



C·V·R·D

**COWICHAN VALLEY REGIONAL HOSPITAL DISTRICT
COWICHAN VALLEY REGIONAL DISTRICT**

NOTICE OF REGULAR BOARD MEETING

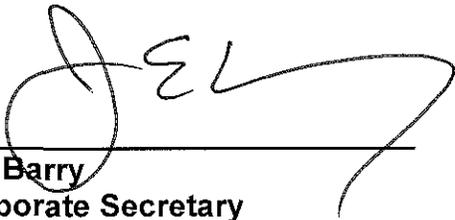
DAY: WEDNESDAY

DATE: JULY 11, 2012

TIME: → 6:00 pm

PLACE: BOARD ROOM

175 INGRAM STREET



Joe Barry
Corporate Secretary



C·V·R·D

REGULAR BOARD MEETING

WEDNESDAY, JULY 11, 2012

6:00 PM – CVRD BOARD ROOM

AGENDA

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9.	<u>STAFF REPORTS:</u>	
10.	<u>PUBLIC HEARINGS:</u>	
PH1	Public Hearing Report and Minutes Re: Official Community Plan Amendment Bylaw No. 3595 and Zoning Amendment Bylaw No. 3596 (All Sports Lands Ltd./Honeypot Pub), applicable to Electoral Area F – Cowichan Lake South/Skutz Falls	28-41
11.	<u>BYLAWS:</u>	
B1	That "CVRD Bylaw No. 3578 – Security Issuing (Loan Authorization Bylaw No. 3475) Bylaw, 2012", be granted 1 st , 2 nd , & 3 rd reading.	42-45
B1	That "CVRD Bylaw No. 3578 – Security Issuing (Loan Authorization Bylaw No. 3475) Bylaw, 2012", be adopted.	
B2	That "CVRD Bylaw No. 3579 – Lambourn Estates Sewer System Service Amendment Bylaw (PID 001-098-241), 2012", be adopted.	46-47
B3	That "CVRD Bylaw No. 3580 – Lambourn Estates Water System Service Amendment Bylaw (PID 001-098-241), 2012", be adopted.	48-49
B4	That "CVRD Bylaw No. 3585 – Lambourn Estates Sewer System Service Amendment Bylaw (PID 004-211-286), 2012", be adopted.	50-51
B5	That "CVRD Bylaw No. 3589 – Lambourn Estates Water System Service Amendment Bylaw (PID 027-834-921), 2012", be adopted. (Pending Confirmation of Covenant Registration).	52-53
B6	That "CVRD Bylaw No. 3590 – Lambourn Estates Sewer System Service Amendment Bylaw (PID 027-834-921), 2012", be adopted. (Pending Confirmation of Covenant Registration).	54-55
B7	That "CVRD Bylaw No. 3613 – Mesachie Lake Water System Capital Reserve Fund Expenditure (\$25,000 – Reservoir Access, Security and Water Treatment Plant Controls) Bylaw, 2012", be granted 1 st , 2 nd , and 3 rd reading.	56-57
B7	That "CVRD Bylaw No. 3613 – Mesachie Lake Water System Capital Reserve Fund Expenditure (\$25,000 – Reservoir Access, Security and Water Treatment Plant Controls) Bylaw, 2012", be adopted.	
B8	That "CVRD Bylaw No. 3615 – Saltair Water System Service Amendment Bylaw, 2012", be granted 1 st , 2 nd and 3 rd reading. (Pending Engineering & Environment Committee Recommendation 2.2 of meeting held June 27, 2012.	58-59
	Electoral Area Directors only vote on the following bylaws under Part 26 OR Section 791 of the <i>Local Government Act</i>:	
B9	That "CVRD Bylaw No. 3274 – Area B – Shawnigan Lake Zoning Amendment Bylaw (Hayes), 2008", be adopted.	60-62
B10	That "CVRD Bylaw No. 3564 – Area I – Youbou/Meade Creek Official Community Plan Amendment Bylaw (Van Isle Waterfront Development Corp.), 2012", be granted 1 st and 2 nd reading.	63-68

B11	That "CVRD Bylaw No. 3565 – Area I – Youbou/Meade Creek Zoning Amendment Bylaw (Van Isle Waterfront Development Corp.), 2012", be granted 1 st and 2 nd reading.	69-72
B12	That "CVRD Bylaw No. 3595 – Electoral Area F – Cowichan Lake South/Skutz Falls Official Community Plan Amendment Bylaw (All Sports Lands Ltd.), 2012", be granted 3 rd reading.	73-77
B13	That "CVRD Bylaw No. 3596 – Electoral Area F – Cowichan Lake/Skutz Falls Zoning Amendment Bylaw (All Sports Lands Ltd.), 2012", be granted 3 rd reading.	78-80
B14	That "CVRD Bylaw No. 3620 – South Cowichan Official Community Plan Amendment Bylaw (Maxwell), 2012", be granted 1 st and 2 nd reading.	81-83
B15	That "CVRD Bylaw No. 3621 – Area A – Mill Bay/Malahat Zoning Amendment Bylaw (Maxwell), 2012", be granted 1 st and 2 nd reading.	84-87

12. RESOLUTIONS:**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 June 13, 2012	88-89
CSIN1	Law Enforcement {Sub (1) (f)}	90-92
CSCR1	Multi-Jurisdictional Negotiation {Sub 90 (2) (b)}	93
CSCR2	Land Acquisition {Sub (1) (e)}	94
CSCR3	Litigation or Potential Litigation {Sub (1) (g)}	95
CSSR1	Labour Relations/Employee Relations {Sub (1) (c)}	96
CSSR2	Potential Appointment {Sub (1) (a)}	97

18. ADJOURNMENT:

The next Regular Board meeting will be held August 1, 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, June 13, 2012 at 6:00 pm.

PRESENT: Chair R. Hutchins
Directors L. Iannidinardo, M. Dorey, L. Duncan,
B. Fraser, G. Giles, R. Hartmann, J. Lefebure,
B. Lines <to 7:33 pm>, M. Marcotte, T. McGonigle,
I. Morrison, M. Walker, P. Weaver, and
Alternate Director T. Duncan

ALSO PRESENT: Warren Jones, Chief Administrative Officer
Joe Barry, Corporate Secretary
Mark Kueber, General Manager, Corporate Services
Tom Anderson, General Manager, Planning & Development
Brian Dennison, General Manager,
Engineering & Environmental Services
Ron Austen, General Manager,
Parks, Recreation & Culture
Sybille Sanderson, A/General Manager, Public Safety
Sharon Moss, Manager, Finance
John Elzinga, Manager, Island Savings Centre

ABSENT: Director P. Kent

**APPROVAL OF
AGENDA**

12-287

It was moved and seconded that the agenda be amended by moving SR1, SR4, and SR5 to immediately follow the Report of the Chairperson and with the addition of the following New Business items:

NB1 Appointment to the Electoral Area F – Cowichan Lake South/Skutz Falls Advisory Planning Commission;

NB2 “CVRD Bylaw No. 3607 – In-House Curbside Collection Service Loan Authorization (Trucks and Totes) Bylaw, 2012”;
and

that the agenda, as amended, be approved.

MOTION CARRIED

12-288

It was moved and seconded that Gary Horwood, President of the Shawnigan Residents’ Association be considered as a Delegation.

MOTION CARRIED

ADOPTION OF MINUTES

12-289 It was moved and seconded that that Page 9, Resolution #12-242 of the minutes of May 9, 2012 Regular Board meeting be amended with the addition of “in Cowichan Bay” at the end of the last sentence, and that the minutes of May 9, 2012, as amended, be adopted.

MOTION CARRIED

12-290 It was moved and seconded that the Special Board meeting minutes of May 23, 2012 be adopted.

MOTION CARRIED

DELEGATION

D1 Gary Horwood, President of the Shawnigan Residents' Association
Gary Horwood commented on South Island Aggregates Ltd's (SIA) application for Authorization to Discharge Waste. The Shawnigan Residents Association requests that SIA be considered by the Province in the same manner as would a member of the public with regard to input into the process and that the public input period be extended until November 30, 2012.

REPORT OF CHAIRPERSON

RC1 **Appointments to the Community Safety Advisory Committee:**
Chair Hutchins advised that he had made the following appointments to the Community Safety Advisory Committee, with all terms to expire November 30, 2012:

Councillor William (Chip) Seymour, Cowichan Tribes
Councillor Cindy Daniels, Cowichan Tribes
Corporal Jon Stuart, RCMP, North Cowichan/Duncan
Dr. Frank Groenewold, Advisory Committee for Corrections Canada,
Nanaimo Parole Board

RC2 Chair Hutchins recommended that Director Hartmann be appointed to the Cowichan Lodge Redevelopment Committee.

12-291 It was moved and seconded that Director Hartmann be appointed to the Cowichan Lodge Redevelopment Committee.

MOTION CARRIED

RC3 Chair Hutchins recommended that Director Morrison be appointed to the Regional Affordable Housing Directorate.

12-292 It was moved and seconded that Director Morrison be appointed to the Regional Affordable Housing Directorate.

MOTION CARRIED

Items SR1, SR4, and SR5 were brought forward.

SR1 The Staff Report from the General Manager, Parks, Recreation & Culture re: Cowichan Valley Regional District Proposed BC Summer Games Bid – 2016 or 2018, was considered.

12-293 It was moved and seconded:

1. That the Cowichan Valley Regional District bid to host either the 2016 or 2018 BC Summer Games and that an expenditure of \$45,000 cash and \$50,000 of in-kind services be committed if the Games are awarded; and
2. That a CVRD and member municipal staff committee, augmented with local sports association and business representatives be established to prepare the CVRD BC Summer Games bid; and
3. That a budget of up to \$5,000 be expended from the CVRD 2012 General Government Budget to underwrite the production costs of the CVRD 2016 or 2018 BC Summer Games bid package submission.

MOTION CARRIED

SR4 The Staff Report from the Chief Administrative Officer re: Contaminated Soils Resolution was considered.

12-294 It was moved and seconded that the following resolution be endorsed by the Board and submitted to the Union of BC Municipalities (UBCM) for consideration:

WHEREAS the deposition of relocated contaminated soils poses a risk to drinking water and habitat when deposited above aquifers or adjacent water courses;

AND WHEREAS local governments do not have the legislative authority to regulate where contaminated soils may be deposited;

NOW THEREFORE BE IT RESOLVED that the Province of British Columbia enact legislation and develop appropriate enforcement tools to ensure that relocated contaminated soils pose no risk to aquifers or water courses and that local governments be provided a formal opportunity to comment on applications to relocate contaminated soils to and within their jurisdiction.

MOTION CARRIED

SR5 The Staff Report from the Chief Administrative Officer re: Soils Relocation Sub-Committee Recommendation was considered.

12-295 It was moved and seconded that:

1. The CVRD Board requests a moratorium be placed on consideration of the South Island Aggregate (SIA) application or any other similar applications made with the Cowichan Valley Regional District to the Ministry of Environment and that the public consultation process on the SIA application be extended to

November 30, 2012;

And further, that the CVRD take the initiative to convene a public meeting at its earliest convenience in collaboration with the Minister of Environment and inviting representatives of SIA, the Ministry of Environment and the Ministry of Energy and Mines to participate;

And finally, that a record of the public questions asked, answers given and comments made be prepared and provided to the Statutory Decision Maker of the Ministry of Environment as part of the public submissions regarding the proposed quarry reclamation.

2. Staff be directed to monitor and pinpoint the siltation points of origin for Shawnigan Creek and once identified, the results be forwarded to the appropriate Ministries for enforcement action.

MOTION CARRIED

6:59 pm Director Duncan left the meeting at 6:59 pm.

COMMITTEE REPORTS

CR1 The report and recommendations from the Regional Services Committee meeting of May 23, 2012, listing three items, were considered.

12-296 It was moved and seconded:

1. That the Board Chair forward letters opposing the elimination of funding for the Joint Emergency Preparedness Program (JEPP), the Heavy Urban Search and Rescue (HUSAR) team, and the immediate closure of the Canadian Emergency Management College (CEMC) to: the Federal Minister of Public Safety and Emergency Preparedness; Member of Parliament; Opposition Critics; local Member of the BC Legislature; FCM; and UBCM.
2. That a resolution opposing the elimination of funding for the Joint Emergency Preparedness Program (JEPP), the Heavy Urban Search and Rescue (HUSAR) team, and the immediate closure of the Canadian Emergency Management College (CEMC), be sent to the UBCM.
3. That the Car Allowance policy and the Meal Allowance policy be repealed and the Business Expenses policy be approved.

MOTION CARRIED

7:02 pm Director Duncan returned to the meeting at 7:02 pm.

CR2 The report and recommendations from the Electoral Area Services Committee meeting of May 15, 2012, listing six items, were considered.

12-297 It was moved and seconded:

1. That the CVRD solicit a minimum of three quotations from environmental consultants to conduct an environmental study to determine how to minimize the impacts of float homes on the

estuarine environment by appropriate siting, setbacks, and dimensions within water lease boundaries, and enter into a contract to complete the work with the value of the contract to not exceed \$8,000.

MOTION CARRIED

12-298

It was moved and seconded:

2. 1. That the zoning amendment bylaw for Application No. 4-B-011RS (Hornick and Anderson) be forwarded to the Board for consideration of 1st and 2nd reading;
2. That a public hearing be scheduled with Directors Fraser, Walker, and Marcotte as delegates, subject to the following being submitted in an acceptable form:
 - A Wildland Urban Interface Fire Hazard Assessment
 - Draft Parks Covenant;
3. That prior to final adoption of the amendment bylaw that the applicants provide written confirmation to the CVRD that the subject property has been included in the Shawnigan Lake Fire Protection Improvement District so that fire protection is provided to the property;
4. That the Board Chair and Corporate Secretary be authorized to sign a Section 219 covenant to secure park land dedication, with the cost of preparing the covenant to be borne by the applicants.
3. That Application No. 2-G-12DP be approved, and that a development permit be issued to Bill and Shelley Ethier for Lot 1, District Lot 34, Oyster District, Plan 6940, to permit construction of a single family home, subject to compliance with the Geotechnical Slope Assessment by Lewkowich Engineering, dated December 9, 2011.
5. That Application No. 1-E-12DVP by Amanda and Ross Mackenzie for a variance to Section 5.2(e) of Zoning Bylaw No. 1840 by increasing the size limit of a residential accessory building from 100 m² to 115 m² for Lot 10, Section 8, Range 6, Sahtlam District, Plan 25003 (PID: 002-853-531), be approved.
6. That in addition to the referral agencies already directed by the Committee in April, that the draft South Cowichan Zoning Bylaw and the complementary South Cowichan Official Community Plan (OCP) amendment bylaw be also forwarded to:
 - Capital Regional District
 - City of Langford
 - Ministry of Community, Sport and Cultural Development
 - Garnett Creek Water Users
 - Cowichan Bay Waterworks District
 - Braithwaite Improvement District
 - Meredith Road Improvement District
 - Cobble Hill Improvement District

- Wace Creek Water Service
- Carlton Improvement District
- Sylvania Improvement District
- Oceanview Improvement District
- Mill Bay Waterworks District
- Miller Water Supply
- Burnham Water Utility
- Lidstech Holdings Ltd.
- Mill Springs Sewer Utility
- Arbutus Ridge Strata Council

MOTION CARRIED

12-299

It was moved and seconded:

4. That Application No. 1-G-12DP be approved, and that a development permit be issued to Deborah and Stephen Neil for Lot 1, District Lot 34, Oyster District, Plan 18197, to permit removal of the existing residence and construction of a single family home, subject to compliance with the Preliminary Geotechnical Assessment by Levelton Consultants, dated March 21, 2012.

Opposed: Director Iannidinardo.

MOTION CARRIED

CR2

The report and recommendations from the Electoral Areas Services Committee meeting of June 5, 2012, listing 11 items, were considered.

12-300

It was moved and seconded:

1. That a Grant-in-Aid, Electoral Area F - Cowichan Lake South/Skutz Falls, in the amount of \$3,500.00 be given to the Caycuse Volunteer Fire Department to assist with funding operations relating to fire protection, medical assistance and motor vehicle accidents around West Cowichan Lake.
2. That a Grant-in-Aid, Electoral Area F- Cowichan Lake South/Skutz Falls, in the amount of \$2,500.00 be given to the Honeymoon Bay Volunteer Firemen's Association to assist in deferring the cost of the annual "Bay Days" fireworks display to take place on Saturday, June 30, 2012.
3. That a Grant-in-Aid, Electoral Area F- Cowichan Lake South/Skutz Falls, in the amount of \$1,000.00 be given to the Cowichan Valley Community Radio Society to support operations and pursuit of a full community radio broadcasting license; and direction of \$500.00 of this Grant to the "Summer Nights" program for 2012.
4. That a Grant-in-Aid, Electoral Area F- Cowichan Lake South/Skutz Falls, in the amount of \$1000.00 be given to the Cowichan Lake Salmonid Enhancement Society to support spring/summer coho fry salvage.

MOTION CARRIED

12-301

It was moved and seconded:

5. That Application No. 4-C-11DVP by Linda and Keith Boggs respecting Lot 19, Section 14, Range 8, Shawnigan District, Plan 24753 Except Parcel A (DO H43061) to reduce the setback to the front parcel line from 7.5 metres to 3.6 metres for the purpose of legalizing an existing RV cover, be approved, subject to the appropriate screening from Braithwaite Drive using either shrubbery or lattice work being put in place.
6. That Application No. 1-C-12ALR, submitted by Stuart Brundrige and Judith Snell, made pursuant to Section 20(3) of the *Agricultural Land Commission Act* to construct a second dwelling, be forwarded to the Agricultural Land Commission with a recommendation to approve the application.
7. That notice be given that the Cowichan Valley Regional District Board intends to issue a temporary use permit to Malahat Holdings (Application No. 1-A-11TUP) to allow rock processing on 8.0 ha of District Lot 72, Malahat District Except Those Parts in Plans 518W and 49974 and VIP 86314 for a period of three years in accordance with Section 921 of the *Local Government Act*.
8. That Application No. 2-A-12DP submitted by Mark Wyatt on behalf of Malahat Holdings Ltd. for District Lot 72, Malahat District Except Those Parts in Plans 518W and 49974 and VIP86314 (PID: 009-359-320) be approved subject to compliance with the Best Management Practices for Invasive Weed Species prepared by Strathcona Forestry Consulting dated February 29, 2012 and the Temporary Use Permit Report prepared by David Polster, R.P. Biologist dated April, 2012.
9. That Application No. 2-B-12DP/RARNAR (Didier) on Lot 2, District Lot 18, Shawnigan District, Plan 29378 be approved, which would authorize the construction of a balcony and vary the setback from a watercourse from 15 metres to 13.5 metres, subject to:
 - Compliance with RAR report No. 2321, including recommended replanting and invasive plant species removal; and
 - Receipt of a letter of credit in a form suitable to the CVRD, equivalent to 125% of the costs associated with replanting and invasive plant removal, to be refunded after two years if the plantings are successful and to the satisfaction of a qualified environmental professional.
10. That Application No. 6-A-09RS (Topping/Quek), as per the applicant's second request, be held in abeyance until December 31, 2012.
11. 1. That staff undertake a housing needs assessment and associated community engagement program in relation to the Cobble Hill Commons site with the assistance of a professional planning consultant and in cooperation with a project advisory committee; and

2. That Lois Turner, John Krug, Linden Collette, Roger Painter, Judith Blakeston and Rosemary Allen be appointed to the Cobble Hill Commons project advisory committee.

