



COWICHAN VALLEY REGIONAL DISTRICT

NOTICE OF REGULAR BOARD MEETING

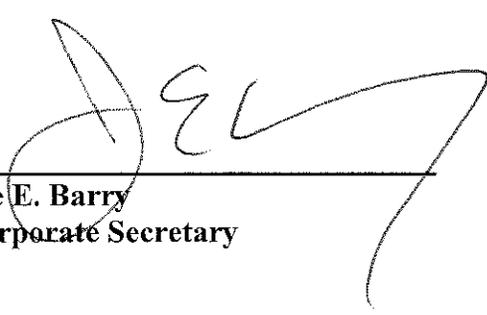
DAY: WEDNESDAY

DATE: AUGUST 11, 2010

**TIME: → REGULAR SESSION
6:00 P.M.**

PLACE: BOARD ROOM

175 INGRAM STREET



Joe E. Barry
Corporate Secretary



C·V·R·D

REGULAR BOARD MEETING

WEDNESDAY, AUGUST 11, 2010

6:00 PM - CVRD BOARD ROOM

AGENDA

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14. **NOTICE OF MOTION:**

15. **NEW BUSINESS:**

16. **QUESTION PERIOD:**

- a) Public
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17. **CLOSED SESSION:**

CSM1	Adoption of Closed Session Minutes of July 14, 2010.	142-143
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18. **ADJOURNMENT:**

The next Regular Board meeting will be held September 8, 2010 at 6:00 p.m., 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, July 14, 2010 at 6:03 pm.

PRESENT: Chair G. Giles,
Directors K. Cossey, M. Dorey, L. Duncan,
B. Harrison, D. Haywood, R. Hutchins,
L. Iannidinardo, P. Kent, K. Kuhn, M. Marcotte,
T. McGonigle, I. Morrison, G. Seymour, and T. Walker.

ALSO PRESENT: Warren Jones, Administrator
Joe Barry, Corporate Secretary
Rob Conway, Manager, Development Services Division

APPROVAL OF AGENDA

10-361 It was moved and seconded that the agenda be amended with the addition of a New Business item:

NB1 Director Marcotte re: development permit area for protection of the Great Blue Heron habitat along Christie Road;

and the deletion of agenda items CR5, B11, B12 and CSCR2; and that the agenda, as amended, be approved.

MOTION CARRIED

ADOPTION OF MINUTES

10-362 It was moved and seconded that the minutes of the June 9, 2010 Regular Board meeting be adopted.

MOTION CARRIED

10-363 It was moved and seconded that the minutes of the June 23, 2010 Special Board meeting be adopted.

MOTION CARRIED

BUSINESS ARISING FROM MINUTES

There was no business arising.

DELEGATIONS There were no delegations.

REPORT OF THE CHAIRPERSON

- RC1** Chair Giles acknowledged the gift of the Cowichan Valley Spirit Stage from the Cowichan 2008 North American Indigenous Games Society to the Cowichan Tribes and the Cowichan Valley Regional District in joint-partnership.

CORRESPONDENCE

- CR1** Correspondence from Jean Crowder, MP (Nanaimo-Cowichan), dated June 22, 2010 re: Federal legislation for transit and other green commuter choices was considered.

- 10-364** It was moved and seconded that the CVRD send a letter supporting Bill C-466, which facilitates green commuter choices for Canadians by making employer-provided benefits for transit, carpooling and bicycle commuting tax-free at the federal level, to the Prime Minister and Denise Savoie, MP (Victoria).

MOTION CARRIED

COMMITTEE REPORTS

- CR1** The report and recommendations from the Regional Services Committee meeting held June 23, 2010 listing four items, were considered.

It was moved and seconded:

- 10-365**
3. That four (4) workshops, to be hosted by the CVRD, at a total cost of \$20,000 (Gas Tax funds previously allocated), in support of Cowichan Watershed Board initiatives be approved.
 4. That "Cowichan Valley Regional District Bylaw No. 3400 - Security Issuing (Loan Authorization Bylaw No. 2092, Loan Authorization Bylaw No. 2973, Loan Authorization Bylaw No. 3062, Loan Authorization Bylaw No. 3063, and Loan Authorization Bylaw No. 3277) Bylaw, 2010" be considered for three readings and adoption.

MOTION CARRIED

- 10-366** It was moved and seconded:
1. That the following six actions be initiated as the first phase of the establishment of the CVRD's Environmental Lens process:
 1. Implement a sustainability checklist review system for new development applications;
 2. Implement the Cowichan Regional Area Agricultural Plan;
 3. Develop a plan to ensure that the CVRD complies with the BC Climate Action Charter by the year 2012;

4. Develop and implement a green subdivision servicing bylaw;
5. Develop a green team corporate employee engagement plan; and
6. Establish an EcoDepot in South Cowichan to promote recycling and responsible waste management.

MOTION CARRIED

10-367

It was moved and seconded:

2. That a regional sustainability planning process be initiated as the first phase of the establishment of the CVRD's Environmental Lens process.

Opposed: Director Duncan

MOTION CARRIED

CR2

The report and recommendations from the Electoral Area Services Committee meeting held July 6, 2010 listing 12 items were considered.

It was moved and seconded:

10-368

2. That the Ministry of Transportation and Infrastructure be requested to place the upgrading and paving of Barnjum Road, Electoral Area E, West of Duncan, on their priority list.
3. That the proposal for habitat restoration work in Sh-hwuykweslu (Busy Place Creek) within Polkey Road Park in Electoral Area E be approved, with funding for the works to be provided by the Ministry of Transportation and Infrastructure, Living Rivers, the Pacific Salmon Foundation and in-kind contributions.
4. That a grant in aid (Area F) be given to Cowichan Lake and River Stewardship Committee in the amount of \$250 to assist with start up costs with forming a Society.
5. That a grant in aid (Area I) be given to Cowichan Lake and River Stewardship Committee in the amount of \$250 to assist with start up costs with forming a Society.
6. That the Board Chair write a letter to the Chairperson of other BC Regional Districts expressing interest in a Regional District coordinated approach regarding boat safety, enforcement, and regulations on BC lakes; and further, that submission of a resolution to UBCM be supported.
7. That the Mesachie Lake Tourism Pullout be constructed within Mesachie Lake Park between Bear Lake Road and the Mesachie Lake Skydome ballfield outfield fence, inclusive of flyball warning signage and additional net fencing to address the risk of potential errant flyballs landing within the information pullout area.

MOTION CARRIED

10-369

It was moved and seconded:

1. That a \$100 per diem for CVRD Fire Department volunteers for training/conference purposes be implemented, and that the Vadim payroll system be used for payment of all per diems and stipends.

MOTION CARRIED

10-370

It was moved and seconded:

8. That Application No. 2-G-10DP be approved, and that a development permit be issued to Edward and Patricia Hart for Lot 12, District Lot 34, Oyster District, Plan 13071, subject to the following:

- Compliance with the recommendations for eagle nest noted in the May 4, 2010 report by Sally Leigh-Spencer of Ecologic Consulting;
- Maintain the existing forested buffer around the nest tree in its natural condition.

