use Building and Structures	COLUMN III Accessory Residential Use Buildings and Structures
Front	7.5 metres	7.5 metres
Side (Interior)	10% of parcel width or 3 metres, whichever is less	10% of parcel width or 3 metres, whichever is less, or 1 metre if the building is located in the rear yard.
Side (Exterior)	4.5 metres	4.5 metres
Rear	4.5 metres	4.5 metres

- (4) All parcels must be connected to community water and community sewer systems.

c) Section 13.1 is amended by adding the following after "R-2(A) Two Family Suburban Residential":

Zone Classification Under Zoning Bylaw	Parcel Serviced by Community Water and Sewer	Parcel Serviced by Community Water System Only	Parcels Neither Serviced by Community Water or Sewer
SR-2 Semi Village Residential 2	0.1 ha.	n/a	n/a

- d) Schedule B (Zoning Map) to Electoral Area D – Cowichan Bay Zoning Bylaw No. 1015 is amended by rezoning Lot 7, Section 4, Range 6, Cowichan District, Plan 24679, except part in plans 39250 and VIP 60753, as shown outlined in a solid black line on Schedule A attached hereto and forming part of this bylaw, numbered Z-3570, from R-2 (Suburban Residential) to SR-2 (Semi Village Residential 2).

- e) Schedule B (Zoning Map) is amended by adding Semi Village Residential 2 (SR-2) to the legend.

3. FORCE AND EFFECT

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

READ A FIRST TIME this 23rd day of November , 2011.

READ A SECOND TIME this 23rd day of November , 2011.

READ A THIRD TIME this _____ day of _____ , 2012.

ADOPTED this _____ day of _____ , 2012.