MOTION CARRIED

CR3 The report and recommendations from the Engineering and Environmental Services Committee meeting of May 23, 2012, listing seven items, were considered.

12-302 It was moved and seconded:

1. That two *critical location streetlights* be installed at the following locations in Electoral Area I- Youbou/Meade Creek:
 1. Intersection of Indian Road and Beaver Road
 2. 8365 Beaver Road
2. 1. That first stage approval and authorization of staff time be provided to investigate the takeover of the Burnum Water System, located in Electoral Area B, as requested by Julie Hall owner of Burnum Utility, 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 the 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 owner;
 - A CVRD review of the system be undertaken in order to address deficiencies in the water system;
 - The owner of the utility be willing to transfer the system 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.
 - This list is not exhaustive and items may be added, deleted or altered prior to a formal agreement being executed; and further
2. That an assessment of the system be carried out, funded to a maximum cost of \$15,000, from the CVRD Feasibility Study Function and repaid upon establishment of a CVRD function.

3. That, upon completion of a successful petition process, bylaws be prepared to create a service area for this utility.
3. That the Board support the submission of an application to the Brownfield Renewal Funding Program in regard to undertaking a Stage 1 Preliminary Site Investigation at the Bings Creek Solid Waste Management Complex, 3900 Drinkwater Road, Duncan.
4. That a Capital Reserve Fund Expenditure Bylaw be prepared for withdrawal of funds not to exceed \$25,000 from the *Mesachie Lake Water System Capital Reserve Fund* to finance reservoir access, security and water treatment plant controls, and further that the bylaw be forwarded to the Board for consideration of three readings and adoption.
5. That "CVRD Bylaw No. 3538 - Cobble Hill Drainage System Service Merger Bylaw, 2011", be amended by changing the maximum requisition limit from \$18,800 to \$19,600; and that the amended bylaw be forwarded to the Board for consideration of the third reading as amended; and following provincial approval, be forwarded to the Board for consideration of adoption.
6. That the first stage approval granted to owners of Cherry Blossom Estates, Lot 1, Section 8, Range 6, Sahtlam District, Plan 12309, Except Those Parts in Plans 22890, 23708, 25003 and 29157, be amended to be consistent with Zoning Amendment Bylaw No. 3285 (Cherry Blossom Estates) by acknowledging that the approval is for servicing of a 50 unit strata lot subdivision and by adding the following conditions:
 1. That the sewage system be designed and constructed to treat and distribute effluent for irrigation and toilet use;
 2. That water meters be installed at the developer's cost and a rate structure established to encourage conservation;
 3. That a covenant be registered on all properties proposed for connection to the water and sewer systems to require "low flow" fixtures and appliances and the use of native and drought tolerant plant species for landscaping.
 4. This list is not exhaustive and items may be added, deleted or altered prior to a formal agreement being executed.
7. That the Board approve a sole source three-year contract with Schnitzer-Steel Pacific Inc. for scrap metal processing from July 1, 2012 to June 30, 2015, and further that the Board Chair and Corporate Secretary be authorized to sign the contract on behalf of the CVRD.

MOTION CARRIED

CR3

The report and recommendation of the Engineering & Environmental Services Committee special meeting of June 13, 2012, listing one item, was considered.

12-303

It was moved and seconded:

1. 1. That an automated curbside collection service be established to apply only to those services currently contracted and billed by the CVRD and that the service be established at no additional cost to taxpayers.
2. That CVRD Bylaw No. 3607 – In-House Curbside Collection Service Loan Authorization (Trucks and Totes) Bylaw, 2012, to purchase three fully automated curbside collection trucks and 17,500 wheeled totes for an amount not to exceed \$1,775,000 to be paid back over 15 years, be forwarded to the Board for consideration of three readings, and following provincial and voter approval, adoption.
3. That Electoral approval be obtained over the entire service area through an alternate approval process for the adoption of Loan Authorization Bylaw No. 3607.

Opposed: Directors Giles and Marcotte

MOTION CARRIED

CR4

The report and recommendation from the Cowichan Lake Recreation Commission meeting of May 24, 2012, listing one item, was considered.

12-304

It was moved and seconded:

1. 1. That the CVRD Board approve the renewal of the Rental agreement with Canada Post for the Postal Outlet housed within the Mesachie Lake Community Hall for a term of five (5) years commencing June 1, 2012 and terminating May 31, 2017 noting that the Cowichan Lake Recreation Commission approved, at the May 24, 2012 regular meeting, a rental increase of 4.3% effective September 1, 2012, and an increase each year thereafter equal to the inflation rate plus 2% for 2013, 2014, 2015 and 2016.
2. That should the rental agreement with Canada Post be approved, the Chair and Corporate Secretary be authorized to enter into the agreement on behalf of the CVRD.

MOTION CARRIED

CR5

There were no recommendations coming forward from the Transit Committee meeting of June 13, 2012.

CR6

The report and recommendation from the Community Safety Advisory Committee meeting of May 2, 2012 was considered.

12-305

It was moved and seconded:

That a Community Safety Advisory Commission Establishment Bylaw be prepared.

MOTION CARRIED

CR7 The report and recommendations from the Central Sector Liquid Waste Management Plan Steering Committee meeting of May 16, 2012 were considered.

12-306 It was moved and seconded:

1. That the necessary bylaw be prepared with the City of Duncan, the South-end of the Municipality of North Cowichan and CVRD Electoral Areas D and E for the purpose of funding an amendment to the Central Sector Liquid Waste Management Plan, and further, that the bylaw be forwarded to the CVRD Board for consideration of three readings, and following provincial approval, adoption.
2. That a Memorandum of Understanding be created between the CVRD and the Cowichan Tribes regarding provision of a funding contribution towards amendments of the Central Sector Liquid Waste Management Plan.

MOTION CARRIED

STAFF REPORTS

SR1 Dealt with previously in the Agenda.

SR2 Staff Report from General Manager, Corporate Services re: 2011 Statement of Financial Information.

12-307 It was moved and seconded that the 2011 Statement of Financial Information be approved.

MOTION CARRIED

SR3 Staff Report from A/General Manager, Public Safety re: Resolution to UBCM Opposing Elimination of Funding.

12-308 It was moved and seconded that the following resolution be endorsed by the Board and submitted to UBCM for consideration:

WHEREAS on Friday, April 13th, Public Safety Canada announced that at the end of 2012 they will eliminate the following federally funded emergency preparedness programs:

- Joint Emergency Preparedness Program (JEPP);
- Funding for all 5 Heavy Urban Search and Rescue teams (HUSAR);
- Critical Infrastructure initiatives; and
- Immediate closure of the Canadian Emergency Management College (CEMC).

AND WHEREAS over the past 10 years the Cowichan Valley Regional Emergency Program has made very good use of JEPP funds to assist in providing its citizens and municipalities with Emergency Management training programs, Emergency Planning exercises; Emergency Plan updates, telecommunication equipment, emergency generators; and office equipment, computers, display boards.

THEREFORE BE IT RESOLVED that UBCM lobby Public Safety Canada to maintain the current level of funding to the Joint Emergency Preparedness Program (JEPP), to the Heavy Urban Search and Rescue (HUSAR) team, and to the Canadian Emergency Management College (CEMC).

MOTION CARRIED

SR4 Dealt with previously in the Agenda.

SR5 Dealt with previously in the Agenda.

SR6 The Staff Report from Planner I, Planning & Development Department re: Rezoning Application 1-F-06RS (Paul Cooper) was received for information.

BYLAWS

B1
12-309 It was moved and seconded that 3rd reading of "CVRD Bylaw No. 3538 – Cobble Hill Drainage System Service Merger Bylaw, 2011", be rescinded.

MOTION CARRIED

B1
12-310 It was moved and seconded that "CVRD Bylaw No. 3538 – Cobble Hill Drainage System Service Merger Bylaw, 2011", be granted 3rd reading as amended in accordance with CR3, Recommendation No. 5.

MOTION CARRIED

B2
12-311 It was moved and seconded that "CVRD Bylaw No. 3606 – Electoral Area E Community Parks Capital Reserve Fund Expenditure (\$200,000) Bylaw, 2011", be granted 1st, 2nd and 3rd reading.

MOTION CARRIED

B2
12-312 It was moved and seconded that "CVRD Bylaw No. 3606 – Electoral Area E Community Parks Capital Reserve Fund Expenditure (\$200,000) Bylaw, 2011", be adopted.

MOTION CARRIED

B3
12-313 It was moved and seconded that "CVRD Bylaw No. 3609 – Honeymoon Bay Fire Protection Local Service Area Capital Reserve Fund Expenditure (2011 Pre-built Fire Tender) Bylaw, 2012", be granted 1st, 2nd and 3rd reading.

MOTION CARRIED

B3
12-314 It was moved and seconded that "CVRD Bylaw No. 3609 – Honeymoon Bay Fire Protection Local Service Area Capital Reserve Fund Expenditure (2011 Pre-built Fire Tender) Bylaw, 2012", be adopted.

MOTION CARRIED

B4
12-315 It was moved and seconded that "CVRD Bylaw No. 3330 – Area E – Cowichan Station/Sahtlam/Glenora and Area F – Cowichan Lake South/Skutz Falls Official Community Plan Amendment Bylaw (Cooper), 2009", be adopted.

MOTION CARRIED

B5
12-316 It was moved and seconded that "CVRD Bylaw No. 3331 – Area F – Cowichan Lake South/Skutz Falls Zoning Amendment Bylaw (Cooper), 2009", be adopted.

MOTION CARRIED

B6
12-317 It was moved and seconded that "CVRD Bylaw No. 3610 – Area B – Shawnigan Lake Zoning Amendment Bylaw (Hornick & Anderson), 2012, be granted 1st and 2nd reading.

MOTION CARRIED

RESOLUTIONS

RES1
12-318 It was moved and seconded that the following appointments to the Thetis Island Port Commission be approved:

Appointed for a Term to Expire December 31, 2014:

Doug Darling (Thetis Island Improvement District)

Patrick Mooney {Thetis Island Residents' and Ratepayers' Association (TIRRA)}

Appointed for a Term to Expire December 31, 2013:

Carolyn Askew (Thetis Island Residents' and Ratepayers' Association)

Chris Pegg (Thetis Island Residents' and Ratepayers' Association)

Appointed for a Term to Expire December 31, 2012:

Joe Squire (Thetis Island Residents' and Ratepayers' Association)

Keith Rush (Thetis Island Improvement District)

MOTION CARRIED

NEW BUSINESS

NB1
12-319 It was moved and seconded that the following appointment to the Electoral Area F – Cowichan Lake South/Skutz Falls Advisory Planning Commission be approved:

Appointed for a Term to Expire November 30, 2012:

Bob Restall

MOTION CARRIED

NB2
12-320 It was moved and seconded that CVRD Bylaw No. 3607 – In-House Curbside Collection Service Loan Authorization (Trucks and Totes) Bylaw, 2012", be granted 1st, 2nd, and 3rd reading.

Opposed: Directors Giles and Marcotte

MOTION CARRIED

**RESOLVING INTO
CLOSED SESSION**

12-321 It was moved and seconded that the meeting be closed to the public
7:33 pm in accordance with the *Community Charter* Part 4, Division 3 Section
90, Subsection {1 (a)} Potential Appointment; {Sub (1) (e)} Land
Acquisition, and {Sub (1) (g)} Potential Litigation.

MOTION CARRIED

7:33 pm Director Lines left the meeting at 7:33 pm.

**RISE FROM
CLOSED SESSION**

12-327 It was moved and seconded that the Board rise with report on item
8:12 pm CSRC3 Potential Appointment and on the June 5, 2012 letter from
Consumer Protection BC regarding Crematorium Licence Number
54665 – Cowichan Valley Crematorium Ltd; and return to the open
portion of the Board meeting.

MOTION CARRIED

12-325 It was moved and seconded that the June 5, 2012 letter from
Consumer Protection BC regarding Crematorium Licence Number
54665 – Cowichan Valley Crematorium Ltd. be made public upon
rising with report from this meeting.

MOTION CARRIED

12-326 It was moved and seconded that the following appointment to the
Economic Development Commission be approved:

Appointed for a Term to Expire December 31, 2012:
Keith Chicquen (Vancouver Island University)

MOTION CARRIED

ADJOURNMENT

12-328 It was moved and seconded that the Regular Board meeting be
8:12 pm adjourned.

MOTION CARRIED

The meeting adjourned at 8:12 pm.

Certified Correct:

Chairperson

Corporate Secretary

Dated: _____



**REGIONAL SERVICES COMMITTEE REPORT
OF MEETING HELD JUNE 27, 2012**

DATE: July 3, 2012

TO: Chairperson and Directors of the Board

Your Regional Services Committee reports and recommends as follows:

1. 1. That Grant applications include a budget for the year the funds are requested as well as the prior year's financial statements;
2. That successful grant recipients provide a summary report that states how the funds were used, how the community benefited and any outcomes, if applicable;
3. That Grants approved as part of the annual budget be distributed to recipients as soon as possible after the adoption of the budget.
2. That the South Cowichan Eco Depot Report be received at this time.
3. That an application be submitted to the 2012 UBCM Community Excellence Awards Program for Leadership & Innovation, under the Regional District category, for the Kinsol Trestle Rehabilitation Project.
4. That a staff report be prepared on the progress of bylaws for outdoor burning and air quality.
5. That a letter be sent to Don McRae, the Honourable Minister of Agriculture, asking the government to review the recent burning practices on farmland in Saltair.



C·V·R·D

**ELECTORAL AREA SERVICES
COMMITTEE REPORT**

OF MEETING HELD JUNE 19, 2012

DATE: June 20, 2012

To: Chairperson and Directors of the Board

Your Electoral Area Services Committee reports and recommends as follows:

1. That the CVRD participate in the BC Agricultural Council's Agricultural Adaptation Strategies Project, and that the project outline be forwarded to the Regional Agricultural Advisory Commission for information and comment.
2. That all Advisory Planning Commission and Parks Commission minutes be posted on the CVRD website.

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

3. That Application No. 1-I-12DVP by Cordell Holm for a variance to Section 5.3(4) of Bylaw No. 2465, to reduce the required interior side parcel line setback from 3 metres to 2 metres on Lot 25, Block 5, Cowichan Lake District, Plan 51348 (PID: 016-771-630) be approved, subject to a legal survey confirming compliance with approved setbacks.
4. That Application No. 2-F-12DP (Hignell) be approved, and that a development permit be issued to permit an addition to the existing residence on Lot 2, Section 7, Range 1, Sahtlam District, Plan EPP18497.
5. That Application No. 1-A-12DP submitted by Island Marine Construction on behalf of Peter and Jane Beverly Gibson for re-construction of a seawall on Lot 1, District Lot 1G and Section 1, Range 9, Shawnigan District, Plan 46201, Except that Part in Plan VIP 53096 (PID: 009-818-871) be approved, subject to:
 1. The development shall be carried out in strict compliance with the reports prepared by Levelton Consultants Ltd. dated March 20, 2012, and Polster Environmental Services Ltd. dated June 2, 2012.
 2. A letter of credit for 125% of the value of the vegetation/restoration recommended in the Polster Environmental Services Ltd.
6. That Application No. 5-E-12 DP/RAR/VAR by Donna Corby for a variance to Section 5.18 of Bylaw No. 1840 in order to reduce the required Streamside Protection and Enhancement Area setback from 30.6 metres down to 20 metres on Lot B, Section 8, Sahtlam District, Plan VIP53018 (PID: 017-475-503) be approved, subject to compliance with the recommendations of RAR Report No. 2294 and in accordance with the revised site plan.

7. 1. That the appropriate Zoning and OCP amendment bylaws for Application No. 1-I-09RS (VanIsle Waterfront Development Corporation) be forwarded to the Board for consideration of 1st and 2nd reading.
2. That a public hearing be scheduled with Directors Weaver, Morrison and Dorey as delegates, and further, that the following be submitted in a form acceptable to the CVRD prior to scheduling the hearing:
 1. A draft covenant that would prohibit further subdivision of the remainder of the lands owned by the applicants until such time as the subject properties are part of a CVRD Community Sewer System and a CVRD Community Water System.
 2. A draft covenant requiring that at the time of subdivision of the remaining lands to the north, that the applicant work with the CVRD Parks and Trails Division to establish an east-west trail link of not less than 7 metres in width; and
 3. A draft covenant requiring the repair or removal of the underperforming fire hydrant in the development.
3. That CVRD staff be authorized to release Covenant No. EX044069 over Lot 3, Block 180, Cowichan Lake District, Plan VIP78710 if rezoning Application No. 1-I-09RS is approved and the amendment bylaws are adopted by the CVRD Board.
8. 1. That the appropriate Zoning amendment bylaw for Application No. 2-A-11RS (Maxwell) be forwarded to the Board for consideration of 1st and 2nd reading.
2. That a public hearing be scheduled with Directors Walker, Dorey, and Giles as delegates.
3. That a draft Covenant, for the purpose of maintaining the existing screening along the eastern boundary of the subject property fronting the Trans Canada Highway, be prepared prior to the public hearing being held, and further that the screening covenant be registered on title prior to final adoption of the Zoning Amendment Bylaw.
9. That the following criteria respecting the South Cowichan Joint APC be referred to the three South Cowichan Advisory Planning Commissions for review and consideration:
 1. That the following types of applications be referred to the Joint APC:
 1. Any applications for zoning amendment that would require that the Official Community Plan also be amended, but excluding:
 - i. amendments to the OCP that would permit fewer than 5 additional dwelling units;
 - ii. amendments to the OCP that would permit the subdivision of fewer than 5 additional parcels of land; and/or
 - iii. commercial or industrial applications that would redesignate and rezone 1 hectare of land or less.
 2. Any applications that propose new community sewer or community water services, or extensions of existing services to areas not identified on the OCP's Schedule C as potential sewer or water expansion areas (necessitating an amendment to Schedule C).
 3. Any applications that would expand an existing Village Containment Boundary, or create a new VCB.

2. Only applications that meet the following conditions be referred to electoral area APCs as indicated below:
 1. Applications only covering part or all of the water surface of any lake or the ocean be referred to the APC for the electoral area within which the subject property is located.
 2. Any applications be referred to the APCs of any electoral area that borders the subject property, if it will not be considered at a Joint APC meeting.
 3. Administrative amendments that are proposed by the CVRD be referred to all three APCs.
 4. Any applications to convert an RR-4 Mobile Home Zone (non-strata) to an RR-5 Manufactured Home Zone (strata-subdivision).
3. That the comments of each APC be reported back to the Electoral Area Services Committee for its further consideration.

And, that the three South Cowichan Directors and APC Chairs meet to review the comments of each APC.



C·V·R·D

**ELECTORAL AREA SERVICES
COMMITTEE REPORT
OF MEETING HELD JULY 3, 2012**

DATE: July 9, 2012

To: Chairperson and Directors of the Board

Your Electoral Area Services Committee reports and recommends as follows:

1. That Bill Eben be compensated \$225 for the loss of two livestock (sheep) as a result of an attack from unknown dog(s) at 4860 Bench Road on May 16, 2012.
2.
 1. That a loan authorization bylaw be prepared for an amount up to \$265,000. financed over a fifteen year period, for the purpose of assisting in the purchase of a new first line Type 2 fire engine for the Malahat Fire Protection Service Area, and that the bylaw be forwarded to the Board for consideration of three readings and following provincial and voter approval be considered for adoption.
 2. That voter approval for the adoption of the loan authorization bylaw be obtained through an alternate approval process.
 3. That a reserve fund expenditure bylaw be prepared authorizing the expenditure of up to \$60,000 from Reserve Fund Bylaw No. 1301 (Malahat Fire Protection Specified (Local Service) Area Machinery and Equipment Reserve Fund By-law No. 1, 1990) for the purpose of assisting with the purchase of a new first line Type 2 fire engine for the Malahat Fire Protection Service Area, and that the bylaw be forwarded to the Board for consideration of three readings and adoption.
3. That the resignation of Tom Boughner from the Area C Advisory Planning Commission be accepted, and that a letter of appreciation of service be forwarded to Mr. Boughner.
4. That a grant in aid, Area I – Youbou/Meade Creek, in the amount of \$250 be given to Cowichan Valley Community Radio Society, to assist with their Summer Nights project.
5. That a letter be forwarded to the Ministry of Transportation and Infrastructure requesting that a “No Left Turn” sign be installed on the east side of Miller Road to prevent left turns onto the Trans Canada Highway.