9. That Application No. 5-G-10DP be approved, and that a development permit be issued to Saltair Properties for Lot A, District Lot 31, Oyster District, Plan VIP 54245 and Lot 9, District Lot 31, Oyster District, Plan 4039 except part in plan 41287, to permit a boundary adjustment subdivision, subject to the following:

- development substantially complies with the plan of proposed subdivision;
- receipt of an irrevocable letter of credit in a form suitable to the CVRD, equivalent to 125% of the landscape costs, to be refunded after two years only if the plantings identified on the Landscape Plan are successful and to the satisfaction of the CVRD.

10. That Development Permit Application No. 8-E-09DP be approved and that the Planning and Development Department be authorized to issue a Development Permit to Buckerfield's Ltd. with respect to Lot 3, Section 14, Range 6, Quamichan District, Plan 15507 to allow for an addition to the existing building, subject to;

- a) The proposed "Buckerfield's" signage on the pergola being replaced with a "B" only;
- b) The proposed signage on the gable of the new addition being consistent with proposed warehouse signage and installation of a half-moon vent above the sign;
- c) The LED sign is static and follows design specifications as per attachment A10a;
- d) Provision of landscape security in the form of an irrevocable letter of credit, equal to 125% of the value of the landscaping;

- e) Oil interceptor installed for all parking lot drainage;
- f) Installation of green or black fencing in conjunction with attachment A4;
- g) Compliance with landscaping plan as per attachment A5;
- h) Wood fence posts be installed along the property front to mimic the look of the proposed pergola.

11. That Zoning Amendment Bylaw No. 3404 (Fisher Road I-1C Industrial Area), Area C, be referred to Cobble Hill Improvement District, Miller Water Supply, and Braithwaite Improvement District for comment; and that a three week reply period be allowed for.

MOTION CARRIED

10-371

(Amended from original Committee recommendation):

It was moved and seconded:

12. That the request by Brian and Betty Town for a bathtub in addition to a sink and toilet within an accessory building on Lot 3, Shawnigan Lake Suburban Lots, Malahat District, Plan 13231 (2163 Angus Road), be approved, subject to the land owner registering a covenant to include a clause that cooking facilities are not allowed and affirming that the structure will not be used as a dwelling.

MOTION CARRIED

CR3

The report and recommendations from the Engineering & Environmental Services Committee meeting held June 23, 2010 listing four items, were considered.

10-372

It was moved and seconded:

2. .1 That "CVRD Bylaw No. 2138 - Electoral Area B - Shawnigan Lake Critical Location Streetlighting Service Establishment Bylaw, 2010", be amended to increase the maximum requisition limit from \$1,000. to \$3,000.
- .2 That amendment Bylaw No. 3403 be forwarded to the Board for consideration of three readings and, following provincial and voter approval, be considered for adoption.
- .3 That voter approval for adoption of Bylaw No. 3403 be obtained through an Alternative Approval Process.
3. That "CVRD Bylaw No. 3396 – Bings Creek Solid Waste Management Complex Reserve Fund Amendment Bylaw, 2010", be forwarded to the Board for consideration of three readings and adoption.

MOTION CARRIED

10-373

(Amended from original Committee recommendation):

It was moved and seconded:

1. .1 That the *Certificates of Sufficiency*, confirming that sufficient petitions requesting inclusion into the Kerry Village Water and Sewer System Service Areas be received.
- .2 That the boundaries of the Kerry Village Water and Sewer System service areas be extended to include "Lot A, Section 2, Range 7, Shawnigan Land District, Plan 45532".
- .3 That "CVRD Bylaw No. 2491 – Kerry Village Water System Service Establishment Bylaw, 2004", be amended to include Lot A, and be forwarded to the Board for consideration of three readings and adoption.
- .4 That "CVRD Bylaw No. 2489 – Kerry Village Sewer System Service Establishment Bylaw, 2004", be amended to include Lot A, and be forwarded to the Board for consideration of three readings and adoption, and further
5. That inclusion be limited to one residential connection only.

MOTION CARRIED

10-374

It was moved and seconded:

4. .1 That a working group be formed to review the implementation and enforcement of CVRD Bylaw No. 2020 – *Landclearing Management Regulation Bylaw, 2009*, and to assist in the development of a backyard burning regulation applying to small hand-piled fires not regulated under CVRD Bylaw No. 2020 – *Landclearing Management Regulation Bylaw, 2009*; and further
- .2 That the working group consist of representatives from the following stakeholder groups:
 - Local improvement Districts (3 members);
 - CVRD Electoral Areas (3 members);
 - CVRD Environment Commission (1 member); and
 - Fire commissioner as a technical advisor (1)
 - Community members at large (6 members)
 - CVRD staff be available, but not members of committee.

MOTION CARRIED

CR4

The report and recommendations from the Transit Committee meeting held June 9, 2010 listing five items were considered.

10-375

It was moved and seconded:

2. That current transit tickets be accepted as full fare when the rates are increased on July 1, 2010.

3. That the CVRD Board approve 2-year extensions to the BC Transit Annual Operating Agreements and further that the Board Chair and Corporate Secretary be authorized to sign the extension agreements.
4. That the CVRD accept the BC Transit proposed standardized metal bus shelters, subject to those municipalities or Electoral Areas wishing to being exempted and to submit their own desired designs for approval.
5. That staff write to UBCM requesting that the funding agreement for transit shelters be revised from 32 to 24 shelters, due to the underestimated cost of the necessary infrastructure.

MOTION CARRIED

10-376

It was moved and seconded:

1. That customers reaching 100 years of age be provided a pass to ride free on the CVRD handyDart and conventional bus systems.

MOTION CARRIED

10-377

It was moved and seconded that the Transit Committee investigate how Transit can provide affordable bus service to seniors who lose their driver's license due to age.

MOTION CARRIED

CR5

Deleted upon Adoption of Agenda.

CR6

The report and recommendation from the Cowichan Lake Recreation Commission meeting held June 24, 2010 listing one item was considered.

10-378

It was moved and seconded that the resignation of Larry Olson from the Cowichan Lake Recreation Commission be accepted and that a letter of appreciation be forwarded to Mr. Olson.

MOTION CARRIED

CR7

The report and recommendations from the Shawnigan Lake Community Centre Commission meeting held July 5, 2010 listing two items were considered.

10-379

It was moved and seconded:

1. That a Reserve Fund Expenditure bylaw be prepared authorizing the expenditure of no more than \$20,000 from Reserve Fund Bylaw No. 1704 (Shawnigan Lake Community Centre Capital Reserve Fund Bylaw, 1995) for the purpose of purchasing a bus, and that the bylaw be forwarded to the Board for consideration of three readings and adoption.

2. That up to a maximum of \$30,000 in short term borrowing for the purchase of a bus be approved and that the loan be paid back over five years under the Liability under Agreement Section of 175 of the Community Charter.

MOTION CARRIED

CR8

The report and recommendations of the Parks Committee meeting of July 14, 2010 listing four items was considered.

10-380

It was moved and seconded:

1. That the application from the Ceevacs RoadRunners to use an approximately 4.0 kilometre section of the Cowichan Valley Trail for the Shawnigan-Kinsol Half Marathon running event on Sunday October 31, 2010, be approved subject to the following conditions:
 1. Proof of a minimum \$2.0 million liability insurance coverage be provided by the organizers, which covers the event and which also includes the CVRD as an additional insured;
 2. A route plan is submitted to the CVRD for review and approval detailing the section(s) of the Cowichan Valley Trail proposed for use as part of the Half Marathon course;
 3. A Course Marshall Plan is submitted prior to the event for CVRD review and approval;
 4. Confirmation that there will be appropriate flag persons at all road crossings along sections of the Cowichan Valley Trail corridor used for the event;
 5. Confirmation that there will be notices of the event posted along the trail in advance of, and during the day of, the event that will advise other trail users of the race, with such notice wording and locations pre-approved by the Regional District.