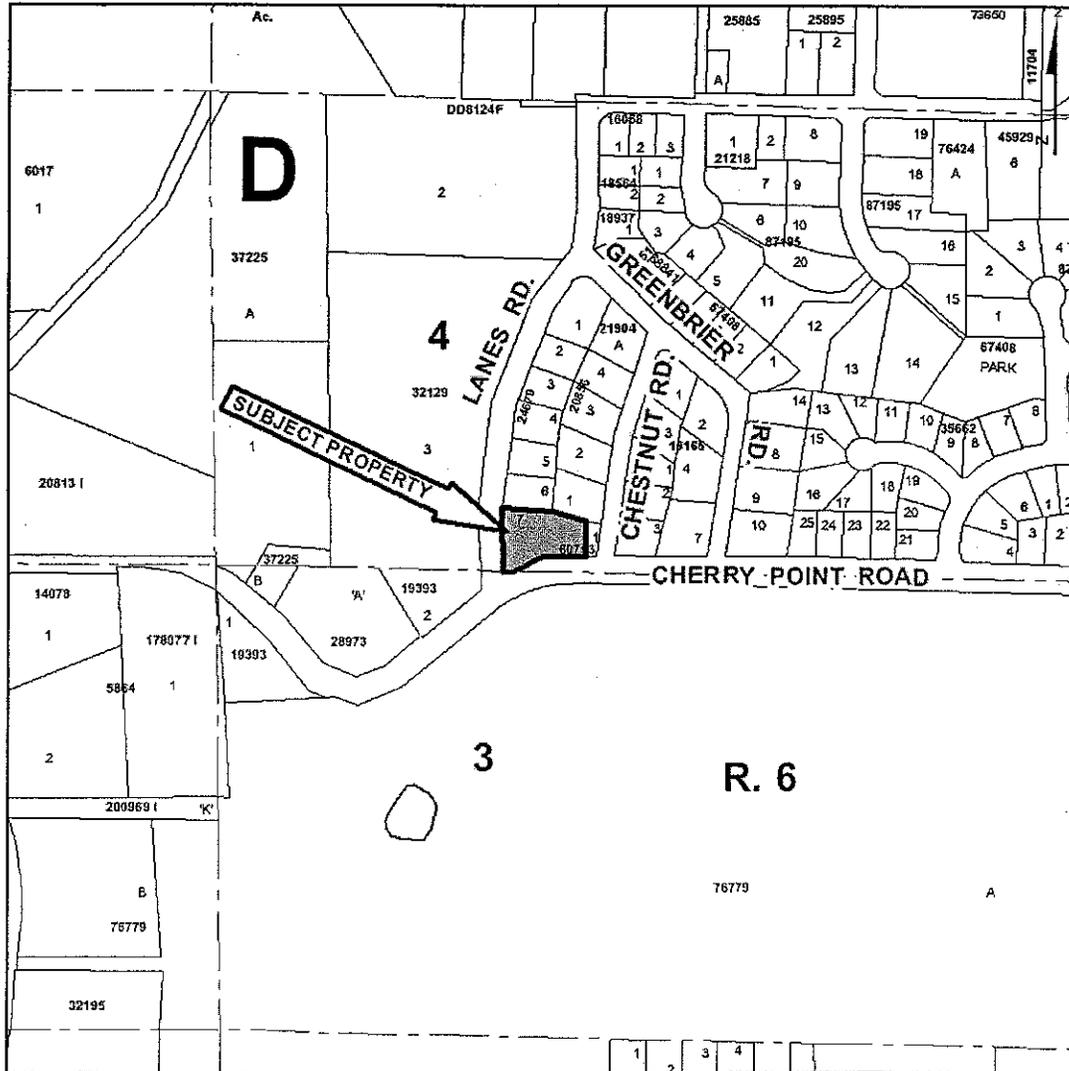
Chairperson

Corporate Secretary

PLAN NO. Z-3570

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

3570



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

R-2 (Suburban Residential) **TO**

SR-2 (Semi Village Residential 2) **APPLICABLE**

TO ELECTORAL AREA D



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3582

**A Bylaw for the Purpose of Amending Official Community Plan Bylaw
No. 2500, Applicable to Electoral Area G – Saltair/Gulf Islands**

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

AND WHEREAS the Regional District has adopted an official community plan bylaw for Electoral Area G – Saltair/Gulf Islands, that being Official Community Plan Bylaw No. 2500;

AND WHEREAS the Regional Board wishes to amend its Official Community Plan Bylaw No. 2500;

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. 2500;

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. 3582 - Area G – Saltair/Gulf Islands Official Community Plan Amendment (Laird/Christie) Bylaw, 2012".

2. **AMENDMENTS**

Cowichan Valley Regional District Official Community Plan Bylaw No. 2500, as amended from time to time, is hereby amended as outlined on the attached Schedule A.

3. **CAPITAL EXPENDITURE PROGRAM**

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

READ A FIRST TIME this _____ day of _____, 2012.

READ A SECOND TIME this _____ day of _____, 2012.

READ A THIRD TIME this _____ day of _____, 2012.

ADOPTED this _____ day of _____, 2012.

Chairperson

Corporate Secretary



C·V·R·D

SCHEDULE "A"

To CVRD Bylaw No. 3582

Schedule A to Official Community Plan Bylaw No. 2500, is hereby amended as follows:

1. That the following be added to Section 8, General Residential Designation, after Policy 8.9:

Policy 8.10

Lands that are located adjacent to the Saltair commercial core and encompass Stocking Creek, a significant environmental feature of public importance, may be eligible for a density bonus zone, provided that the following are integral to the development:

- The density bonus must be predicated on the permanent land dedication to the CVRD by the owner of the land for which the bonus is provided, for the purpose of expanding Stocking Creek Park.
- All residential lots are connected to a community water system, and sewage treatment systems comply with provincial regulations.