Electoral Area Directors only vote on the following items under Part 26 or Section 791 of the Local Government Act:

6. That Application No. 1-H-11ALR, submitted by Ray Smith, made pursuant to Section 20(3) of the *Agricultural Land Commission Act* to construct a second dwelling, be forwarded to the Agricultural Land Commission; and if approved, strongly recommend that the ALC determine an appropriate location for the second residence that minimizes the impact to the agricultural capability of the land.

7. That rezoning application No. 2-A-12RS (Parker for Parshel Holdings) be referred to the Electoral Area A – Mill Bay/Malahat and Electoral Area B – Shawnigan Lake Advisory Planning Commissions only.
8. That rezoning application No. 1-B-12RS (Living Forest Planning Consultants) be referred to the Electoral Area B – Shawnigan Lake Advisory Planning Commission only.
9. That rezoning applications 1-A-12RS (Mill Bay Marina Inc.) and 1-A-12DVP (Mill Bay Marina Inc.) be referred to the Electoral Area A – Mill Bay/Malahat Advisory Planning Commission only.
10. That the CVRD recommend to Alcatel-Lucent that TELUS host a community information meeting in Cobble Hill regarding their proposed self support telecommunications facility (cell tower) at 3730 Trans Canada Highway.



CR3

**ENGINEERING & ENVIRONMENTAL SERVICES COMMITTEE REPORT
OF MEETING HELD JUNE 27, 2012**

DATE: June 28, 2012

To: Chair and Directors of the Cowichan Valley Regional District

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

1. That a Capital Reserve Fund Expenditure Bylaw be prepared for withdrawal of funds not exceeding \$15,000 from the *Lambourn Estates Water System Capital Reserve Fund* to finance upgrades to the existing water reservoir and water treatment system, and further that the bylaw be forwarded to the Board for consideration of three readings and adoption.
2. 1. That the *Certificate of Sufficiency*, confirming that sufficient petitions requesting an increase to the maximum annual tax requisition limit for the Saltair Water System be received.
2. That "CVRD Bylaw No. 3615 – Saltair Water System Service Amendment Bylaw, 2012" that amends "Bylaw No. 2178 – Saltair Water System Service Establishment Bylaw, 2001", by increasing the maximum annual tax requisition from \$190,000 to \$490,000, be forwarded to the Board for consideration of three readings and, following provincial approval, adoption.



COMMUNICATIONS COMMITTEE REPORT
OF REGULAR MEETING HELD JUNE 19, 2012

DATE: July 4, 2012
To: Chairperson and Directors of the Board

Your Communications Committee reports and recommends as follows:

1. That the following be referred to the Electoral Area Services Committee:
 1. A standard template be developed for all CVRD newsletters funded through General Government.
 2. In addition to local area news/updates and messages from the local area director, that space be provided for regional news/messages.
 3. Regional District staff/contractor be assigned to assist area directors with the production/review of such newsletters/articles.
 4. A percentage of the cost of publication and distribution of such newsletters be charged to General Government.
 5. The EASC consider establishing a communications budget to permit each area director to publish a newsletter bi-annually.
2. That CVRD Matters be re-established as a regular monthly publication.



CR5

**CENTRAL SECTOR CENTRAL LIQUID WASTE MANAGEMENT PLAN
STEERING COMMITTEE REPORT
OF MEETING HELD JUNE 18, 2012**

DATE: June 20, 2012

To: Chair and Directors of the Cowichan Valley Regional District

Your Central Sector Liquid Waste Management Plan Steering Committee reports and recommends as follows:

1. That the cost allocation formula to fund the Central Sector Liquid Waste Management Plan Amendment process be based on the 2012 completed converted assessment values for the following jurisdictions:
 - North Cowichan – south-end 59.9%
 - City of Duncan 13.8%
 - Electoral Area D 10.4%
 - Electoral Area E 11.8%
 - Cowichan Tribes 4.1%



CR6

KERRY PARK RECREATION CENTRE COMMISSION REPORT

DATE: May 29, 2012

To: Chair and Directors of the Cowichan Valley Regional District Board

Your Kerry Park Recreation Centre Commission reports and recommends:

1. That a Reserve Fund expenditure bylaw be prepared authorizing expenditure of no more than \$51,000 from the Kerry Park Recreation Centre Reserve Fund Bylaw 351 for the purpose of funding the sewer upgrades to the Kerry Park Recreation Centre, and that the bylaw be forwarded to the Board for consideration of three readings and adoption.



C·V·R·D

**REGIONAL AGRICULTURAL ADVISORY COMMISSION REPORT
OF MEETING HELD JUNE 26, 2012**

DATE: July 3, 2012

To: Chair and Directors of the Board

Your Regional Agricultural Advisory Commission reports and recommends as follows:

1. 1. That the Regional Agricultural Advisory Commission endorses recommendation of the Electoral Area Services Committee to the CVRD Board that consideration is given to participating in the BC Agricultural Council's Agricultural Adaptation Strategies Project.
2. That a strong letter of support be sent to the Minister of Agriculture, Don McRae, requesting significant investment in climate change research and agricultural adaptation strategies.
2. That the CVRD lend financial and in-kind support to the local agricultural societies to research and develop an inventory of equipment available for lease or loan to emerging farmers, and that this inventory could include a list of potential mentors and to make this information available through the development of a web page and other means.
3. That the Regional Agricultural Advisory Commission in regards to ALR application 1-H-11 ALR, Raymond and Robin Smith, supports the construction of a second dwelling on the site, but does not support the proposed location of such dwelling on prime agricultural land.



C·V·R·D

PUBLIC HEARING REPORT
Bylaws No. 3595 and 3596

Following is a summary of the proceedings of the Public Hearing for Official Community Plan Amendment Bylaw No. 3595 and Zoning Amendment Bylaw No. 3596 (All Sports Lands Ltd.), applicable to Electoral Area F – Cowichan Lake South/Skutz Falls, held on Monday, June 18, 2012, at the Honeymoon Bay Community Hall, 10022 Park Drive, Honeymoon Bay, B.C. at 7:03 p.m.

**HEARING
DELEGATES**

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

**CVRD STAFF
PRESENT**

Ms. R. Rondeau, Planner I, Planning & Development Department
Ms. J. Hughes, Recording Secretary, Planning & Development Department

Members of the Public:

There were 20 members of the public present.

CALL TO ORDER

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

PROCEDURES

Ms. Rondeau 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 *Lake Cowichan Gazette* (Wednesday, June 6, 2012 and Wednesday, June 13, 2012) and *Citizen* (Friday, June 8, 2012 and Wednesday, June 13, 2012) and letters had also been sent to adjacent owners and occupiers of the property as required by the *Local Government Act*.

Official Community Plan Amendment Bylaw No. 3595 proposes to amend Electoral Area F – Cowichan Lake South/Skutz Falls Official Community Plan Bylaw No. 1945 in order to re-designate Lot 14, Section 34, Renfrew District, (Situate in Cowichan Lake District), Plan 40628 from Neighbourhood Pub Commercial to a new Rural Village Commercial designation. The new designation creates policies that would support more commercial uses on the property in addition to the neighbourhood pub use that is currently permitted.

Zoning Amendment Bylaw No. 3596 proposes to amend Electoral Area F – Cowichan Lake South/Skutz Falls Zoning Bylaw No. 2600 by amending the existing C-5 Neighbourhood Pub Zone to a new C-5 Rural Village Commercial Zone. This applies to Lot 14, Section 34, Renfrew District, (Situate in Cowichan Lake District), Plan 40628, the subject property, which previously accommodated the Honey Pot Pub.

The purpose of Official Community Plan Amendment Bylaw No. 3595 and Zoning Amendment Bylaw No. 3596 is to expand the list of permitted uses to allow a variety of new commercial uses as well as the currently permitted neighbourhood pub and single family dwelling. The new uses proposed in the amended C-5 Zone are: bed and breakfast, bus depot, business or commercial private school, convenience store, food processing excluding fish

processing and abattoirs, hostel, hotel, motel, laundromat, nursery including accessory outdoor storage, office, pub, restaurant, catering, retail sales.

Ms. Rondeau stated that one piece of correspondence 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, June 18, 2011, at 4:30 p.m.

Ms. Rondeau further added:

- Subject property is owned by All Sports Lands and located at 10045 South Shore Road.
- The property is approximately 0.5282 ha (1.3 acres) in size and is zoned C-5 Neighbourhood Pub Commercial.
- In the early 1990's it was rezoned from C-2 which is a general Commercial Zone to the site specific Neighbourhood Pub Commercial Zone.
- Under the existing zoning only a neighbourhood pub, restaurant, and a single family dwelling as an accessory use are permitted.
- Properties to the north and east bordering the rear and side of this parcel are zoned R-3 (Urban Residential), as well as to the north and west zoned R-3 (Urban Residential). Properties across South Shore Road and to the west are zoned C-2 (General Commercial).
- Proposed Amendment Bylaws would expand the list of permitted uses to provide more commercial opportunities on the site and many of the proposed permitted uses are drawn from the existing commercial zones within Honeymoon Bay and include general commercial uses as well as tourist recreational uses.
- Copies of the Amendment Bylaws are available at the back table for review.

Correspondence

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

- 1) Email dated June 8, 2012, from Michael Wiebe and Lisa Ebel-Wiebe (EXHIBIT 1);
- 2) Letter dated July 18, 2012, from Leah Fjeldstad, PMP (EXHIBIT 2).

Location of the File

Director Morrison advised that the Information Binder was available for review on the back 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.

Director Morrison

- Suggested to the applicant, early in the process, that they hold a public meeting to receive comment from the public as to what uses they would like to see on that property. The public meeting was held prior to referral to the APC.
- Rezoning Application was presented to his Advisory Planning Commission (APC) for review and comment.
- Application was approved by the Regional Board to give the Amendment Bylaws 1st and 2nd Readings and move onto the public hearing stage of the rezoning process.

**APPLICANT,
All Sports Lands
Ltd.**

Mark Coombs, applicant, was present on behalf of All Sports Lands Ltd., the property owner and stated the following with regard to Rezoning Application No. 1-F-11RS:

- Thanked the public for attending the public hearing, also thanked Director Morrison and Rachelle Rondeau for helping them throughout the rezoning process.
- Building is presently boarded up and listed for sale or lease.
- Property owners are not interested in running another business on site as he tried running the business for 5 years and lost money on it.
- He was requested by the property owners to do something with the property as they had lost interest in it.
- Over the last few years pub businesses in the Cowichan Lake area have not been very successful.
- Under present zoning only a pub can operate on site and financially that will not work.
- Shame to keep the property boarded up as it is very nice and they would like to see something operating out of it.
- Public Meeting was held to invite the community to comment on what they would like to see occur on the site.
- They have had some interest from other parties but noted that proper zoning was not in place for a new business.
- C-2 zoning was reviewed but noted there is quite a bit of C-2 zoning in the area. They met with the APC who recommended a new hybrid zoning, and the proposed new C-5 Zone was drafted.
- Property is presently zoned for a pub but noted that the property owners would not be using it for that purpose.

QUESTION PERIOD

Director Morrison 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.

**Walter Orman,
6876 Pauls Road**

- Lives a very short distance from the subject property.
- His only concern with the rezoning of the land is the meat processing plant, as meat processing plants generate smell and attract bears.
- Asked what is being talked about with regard to meat processing.

Director Morrison

- Public Hearing advertisement specifically states food processing would be permitted but meat processing is not a permitted use.

Rachelle Rondeau

- Feedback was gathered after the public meeting and APC meeting and a list of potential suitable uses was drafted for the subject property that could possibly fit as well as uses that might generate possible employment in the area.
- Food processing has been proposed but noted that a slaughterhouse and fish cannery were excluded and are not a permitted use.
- Food processing could be, for example, people using their agricultural products and packing them on site.
- Food processing is also permitted in many other CVRD areas.

Walter Orman

- Spent 38 years working in the medical field and any time there is food processing on a site rats will be attracted to it.

- Director Morrison**
- Food processing was brought forward at the Public Meeting and the intent was specifically for the natural products in the area like packaging blackberries or a possible mushroom stand for buying and shipping.
 - Very major shortage of agricultural processing capacity in the Cowichan Valley.
 - The CVRD's Agricultural Advisory Commission has found that there is a need for food processing.
 - Due to transportation issues the likelihood of there being any sort of major operation in Honeymoon Bay to process foods is financially not viable as it is not located a major transportation corridor.
 - Cannot imagine any viable major food processing use in that facility.
- Bob Restall**
- Co-owner of C-2 zoning across street.
 - Does food processing include bakery and food preparation?
- Rachelle Rondeau**
- Zone does allow for restaurant and catering.
 - A bakery, in terms of just preparation on an industrial scale, could also be considered as food processing.
- Mark Coombs**
- The issue of food processing came forward from the past Blackberry Festival where blackberry wine and jams were made and sold.
 - Not their intention to put in an abattoir or meat processing plant in the middle of Honeymoon Bay.
- Toni Caldwell,
6744 Wall Street**
- Asked why food processing was even listed if it was not even viable?
 - C-2 Zone looks pretty good but noted that the proposed C-5 Zone has uses within it that concerned her, for example, the food processing and hostel, hotel and motel permitted uses.
- Mark Coombs**
- He did not come up with the proposed C-5 Zone it came forward after the APC meeting where members of the community found the present zoning too restrictive.
- Leah Fjeldstad**
- Who attended that meeting?
- Director Morrison**
- It was an Area F APC meeting and Mike Tippett, Manager, from the CVRD was in attendance along with the APC members.
- Rachelle Rondeau**
- It was felt that there were already several C-2 zoned properties in the Honeymoon Bay area and that is why the new zone was created.
- Leah Fjeldstad,
6720 Wall Street**
- He attended the Public Meeting at the Honey Pot but not the APC meeting and noted that at the Public Meeting artsy things like pottery was discussed.
 - Does not want to see direct competition on the subject property with Friesen's Store located across the street.
 - Asked why a bus station was also a permitted use with a marshalling area and felt people would not want to hear buses starting up at 4:30 a.m.?
 - Applicant is spending money and time on the rezoning application and asked why bring in uses if they cannot be used or are not desired?
 - Does not understand how the application went from an artsy theme to food processing?

- Mark Coombs**
- Food processing idea came forward from the previous Blackberry Festivals for a possible arts and crafts store to make jams and wines.
 - Public meeting was the start of the rezoning process where they asked the public for their input and ideas.
 - At the APC meeting more ideas were brought up and discussed but noted that they were quite happy with the C-3 Zone.
 - What uses are listed in the zone must make good business sense.
 - Seems like the food processing use is quite a hot topic in the community.
- Leah Fjeldstad**
- Applicant does not want to be in conflict with existing businesses as that does not make good business sense.
- Mark Coombs**
- No, does not want to be in conflict with another business.
 - C-2 Zone lists a bakery and asked if that would be permitted within the community.
 - Existing store is for sale and that they do not want to sabotage someone's business in the area they only want to bring something positive to the community.
- Leah Fjeldstad**
- Asked if the bus station use would permit a marshalling area?
- Mark Coombs**
- Did have a person contact them with regard to purchasing the property and turning it into a marshalling area for a logging company but noted there was no offer made in writing.
 - Also at that public meeting a suggestion was brought forward as a possible landing area for tourists with the possibility of housing a bus touring company and noted that use would fall under the proposed new zone but he could not see a bus depot happening on that site.
- Jim Caldwell,
6744 Wall Street**
- Food processing is the biggest concern of the community and asked if there were any details that outlined food processing. Meat or fish processing plants bring in rats and smells.
 - Attended the public meeting where some very good ideas came forward for discussion.
 - People are looking for details as to what would be permitted on the property and that needs to be explained further.
- Director Morrison**
- Fish cannery and abattoirs are excluded from the list of permitted uses and would not be permitted in the proposed zone.
 - Recently he and other CVRD Directors toured a seafood processing plant in North Oyster and it was more like a laboratory.
 - Any food processing use on site would be carried inside the building.
 - Proposed zone excludes abattoirs, slaughterhouse and fish cannery activities from the zone.
- Director
Iannidinardo**
- Understood that food processing would be the making of chutney and jams that are associated with the pub.
- Jim Caldwell**
- Is this the be all and end all of the public process of the rezoning regarding community input?

- Rachelle Rondeau**
- If the proposed use complies with the zone in the zoning bylaw then that use would be permitted.
 - CVRD does not issue business licenses but the use must conform with the zoning bylaw.
 - Difficulty that Planners struggle with is defining lists of uses without making them to general or too specific.
 - Intention of food processing was to build on the Honeymoon Bay Market and give the area some other opportunities.
 - If the use is not permitted in the zoning then it would not be permitted.
- Jim Caldwell**
- By taking off some of the restrictions from the property makes it loose and food processing concerns him the most.
- David Lowther,
6631 Bear Lake
Road**
- Understands that a special license is required for a person to make soups in a kitchen and asked if the proposed zoning was successful, how large of a building could they have on the site?
- Rachelle Rondeau**
- Any addition on property requires a building permit and the parcel coverage; footprint and building height would be reviewed at that time and must comply with the zone.
- David Lowther**
- If food processing was permitted could they make a bigger food processing area on site?
- Director Morrison**
- Back part of the subject property contains an enormous septic system and no building is permitted on that area and site coverage, parking issues and the footprint would all need to be addressed.
- Mike Eckert,
6860 Charles Place**
- Has lived in Lake Cowichan all his life and for the past 5 years has lived in Honeymoon Bay and understands the need for movement on the property.
 - Applicant already has a license for food sale and beer and wine sales.
 - Cannot see a transit station on the site, other than the possible seasonal West Coast Trail tourist bus.
 - Could there be an amendment to the zoning that would restrict food processing as he was very concerned about a possible chicken processing plant that would attract rats and create smell.
- Director
Iannidinardo**
- In Cowichan Bay there is a chicken processing plant that employs approximately 50 people and there are no problems in the community with it.
 - Value added food products seem to be missing in the areas and stated that the chicken processing plant in her area is an asset to the community.
- Director Morrison**
- The feedback he is hearing is that the community is not opposed to a small processing business but what they do not want to see is an abattoir, primary meat industry or poultry processing plant.
- Mike Eckert**
- A meat processing facility is already located across the road from the subject property and if the zoning is approved on the subject property that would be in direct conflict to that operation.