MOTION CARRIED

10-381

It was moved and seconded:

3. That the relocation of the Sandy Pool Regional Park drift boat launch to a new site 30 metres downstream be approved, with funding to complete the work (estimated under \$5,000) provided under the Regional Parks Minor Capital, and furthermore that rehabilitation of the river embankment at the existing launch site be undertaken this fall or in 2011 with grant funding received and/or contributions from the British Columbia Drift Boat Fisherman's Association.

4. That the Board Chair and Corporate Secretary be authorized to execute the required documents to enter into an agreement with SVI Rail Link (Southern Rail) for the installation and ongoing operation of a public pedestrian railway crossing to access the Cowichan Valley Trail at the Chemainus Train Station.

MOTION CARRIED

10-382

It was moved and seconded:

2. That the Municipality of North Cowichan be advised in response to their letter dated May 20, 2010, that consideration of an Outdoor Recreation Park for All-terrain vehicles is being deferred by the Regional District pending implementation of Provincial legislation governing off-road vehicle legislation in order to fully assess the implications with respect to opportunities and constraints for all-terrain vehicle recreation within the Cowichan Region.

MOTION CARRIED

STAFF REPORTS

SR1

The Staff Report from the Legislative Services Coordinator dated July 6, 2010 re: Results of Alternative Approval Process - Bylaw No. 3344 - Shawnigan Creek Drainage Services Establishment Bylaw was considered.

10-383

It was moved and seconded that the *Certificate of Results* confirming that the CVRD Board must not proceed to adopt Bylaw No. 3344, unless it receives the assent of the electors, be received.

MOTION CARRIED

SR2

Staff Report from the Manager, Development Services Division dated July 7, 2010 re: Cowichan Bay Estates - Request for Sanitary Sewer Units was considered.

10-384

It was moved and seconded that an agreement be prepared for the transfer of up to 90 sewer units from the Eagle Heights Sewer Service Area and up to 36 sewer units from the North Cowichan Sewer System to the Cowichan Bay Sewer Service Area and assignment of the units to Parcel B (DD 47244I) of Range 6 and Lot 1, Section 5, both of Range 4, Cowichan District (Cowichan Bay Estates).

Opposed: Directors Marcotte and Morrison

MOTION CARRIED

SR3 Staff Report from the Corporate Secretary dated July 8, 2010 re: Cowichan Sportsplex - Annual Financial Contribution was considered.

10-385 It was moved and seconded that this matter be referred to the August 25, 2010 Regional Services Committee meeting for discussion.

Opposed: Directors Dorey and Marcotte

MOTION CARRIED

PUBLIC HEARINGS

PH1 The Public Hearing Report and Minutes re: Official Community Plan Amendment Bylaw No. 3387 and Zoning Amendment Bylaw No. 3388 (Baranti Developments), applicable to Electoral Area A - Mill Bay/Malahat were considered.

10-386 It was moved and seconded that the Public Hearing Report and Minutes re: Official Community Plan Amendment Bylaw No. 3387 and Zoning Amendment Bylaw No. 3388 (Baranti Developments), applicable to Electoral Area A - Mill Bay/Malahat be received.

MOTION CARRIED

BYLAWS

B1 It was moved and seconded that "CVRD Bylaw No. 3382 - Douglas Hill Water System Service Establishment Bylaw, 2010", be adopted.

10-387

MOTION CARRIED

B2 It was moved and seconded that "CVRD Bylaw No. 3383 - Douglas Hill Water System Loan Authorization Bylaw, 2010", be adopted.

10-388

MOTION CARRIED

B3 It was moved and seconded that "CVRD Bylaw No. 3392 - Shawnigan Lake Historical Society Annual Contribution Service Amendment Bylaw, 2010", be granted 1st, 2nd and 3rd reading.

10-389

MOTION CARRIED

B4 It was moved and seconded that "CVRD Bylaw No. 3396 - Bings Creek Solid Waste Management Complex Reserve Fund Amendment Bylaw, 2010", be granted 1st, 2nd and 3rd reading.

10-390

MOTION CARRIED

B4 It was moved and seconded that "CVRD Bylaw No. 3396 - Bings Creek Solid Waste Management Complex Reserve Fund Amendment Bylaw, 2010", be adopted.

10-391

MOTION CARRIED

**B5
10-392** It was moved and seconded that "CVRD Bylaw No. 3397 - Kerry Village Water System Service Amendment Bylaw, 2010", be granted 1st, 2nd and 3rd reading.

MOTION CARRIED

**B6
10-393** It was moved and seconded that "CVRD Bylaw No. 3398 - Kerry Village Sewer System Service Amendment Bylaw, 2010", be granted 1st, 2nd and 3rd reading.

MOTION CARRIED

**B7
10-394** It was moved and seconded that "Cowichan Valley Regional District Bylaw No. 3400 - Security Issuing (Loan Authorization Bylaw No. 2902, Loan Authorization Bylaw No. 2973, Loan Authorization Bylaw No. 3062, Loan Authorization Bylaw No. 3063, and Loan Authorization Bylaw No. 3277), Bylaw, 2010", be granted 1st, 2nd and 3rd reading.

MOTION CARRIED

**B7
10-395** It was moved and seconded that "Cowichan Valley Regional District Bylaw No. 3400 - Security Issuing (Loan Authorization Bylaw No. 2902, Loan Authorization Bylaw No. 2973, Loan Authorization Bylaw No. 3062, Loan Authorization Bylaw No. 3063, and Loan Authorization Bylaw No. 3277), Bylaw, 2010", be adopted.

MOTION CARRIED

**B8
10-396** It was moved and seconded that "CVRD Bylaw No. 3401 - Cowichan Community Centre Capital Project Reserve Fund Expenditure (Sound Board) Bylaw, 2010", be granted 1st, 2nd and 3rd reading.

MOTION CARRIED

**B8
10-397** It was moved and seconded that "CVRD Bylaw No. 3401 - Cowichan Community Centre Capital Project Reserve Fund Expenditure (Sound Board) Bylaw, 2010", be adopted.

MOTION CARRIED

**B9
10-398** It was moved and seconded that "CVRD Bylaw No. 3402 - Honeymoon Bay Fire Protection Local Service Area Capital Reserve Fund Expenditure (Roof Repair) Bylaw, 2010", be granted 1st, 2nd and 3rd reading.

MOTION CARRIED

**B9
10-399** It was moved and seconded that "CVRD Bylaw No. 3402 - Honeymoon Bay Fire Protection Local Service Area Capital Reserve Fund Expenditure (Roof Repair) Bylaw, 2010", be adopted.

MOTION CARRIED

**B10
10-400** It was moved and seconded that "CVRD Bylaw No. 3403 - Area B - Shawnigan Lake Critical Location Streetlighting Service Amendment Bylaw, 2010", be granted 1st, 2nd and 3 reading.

MOTION CARRIED

B11 Deleted upon Adoption of Agenda.

B12 Deleted upon Adoption of Agenda.

**B13
10-401** It was moved and seconded that "CVRD Bylaw No. 3362 - Area G - Saltair/Gulf Islands Official Community Plan Amendment Bylaw (Parkinson), 2010", be adopted.