Policy 8.11

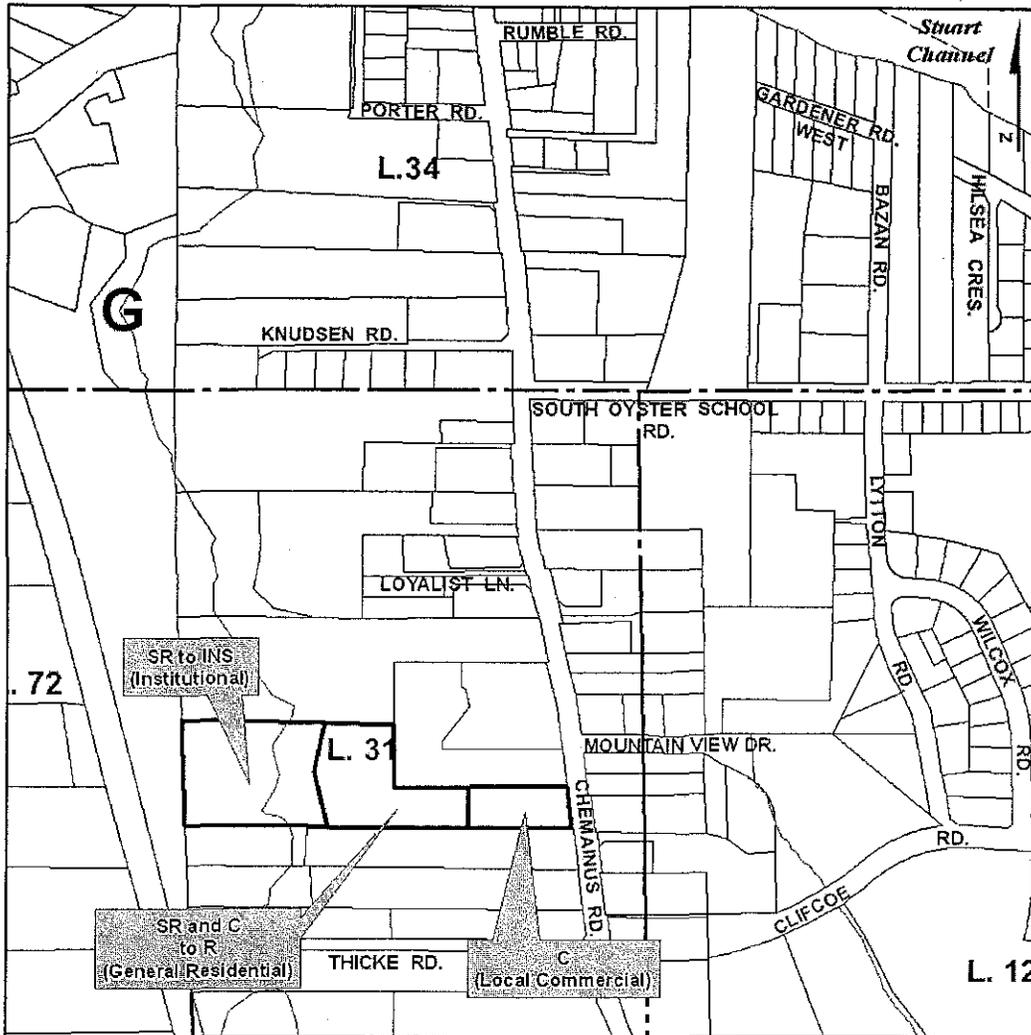
The density bonus residential zone adjacent to Stocking Creek will be suitable for single family residential use. Lot yield is based on a minimum parcel size of 0.4 hectares, with connection to a community water system, calculated on the gross land area prior to the provision of lands for permanent protection. Smaller lot sizes may be achieved by density averaging, on terms prescribed in the implementing Zoning Bylaw.

Policy 8.12

Development within the Stocking Creek density bonus zone will be subject to the Stormwater Management Development Permit Area Guidelines of Section 20 of this OCP.

2. Schedule B to Official Community Plan Bylaw No. 2500 is amended by redesignating part of Lot 10, District Lot 31, Oyster District, Plan 4039, except part in plan 41287, as shown outlined in a solid black line on Schedule A attached hereto and forming part of this bylaw, numbered Z-3582, from Suburban Residential and Local Commercial to General Residential and Institutional.