- Rachelle Rondeau**
- Feedback will be reviewed by the Directors prior to making a decision on the proposed Bylaws.
 - Would like to hear feedback on the other proposed uses as well.
 - This Public Hearing is presently in the question and answer section and when the formal public comment section of the Hearing is opened the public can make their comment and it will then be up to the Directors to make a decision on the application later.
- Walter Orman,
6876 Pauls Road**
- Very much in favour of most of the proposed uses but is definitely against food processing.
 - Food processing requires a lot of water and for all that water there must be a large area to get rid of it and the subject property is on septic.
 - Proposed Zone is good to go forward with the deletion of food processing from it.
- Toni Caldwell**
- Have two comments and an opinion.
- Director Morrison**
- Public Hearing is in the question and answer section of the Hearing and her comments and opinion should be stated within the formal public comment section of the Hearing.
- Toni Caldwell**
- Is there any way to change the notification process to the public as there was only a two week notification process in the papers and if people are away they would miss the notification?
- Director Morrison**
- CVRD must follow the *Local Government Act* regulations which state the notification process.
- Toni Caldwell**
- Why is Area F the only area where no sign is required to be posted on property?
- Director Morrison**
- His predecessor did not include Area F in the sign notification process and it just carried on when he took over.
- Rachelle Rondeau**
- Under the CVRD's Procedures Bylaw Area F is the only area that is not required to post a notification sign.
- Toni Caldwell**
- Is there an area that permits industrial in Honeymoon Bay and is processing not a permitted use in an Industrial Zone?
- Director Morrison**
- Yes, there is industrial zoned land in the area.
- Rachelle Rondeau**
- There is some Heavy Industrial zoned areas that have been in the past typically forestry based but it does allow all the Light Industrial uses in which food processing is a permitted use.
- David Lowther**
- Is there anything in the C-2 Zone that stops the restaurant from producing and selling its, for example, its own soups?
- Rachelle Rondeau**
- It can as part of the restaurant, but if you wanted to only produce something for a store it would have to be processed somewhere else.
- Director Morrison**
- Would the community have a problem of a business starting up, for example, a commercial bakery supply operation in that facility or at another location? **34**

- David Lowther**
- It would reassure a lot of the community if rather than stating “exclude fish processing and abattoirs” it could state “secondary food processing”.
- Director Morrison**
- That definition would have to be reviewed further.
 - Subject property has a very large septic system on site as the water and septic requirements for restaurants and pubs are enormous.
 - Does not see food processing on site as a principle use but possibly review food processing accessory to another principle use.
- Leah Fjeldstad,
PMP RSW**
- Having being involved with commercial and industrial food processing plants he knows that abattoirs and slaughterhouse are two very different things. If a food processing plant facility was approved on that site water consumption will be huge.
 - Is the property sale subject to the property being rezoned?
- Mark Coombs**
- No, rezoning is not subject to sale of the property.
 - Presently the building is sitting boarded up, has no use and is not an asset to the Honeymoon Bay community. He encouraged the property owner to look at other uses for that site as they did try to sell it under the present zoning but there was no interest in buying or leasing it as a pub.
 - Wants to see a successful business operating from that building.
 - During the rezoning process they tried to come up with good ideas for the site. He was quite unaware that there was an alarm in the community about a food processing plant on site. They are not opening a food processing plant of any nature on that property as the property owner is not willing to open any business on that property. Property owner would prefer to see it boarded up rather than operate a business themselves as they are not going to put any more money into that property.
 - Discussion also took place regarding rezoning the property as residential but noted that they did not hear that comment at any previous meetings.
 - New zone was created to add uses to the building in hopes that someone could either lease or buy the property.
 - New uses were added into the zone so the property could be opened up to be more viable, for example, a mosaic market with different stalls that contain arts and crafts.
 - Friesen's store is located across the street from the subject property and noted that it is a meat processing plant in a C-2 Zone. There are no problems with the store, it is not declining property taxes in the area, there are no rats on that site and it is an asset to the community. People are looking at the vision of big business coming in and opening up a food processing plant but noted that it is already in their community.
 - Would like to see a variety of uses on the property that someone can come in and use.
 - If the property is not rezoned to the C-5 zoning the property owner might just keep it boarded up for years as they are not willing to invest anymore money into it.
 - Community needs to start thinking outside of the box. He added that there was a company in Sechelt that opened up a little business called Holy Crap Cereal which is now selling their product all over their world and they were requested to move that facility onto the mainland as they needed to be on a main corridor for trucking and shipping but noted that the company did not move away from Sechelt. Asked the community if they could see something like that happening on the subject property? If the community was dead set against food processing they will ask the CVRD Board and Planning staff to remove it from the zone.

**Peter Devana,
7621 Hudgrove
Road**

- Sewage is his main concern and a very important issue.
- If the applicant does not really want food processing in the zone then it should be removed as that is also a concern.

Director Morrison

- Subject property is on a septic system and is not on a sewer system.
- Asked if someone wanted to dry herbs as part of their restaurant operation but it is not permitted as a use in the Zone because it is a food product, is that what the community wants to see all the opportunity for food processing removed from the area?

**Sharon Devana,
7621 Hudgrove
Road**

- Chair of Area F APC.
- Was rather surprised when she saw the notice for the meeting and it contained the food processing use.
- Asked if there was a better definition of abattoir and food processing as the subject meeting has entirely revolved around what is the meaning of food processing.
- Understood that once the APC has given their approval for rezoning the community was stuck with whatever was approved.
- Food processing is not just a matter of herbs and jams and noted that the definition must be addressed before the precedent has been set.
- Asked for a definition of food processing and abattoir?
- What could happen on site is of concern and stated that if the applicant does not want to see it in the zone then remove it.

Rachelle Rondeau

- Food processing intent is turning a type of agricultural product into a packaged food.
- No current proposal for creating a business that revolves around a meat or chicken processing plant on site.
- Other Electoral Areas are moving toward having value added food processing included into their bylaws.
- Difficulty is not being too specific in identifying food products. The problem may be the technical language used in the Bylaw.
- Want to have flexibility allowed for value added agricultural products brought into the community but noted that would also have to be the desire of the community.
- Directors at the Public Hearing want to also hear if the community supports the other proposed uses within the new Zone.

Director Morrison

- Once the CVRD Board adopts a bylaw that is the law and those uses are then permitted.
- APC makes recommendations on applications and these are included within a Staff Report to the Electoral Area Services Committee and forwarded onto the Regional Board. If approved, Bylaws are drafted for 1st and 2nd Readings and then forwarded onto the Public Hearing stage.
- Directors and staff at the Public Hearing are listening to all concerns brought forward.
- Asked for further questions from the public present with regard to Amendment Bylaw No. 3595 and 3596 and reminded the public that the Information Binder and copies of the Amendment Bylaws were located on the back table for review.

- Jim Caldwell**
- Food processing has yet still to be defined and if approved they will have to live with it in the community and it is difficult at the present time as they do not have any idea what is proposed for that site.
 - Applicant has stated if it is not desired they will take it out of the zone and stated that it should be removed.
- Rachelle Rondeau**
- The applicant is trying to bring something positive into the community.
 - In terms of definition it is difficult to define but there are means that could be used to tighten up the wording.
- Jim Caldwell**
- Applicant has stated that they are willing to take it off the table and asked if the CVRD Board will take it off the table?
- Director Morrison**
- Directors at the Public Hearing are listening to all comments presented.
 - Once the Minutes are prepared they will be forwarded onto the Regional Board and the nine Electoral Area Directors will be reviewing the Minutes and making a decision whether to proceed, deny or amend the Bylaws.
 - Wants to hear what the community has to say about the new Zone and proposed uses.
 - He has heard at the meeting that food processing is quite an issue.
 - Requested that public comments on the proposed Bylaws be made during the official comment section of the Public Hearing.
- Irene Ridley,
6732 Wall Street**
- Can the wording of food processing be amended to be agricultural food processing and asked if that definition would also include livestock?
- Speaker**
- Yes, agricultural food processing would include livestock.
- Irene Ridley**
- Asked if the applicant would be willing to remove food processing from the permitted uses list in the Zone?
- Mark Coombs**
- This is a transparent process and they do not want to shove anything onto the community and understands the community's concerns regarding slaughterhouse and chicken processing plants.
 - In their minds they thought food processing was for fruit and vegetable processing.
 - Would gladly take food processing off the table if everyone wanted that and it is not their intent to have a meat processing plant on the property.
- Director Morrison**
- The three Directors delegated to sit at the Public Hearing are listening to all comments and all nine Electoral Area Directors will be reviewing the Public Hearing Minutes and Exhibits received prior to making a decision on the application.
- Dick Orman**
- If the rezoning application is approved and there are no business licenses issued to operate on site, asked if six months down the road they decide that the popcorn operation does not work and they decide to do pre-packaged meats on site that would be considered fair game.
 - Can they or can they not change the building use?
- Rachelle Rondeau**
- It is difficult to define food processing like his example of popcorn processing versus the sale of meat or beef jerky or salad or granola bars.
 - CVRD does not issue business licensing and business must conform to a permitted use by the zoning.

- Leah Fjeldstad** ➤ It was stated that abattoirs and slaughterhouses would not be permitted under zoning and asked if all of his questions could be answered.
- Director Morrison** ➤ At the start of the public hearing he stated there would be a question and answer session and he would allow people to ask first time questions and after that he would come back to people requesting further questions which he felt was fair and reasonable.
- David Lowther** ➤ Does he have to stay for the rest of the Hearing and asked if the Directors have heard his concerns and comments?
- Director Morrison** ➤ Has heard his concerns and advised that the public questions and comments are being recorded.
- Bill Bakkan,
6726 Wall Street** ➤ If the property is sold does the zoning go with owner or does it remain on the property?
- Director Morrison** ➤ CVRD zones property not the property owner.
➤ If food processing is not a permitted use in the zone it would not be permitted and if a new owner comes forward for a food processing use they would have to apply for rezoning.
- Mike Eckert** ➤ Is the subject property not already being used as a food processing facility as they make and sell food for dinner and sell beer and wine?
➤ Has lived in the Cowichan Valley his entire life and applauds someone who wants to have a business in the Honeymoon Bay area.
- Rachelle Rondeau** ➤ In terms of preparing food for the restaurant that is in conjunction with the restaurant use but noted that food processing was a separate use and something else entirely.
➤ If the applicant requests that a use be removed from the Amendment Bylaw that could be considered.
- Kathie Madsen,
10032 March Road** ➤ What kind of good or employment opportunity would there be for the community if there was a bus depot or marshalling area on the property?
- Mark Coombs** ➤ Received a previous enquiry for a possible marshalling area in the area and he advised them that they did not have the appropriate zoning on the property for that use. He understood the marshalling area could possibly be for a logging company and the bus depot use could be for a wilderness tour company.
- Peggy Belanger,
10075 South Shore
Road** ➤ Have there been any specific requests received with regard to food processing on that site?
- Mark Coombs** ➤ No, the only request they received was for a woodworking operation but that is not considered food processing.
➤ When they reviewed the food processing use it was understood that secondary food processing was missing from the community. Reviewed the big picture and their understanding was it would be for fruits and vegetables.
- Peggy Belanger** ➤ Fruits and vegetables were not looking at the big picture.

- Mark Coombs**
- Everyone knows Friesen's is processing meat under the C-2 Zone.
 - When they originally applied for rezoning they were looking at the C-3 Zone but through the public and APC meetings the feedback was for more of a variety of uses and the proposed C-5 Zone was drafted.
- Peggy Belanger**
- Who came up with the food processing idea?
- Mark Coombs**
- There were many discussions of food processing during the rezoning process and the thought of meat did not come into his mind.
- Peggy Belanger**
- If someone purchases the property and it is rezoned they could process meat.
- Mark Coombs**
- There are certain restrictions under food processing and it was not carte blanche. Do not want to see the rezoning process defeated as they want to see something happen on that site.
- Director Morrison**
- Asked for questions from the public present regarding Amendment Bylaws No. 3595 and 3596.
- Jim Caldwell**
- Where are the restrictions that would define the business?
- Mark Coombs**
- He heard them from Ms. Rondeau.
- Rachelle Rondeau**
- No killing of animals would be permitted on site as a slaughterhouse and no fish processing either under the proposed C-5 Zone.
- Jim Caldwell**
- Understands that no fish plants or slaughterhouses would be permitted but felt the issue was going back to the same place which is the definition of food processing.
- Director Morrison**
- At the present time the CVRD does not know what business could be proposed for the site. What he has heard at this Hearing is that the community does not approve a meat processing based business on that site, and this will be reviewed carefully prior to the Bylaw being forwarded onto the Board for consideration of 3rd Reading.
- Jim Caldwell**
- Why do the Directors make the decision on the definitions after the fact, it should be the public who knows that decision prior to it going back to Board.
- Director Morrison**
- It is the *Local Government Act* regulations that the CVRD must be follow.
- Jim Caldwell**
- Decision is made by Directors and stated that the community does not get to make the decision.
- Director Morrison**
- Must follow the *Local Government Act* regulations and part of that process is the Public Hearing where the public is invited to comment on the proposed Bylaws.
- Director Morrison**
- Asked for further questions from the public present three times regarding Official Community Plan Amendment Bylaw No. 3595 and Zoning Amendment Bylaw No. 3596.

- BREAK** The Chair called a break at 8:47 p.m. and reconvened the Public Hearing at 8:53 p.m.
- 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 Morrison reminded the public that the Information Binder was available for review located on the side table and copies of the proposed Amendment Bylaws were located on the back table, and that all submissions must be received at the head table prior to the close of the Public Hearing.
- Mike Eckert,
6860 Charles Place**
- Would like to see some value added uses in the community like possibly a seasonal business along with some retail.
 - He comes from the logging sector and the community is opposed to the trucks going through town as there is a bypass route around town so he did not support a marshalling area for a logging company.
 - Opposed also to a re-hab or drug facility and half-way house.
 - Other than his opposed uses he does support other commercial ventures on the site and applauds the owner for wanting to start something within the community and have some sustainable employment in the core area of the community.
- Leah Fjeldstad**
- Asked what type of submission must be received prior to the Hearing's close and that there were no submissions on the back table.
- Director Morrison**
- A submission can be in letter format or memo but it must be on a piece of paper and must contain a name and address and comment with regard to the Bylaws and application and further it must be received at the head table prior to the close of the Public Hearing.
- Rachelle Rondeau**
- Information binder is located on the back table and it contains file information as well as one submission that has been received.
- Dick Orman**
- Commended the property owner for wanting to do something on the subject property.
 - Concerned about the food processing use and marshalling area use.
 - If the applicant is willing to remove food processing from the Zone, which was stated at the Hearing they would do, then that should be done.
 - Disagreed with a marshalling area on site and noted that should be removed.
 - Good idea to rezone the property with the food processing and marshalling area uses removed.
- Kathie Madsen
10032 March Road**
- Opposed to any sort of marshalling facility in town.
- Toni Caldwell,
6744 Wall Street**
- Pro to general commercial but is totally opposed to the food processing use.
- Director Morrison**
- Asked for further comments from the public present with regard to Official Community Plan Amendment Bylaw No. 3595 and Zoning Amendment Bylaw No. 3596. Director Morrison reminded the public that the Information Binder was located on the back table for review and all submissions must be received at the head table prior to the close of the Public Hearing.

Irene Ridley,
6732 Wall Street

➤ Commends the owner for rezoning the land and agrees with everything proposed, with the exception of food processing and a marshalling area.

Leah Fjeldstad

➤ Supports rezoning and development of the property if it excludes meat and poultry food processing.

Mike Eckert

➤ There are lots of people who visit the area and stay in RV's and suggested that a bed and breakfast facility would be a good use for the site.

Director Morrison

Asked for further comments from the public present.

David Lowther,
6631 Bear Lake Road

➤ Asked if the proposed use of nursery, including accessory outdoor storage within the proposed bylaw was talking about plants?

Director Morrison

➤ Cannot answer questions during the official comment section of the Public Hearing.

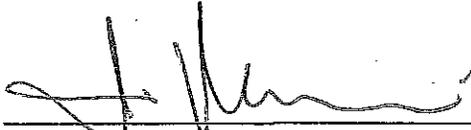
ADJOURNMENT

Chairperson Morrison asked for public comments or submissions three times from the public present regarding Official Community Plan Amendment Bylaw No. 3595 and Zoning Amendment Bylaw No. 3596.

Chairperson Morrison declared the Public Hearing closed at 9:03 p.m.

CERTIFICATION:

We attended the Public Hearing on Monday, June 18, 2012, and hereby certify that this is a fair and accurate report of the Public Hearing.



Director V. Morrison

Date June 28, 2012

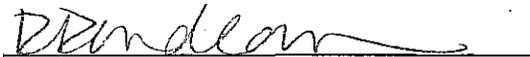
Director P. Weaver

Date _____



Director L. Iannidinardo

Date June 28 July 3/2012



Rachelle Rondeau, Planner I

Date July 3 2012



Jennifer Hughes, Recording Secretary

Date June 28, 2012



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3578

**A Bylaw to Authorize the Entering into an Agreement Respecting Financing
Between the Cowichan Valley Regional District and the
Municipal Finance Authority of British Columbia**

WHEREAS the Municipal Finance Authority of British Columbia (the "Authority") may provide financing of capital requirements for Regional Districts or for their member municipalities by the issue of debentures or other evidence of indebtedness of the Authority and lending the proceeds therefrom to the Regional District on whose request the financing is undertaken;

AND WHEREAS under the provisions of Section 825 of the *Local Government Act*, the amount of borrowing authorized by the following Loan Authorization Bylaw, the amount already borrowed under the authority thereof, the amount of authorization to borrow remaining thereunder and the amount being issued under the authority thereof by this bylaw is as follows:

L/A Bylaw Number	Purpose	Amount of Borrowing Authorized	Amount Already Borrowed	Borrowing Authority Remaining	Term of Issue	Amount of Issue
3475	Construction of new Library	\$1,000,000	Nil	\$1,000,000	30 Years	\$1,000,000
TOTAL		<u>\$1,000,000</u>	<u>Nil</u>	<u>\$1,000,000</u>		<u>\$1,000,000</u>

TOTAL Financing under Section 825 \$1,000,000

AND WHEREAS the Regional Board, by this bylaw, hereby requests such financing shall be undertaken through the Authority;

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

1. CITATION

This bylaw may be cited for all purposes as "Cowichan Valley Regional District Bylaw No. 3578 - Security Issuing (Loan Authorization Bylaw No. 3475) Bylaw, 2012".

2. The Authority is hereby requested and authorized to finance from time to time the aforesaid undertakings at the sole cost and on behalf of the Cowichan Valley Regional District and its member municipalities up to, but not exceeding One Million Dollars, (\$1,000,000.) in lawful money of Canada (provided that the Regional District may borrow all or part of such amount in such currency as the Trustees of the Authority shall determine but the aggregate amount in lawful money of Canada and in Canadian Dollar equivalents so borrowed shall not exceed \$1,000,000. in Canadian dollars) at such interest and with such discounts or premiums and expenses as the Authority may deem appropriate in consideration of the market and economic conditions pertaining.
3. Upon completion by the Authority of financing undertaken pursuant hereto, the Chairperson and Treasurer of the Regional District, on behalf of the Regional District and under its seal shall, at such time or times as the Trustees of the Authority may request, enter into and deliver to the Authority one or more agreements which said agreement or agreements shall be substantially in the form annexed hereto as Schedule A and made part of the bylaw (such Agreement or Agreements as may be entered into, delivered or substituted hereinafter referred to as the "Agreement") providing for payment by the Regional District to the Authority of the amounts required to meet the obligations of the Authority with respect to its borrowings undertaken pursuant hereto, which Agreement shall rank as debenture debt of the Regional District.
4. The Agreement in the form of Schedule A shall be dated and payable in the principal amount or amounts of monies and in Canadian dollars or as the Authority shall determine and subject to the *Local Government Act*, in such currency or currencies as shall be borrowed by the Authority under Section 2 of this bylaw and shall set out the schedule of repayment of the principal amount together with interest on unpaid amounts as shall be determined by the Treasurer of the Authority.
5. The obligation incurred under the said Agreement shall bear interest from a date specified therein, which date shall be determined by the Treasurer of the Authority, and shall bear interest at a rate to be determined by the Treasurer of the Authority.
6. The Agreement shall be sealed with the seal of the Regional District and shall bear the signatures of the Chairperson and Treasurer.
7. The obligations incurred under the said Agreement as to both principal and interest shall be payable at the Head Office of the Authority in Victoria and at such time or times as shall be determined by the Treasurer of the Authority.
8. During the currency of the obligations incurred under the said Agreement to secure borrowings in respect of "CVRD Bylaw No. 3475 – Vancouver Island Regional Library Borrowing Service Loan Authorization Bylaw, 2011", the anticipated revenues accruing to the Regional District from the operation of the Vancouver Island Regional Library Borrowing are at any time insufficient to meet the annual payment of interest and the repayment of principal in any year, there shall be requisitioned an amount sufficient to meet such insufficiency.