MOTION CARRIED

**B14
10-402** It was moved and seconded that "CVRD Bylaw No. 3363 - Area G - Saltair/Gulf Islands Zoning Amendment Bylaw (Parkinson), 2010", be adopted.

MOTION CARRIED

**B15
10-403** It was moved and seconded that "Cowichan Valley Regional District Bylaw No. 3387 - Area A - Mill Bay/Malahat Official Community Plan Amendment Bylaw (Baranti Developments), 2010", be granted 3rd reading.

Opposed: Director Marcotte

MOTION CARRIED

10-404 It was moved and seconded:

1. That prior to adoption of Official Community Plan Amendment Bylaw No. 3387 and Zoning Amendment Bylaw No. 3388, staff provide clarification regarding potential trail routes through the subject property and connections to existing or potential trails in the neighbourhood.
2. That a letter be sent to the Ministry of Transportation and Infrastructure requesting that future subdivision approval of lands between Sentinel Ridge and the southern boundary of the Ocean Terrace lands include provision for the southern extension of Rozon Road and Sangster Road.

MOTION CARRIED

**B16
10-405** It was moved and seconded that "Cowichan Valley Regional District Bylaw No. 3388 - Area A - Mill Bay/Malahat Zoning Amendment Bylaw (Baranti Developments), 2010", be granted 3rd reading.

Opposed: Directors Marcotte and Morrison

MOTION CARRIED

RESOLUTIONS

**RES1
10-406** **It was moved and seconded that the following appointments to the Electoral Area D - Cowichan Bay Advisory Planning Commission be approved:**

**Term to expire November 30, 2011:
Linden Collette
Dave Paras**

MOTION CARRIED

NEW BUSINESS

NB1 Director Marcotte advised that Planning & Development staff have been working on the issue of protection of the Great Blue Heron habitat in the Diamond area along Christie Road.

10-407 **It was moved and seconded:**

- 1. That staff prepare a Development Permit Area for protection of the Great Blue Heron habitat in the Diamond area along Christie Road.**
- 2. That the proposed Development Permit Area be referred to the Ministry of Environment Rate and Endangered Species Biologist, Ministry of Community and Rural Development, the Ministry of Transportation and Infrastructure, CVRD Engineering & Environmental Services Department, and the Diamond Improvement District for comment.**

MOTION CARRIED

**RESOLVING INTO
CLOSED SESSION**

**10-408
7:28 pm** **It was moved and seconded that the meeting be closed to the public in accordance with the Community Charter Part 4, Division 3, Section 90, Subsections (1) (e) Land Acquisition, and (a) Personal Information.**

MOTION CARRIED

7:28 pm Director Hutchins left the meeting at 7:28 pm.

Director Dorey left the Board Room at 7:28 pm.

**RISE FROM
CLOSED SESSION**

10-412
8:02 pm

It was moved and seconded that the Board rise with report regarding the appointment of Jenn George under Item CSSR1 Personal Information, and return to the Regular portion of the meeting.

MOTION CARRIED

CSSR1
Personal
Information
{Sub (1) (a)}
10-411

It was moved and seconded that the Board approve the appointment of Jenn George, representing First Nations, to the Economic Development Commission for a term to expire June 20, 2012.

MOTION CARRIED

ADJOURNMENT

10-413
8:02 pm

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

MOTION CARRIED

The meeting adjourned at 8:02 pm

Certified Correct:

Chairperson

Corporate Secretary

Dated: _____

Request to Appear as a Delegation**Meeting Information**

Request to Address:*

 CVRD Board Committee

If Committee, specify the Committee here:*

None

Meeting Date:*

11/08/10

Meeting Time:*

6 pm

Applicant Information

Applicant Name:

Bill Dumont

Representing:

Friends Against Rubbish Management Site

(Name of organization if applicable)

As:

Coordinator

(Capacity / Office)

Number Attending:

3

Applicant Contact Information

Applicant Mailing Address:

1753 Peerless Road

Applicant City:

Cobble Hill, BC

Applicant Telephone:

250 743 9882

Applicant Fax:

250 743 1639

Applicant Email:

wedumont@hotmail.com

Presentation Topic and Nature of Request:

Our organisation was established to oppose the proposed South Cowichan EcoDepot, approved by the Board at an in-camera meeting In June 2010. We have met with CVRD staff and Area Director Ken Cossey already. We now wish to meet with the full board which we understand all voted for this proposal as a regionally funded development.

Our request is to make a presentation to the Board representing the outcome and input from a general Public Meeting to be held in Cobble Hill Hall on July 29 and the results of polling via petition in the community.

We request approximately 1/2 hour of the board time.
thanks

* indicates required fields.



**ELECTORAL AREA SERVICES
COMMITTEE REPORT**

OF MEETING HELD AUGUST 3, 2010

DATE: August 4, 2010
To: Chairperson and Directors of the Board

Your Electoral Area Services Committee reports and recommends as follows:

1. That the resignation of Gordon Rutherford from the Area D Advisory Planning Commission be accepted and that a letter of appreciation be forwarded to Gordon Rutherford.
2. 1. That the *Certificate of Sufficiency* confirming that the petitions for inclusion in the Malahat Fire Protection Service Area are sufficient, be received.
2. That CVRD Bylaw No. 2414 be amended to extend the boundaries of the Malahat Fire Protection Service Area to include the following five properties:
 - Block 270, Malahat Land District (PID 009-395-156);
 - District Lot 201, Malahat Land District (PID 009-395-130);
 - Block 281, Malahat Land District (PID 009-395-172);
 - That part of Block 201, Malahat Land District including part of amended Parcel A (DD189674I) of said Block, shown outlined in red on Plan 1522R (PID 009-395-075); and
 - Lot 26, Block 201, Plan VIP78459, Malahat Land District, PID: 026-226-537.
3. That the Malahat Fire Protection Service Area amendment bylaw be forwarded to the Board for consideration of three readings and adoption.
3. That an additional \$100,000 of Community Works funding be allocated for upgrades to the Dogwood Ridge Water System to reduce the annual costs charged to customers of the system and that this funding be allocated from the Future Priorities list and removed from the identified Electoral Areas Curbside Program (3Trucks, Organic, Garbage and Recycling Bins).
4. That the Agricultural Advisory Committee Terms of Reference be approved with the addition of adding to the Membership List one member from the Economic Development Commission and one member from Farm Credit Canada and changing Duncan Farmer's Market representative to Farmer's Market representative.
5. That a Grant-in-Aid (Area F) be given to the Caycuse Volunteer Fire Department in the amount of \$3,500 to assist with replacement of necessary equipment.
6. That a Grant-in-Aid (Area C) be given to the Shawnigan Cobble Hill Farmers Institute in the amount of \$300 to assist with the advertising for the 101st Annual Cobble Hill Fall Fair.
7. That a Grant-in-Aid (Area A) be given to the Shawnigan Cobble Hill Farmers Institute in the amount of \$300 to assist with the advertising for the 101st Annual Cobble Hill Fall Fair.
8. That a Grant-in-Aid (Area B) be given to the Shawnigan Cobble Hill Farmers Institute in the amount of \$300 to assist with the advertising for the 101st Annual Cobble Hill Fall Fair.

9. That a Grant-in-Aid (Area D) be given to the Shawnigan Cobble Hill Farmers Institute in the amount of \$300 to assist with the advertising for the 101st Annual Cobble Hill Fall Fair.