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



THE AREA OUTLINED IN A SOLID BLACK LINE IS REDESIGNATED FROM

Suburban Residential and Local Commercial TO

General Residential and Institutional APPLICABLE

TO ELECTORAL AREA G



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3583

**A Bylaw for the Purpose of Amending Zoning Bylaw No. 2524
Applicable to Electoral Area G – Saltair/Gulf Islands**

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 G – Saltair/Gulf Islands that being Zoning Bylaw No. 2524;

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. 2524;

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. 3583 - Area G – Saltair/Gulf Islands Zoning Amendment Bylaw (Laird/Christie), 2012".

2. **AMENDMENTS**

Cowichan Valley Regional District Zoning Bylaw No. 2524, as amended from time to time, is hereby amended in the following manner:

- a) Section 4.1 is amended by adding "R-4 Stocking Creek Corridor Residential 4" following "R-3 General Residential", and the Table of Contents is amended accordingly.
- b) The following is added after Section 5.4, and the remaining sections are renumbered accordingly

5.5 R-4 ZONE – STOCKING CREEK CORRIDOR RESIDENTIAL 4

The purpose of the R-4 zone is to allow medium density residential development in the vicinity of the Saltair commercial core, when a significant land dedication has been made to the community.

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the R-4 zone:

(1) Permitted Uses

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

- (a) Single family dwelling;

The following accessory uses are permitted in the R-4 Zone:

- (b) Bed and Breakfast accommodation;
 (c) Buildings and Structures accessory to a principal permitted use;
 (d) Residential daycare centre;
 (e) Home-based business;
 (f) Horticulture

(2) Density, Density Bonus and Amenity Provision

- (a) The number of residential parcels that may be created by subdivision in the R-4 Zone shall not exceed two, including any remainder parcel;
 (b) Despite Section 5.5.2(a), the number of parcels that may be created by subdivision in the R-4 zone may be increased up to 7 if the condition in Section 5.5.2(c) is met;
 (c) In order to develop more than two residential lots, 1.77 hectares of land, in a location acceptable to the Regional District and generally identified as P-1 on Schedule A of Bylaw 3583, shall be transferred to the Regional District in fee simple for nominal consideration, free and clear of all encumbrances of a financial nature, including mortgages, assignments of rents, options to purchase and rights of first refusal, and all other encumbrances including any statutory building scheme not specifically approved in writing by the Regional District, and the costs of transfer including the Regional District's actual, reasonable legal costs paid by the subdivider;
 (d) Not more than one dwelling per parcel shall be permitted;
 (e) Density averaging is permitted, provided that the average density in any subdivision, including public land dedication, does not exceed one parcel per 0.4 hectares of gross land area, provided the condition in Section 5.5.2(c) is met;
 (f) The smallest parcel size that can be achieved through density averaging is 1200 square metres;
 (g) The minimum parcel size in the R-4 Zone is:
 - 1 hectare if not connected to a community water
 - 0.4 hectares if connected to a community water system.

(3) Setbacks

The following minimum setbacks apply in the R-4 Zone:

Type of Parcel Line	Residential and Accessory Use Buildings and Structures
Front, Excluding Garage Entrance	4.5 metres
Front or Side Exterior Garage Entrance	6 metres
Side Interior	3 metres from one side property line; 1 metre from the opposite side property line
Side Exterior	4.5 metres
Rear	4.5 metres

(4) Height

The height of all principal buildings and structures in the R-4 Zone shall not exceed 7.5 metres, and the height of all accessory buildings shall not exceed 5 metres, except in accordance with Section 3.8 of this Bylaw.

(5) Parcel Coverage

The parcel coverage in the R-4 Zone shall not exceed 15 percent for all buildings and structures.