9. The Regional District shall provide and pay over to the Authority such sums as are required to discharge its obligations in accordance with the terms of the Agreement, provided however, that if the sum provided for in the Agreement is not sufficient to meet the obligations of the Authority, any deficiency in meeting such obligations shall be a liability of the Regional District to the Authority and the Regional Board of the Regional District shall make provision to discharge such liability.

10. The Regional District shall pay over to the Authority at such time or times as the Treasurer of the Authority so directs such sums as are required pursuant to section 15 of the *Municipal Finance Authority Act* to be paid into the Debt Reserve Fund established by the Authority in connection with the financing undertaken by the Authority on behalf of the Regional District pursuant to the Agreement.

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. 3578

C A N A D A

PROVINCE OF BRITISH COLUMBIA

A G R E E M E N T

COWICHAN VALLEY REGIONAL DISTRICT

The Cowichan Valley Regional District hereby promises to pay to the Municipal Finance Authority of British Columbia (the "Authority") at its Head Office in Victoria, British Columbia, the sum of _____ (\$ _____) in lawful money of Canada, together with interest thereon from the _____ day of _____ at varying rates of interest calculated semi-annually in each and every year during the currency of this Agreement; and payments shall be as specified in the table appearing on the reverse hereof commencing on the _____ day of _____ provided that in the event of payments of principal and interest hereunder are insufficient to satisfy the obligations of the Authority undertaken on behalf of the Regional District, the Regional District shall pay over to the Authority such further sums as are sufficient to discharge the obligations of the Regional District to the Authority.

DATED at _____, British Columbia, this _____ day of _____, 20____.

IN TESTIMONY WHEREOF and under the authority of Bylaw No. 3578 cited as "Cowichan Valley Regional District Bylaw No. 3578 - Security Issuing (Loan Authorization Bylaw 3475) Bylaw, 2012." This Agreement is sealed with the Corporate Seal of the Cowichan Valley Regional District and signed by the Chairperson and Treasurer thereof.

Chairperson

Treasurer



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3579

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 001-098-241, Lot 3, Section 4, Range 6, Cowichan District, Plan 32129;

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. 3579 – Lambourn Estates Sewer System Service Amendment Bylaw (PID 001-098-241), 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 8th day of February, 2012.

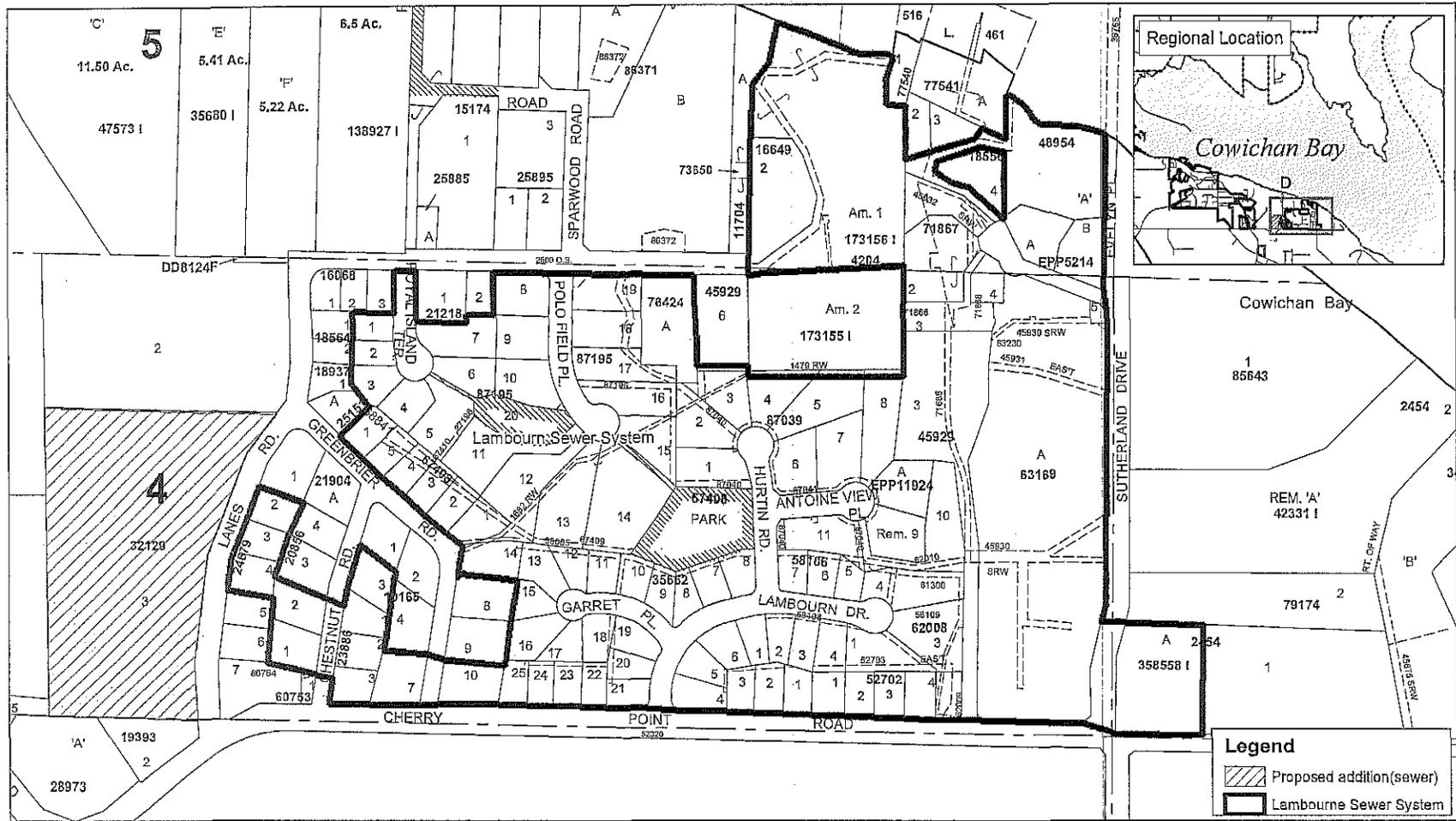
READ A SECOND TIME this 8th day of February, 2012.

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

ADOPTED this _____ day of _____, 2012.

Chairperson

Corporate Secretary



Schedule A to CVRD Bylaw No. 3052 - Lambourne Estates Sewer System Service Establishment Bylaw, 2008. As amended by Bylaw No. 3579, Adopted _____, 2012.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3580

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";

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 001-098-241, Lot 3, Section 4, Range 6, Cowichan District, Plan 32129;

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. 3580 – Lambourn Estates Water System Service Amendment Bylaw (PID 001-098-241), 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 8th day of February, 2012.

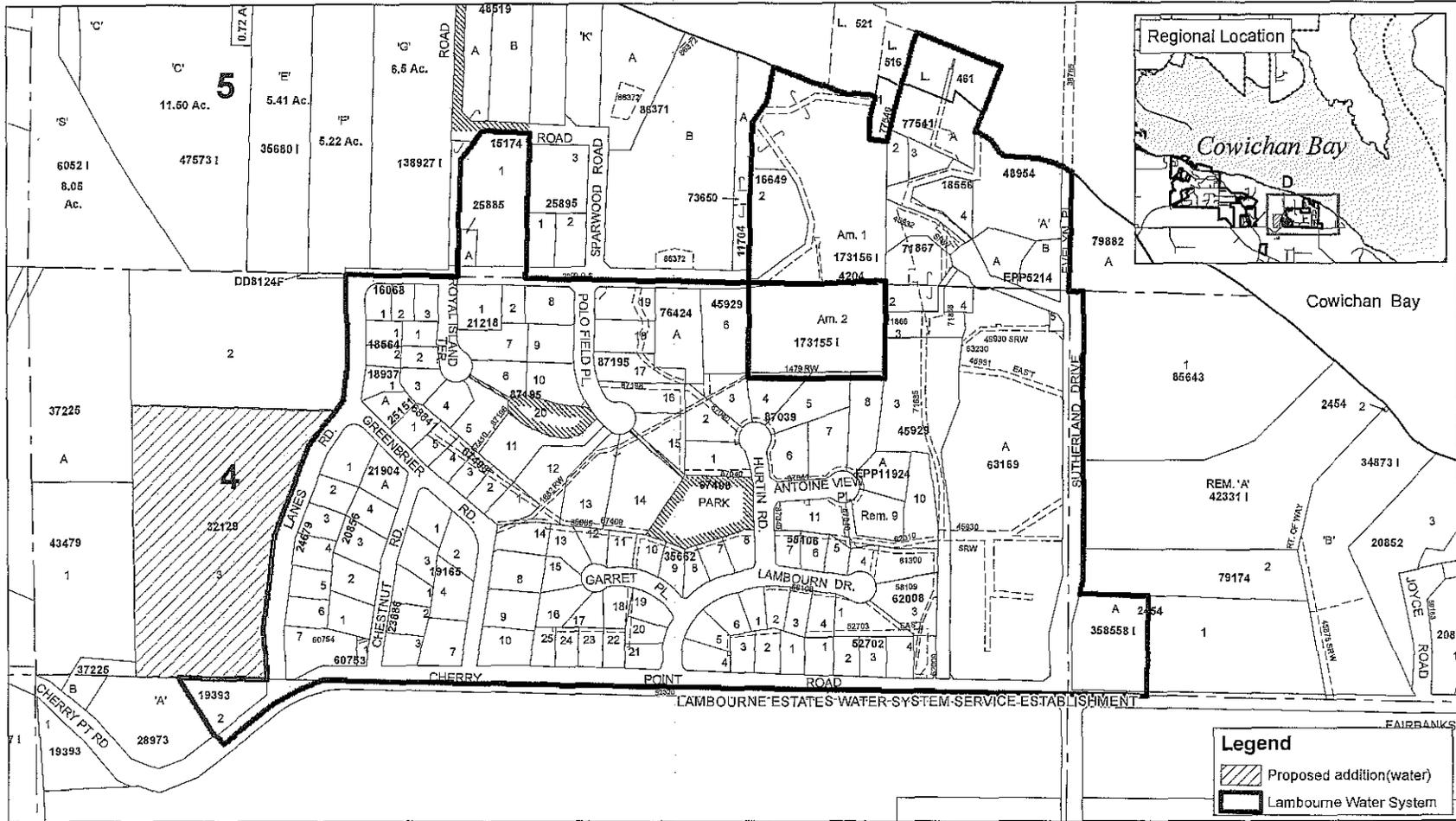
READ A SECOND TIME this 8th day of February, 2012.

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

ADOPTED this _____ day of _____, 2012.

Chairperson

Corporate Secretary



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

As amended by Bylaw No. 3580, Adopted _____, 2012.



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 14th day of March, 2012.

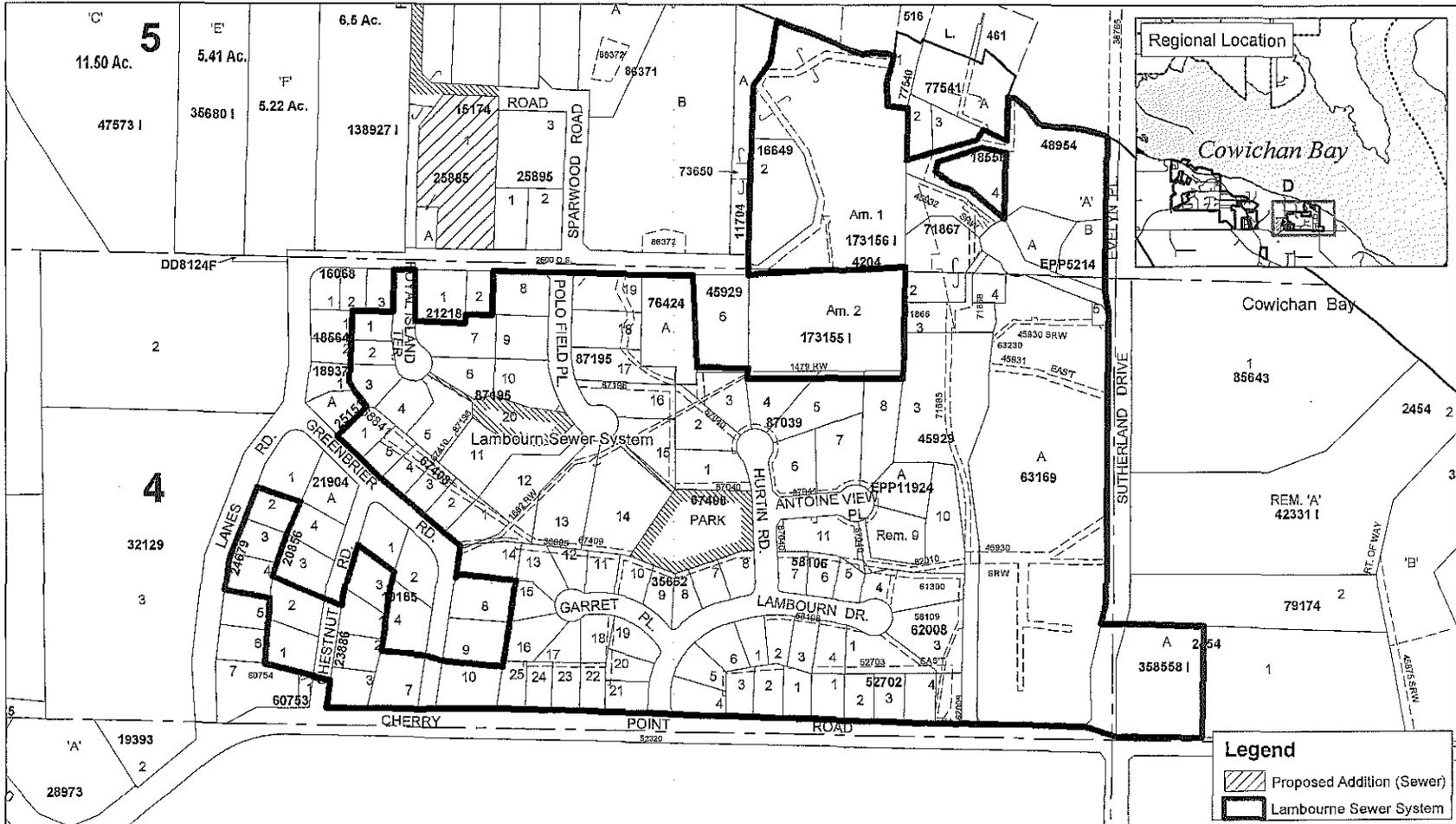
READ A SECOND TIME this 14th day of March, 2012.

READ A THIRD TIME this 14th day of March, 2012.

ADOPTED this _____ day of _____, 2012.

Chairperson

Corporate Secretary



Schedule A to CVRD Bylaw No. 3052 - Lambourne Estates Sewer System Service Establishment Bylaw, 2008. As amended by Bylaw No. 3585, 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 14th day of March, 2012.

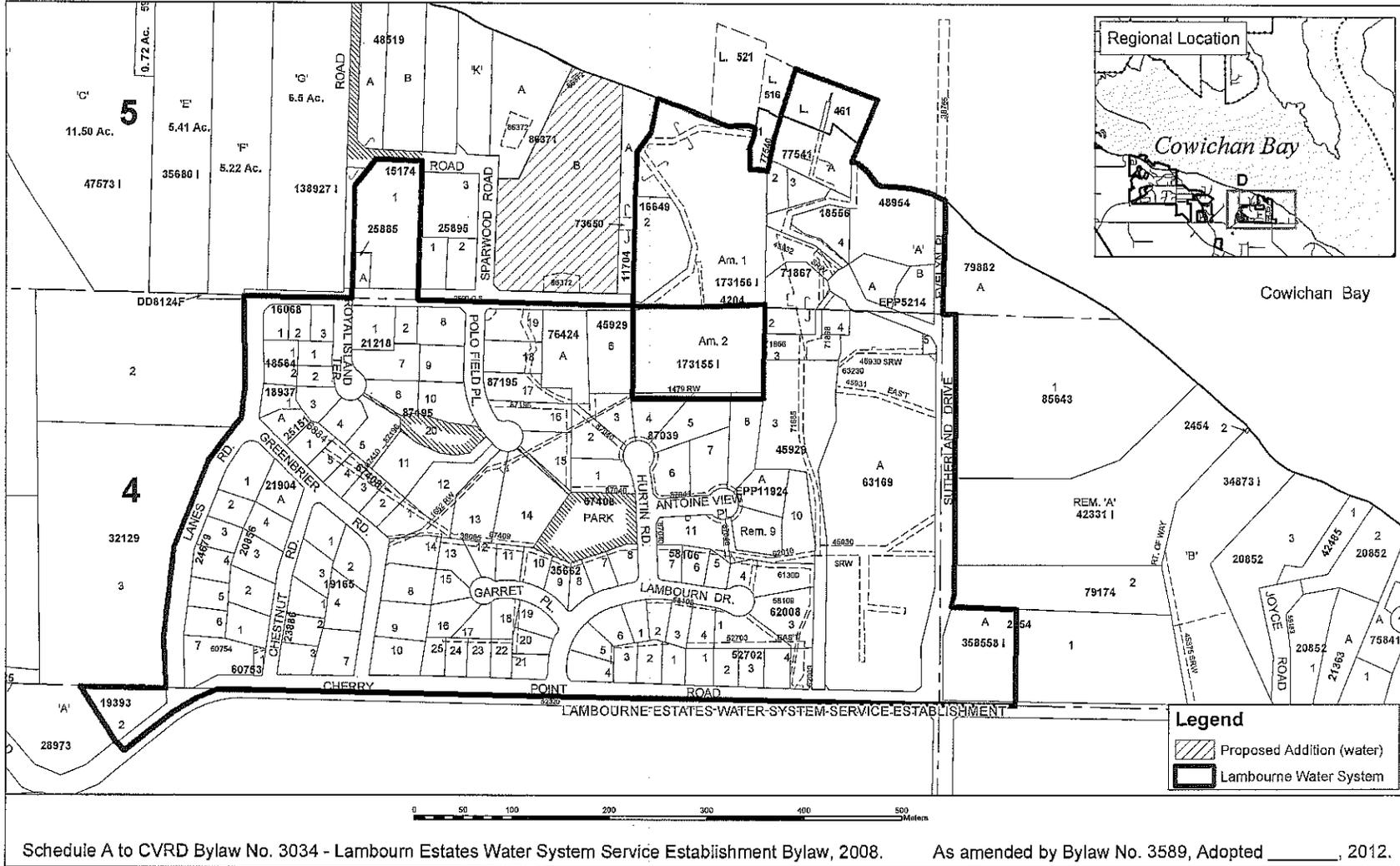
READ A SECOND TIME this 14th day of March, 2012.