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

10. That Development Variance Permit Application No. 4-A-10DVP by Eric Kuwert for a variance to Section 8.4.A(b)(3) of Zoning Bylaw No. 2000, to decrease the setback to the interior side parcel line from 3.0 metres to 0.2 metres on Lot 5, District Lot 47, Malahat District, Plan 6695 (*PID 005-773-610*), be approved, subject to a legal survey confirming compliance with approved setbacks.
11. That Application No. 1-F-10DVP by Paul Tuit to increase the permitted height of a residence from 7.5 metres to 8.5 metres not be approved, respecting Lot 1, Section 34, Renfrew District Plan 42592.
12. That Development Variance Permit Application No. 1-D-10DVP by Blue and Raina Bennefield for a variance to Section 8.1 (b)(3) of Zoning Bylaw No. 1015 by reducing the minimum rear parcel line setback from 4.5 metres to 2 metres for Lot 7, Section 4, Range 6, Cowichan District, Plan 24679, except part in Plans 39250 and VIP 60753, be approved, subject to the applicant providing a survey confirming compliance with approved setbacks.
13. That Development Variance Permit Application No. 3-G-10DVP by Kevin Lamont, on behalf of Stephen and Susan Odell, for a variance to Section 5.3(5) of Zoning Bylaw No. 2524, increasing the permitted height for an accessory building from 6 metres to 6.782 metres be approved, subject to the applicant providing a survey confirming compliance with approved height.
14. That Development Permit Application No. 1-A-10DP be approved, and that a Development Permit be issued to CCLC Holdings for Lot A, Section 2, Range 8, Shawnigan District, Plan VIP54860, for construction of an addition to a veterinary clinic.
15. That Application No. 1-G-10DP be approved, and that a development permit be issued to John Merrett for Strata Lot 5, District Lot 27, Oyster District, Strata Plan VIS6144, to permit removal of 1 tree , construction of a 50 metre trail and building of a riprap retaining wall, subject to:
- Compliance with the recommendations noted in the December 18th, 2009 report by C.N. Ryzuk and Associates Ltd;
 - Receipt of an irrevocable letter of credit in a form suitable to the CVRD, equivalent to 125% of the landscape costs, to be refunded after two years only if the plantings are successful and to the satisfaction of the registered professional biologist or BCLSA member;
 - Receipt of a stormwater management plan by a professional engineer prior to the issuance of a building permit.
16. That the CVRD continue with Phase 2 of the Municipal Green Building Leaders project to develop policies that would achieve increased energy efficiency and renewable energy requirements in buildings by:
1. Working with existing local government tools;
 2. Working with the provincial government to obtain clearer local government jurisdiction;
 3. Working with the provincial government to advance provincial policies; and
 4. That staff also explore the possibility of using the Development Approval Information tool under Section 920.01 of the *Local Government Act*.

17. 1. That the proposed amendment bylaw that would introduce an Ocean Shoreline Development Permit Area to the Mill Bay/Malahat Official Community Plan be approved and that the Draft Bylaw be forwarded to the Board for consideration of 1st and 2nd Readings;
 2. That the proposed bylaw be referred to Fisheries and Oceans Canada, School District 79, Capital Regional District, Ministry of Transportation and the Malahat First Nation, in the form of a written referral only with a 3 week response period; and
 3. That a Public Hearing be held with Directors Harrison, Giles and Duncan named as delegates of the Board.

18. 1. That staff be directed to prepare draft amendment bylaws to Electoral Areas C, D, F and H Official Community Plans that would create Ocean Shoreline Development Permit Areas, along with a referring agency list and bring back to the EASC for review; and
 2. That a separate Public Hearing be held for amendments to Electoral Area H – North Oyster/Diamond Official Community Plan.

19. 1. That the Bill 27 Bylaws for Electoral Areas D, G, and I proceed to the Board for 1st and 2nd Readings;
 2. That a Public Hearing be scheduled for the Amending Bylaw in Electoral Area D – Cowichan Bay with Directors Iannidinaro, Duncan and Giles appointed as delegates;
 3. That a Public Hearing be scheduled for the Amending Bylaw in Electoral Area I – Youbou/Meade Creek with Directors Morrison, Kuhn and Marcotte appointed as delegates;
 4. That a Public Hearing be scheduled for the Amending Bylaw in Electoral Areas G – Saltair/Gulf Islands, with Directors Dorey, Marcotte and Morrison appointed as delegates;
 5. That the Bill 27 Bylaws for Electoral Areas D, G, and I be referred to the City of Duncan, Town of Lake Cowichan, District of North Cowichan, Town of Ladysmith, Nanaimo Regional District, Cowichan Tribes, Chemainus First Nation, Ministry of Community and Rural Development, School Districts No. 68 and 79 for comment.

20. That the CVRD not object to the temporary change to the existing liquor license request of the Saltair Pub located at 10519 Knight Road for live outdoor music entertainment and seating on the following dates and occupancy limit:
 - Aug. 13, 2010, Aug. 14, 2010, Sept. 11, 2010, June 4, 2011, June 25, 2011 & July 16, 2011. Hours: 5pm to 11pm
 - Sundays: June 12, 2011 & July 24, 2011. Hours: 2pm to 8pm
 - Occupancy maximum of 175 persons

21. 1. That a Zoning Amendment Bylaw be prepared to amend the Electoral Area H – North Oyster/Diamond Zoning Bylaw No. 1020 by amending the minimum parcel area provisions of the P-2A Zone, by lowering the standard to 0.6 hectares for all levels of services.
 2. That the Amendment Bylaw be forwarded to the Regional Board for consideration of 1st and 2nd Readings and that a Public Hearing be waived under Section 890(4) of the *Local Government Act*.
 3. That the proposed amendment be referred to the Vancouver Island Health Authority and staff contact them in person or by telephone with respect to the proposed amendment.



ENGINEERING & ENVIRONMENTAL SERVICES COMMITTEE REPORT

OF MEETING HELD JULY 28, 2010

DATE: July 29, 2010

To: Chair and Directors of the Cowichan Valley Regional District

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

1. .1 That the Board accept the Utility Transfer Agreement between the CVRD and Douglas Hill Water System for CVRD takeover of the water system in Electoral Areas C and D, and further that the Chair and Corporate Secretary be authorized to sign the Utility Transfer Agreement.
- .2 That the following bylaws be forwarded to the Board for consideration of three readings and adoption:
 - .1 CVRD Bylaw No. 3406 – Douglas Hill Water System Management Bylaw, 2010
 - .2 CVRD Bylaw No. 3407 – Douglas Hill Water Capital Reserve Bylaw, 2010
 - .3 CVRD Bylaw No. 3408 – Douglas Hill Water Parcel Tax Bylaw, 2010.
2. That "CVRD Bylaw No. 3409 – Lambourn Estates Sewer System Management Amendment Bylaw, 2010" be forwarded to the Board for three readings and adoption.
3. .1 That the *Certificate of Sufficiency*, confirming that a sufficient petition, requesting inclusion into the Lambourn Estates Sewer System Service Area, be received.
- .2 That the boundaries of the Lambourn Estates Sewer System Service Area be amended to include "*PID 006-578-608, Parcel A (DD K20395) Section 4, Range 7, Cowichan District, Plan No. 2454 except that part in Plan 45929*".
- .3 That "CVRD Bylaw No. 3052 – Lambourn Estates Sewer System Service Establishment Bylaw, 2008", be amended to include "*PID 006-578-608, Parcel A (DD K20395) Section 4, Range 7, Cowichan District, Plan No. 2454 except that part in Plan 45929*", and that the amended bylaw be forwarded to the Board for consideration of three readings and adoption.