(6) Landscaping

Where a parcel adjoins a commercially zoned lot, a minimum landscaped buffer of 3 metres is required.

(7) Parking

Off-street parking in the R-4 Zone shall be provided in accordance with Section 3.13 of this Bylaw.

- c) Appendix One Minimum Parcel Size Summary is amended by adding the following after "R-3 General Residential":

Zone	Parcels Not Served by Community Water System	Parcel Served by Community Water System	Parcel Served by Community Water and Community Sewer System
R-4 Stocking Creek Corridor Residential 4	1 ha	0.4 ha	0.4 ha

- d) Schedule B (Zoning Map) to Electoral Area G – Saltair/Gulf Islands Zoning Bylaw No. 2524 is amended by rezoning part of Lot 10, District Lot 31, Oyster District, Plan 4039, except part in plan 41287, as shown outlined in a solid black line on Schedule A attached hereto and forming part of this bylaw, numbered Z-3583, from R-2 (Suburban Residential) and C-2 (Local Commercial) to R-4 (Stocking Creek Corridor Residential 4) and P-1 (Parks 1 Zone).
- e) Schedule B (Zoning Map) is amended by adding Stocking Creek Corridor Residential 4 (R-4) to the legend.

3. FORCE AND EFFECT

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

READ A FIRST TIME this _____ day of _____, 2012.

READ A SECOND TIME this _____ day of _____, 2012.

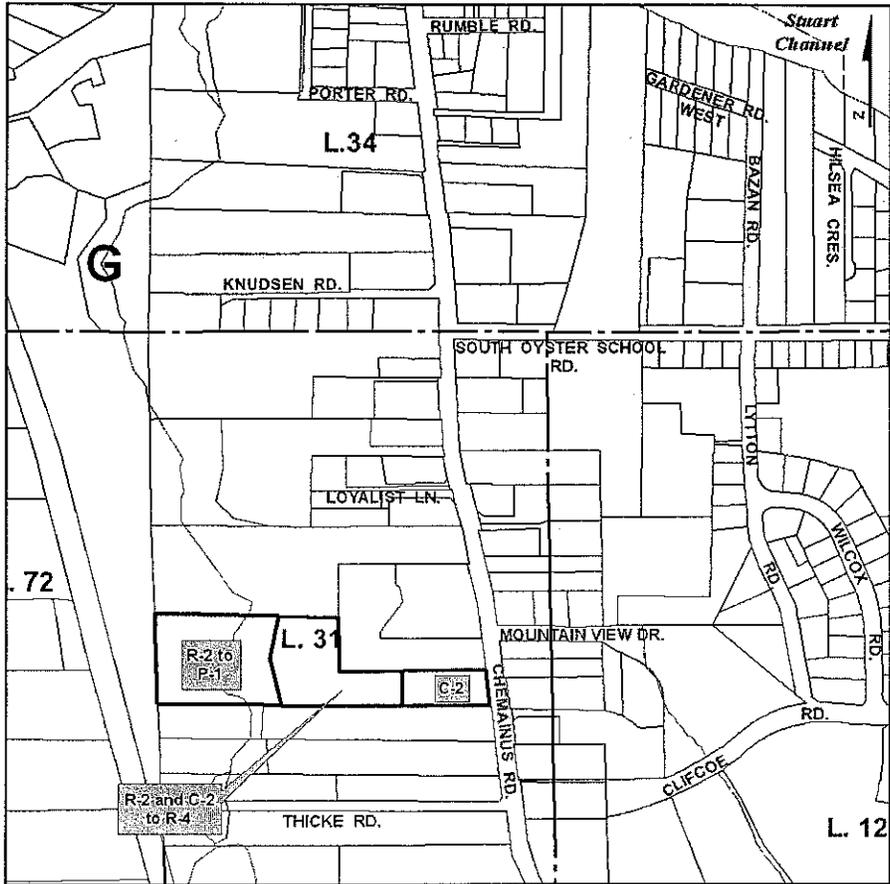
READ A THIRD TIME this _____ day of _____, 2012.