READ A THIRD TIME this 14th day of March, 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. 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 14th day of March, 2012.

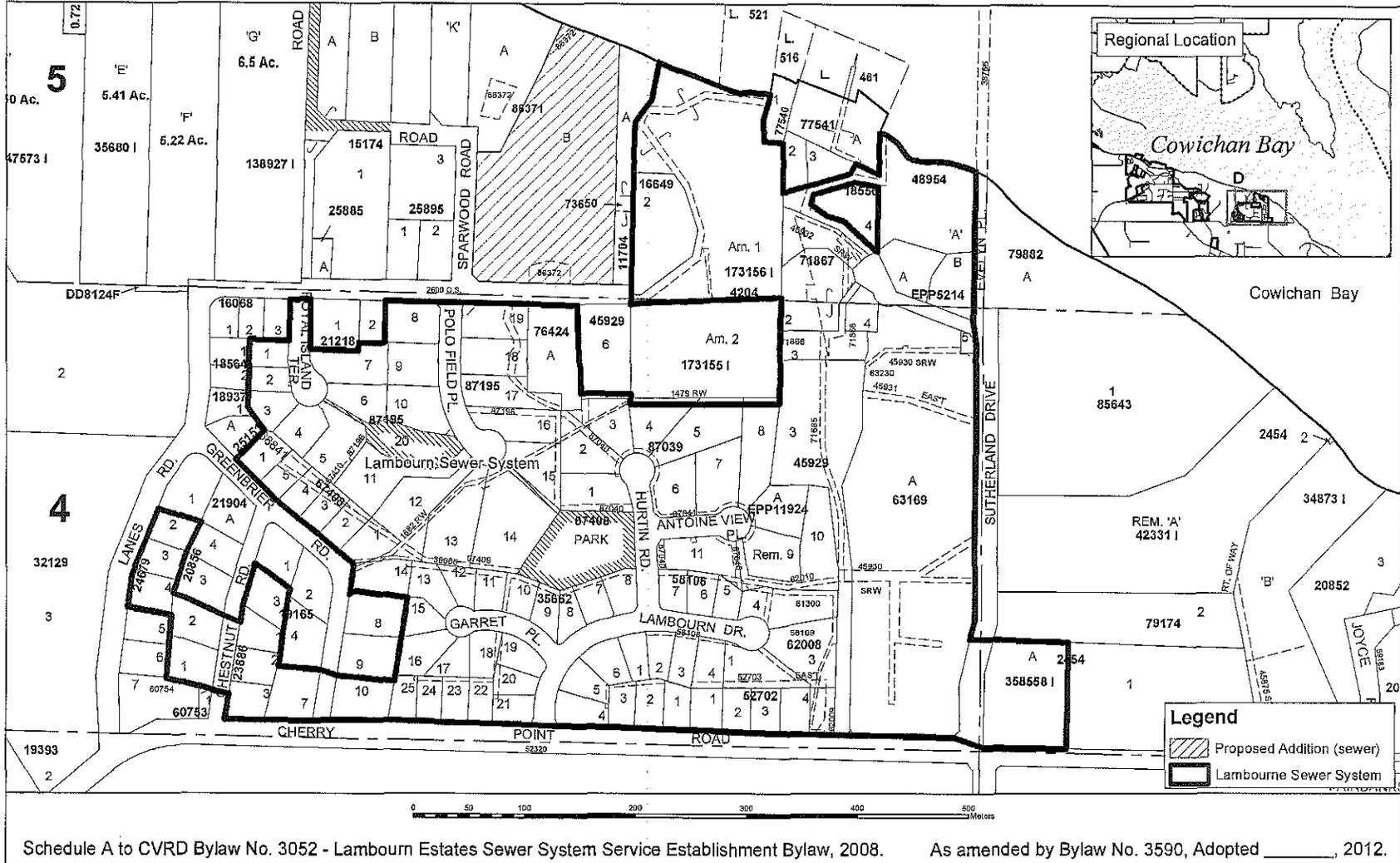
READ A SECOND TIME this 14th day of March, 2012.

READ A THIRD TIME this 14th day of March, 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. 3590, Adopted _____, 2012.



**COWICHAN VALLEY REGIONAL DISTRICT
BYLAW No. 3613**

**A Bylaw Authorizing the Expenditure of Funds from the
Mesachie Lake Water System Capital Reserve Fund,
Established Pursuant to CVRD Bylaw No. 1183**

WHEREAS as of May 31, 2012 there is an unappropriated balance in *Mesachie Lake Water System Capital Reserve Fund* of Seventy Eight Thousand Four Hundred Fifty Four Dollars (\$78,454) that has been calculated as follows:

BALANCE in Reserve Fund as at December 31, 2011:	\$79,412
ADD: Additions to the Fund, including interest earned for the current year to date.	<u>\$360</u>
	\$79,772
DEDUCT: Commitments outstanding under bylaws previously adopted.	<u>\$1,318</u>
UNCOMMITTED BALANCE in Reserve Fund as at May 31, 2012:	<u>\$78,454</u>

AND WHEREAS it is deemed desirable and expedient to expend not more than Twenty-Five Thousand Dollars (\$25,000) of the said balance for the purpose financing reservoir access, security and Water Treatment Plant controls.

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. 3613 – Mesachie Lake Water System Capital Reserve Fund Expenditure (\$25,000 - Reservoir Access, Security, and Water Treatment Plant Controls) Bylaw, 2012**".

.../2

2. SUM TO BE APPROPRIATED

- a) An amount not exceeding the sum of Twenty-Five Thousand Dollars (\$25,000) is hereby appropriated from the *Mesachie Lake Water System Capital Reserve Fund* for the purpose of financing reservoir access, security and Water Treatment Plant controls.
- b) The expenditures to be carried out by the monies hereby appropriated shall be more particularly specified by Board Resolution No. 12-_____ adopted July 11, 2012.

3. SUMS REMAINING

Should any of the said sum of Twenty-Five Thousand Dollars (\$25,000) remain unexpended after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the said Reserve Fund.

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.

Chair

Corporate Secretary



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3615

A Bylaw to Amend Saltair Water System Service Establishment Bylaw No. 2178

WHEREAS the Board of the Cowichan Valley Regional District established the *Saltair Water System Service Area* under the provisions of Bylaw No. 2178, cited as "CVRD Bylaw No. 2178 – Saltair Water System Service Establishment Bylaw, 2001", as amended;

AND WHEREAS the Regional District wishes to amend Bylaw No. 2178 by increasing the maximum annual requisition limit from \$190,000 to \$490,000;

AND WHEREAS the Board of the Cowichan Valley Regional District has obtained the approval of the service area electors in accordance with the *Local Government Act* and the *Community Charter*;

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

1. **CITATION**

This bylaw may be cited as "**CVRD Bylaw No. 3615 – Saltair Water System Service Amendment Bylaw, 2012**".

2. **AMENDMENT**

That CVRD Bylaw No. 2178 be amended by deleting and replaced the text in paragraph One of Section 4 "Cost Recovery" with the following:

"The maximum amount of money that may be requisitioned annually in support of this service shall not exceed Four Hundred and Ninety Thousand Dollars (\$490,000)".

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. 3615 as given Third Reading on the _____ day of _____, 2012.

Corporate Secretary

Date

APPROVED BY THE INSPECTOR OF MUNICIPALITIES UNDER SECTION 802(3) OF THE LOCAL GOVERNMENT ACT this _____ day of _____, 2008.

ADOPTED this _____ day of _____, 2012.

Chair

Corporate Secretary



C.V.R.D

COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3274

**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 enacts as follows:

1. **CITATION**

This bylaw shall be cited for all purposes as "**CVRD Bylaw No. 3274 - Area B – Shawnigan Lake Zoning Amendment Bylaw (Hayes), 2008**".

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 B (Zoning Map) to Electoral Area B – Shawnigan Lake Zoning Bylaw No. 985 is further amended by rezoning Lot B, Section 15, Range 4, Shawnigan District, Plan VIP58126, as shown outlined in a solid black line on Schedule A attached hereto and forming part of this bylaw, numbered Z-3274, from F-1 (Primary Forestry) to F-2 (Secondary Forestry).

.../2

3. FORCE AND EFFECT

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

READ A FIRST TIME this 13th day of May, 2009.

READ A SECOND TIME this 13th day of May, 2009.

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

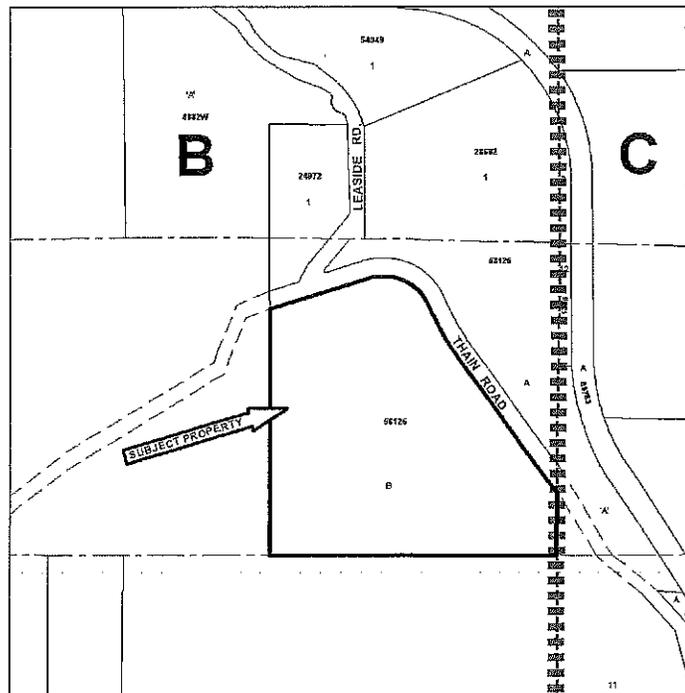
ADOPTED this _____ day of _____, 2012.

Chairperson

Corporate Secretary

PLAN NO. Z-3274

SCHEDULE "A" TO ZONING AMENDMENT BYLAW NO. 3274
OF THE COWICHAN VALLEY REGIONAL DISTRICT



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

F-1 (Primary Forestry)

TO

F-2 (Secondary Forestry)

APPLICABLE

TO ELECTORAL AREA B



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3564

**A Bylaw For The Purpose Of Amending Official Community Plan Bylaw
No. 2650, Applicable To Electoral Area I – Youbou/Meade Creek**

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

AND WHEREAS the Regional District has adopted an official community plan bylaw for Electoral Area I – Youbou/Meade Creek, that being Official Community Plan Bylaw No. 2650;

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. 2650;

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. 3564 – Area I – Youbou/Meade Creek Official Community Plan Amendment Bylaw (Van Isle Waterfront Development Corp.), 2012**".

2. **AMENDMENTS**

Cowichan Valley Regional District Official Community Plan Bylaw No. 2650, 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

Secretary



C·V·R·D

SCHEDULE "A"

To CVRD Bylaw No. 3564

Schedule A to Official Community Plan Bylaw No. 2650, is hereby amended as follows:

1. That Policy 5.9(a) be added immediately after Policy 5.9 under the Tourist Recreational Commercial Policies:

POLICY 5.9(a): Lands within the Cottages at Marble Bay Development do not restrict occupancy for any one person to a total of twenty-two weeks per calendar year; occupancy is permitted on a year-round basis.

2. That the following be added after Section 18.8

19. WATER MANAGEMENT DEVELOPMENT PERMIT AREA

POLICY 19.1 CATEGORY

The Water Management Development Permit Area is designated pursuant to Section 919. 1(a) and (b) of the *Local Government Act* for the purpose of protecting the natural environment, its ecosystems and biological diversity and the protection of development from hazardous conditions.

POLICY 19.2 SCOPE

The Water Management Development Permit Area applies only to lands shown on Map 19.1 Water Management Development Permit Area, within Electoral Area I.

POLICY 19.3 JUSTIFICATION

Poor development practices can lead to increased stormwater runoff which in turn can cause erosion, slope instability and flooding, and negatively impact neighboring properties, washing out roads and contaminating nearby watercourses, including Marble Bay.

POLICY 19.4 GUIDELINES

Prior to commencing any development on lands within the Water Management Development Permit Area, the owner shall submit information that demonstrates how the proposed development meets the following guidelines:

- a) Any development in the Water Management Development Permit Area should be carried out in a manner that limits storm flows. Impervious surfaces and new sources of runoff should be minimized to protect properties from flooding, erosion, or other undesirable impacts.

- b) A drainage plan prepared by a registered professional engineer is required. The purpose of this plan is to strive to maintain post-development flows at pre-development levels, or lower through a number of techniques that would provide for onsite infiltration such as rain gardens, permeable landscaping, increased topsoil, permeable pavements, alternate road standards, swales, infiltrators and others, and a rainwater plan. The applicant should demonstrate where and how these techniques will be used. Figures for total imperviousness on sites within this development permit area should be calculated by the applicant and submitted at the time of development permit application. The development permit may specify maximum site impervious surface areas.
- c) Sites should be retained in their natural state where possible, protecting riparian areas and preserving indigenous vegetation and trees. Disturbance to vegetation should be minimized. This will aid in preserving the natural hydrology of the site and reduce the environmental impact associated with new development.
- d) The latest Best Management Practices for land development by the Ministry of Environment and Fisheries and Oceans Canada should be addressed in the application. On-site rainwater management techniques that do not impact surrounding lands, should be used, rather than traditional engineering methods.
- e) Riparian Area Regulation matters will be dealt with concurrently with this DPA, using the provisions of the Watercourse Protection DPA of this Bylaw.

POLICY 19.5 REQUIREMENTS

Before the CVRD authorizes the issuance of a development permit for a parcel of land in the Water Management Development Permit Area, the applicant for development permit shall submit a development permit application, which at minimum, shall include;

- (a) A written description of the proposed development
- (b) A scalable site plan that includes the following:
 - i. Parcel lines;
 - ii. Existing buildings;
 - iii. Proposed buildings;
 - iv. Location and extent of drainage routes;
 - v. Parking areas;
 - vi. Vehicular access points;
 - vii. Description and percentage of impervious surfaces;
 - viii. The perimeter of forested area and proposed areas to be cleared;
 - ix. Location and extent of drainage ditches and culverts.

POLICY 19.6 EXEMPTIONS FROM THE DEVELOPMENT PERMIT PROCESS

The terms of the Water Management Development Permit Area shall not apply to:

- (a) Interior renovations to existing buildings;
- (b) Changes to the text or message on an existing sign allowed by a previous development permit.

- (c) Construction of a single family dwelling or accessory building provided it adheres to the conditions outlined within the development permit issued at the time of subdivision.

POLICY 19.7 VIOLATION

(a) Every person who:

- 1. violates any provision of this Development Permit Area;
- 2. causes or permits any act or thing to be done in contravention or violation of any provision of this Development Permit Area;
- 3. neglects to do or refrains from doing any act or thing required under this Development Permit Area;
- 4. carries out, causes or permits to be carried out any development in a manner prohibited by or contrary to this Development Permit Area;
- 5. fails to comply with an order, direction or notice given under this Development Permit Area; or
- 6. prevents or obstructs or attempts to prevent or obstruct the authorized entry of the Administrator, or person designated to act in the place of the Administrator;

commits an offence under this Bylaw.

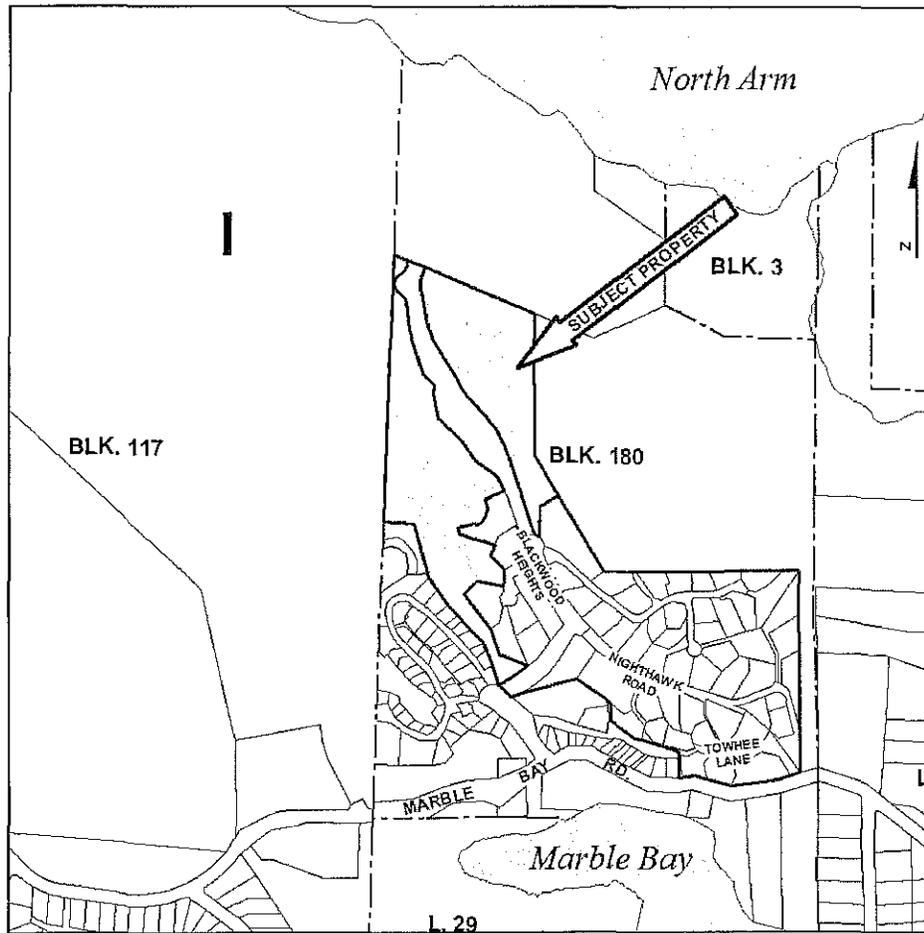
(b) Each day's continuance of an offence constitutes a new and distinct offence.

POLICY 19.8 CONCURRENT DEVELOPMENT PERMIT AREAS

Where more than one development permit area applies to land in the Water Management Development Permit Area, a single development permit may be applied for, and issued by development permit.

- 3. That MAP 19.1 Water Management Development Permit Area, be added after Section 19.8.
- 4. That current Section 19 Implementation and Administration be renamed as Section 20 and that the bylaw be renumbered accordingly.

MAP 19.1



WATER MANAGEMENT DEVELOPMENT PERMIT AREA



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3565

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

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

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

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

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

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

1. **CITATION**

This bylaw shall be cited for all purposes as "CVRD Bylaw No. 3565 - Area I – Youbou/Meade Creek Zoning Amendment Bylaw (Van Isle Waterfront Development Corp.), 2012".

2. **AMENDMENTS**

Cowichan Valley Regional District Zoning Bylaw No. 2465, as amended from time to time, is hereby amended as follow:

a) That the following definition be added to Section 1.3

“building footprint” means the total area of a building, measured on the ground level, which is supported by a concrete perimeter foundation, structural support columns and includes cantilevered enclosed floor area, but does not include deck areas;

“recreational residence” means a building similar to a single family residence, which may be either occupied seasonally or full-time by one or more persons, and which may also be rented on a commercial basis, for short-term stays;

- b) That Part 5 be amended by adding the following after Section 5.11

5.11A LR-11 LAKEVIEW RECREATIONAL 11 ZONE

Subject to compliance with the general regulations detailed in Parts 3 of this Bylaw, the following regulations shall apply to the LR-11 Zone:

1. Permitted Uses

The following uses and no others are permitted in an LR-11 Zone:

- a) Recreational residence

The following accessory uses are permitted in the LR-11 Zone:

- b) Community service facility;
- c) Home office;
- d) Buildings and structures accessory to a principal permitted use.