.../2

4. .1 That CVRD Bylaw No. 3359 –Environmental Initiatives Service Establishment Bylaw, 2010 be forwarded to the Board for consideration of three readings, and following provincial and voter approval, be adopted.
- .2 An Alternate Approval Process be carried out to obtain consent of the voters for establishment of the Environmental Initiatives Service function.
5. That the CVRD Chair and Corporate Secretary be authorized to sign a 5-year contract to enter a partnership with Asit Mazumder to undertake a research project for Shawnigan Lake water quality entitled “Climate Impacts and Adaptation for Waterborne Pathogens and Sustainable Clean and Healthy Water for Communities”.
6. That the Cowichan Valley Regional District approve submission of a Provincial Infrastructure Study Grant Application, on behalf of Cowichan Bay Waterworks District, subject to a higher priority being assigned to CVRD applications.
7. .1 That the CVRD implement collection of Styrofoam for recycling at CVRD depots in the Fall 2010,
- .2 The CVRD offer collection of Styrofoam at no charge, and further
- .3 That the CVRD purchase the XT200 EPS densifier for the purpose of implementing a Styrofoam Recycling Program.
8. That the Board accept the Partnership Agreement between the Shawnigan Lake School and the CVRD, and further that the Board Chair and Corporate Secretary be authorized to sign the agreement.
9. .1 That a capital reserve fund expenditure bylaw be prepared for withdrawal of funds not exceeding \$10,620.00 from the *Kerry Village Sewer System Capital Reserve Fund* to help finance upgrades to the sewer treatment plant, and further that the bylaw be forwarded to the Board for consideration of three readings and adoption.
2. That a capital reserve fund expenditure bylaw be prepared for withdrawal of funds not exceeding \$10,620.00 from the *Kerry Village Water System Capital Reserve Fund* to help finance upgrades to the water treatment plant, and further that the bylaw be forwarded to the Board for consideration of three readings and adoption.



STAFF REPORT

**BOARD MEETING
OF AUGUST 11, 2010**

DATE: July 15, 2010 **BYLAW NOS.:** 3380
3389

FROM: Kathleen Harrison, Legislative Services Coordinator

SUBJECT: Mill Bay/Malahat Historical Society Annual Financial Contribution Service and
Cowichan Station Area Association Annual Financial Contribution Service –
Notices of Alternative Approval Process and Elector Response Forms

Recommendations:

1. **That the *Notice of Alternative Approval Process* and the *Elector Response Form* for CVRD Bylaw No. 3380, be approved.**
2. **That the *Notice of Alternative Approval Process* and the *Elector Response Form* for CVRD Bylaw No. 3389, be approved.**

Purpose: To set the deadline for *Elector Response Form* submissions for the *Alternative Approval Process* for, "CVRD Bylaw No. 3380 – Mill Bay/Malahat Historical Society Annual Financial Contribution Service Establishment Bylaw, 2010" and "CVRD Bylaw No. 3389 – Cowichan Station Area Association Annual Financial Contribution Service Establishment Bylaw, 2010".

Financial Implications: Pursuant to Section 94 (2)(b) of the *Community Charter*, two notices must be placed in a local paper for each Alternative Approval Process. Each publication will cost approximately \$250.00 for a total of \$1,000. plus tax.

Interdepartmental/Agency Implications: The Legislative Services Division is responsible for the coordination and conduct of all Alternate Approval Processes and ensures compliance with the legislative requirements of the *Local Government Act* and *Community Charter*.

Background: CVRD Bylaw Nos. 3380 and 3389 were granted third reading by the Board of Directors at its meeting held June 25, 2010, and were forwarded to the Inspector of Municipalities for approval. Provincial approval has now been received, and therefore, the Board may now proceed with obtaining elector consent through an alternative approval process for each bylaw.

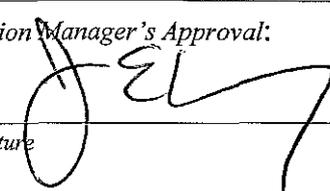
.../2

Pursuant to Section 801.3 of the *Local Government Act* and Section 86 of the *Community Charter*, the Board must set the deadline for receiving elector responses for an alternative approval process. The attached Notices of *Alternative Approval Process* and *Elector Response Forms* set the deadline for responses for Bylaw No. 3380 and 3381 for Monday, September 27, 2010.

Submitted by



Kathleen Harrison
Legislative Services Coordinator

<p><i>Division Manager's Approval:</i></p>  <p><i>Signature</i></p>

Attachments: Bylaw Nos. 3380 & 3381 AAP Notices
 Bylaw Nos. 3380 & 3381 Elector Response Forms



**NOTICE TO ELECTORS OF
ELECTORAL AREA A – MILL BAY/MALAHAT**

**OF AN ALTERNATIVE APPROVAL PROCESS OPPORTUNITY FOR
CVRD SERVICE ESTABLISHMENT BYLAW NO. 3380**

NOTICE IS HEREBY GIVEN that the Board of the Cowichan Valley Regional District proposes to adopt "CVRD Bylaw No. 3380 – Mill Bay/Malahat Historical Society Annual Financial Contribution Service Establishment Bylaw, 2010".

BYLAW SUMMARY

If adopted, Bylaw No. 3380 will allow the Cowichan Valley Regional District to provide the Mill Bay/Malahat Historical Society with an annual financial contribution of up to \$10,000. per year. The purpose of the contribution is to assist the Mill Bay/Malahat Historical Society with costs associated with the collection, preservation, restoration and presentation of historical artifacts and archives of Mill Bay/Malahat and the surrounding South Cowichan area. The maximum cost to residential property owners within Electoral Area A – Mill Bay/Malahat with a residential property assessed at \$100,000. would be \$1.06 per annum, as set out in the table below. The complete bylaw is available for review at the Cowichan Valley Regional District office, located at 175 Ingram Street in Duncan, during regular office hours, Monday to Friday 8:00 a.m. to 4:30 p.m., excluding statutory holidays. A copy of the bylaw is also available on the CVRD website at www.cvrld.bc.ca.

Calculation Table

Net Taxable Value (Land & Improvements)	Maximum Annual Cost Per Residential Property Owner	Number of Electors in the Service Area	10% of the Electors
\$100,000	\$1.06	3,244	324

ALTERNATIVE APPROVAL PROCESS AND ELIGIBILITY

The Regional District may adopt this bylaw unless at least 10% of electors within the service area indicate that a referendum must be held by submitting a signed *Elector Response Form* to the Regional District office **no later** than 4:30 p.m. on Monday, September 27, 2010. *Elector Response Forms* must be in the form established by the Regional District, and only those persons who qualify as electors of Electoral Area A – Mill Bay/Malahat, are entitled to sign. The service area includes all of Electoral Area A – Mill Bay/Malahat. Service area electors may qualify as either resident electors or as non-resident property electors, as follows:

Resident Elector – You are entitled to submit an *Elector Response Form* as a resident elector if you are age 18 or older on the day of submission, are a Canadian citizen, have lived in BC for at least six months, and have been a resident of Electoral Area A – Mill Bay/Malahat for the past 30 days or more.