ADOPTED this _____ day of _____, 2012.

Chairperson

Corporate Secretary

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



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

R-2 (Suburban Residential) and C-2 (Local Commercial) TO

R-4 (Stocking Creek Corridor Residential 4) and P-1 (Parks 1) APPLICABLE

TO ELECTORAL AREA G



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3584

A Bylaw for the Purpose of Amending Zoning Bylaw No. 985 Applicable to Electoral Area B – Shawnigan Lake

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 B – Shawnigan Lake, that being Zoning Bylaw No. 985;

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. 985;

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. 3584 - Area B – Shawnigan Lake Zoning Amendment Bylaw (Creelman), 2012**".

2. AMENDMENTS

Cowichan Valley Regional District Zoning Bylaw No. 985, as amended from time to time, is hereby amended in the following manner:

- a) That Schedule A (Zoning Map) to Electoral Area B – Shawnigan Lake No. 985 be amended by rezoning Lot 2, Section 1, Range 6, Shawnigan District, Plan 43946 as shown outlined in black and shaded in gray on Schedule Z-3584, attached hereto and forming part of this Bylaw, from R-1 Zone (Rural Residential) to R-2 Zone- (Suburban Residential).

3. FORCE AND EFFECT

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

READ A FIRST TIME this 8th day of February , 2012.

READ A SECOND TIME this 8th day of February , 2012.

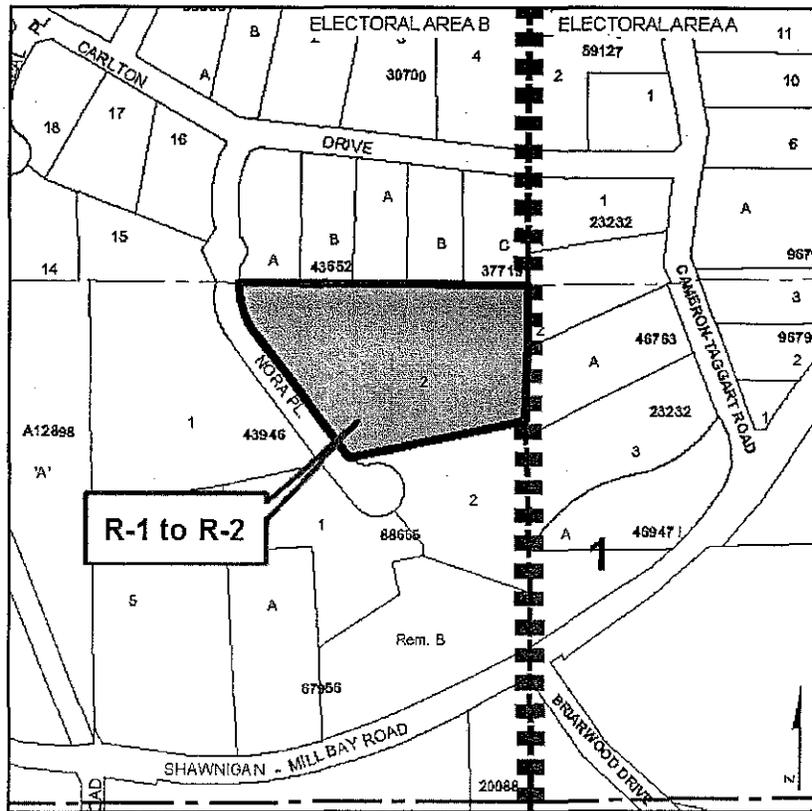
READ A THIRD TIME this _____ day of _____ , 2012.

ADOPTED this _____ day of _____ , 2012.