2. Minimum Parcel Size

The minimum parcel size in the LR-11 Zone is 1600 m².

3. Servicing

All parcels in the LR-11 Zone shall be connected to a community sewer system and a community water system.

4. Number of Recreational Residences

Not more than one recreational residence is permitted on a parcel that is zoned LR-11.

5. Footprint Area

The maximum footprint area for a recreational residence on a parcel in the LR-11 Zone is 105 m², plus a covered, unenclosed deck attached thereto not exceeding 31 m² and not extending more than 3.7 metres from a foundation wall.

6. Setbacks

The following minimum setbacks apply in the LR-11 Zone:

Type of Parcel Line	Residential and Accessory Buildings and Structures
Front Parcel Line	4.5 m
Interior Side Parcel Line	4.5 m
Exterior Side Parcel Line	4.5 m
Rear Parcel Line	4.5 m

7. Height

The following maximum height regulations apply in the LR-11 Zone:

- a) Principal Buildings and structures 10 m
- b) Accessory buildings and structures 6 m

8. Parcel Coverage

The parcel coverage shall not exceed 20 percent for all buildings and structures in the LR-11 Zone

9. Parking

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

- c) That Part 4 Creation of Zones, Section 4.1 be amended by adding the following to the Zones Table: "LR-11 Lakeview Recreational 11 Zone"
- d) That Appendix One – Minimum Parcel Size Summary be amended by adding minimum parcel size for the LR-11 zone.
- e) That Schedule A (Zoning Map) to Electoral Area I – Youbou/Meade Creek Zoning Bylaw No. 2465 be amended by rezoning Strata Plan VIS5772, Block 180, Cowichan Lake District; and Remainder of Lot 1, Block 180, Cowichan Lake District, Plan VIP78710 as shown outlined in a solid black line and shaded in gray on Schedule A attached hereto and forming part of this bylaw, numbered Z-3565, from C-4 (Tourist Commercial 4 Zone) to LR-11 (Lakeview Recreational 11 Zone).

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.

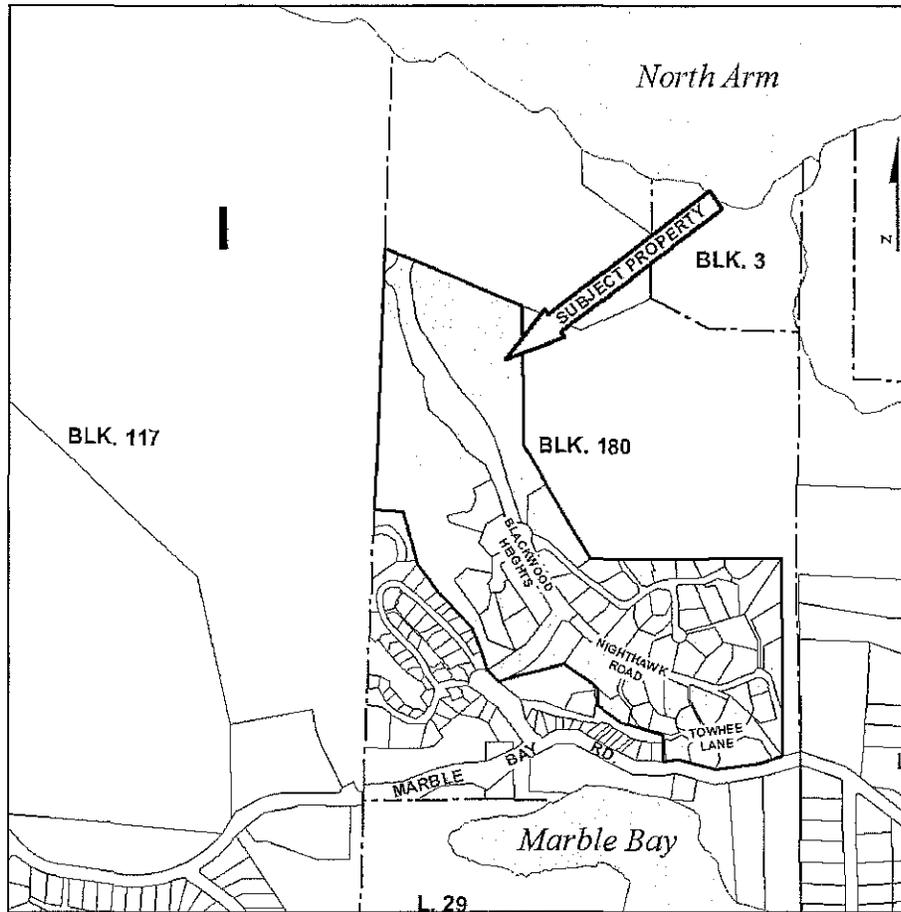
Chairperson

Secretary

PLAN NO. Z-3565

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

3565



THE AREA OUTLINED IN A SOLID BLACK LINE AND SHADED IN GRAY IS REZONED FROM

C-4 (Tourist Commercial 4 Zone) **TO**

LR-11 (Lakeview Recreational 11 Zone) **APPLICABLE**

TO ELECTORAL AREA I



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3595

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

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

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

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

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

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

1. **CITATION**

This bylaw shall be cited for all purposes as "**CVRD Bylaw No. 3595 – Electoral Area F – Cowichan Lake South/Skutz Falls Official Community Plan Amendment Bylaw (All Sports Lands Ltd.), 2012**".

2. **AMENDMENTS**

Cowichan Valley Regional District Official Community Plan Bylaw No. 1945, 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 9th day of May, 2012.

READ A SECOND TIME this 9th day of May, 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. 3595

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

1. That Lot 14, Section 34, Renfrew District, (Situate in Cowichan Lake District), Plan 40628 as shown outlined in a solid black line on Plan number Z-3595 attached hereto and forming Schedule B of this bylaw, be redesignated from Neighbourhood Pub Commercial to Rural Village Commercial; and that Schedule B to Official Community Plan Bylaw No. 1945 be amended accordingly.
2. That the first paragraph of Section 8 be deleted and replaced with the following:

"A variety of commercial activities are required and encouraged in the Plan area; hence, the Plan makes provisions for various commercial land use designations."
3. That the first paragraph of Policy 8.1 be deleted and replaced with the following:

"An application to establish a commercial use shall be evaluated on individual merit and on how well the proposal complies with the objectives and policies of this plan. Applicants should ensure that:"
4. That the following section be inserted following Policy 8.18:

RURAL VILLAGE COMMERCIAL

In addition to the general Commercial policies, the following policies are applicable in areas designated as Rural Village Commercial:

POLICY 8.19

Notwithstanding Policy 8.15, permitted uses for properties designated Rural Village Commercial may include a neighbourhood pub.

POLICY 8.20

Rural Village Commercial areas are intended to accommodate a range of commercial uses, which provide employment and contribute to the local economy recognizing the diverse needs of rural communities.

POLICY 8.21

Lands designated Rural Village Commercial shall be located in close proximity to established populated communities to enhance the commercial centres of these areas.

POLICY 8.22

In order to support a range of business opportunities, commercial uses permitted in the Rural Village Commercial designation may include uses that cater to the travelling public, and general commercial uses which provide goods and services to the community.

POLICY 8.23

Uses permitted in the Rural Village Commercial designation may include office, restaurant, neighbourhood pub, retail sales, and tourist accommodation.

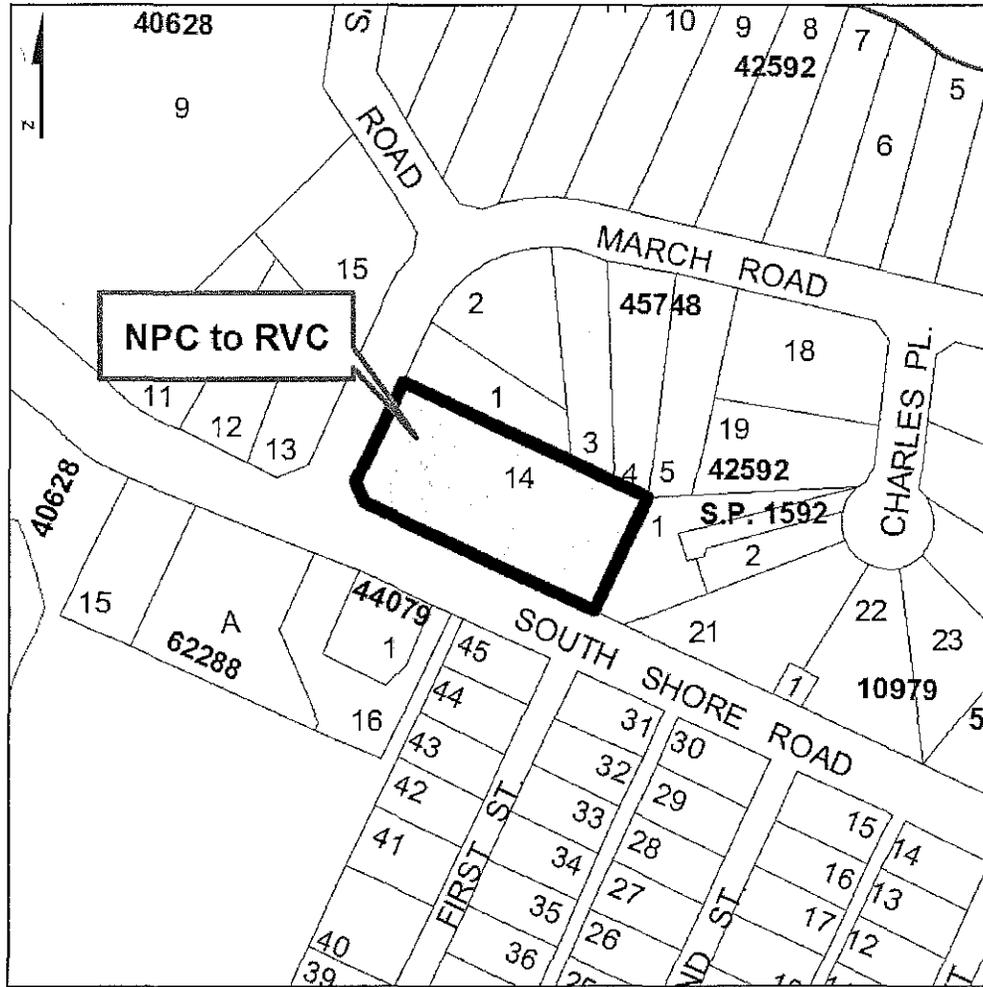
POLICY 8.24

Sites within the Rural Village Commercial designation shall be designed and developed to comply with the following objectives:

- a) minimize impacts on adjacent residential uses;
- b) provide a safe, comfortable and attractive environment for employees, customers and others;
- c) achieve a consistent and unified theme for site, building, landscape and signage design;
- d) utilize sustainable development practices such as on-site rainwater management, energy efficient building design, and water consumption reduction measures.

PLAN NO. Z-3595

SCHEDULE "B" TO PLAN AMENDMENT BYLAW NO. 3595
OF THE COWICHAN VALLEY REGIONAL DISTRICT



THE AREA OUTLINED IN A SOLID BLACK LINE IS REDESIGNATED FROM

Neighbourhood Pub Commercial TO

Rural Village Commercial APPLICABLE

TO ELECTORAL AREA F



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3596

**A Bylaw for the Purpose of Amending Zoning Bylaw No. 2600
Applicable to Electoral Area F – Cowichan Lake South/Skutz Falls**

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

AND WHEREAS the Regional District has adopted a zoning bylaw for Electoral Area F – Cowichan Lake South/Skutz Falls, that being Zoning Bylaw No. 2600;

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

AND WHEREAS after the close of the public hearing and with due regard to the reports received, the Regional Board considers it advisable to amend Zoning Bylaw No. 2600;

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

1. **CITATION**

This bylaw shall be cited for all purposes as "**CVRD Bylaw No. 3596 – Electoral Area F – Cowichan Lake South/Skutz Falls Zoning Amendment Bylaw (All Sports Lands Ltd.), 2012**".

2. **AMENDMENTS**

Cowichan Valley Regional District Zoning Bylaw No. 2600, as amended from time to time, is hereby amended in the following manner:

- a) That Section 5.19 be deleted and replaced with the following section.

5.19 C-5 Rural Village Commercial

Subject to compliance with the general regulations detailed in Part 3 of this bylaw, the following regulations apply in the C-5 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the C-5 Zone:

- a. Bed and Breakfast accommodation;
- b. Bus Depot;
- c. Business or commercial private school;

- d. Convenience Store;
- e. Food processing, excluding fish processing, and abattoirs;
- f. Hostel, hotel, motel;
- g. Laundromat;
- h. Nursery, including accessory outdoor storage;
- i. Office;
- j. Pub;
- k. Restaurant, catering;
- l. Retail sales;
- m. Single family dwelling.

2. Minimum Parcel Size

The minimum parcel size in the C-5 Zone is:

- a. 0.1 hectares for parcels served by a community water system and a community sewer system;
- b. 0.3 hectares for parcels served by a community water system only;
- c. 1 hectare for parcels served neither by a community water system or a community sewer system.

3. Number of Dwellings

Not more than one dwelling is permitted on a parcel in the C-5 Zone.

4. Setbacks

The minimum setbacks for buildings and structures in the C-5 Zone is 6 metres from all parcel lines.

5. Height

In the C-5 Zone, the height of all buildings and structures shall not exceed 10 metres, except in accordance with Section 3.9 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the C-5 Zone shall not exceed 40 percent of all buildings and structures.

7. Parking and Loading

Off-street parking and loading spaces in the C-5 Zone shall be provided for in accordance with Section 3.14 and 3.15 of this Bylaw.

- b) That Section 4.1 Creation of Zones be amended by changing "C-5 Neighbourhood Pub Commercial 5 Zone" to read "C-5 Rural Village Commercial Zone".
- c) That Appendix One, Minimum Parcel Size Summary be amended by changing "C-5 Neighbourhood Pub Commercial" to read "C-5 Rural Village Commercial".
- d) That Schedule B to Bylaw No. 2600 Key Map be amended by changing Zoning Designation "C-5 Neighbourhood Pub Commercial 5" to read "C-5 Rural Village Commercial".

3. FORCE AND EFFECT

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

READ A FIRST TIME this 9th day of May , 2012.

READ A SECOND TIME this 9th day of May , 2012.

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

ADOPTED this _____ day of _____ , 2012.

Chairperson

Corporate Secretary



B14

COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3620

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. 3620 – South Cowichan Official Community Plan Amendment Bylaw (Maxwell), 2012**".

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 _____ 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. 3620

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

1. The following is added after Policy 13.1.13:

POLICY 13.1.14

Notwithstanding its designation as Rural Residential, the implementing zoning bylaw permits auto wrecking, salvage, the sales of used automotive parts and products and associated uses on 3330 Trans Canada Highway legally described as That Part of Lot E, Section 9, Range 8, Shawnigan District, Plan 2592, Lying to the South West of the Island Highway as said highway is shown on Plan 1288 OS except Part in Plan VIP67616.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3621

**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. 3621 - Area A – Mill Bay/Malahat Zoning Amendment Bylaw (Maxwell), 2012**".

2. **AMENDMENTS**

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

a) That Section 6.1 "Creation of Zones" be amended by adding I-8 (Automobile Wrecking/Salvage Industrial Zone) to the list of zones

b) That the following be added after Section 11.4(d):

11.5 **I-8 ZONE - AUTO WRECKING/SALVAGE INDUSTRIAL**

Subject to compliance with the general requirements detailed in Parts 4 and 5 of the Bylaw, the following regulations apply in the I-8 Zone:

(a) Permitted Uses

The following principal uses and no others are permitted in an I-8 Zone:

1. Automobile, truck, and other motor vehicle wrecking and salvage yard; and
2. Sales of used automotive parts and products

The following accessory uses are permitted in the I-8 Zone:

3. Buildings and structures accessory to a principal or accessory use;
4. One single family dwelling

(b) Parcel Coverage Limit

The parcel coverage in the I-8 Zone shall not exceed 60 percent for all buildings and structures.

(c) Height

The height of all buildings and structures in the I-8 Zone shall not exceed 12 metres, except in accordance with Section 5.10 of this Bylaw.

(d) Screening

Any parcel in the I-8 zone shall be comprehensively screened by continuous vegetation from any fronting public road.

(e) Setbacks

The setbacks for buildings and structures in the I-8 Zone are as follows:

Type of Parcel Line	Industrial Use	Residential Use
Front	7.5 metres	7.5 metres
Interior Side	9 metres	3.0 metres
Exterior Side	4.5 metres	4.5 metres
Rear	9 metres	4.5 metres

(f) Minimum Parcel Size

The minimum parcel size in the I-8 Zone is 2 hectares.

(g) Off-Street Parking and Loading Spaces

Off-street parking and loading spaces in the I-8 Zone shall be provided in accordance with the Cowichan Valley Regional District Parking requirements.

- c) That Schedule B (Zoning Map) be amended by adding I-8: Auto Wrecking/Salvage Industrial Zone to the legend;
- d) That Schedule B (Zoning Map) to Electoral Area A – Mill Bay/Malahat Zoning Bylaw No. 2000 be amended by rezoning That Part of Lot E, Section 9, Range 8, Shawnigan District, Plan 2592, Lying to the South West of the Island Highway as said highway is shown on Plan 1288 OS except Part in Plan VIP67616 as shown outlined in a solid black line on Schedule A attached hereto and forming part of this bylaw, numbered Z-3621, from A-1 (Primary Agricultural) to I-8 (Automobile Wrecking/Salvage Industrial Zone).

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.

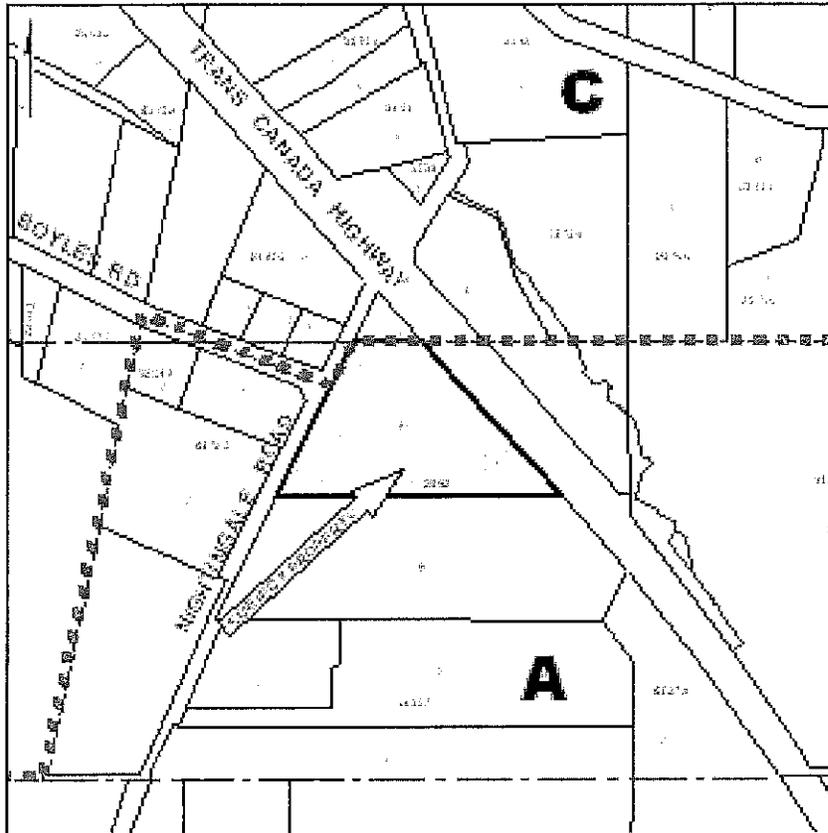
ADOPTED this _____ day of _____, 2012.