Non-Resident Property Elector – You are entitled to submit an *Elector Response Form* as a non-resident property elector if you are age 18 or older on the day of submission, are a Canadian citizen, have lived in BC for at least six months, have owned and held registered title to a property in Electoral Area A – Mill Bay/Malahat for the past 30 days or more, and do not qualify as a resident elector. **NOTE:** Only one non-resident property elector may submit a response form per property, regardless of how many owners there may be.

If less than 10% (324) of the service area electors submit an *Elector Response Form*, the bylaw will be deemed to have the approval of the electors and the Regional District may proceed with adoption. For the purpose of conducting the alternative approval opportunity, the number of service area electors is calculated as 3,244.

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



**ELECTOR RESPONSE FORM
BYLAW NO. 3380**

The Cowichan Valley Regional District is proposing to adopt "CVRD Bylaw No. 3380 – Mill Bay/Malahat Historical Society Annual Financial Contribution Service Establishment Bylaw, 2010" which authorizes the Regional District to provide an annual financial contribution to the Mill Bay/Malahat Historical Society of up to Ten Thousand Dollars (\$10,000.00) to assist with costs associated with the collection, preservation, restoration and presentation of historical artifacts and archives of Electoral Area A – Mill Bay/Malahat and the surrounding South Cowichan area. If you are opposed to the adoption of this bylaw, you may indicate your opposition by signing and returning this *Elector Response Form* to the Regional District office by Monday, September 27, 2010. Only those persons who live or own property within Electoral Area A – Mill Bay/Malahat and meet the following qualifications are eligible to submit an *Elector Response Form*.

I hereby certify that:

- I am a Canadian citizen;
- I am an individual who is age 18 or older;
- I have been a resident of British Columbia for at least the past six months;
- I have been a resident of Electoral Area A – Mill Bay/Malahat for the past 30 days **or** I am entitled to register as a non-resident property elector;
- I am not disqualified by the *Local Government Act*, or any other enactment, from voting in an election or am not otherwise disqualified by law.

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

NAME OF ELECTOR:

(Please Print Full Name)

ELECTOR STREET ADDRESS:

OR

Address of property in relation to which I am entitled to register as a non-resident property elector (**non-resident property electors only**)

(contact telephone number including area code)

SIGNATURE OF ELECTOR:

NOTE: The *Elector Response Form* must be returned to the Cowichan Valley Regional District, 175 Ingram Street, Duncan, BC, V9L 1N8 before **4:30 p.m., Monday, September 27, 2010**. Regular office hours are 8:00 a.m. to 4:30 p.m., Monday through Friday, excluding statutory holidays.

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



**NOTICE TO ELECTORS OF
ELECTORAL AREA E – COWICHAN STATION/SAHTLAM/GLENORA
OF AN ALTERNATIVE APPROVAL PROCESS OPPORTUNITY FOR
CVRD SERVICE ESTABLISHMENT BYLAW NO. 3389**

NOTICE IS HEREBY GIVEN that the Board of the Cowichan Valley Regional District proposes to adopt "CVRD Bylaw No. 3389 – Cowichan Station Area Association Annual Financial Contribution Service Establishment Bylaw, 2010".

BYLAW SUMMARY

If adopted, Bylaw No. 3389 will allow the Cowichan Valley Regional District to provide the Cowichan Station Area Association with an annual financial contribution of up to \$20,000.00 per year. The purpose of the contribution is to assist with costs associated with the operation and maintenance of buildings and lands located at 2375 Koksilah Road and the delivery of community based programs and services, heritage projects, and community events by the Cowichan Station Area Association, within Electoral Area E – Cowichan Station/Sahtlam/Glenora. The maximum cost to residential property owners within Electoral Area E – Cowichan Station/Sahtlam/Glenora with a residential property assessed at \$100,000.00 would be \$2.95 per annum, as set out in the table below. The complete bylaw is available for review at the Cowichan Valley Regional District office, located at 175 Ingram Street in Duncan, during regular office hours, Monday to Friday 8:00 a.m. to 4:30 p.m., excluding statutory holidays. A copy of the bylaw is also available on the CVRD website at www.cvrld.bc.ca.

Calculation Table

Net Taxable Value (Land & Improvements)	Maximum Annual Cost Per Residential Property Owner	Number of Electors in the Service Area	10% of the Electors
\$100,000	\$2.95	3,224	322

ALTERNATIVE APPROVAL PROCESS AND ELIGIBILITY

The Regional District may adopt this bylaw unless at least 10% of electors within the service area indicate that a referendum must be held by submitting a signed *Elector Response Form* to the Regional District office **no later** than 4:30 p.m. on Monday, September 27, 2010. *Elector Response Forms* must be in the form established by the Regional District, and only those persons who qualify as electors of Electoral Area E – Cowichan Station/Sahtlam/Glenora, are entitled to sign. The service area includes all of Electoral Area E – Cowichan Station/Sahtlam/Glenora. Service area electors may qualify as either resident electors or as non-resident property electors, as follows:

Resident Elector – You are entitled to submit an *Elector Response Form* as a resident elector if you are age 18 or older on the day of submission, are a Canadian citizen, have lived in BC for at least six months, and have been a resident of Electoral Area E – Cowichan Station/Sahtlam/Glenora for the past 30 days or more.

Non-Resident Property Elector – You are entitled to submit an *Elector Response Form* as a non-resident property elector if you are age 18 or older on the day of submission, are a Canadian citizen, have lived in BC for at least six months, have owned and held registered title to a property in Electoral Area E – Cowichan Station/Sahtlam/Glenora for the past 30 days or more, and do not qualify as a resident elector. NOTE: Only one non-resident property elector may submit a response form per property, regardless of how many owners there may be.

If less than 10% (322) of the service area electors submit an *Elector Response Form*, the bylaw will be deemed to have the approval of the electors and the Regional District may proceed with adoption. For the purpose of conducting the alternative approval opportunity, the number of service area electors is calculated as 3,224.

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



The Cowichan Valley Regional District is proposing to adopt "CVRD Bylaw No. 3389 – Cowichan Station Area Association Annual Financial Contribution Service Establishment Bylaw, 2010" which authorizes the Regional District to provide an annual financial contribution to the Cowichan Station Area Association of up to Twenty Thousand Dollars (\$20,000.00) to assist with costs associated with the operation and maintenance of buildings and lands located at 2375 Koksilah Road and the delivery of community based programs and services, heritage projects, and community events by the Cowichan Station Area Association, within Electoral Area E – Cowichan Station/Sahtlam/Glenora. If you are opposed to the adoption of this bylaw, you may indicate your opposition by signing and returning this *Elector Response Form* to the Regional District office by **Monday, September 27, 2010**. Only those persons who live or own property within Electoral Area E – Cowichan Station/Sahtlam/Glenora and meet the following qualifications are eligible to submit an *Elector Response Form*.

I hereby certify that:

- I am a Canadian citizen;
- I am an individual who is age 18 or older;
- I have been a resident of British Columbia for at least the past six months;
- I have been a resident of Electoral Area E – Cowichan Station/Sahtlam/Glenora for the past 30 days or I am entitled to register as a non-resident property elector;
- I am not disqualified by the *Local Government Act*, or any other enactment, from voting in an election or am not otherwise disqualified by law.