Chairperson

Corporate Secretary

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



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

R-1 (Rural Residential) **TO**

R-2 (Suburban Residential) **APPLICABLE**

TO ELECTORAL AREA B



RES1

APPOINTMENTS

**BOARD MEETING
OF MARCH 14, 2012**

DATE: February 9, 2012
FROM: Director Morrison
SUBJECT: Cowichan Lake Recreation Commission - Appointment Extensions

Recommendation:

That the following appointment extensions to the Cowichan Lake Recreation Commission be approved:

Appointed for a Term to Expire December 31, 2012:

Dave Darling
Sheila McFarlane
Bill Peters
Rocky Wise
Laurie Johnson
Dean Adams



RES2

APPOINTMENTS

**BOARD MEETING
OF MARCH 14 2012**

DATE: March 5, 2012
FROM: Director Walker
SUBJECT: Electoral Area A - Mill Bay/Malahat Advisory Planning Commission

Recommendation:

That the following appointments to the Electoral Area A - Mill Bay/Malahat Advisory Planning Commission be approved:

Appointed for a Term to Expire November 30, 2012:

Kerry Davis
Ron Parsons



RES3

APPOINTMENTS

**BOARD MEETING
OF MARCH 14, 2012**

DATE: March 5, 2012
FROM: Director Walker
SUBJECT: Electoral Area A - Mill Bay/Malahat Parks and Recreation Commission

Recommendation:

That the following appointments to the Electoral Area A - Mill Bay/Malahat Parks and Recreation Commission be approved:

Appointed for a Term to Expire December 31, 2013:

**Greg Farley
Cathy Leslie
Ron Parsons
April Tilson**



RES4

APPOINTMENTS

**BOARD MEETING
OF MARCH 14, 2012**

DATE: March 5, 2012
FROM: Director Morrison
SUBJECT: Electoral Area F - Cowichan Lake South/Skutz Falls Parks and Recreation Commission

Recommendation:

That the following appointments to the Electoral Area F - Cowichan Lake South/Skutz Falls Parks and Recreation Commission be approved:

Elected for a Term to Expire December 31, 2013:

Bill Bakkan
Bob Burden
David Lowther

Appointed for a Term to Expire December 31, 2012:

Brian Peters
Thor Repstock



RES5

APPOINTMENTS

**BOARD MEETING
OF MARCH 14, 2012**

DATE: March 5, 2012
FROM: Director Dorey
SUBJECT: **Electoral Area G - Saltair/Gulf Islands Advisory Planning Commission**

Recommendation:

That the following appointment to the Electoral Area G - Saltair/Gulf Islands Advisory Planning Commission be approved:

**Appointed for a Term to Expire November 30, 2012:
Greg Taylor**



RES6

APPOINTMENTS

**BOARD MEETING
OF MARCH 14, 2012**

DATE: March 7, 2012
FROM: Director Marcotte
SUBJECT: Electoral Area H - North Oyster Diamond Parks and Recreation
Commission

Recommendation:

That the following appointments to the Electoral Area H - North Oyster Diamond Parks and Recreation Commission be approved:

Elected for a Term to Expire March 31, 2014:

A.S. (Snuffy) Ladret
Murray McNab

Appointed for a Term to Expire March 31, 2014:

Brad Uytterhagen



NEW BUSINESS SUMMARY

BOARD MEETING MARCH 14, 2012

- NB1** Health Advisory Committee – Director Hartmann
Report and Recommendations of Meeting of March 13, 2012



NB1

**HEALTH ADVISORY COMMITTEE REPORT
OF MEETING HELD ON MARCH 13, 2012**

DATE: March 13, 2012

To: Chairperson and Directors of the Board

Your Health Advisory Committee reports and recommends as follows:

1. That, subject to staff review, \$37,800 be allocated to Social Planning Cowichan in each of the years 2012 and 2013 from the Homelessness Prevention Fund for the establishment of the Cowichan Housing Association, and that the remainder of funds in the Homelessness Prevention Fund be reserved for the establishment of a Housing Trust Fund.
2. That the Cowichan Valley Regional District establish a function to enable the expenditure of funds for social and health programs in the region with a zero requisition.