Chairperson

Secretary

PLAN NO. Z-3621

SCHEDULE "B" TO ZONING AMENDMENT BYLAW NO. 3621
OF THE COWICHAN VALLEY REGIONAL DISTRICT



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

A-1 (Primary Agricultural) TO

I-8- (Auto Wrecking/Salvage Industrial Zone) APPLICABLE

TO ELECTORAL AREA A



NEW BUSINESS SUMMARY

BOARD MEETING JULY 11, 2012

- | | | |
|--------------|---|------------------|
| NB1 | Cowichan Lake Recreation Commission – Director Morrison
Report and Recommendations of Meeting of June 28, 2012 | |
| NB2 | Appointment – Cowichan Lake Recreation Commission | |
| NB3 | Staff Report from the Acting Manager, Parks & Trails
Re: Stebbings Road Community Forest Prior Encroachment Clean-up | |
| NB4 | FCM Resolution – Long Term Infrastructure Funding | |
| CSNB1 | Land Acquisition {Sub (1) (e)} | |
| CSNB2 | Legal Advice {Sub (1) (i)} | Verbal
Report |



C·V·R·D

COWICHAN LAKE RECREATION COMMISSION REPORT

OF MEETING HELD JUNE 28, 2012

Date: July 10, 2012
To: Cowichan Valley Regional District Board
Subject: Commission Member Resignation

Your Cowichan Lake Recreation Commission reports and recommends the following:

That the CVRD Board accept the letter of resignation from Dean Adams and request that a letter of appreciation and thanks be sent to Dean Adams for his dedication and commitment to the Cowichan Lake Recreation Commission.

Background:

Commission member Dean Adams will be moving to Ladysmith in July and therefore will not be able to remain on the Cowichan Lake Recreation Commission according to Bylaw No. 2483.



NB2

APPOINTMENT

**BOARD MEETING
OF July 11, 2012**

DATE: July 11, 2012
FROM: Director Morrison
SUBJECT: Cowichan Lake Recreation Commission

Recommendation:

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

John Rowley

Term to expire December 31, 2012

**STAFF REPORT****REGULAR BOARD MEETING
OF JULY 11, 2012**

DATE: July 10, 2012 **FILE NO:**

FROM: Ryan Dias, Acting Manager
Parks & Trails Division **BYLAW NO:**

SUBJECT: Stebbings Road Community Forest Prior Encroachment Clean-up

Recommendation/Action:

That this report be received for information.

Relation to the Corporate Strategic Plan: N/A

Financial Impact: *(Reviewed by Finance Division: N/A)*

Background:

In May of 2009, it was brought to the attention of Regional District staff that a significant amount of soil/gravel and rock may have been deposited onto property acquired by the Cowichan Valley Regional District in 2006 as an outcome of an approved rezoning application. Prior to acquisition by the CVRD, the lands had been extensively logged and left unplanted. The 157 hectare property is designated as the Stebbings Road Community Forest in the adopted Shawnigan Lake Community Parks and Trails Master Plan for future opportunity to establish a community forestry program in Shawnigan Lake. The property is accessed off of Stebbings Road.

The reported materials encroachment was investigated by Regional District staff along with the owners of Lots 21 and 23 (South Island Aggregate) from which it appeared the materials were deposited. The site visit confirmed that rock and gravel/soil deposits from active quarry operations by SIA on Lots 21 and 23 did in fact encroach onto CVRD's property in two locations. There was, however, no evidence of any recent tree removal or other recent site impacts other than the deposit of materials by SIA.

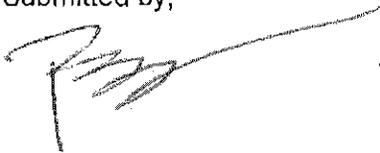
The site did, however, show evidence of prior logging similar to that which took place on other parts of the property prior to CVRD taking ownership in 2006. It was also noted during the site visit that a larger area of previous soil deposition existed on CVRD's property beyond the area of SIA's gravel pile encroachment. There was no clear evidence, however, as to when and how such the older soil deposition occurred or what was the cause of such deposition, other than it did appear to have been there for a period time given the natural re-vegetation that was occurring within the disturbed area.

As an outcome of the site investigation, SIA agreed to remove the rock material and large pile of gravel/soil complete with re-establishment of a gradient slope between their property and CVRD's land in the impacted area. A subsequent letter was issued by the CVRD Bylaw Enforcement Officer on May 15, 2009, requesting SIA clean-up the encroachments by way of removal of materials (see attachment). Copies of the letter were also forwarded to the appropriate provincial and federal regulatory agencies responsible for ensuring compliance under the Mines Permit Act and other applicable statutes. No further actions were taken at the time on the understanding that SIA was proceeding to address the encroachment of material onto CVRD lands.

In advance of the CVRD hosted public meeting on Thursday, July 12th at Kerry Park Arena regarding SIA's current Waste Permit Discharge Permit application to the Ministry of Environment for their Stebbings Road properties, a property boundary survey was arranged on July 5th by CVRD to reaffirm the extent of material encroachment removal previously completed by SIA in 2009. The survey team was joined by a Parks and Trails Division Staff member and the Shawnigan Lake Area Director to survey and photo-document the property line between the community forest property and Lots 21 and 23 owned by SIA. The site walk and survey on July 5th confirmed that the rock material had been removed, and that the large crush gravel pile was also pulled back onto SIA's property, including the contouring and reseeding the exposed slopes to prevent erosion. A copy of the documented site survey is attached, inclusive of photos, which shows quarried rocks are located entirely on SIA's Lot 23 and the extent of gravel/soil piles are also entirely within SIA's Lot 21. Photos also include the re-vegetated slope in the area where the gravel/soil pile had been removed from CVRD's property.

There remains, however, questions in regards to the requirements under the Mines Act as to what quarry operators are required to have in place for an active gravel quarry to prevent the deposition of materials and/or run-off onto adjoining properties. A letter has been sent to the Ministry of Mines Inspector in this regard requesting confirmation from the Ministry that provincial requirements are being enforced for quarry operations in the South Shawnigan Lake area to ensure protection of adjoining properties inclusive of lands owned by the Regional District.

Submitted by,



Ryan Dias,
Acting Manager
Parks & Trails Division
Parks, Recreation & Culture Department

Approved by:
General Manager:



FILE COPY



May 15, 2009

Bylaw Enforcement File: 10-B-09BE

South Island Aggregates
497A Garbally Road
VICTORIA, BC V8F 2J9

Attention: Michael Kelly & Martin Block

Dear Michael Kelly & Martin Block:

Re: Encroachments into Stebbings Road Community Forest

It has been brought to the attention of this office that you have allowed encroachments in the form of soil, rock and other materials into Stebbings Road Community Forest lands, owned by the Cowichan Valley Regional District (CVRD), directly adjacent to land (460 Stebbings Road) corporately owned by 0782484 (Lot 21) & 0754588 (Lot 23) BC Ltd, of which you are directors, and land clearing within the covenant area. While on site with you on May 4, 2009 it was discovered, adjacent to your Western lot lines, that a significant amount of soil had been deposited into the adjacent community forest lands several months ago from Lot 21 as well as some spill over of boulders and rock in another location from Lot 23. Without the benefit of current land survey markings, it was somewhat difficult to determine the exact boundary between the community forest lands and your property, although it was agreed that both were in fact encroachments judging by the existing markings.

According to our information, Lot 23 and the uses therein are affected by a Mines Act Permit and there is concern that this operation may continue to negatively impact the adjacent community forest lands as well as using Lot 21 in connection with the aforementioned permit. As well, it is our understanding that a buffer must be maintained surrounding the mine permit area. By copy of this letter, these concerns will be brought to the attention of the local Mines Inspector.

In addition to these encroachments, an investigation was conducted regarding land clearing within the covenant area on Lot 21. Due to lack of current clear surveyed markings, it was difficult to determine whether or not the land clearing occurred within the covenant area. It was also noticed that a private road was under construction in close proximity to this covenant area near the suspected covenant area land clearing site. By copy of this letter, these concerns will be brought to the attention of the Ministry of Environment and Department of Fisheries & Oceans.

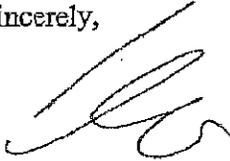
.../2.

May 15, 2009

Page 2

You are therefore requested to contact Ryan Dias (CVRD Parks Operations Superintendent) @250-746-2620 upon receipt of this notice to discuss removal of the above mentioned soil, rock and other materials from the Stebbings Road Community Forest and remediation of said lands to the satisfaction of the CVRD. If at any time CVRD Parks staff is not satisfied with the progress of this matter, legal action against you may be initiated.

Sincerely,

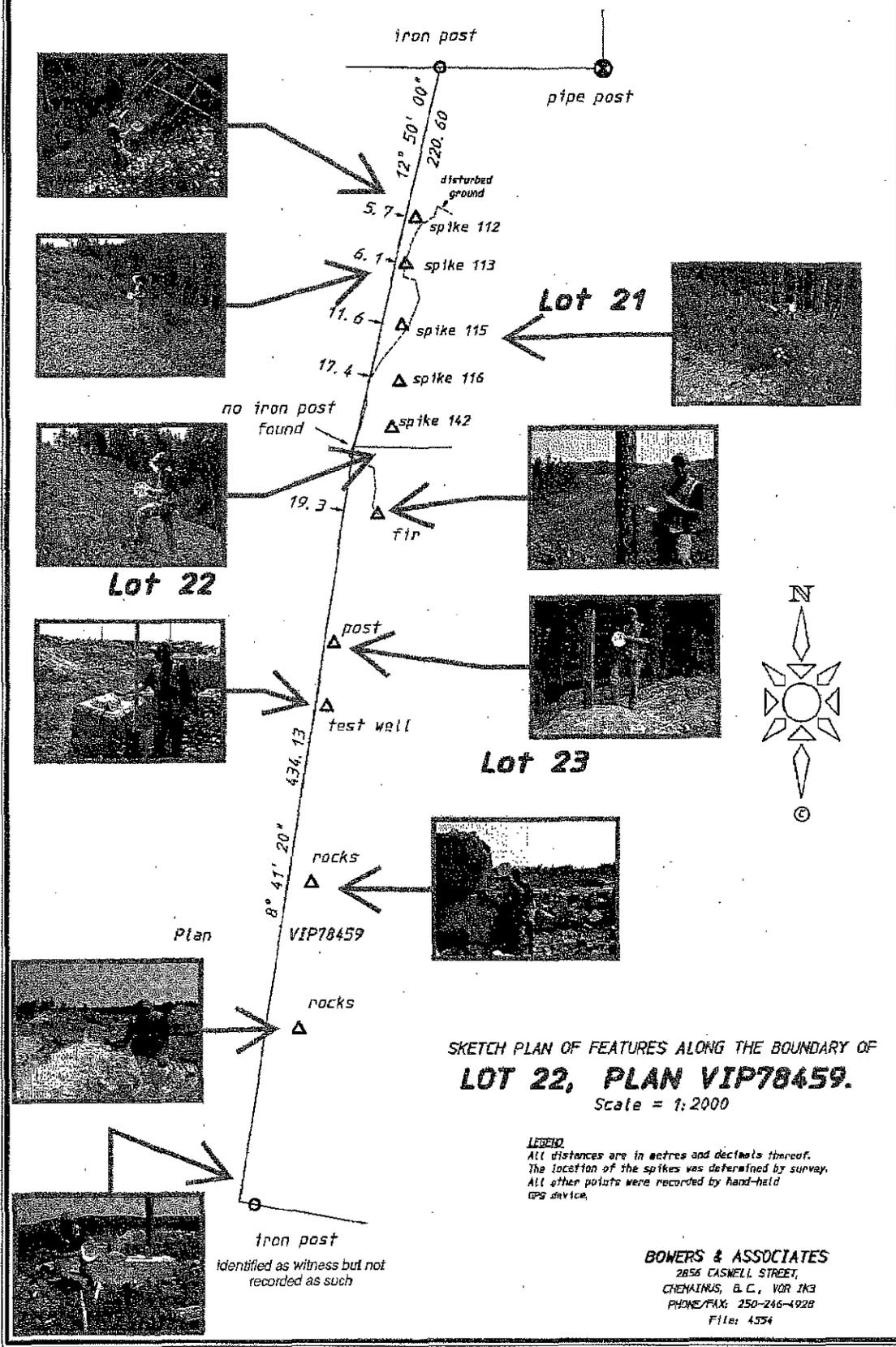


Nino Morano,
Bylaw Enforcement Officer
Planning and Development Department

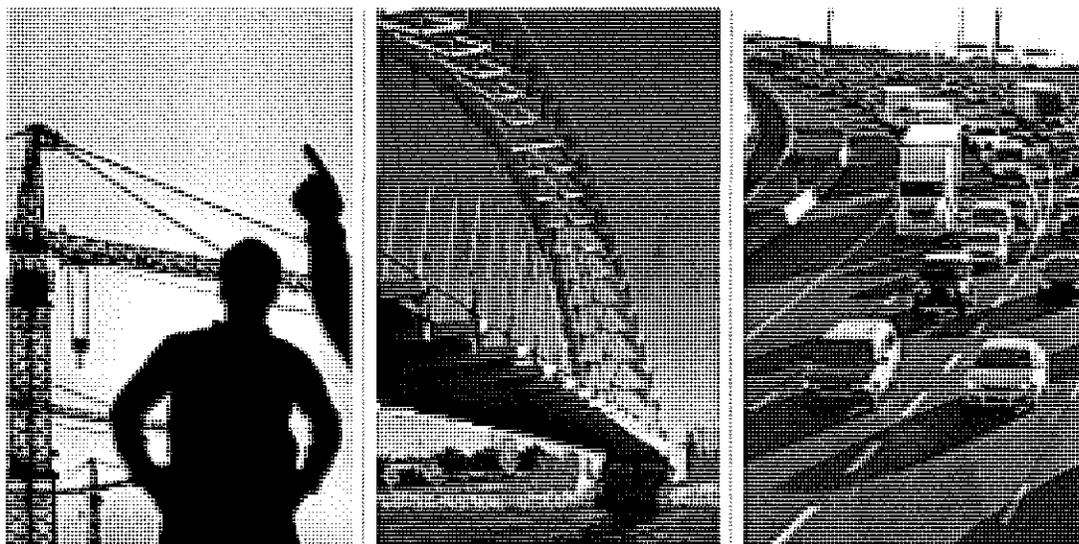
NM/lag

pc: Director K. Cossey, Electoral Area B – Shawnigan Lake
Peter Law, Ministry of Environment
Brad Rushton, Fisheries & Oceans Canada
Rory McFadden, Inspector of Mines
Ryan Dias, Parks Operations Superintendent

Block 141



Building our Communities



Target 2014: Building our Future

Almost \$2 billion dollars a year in federal infrastructure funding for municipalities will end when the federal government's Building Canada Plan expires in March 2014.

The government has promised to develop a new plan before the deadline, in partnership with municipalities, provinces, territories and other key stakeholders. The process is now entering the consultation phase, and it's crucial that municipal governments participate.

FCM is mounting an awareness and information-gathering campaign, Target 2014: Building our Future. The campaign goal is to ensure the new plan reflects municipal priorities across the country and is fully in place when existing programs expire in 2014.

The campaign was launched at FCM's Annual Conference in June, where the Minister of Transport, Infrastructure and Communities began his consultations. FCM's member municipalities are urged to tell the federal government how important continued infrastructure funding is to their community and to enlist the help of community groups in sending this message.

This site is your online toolkit, designed to help you and your community become involved. It contains a campaign blueprint that provides ideas and tactics for communicating your infrastructure needs to the government and getting your community involved. It also contains template letters, model resolutions, and background information to help you get started.

- [Member toolkit](#)
- News Release: [Municipalities mobilize to meet looming 2014 funding expiry](#)

Community Infrastructure Improvement Fund

In Budget 2012, the Government of Canada committed to a new Community Infrastructure Improvement Fund (CIIF) worth \$150 million over two years to help repair existing infrastructure. On June 2 at FCM's Annual Conference and Trade Show in Saskatoon, SK, the Minister of State for Western Economic Diversification Canada (WEDC), Lynne Yelich, briefed FCM's Executive Committee on the details of the fund. The CIIF will operate in similar fashion to the now expired Recreational Infrastructure Canada Program.

Key facts about the fund:

- projects will be supported by the fund on a cost-shared (50/50) basis with municipalities, community organizations and not-for-profits;
- heavy consideration will be given to projects which are shown to benefit the economy, the environment or the North, or which improve accessibility; and,
- municipalities and organizations can begin to apply for CIIF funding through regional development agencies, after Budget 2012 is passed into law.

To learn more about CIIF, read WEDC's news release or contact your region's federal minister responsible for economic development.

Infrastructure Investments



Infrastructure Investments Tomorrow

Building a long-term infrastructure plan to lay the foundation for a strong, competitive Canada for the future.



Infrastructure Investments Today

A greater commitment by all orders of government leads to better infrastructure programs and permanent funding tools.



Infrastructure Investments Pre-2004

Construction boom helps build a more modern Canada but can't prevent a staggering municipal infrastructure deficit.

Page Updated: 21/06/2012

Federation of Canadian Municipalities

24 Clarence Street

Ottawa, Ontario

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SAMPLE MODEL RESOLUTION FOR SUPPORT FROM COUNCIL

Please customize as appropriate, particularly by providing examples of high priority infrastructure projects that require continued federal support

RESOLUTION

Development of a new long-term federal plan for municipal infrastructure funding

WHEREAS, The Building Canada Plan and a number of important federal-provincial transfer agreements vital to Canada's cities and communities, will expire in March 2014;

WHEREAS, Federal investments over the last few years have helped to slow the decline of our cities and communities, and the Government of Canada has committed to develop a new long-term plan for municipal infrastructure funding in consultation with municipal and provincial/territorial governments;

WHEREAS, a seamless transition from the Building Canada Plan to a new long term plan is necessary to ensure that municipalities can continue planning their capital spending effectively;

WHEREAS, The Federation of Canadian Municipalities (FCM) has launched a campaign to ensure the new plan reflects municipal priorities across the country and asks its member municipalities to pass a Council resolution supporting the campaign;

AND WHEREAS, our community has continuing infrastructure needs, such as the XX and the XX, that can only be met with through the kind of long-term planning and investment made possible by a national plan;

THEREFORE BE IT RESOLVED that Council endorses the FCM campaign and urges the Minister of Transport, Infrastructure and Communities to work with FCM to ensure the new long-term infrastructure plan meets the core infrastructure needs of cities and communities;

BE IT FURTHER RESOLVED that Council urges the Minister of Transport, Infrastructure and Communities to ensure that the new long-term plan is fully in place when existing programs expire in 2014; and

BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to the Minister of Transport, Infrastructure and Communities, to the provincial (territorial) minister of municipal affairs, to (Name of local MP), to the Federation of Canadian Municipalities and to the (Name provincial/Territorial association).