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

NAME OF ELECTOR:

(Please Print Full Name)

ELECTOR STREET ADDRESS:

OR

Address of property in relation to which I am entitled to register as a non-resident property elector (**non-resident property electors only**)

(contact telephone number including area code)

SIGNATURE OF ELECTOR:

NOTE: The *Elector Response Form* must be returned to the Cowichan Valley Regional District, 175 Ingram Street, Duncan, BC, V9L 1N8 before **4:30 p.m., Monday, September 27, 2010**. Regular office hours are 8:00 a.m. to 4:30 p.m., Monday through Friday, excluding statutory holidays.

<p>Section 86(6) of the <i>Community Charter</i> requires all electors to submit their response on the form established by the CVRD, or an accurate copy of that form. If this form is altered in any way, including by writing or printing on the back of it, it must and will be rejected by the CVRD.</p> <p style="text-align: center;">30</p>



STAFF REPORT

**REGULAR BOARD MEETING
OF AUGUST 11, 2010**

DATE: July 8, 2010 **FILE NO:**

FROM: Mark Kueber, General Manager **BYLAW NO:** 3411
Corporate Services Department

SUBJECT: CVRD Five Year Financial Plan Amendment

Recommendation:

That the Five Year Financial Plan Amendment Bylaw No. 3411 be considered for three readings and adoption.

Purpose:

To amend the CVRD Five Year Financial Plan bylaw 2010 - 2014 to include additional capital works that have been approved at previous committee & commission meetings.

Financial Implications:

Total expenditures that are being added to the five year financial plan for year 2010 is \$6,959,510. with \$6,678,894. in capital and the balance in environmental projects. These expenditures are being funded with increases to debt of \$3,285,000, Grants & Donations of \$2,451,636, and Transfer from Reserves of \$1,222,874.

Interdepartmental/Agency Implications:

Local Government Act requires the Board to amend its Five Year Financial Plan whenever additional expenditures are proposed but are not included in the current plan.

Background:

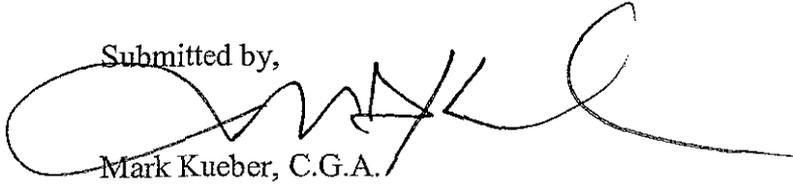
The Board approved its Five Year Financial Plan bylaw at the March 10, 2010 Board meeting. Since that time a number of Departments have taken proposals to their committees for approval to move ahead. For these projects to move ahead in 2010 the five year financial plan needs to be amended and the new expenditures included.

The new Capital expenditures include the following items:

Regional Parks	\$2,911,874
Cowichan Valley Trail	1,540,970
Community Parks	1,124,050
Cowichan Lake Arena Parking lot	367,000
Search & Rescue Building	250,000
Solid Waste Roll off Trucks	340,000
Engineering Equipment	<u>145,000</u>
	<u>\$6,678,894</u>

As of July 1, 2010, the proposed amended plan has been posted on our website seeking input from the public. To date no comments have been received.

Submitted by,



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

MK:tk

Attach.

Z:\Mark\Staff Reports - 2010\Staff Report - CVRD 5 Year Financial Plan Amendment.doc



STAFF REPORT

**REGULAR BOARD MEETING
OF AUGUST 11, 2010**

DATE: July 15, 2010

FILE NO:

FROM: Sharon Moss, Manager, Finance Division

BYLAW NO:

SUBJECT: Cowichan Valley Regional Hospital District's 2009 Financial Statements and 2009 Audit Report

Recommendation:

That the Cowichan Valley Regional Hospital District's 2009 Financial Statements be accepted and that the Audit Findings Report dated June 9, 2010 be received and filed.

Purpose:

To present the 2009 Cowichan Valley Regional Hospital District's Financial Statements. Also, to provide information from the Cowichan Valley Regional Hospital District's Auditor (Meyers Norris Penny).

Financial Implications:

Not applicable.

Interdepartmental/Agency Implications:

The Hospital District Act requires that the Hospital Financial Statements be presented to the Board.

Background:

The Cowichan Valley Regional Hospital District's Financial Statements were audited by Meyers Norris Penny LLP. The format and presentation of these Financial Statements is dictated by the Canadian Institute of Chartered Accountants. The Audit Report clarifies the Auditors role and responsibility, their method of performing the audit as well as their findings. This year's audit was completed without any problems and as a result received a clean audit report.

Respectfully submitted by:

A handwritten signature in cursive script that reads "Sharon Moss".

Sharon Moss, C.G.A.
Manager, Finance Division

SM:tk

Attach.

A rectangular box containing a handwritten signature in cursive. Above the signature, the text "General Manager Approval" is printed. Below the signature, the word "Signature" is printed.



MEYERS NORRIS PENNY LLP

June 9, 2010

Board of Directors
Cowichan Valley Regional Hospital District
175 Ingram Street
Duncan, BC V9L 1N8

Re: **Audit Findings Report to the Board of Directors**
Year ending December 31, 2009

Dear Sirs:

We are pleased to submit to you this report for discussion of our audit of the financial statements of Cowichan Valley Regional Hospital District (the "Hospital District") for the year ended December 31, 2009. In this report we cover those significant matters which, in our opinion, you should be aware of as members of the Board of Directors.

1. The Audit

Our responsibility, as auditor of Cowichan Valley Regional Hospital District, is to report to the members on the fair presentation of the 2009 financial statements, in accordance with Canadian generally accepted accounting principles. To properly discharge this responsibility, we designed our audit process to assess the risk of material misstatement within the statements by examining and assessing the effectiveness of Cowichan Valley Regional Hospital District's controls and accounting systems and the evidence supporting the amounts and disclosures in the statements, including the appropriateness of accounting principles and significant estimates made by management.

We have considered the Hospital District's internal control as part of the financial statement audit. This included obtaining an understanding of the internal controls relevant to our audit; evaluating the design of these controls; and determining whether they have been implemented. This understanding was sufficient to allow us to identify and assess the risks of material misstatement of the financial statements and to design and perform audit procedures. We have not determined whether relevant controls are operating effectively, as such, our understanding of internal controls should not be relied upon for any other purposes.

Our audit procedures, consisting of separate examination of each material year-end balance, key transaction, and other event considered significant to the financial statements, were concentrated in areas where risks were identified and therefore differences were most likely to arise.

Management has provided us with written representations, acknowledging, among other things, their responsibility for the implementation and maintenance of appropriate reporting systems and controls including those designed to detect and prevent fraud, and to ensure the appropriateness of the amounts recorded in the accounting records, and the amounts and disclosures in the financial statements.

2. Audit Results

We have satisfactorily completed our audit and are prepared to sign our Auditors' Report after the Board of Directors' review and approval of the financial statements. A substantive approach was used in auditing Cowichan Valley Regional Hospital District's financial statements; thus, the Hospital District's controls were not relied upon. **Final materiality calculated and used to assess the significance of misstatements or omissions identified during the audit and determine the level of audit testing performed was \$35,000.** The audit report will provide an unqualified opinion to the members. Key matters noted during our audit are summarized in the table below.

SUBJECTS	2009	2008
Significant doubt concerning entity's ability to continue as a going concern	None	None
Illegal or fraudulent acts	None noted	None noted
Fraud by employees/management with key roles in control activities	None noted	None noted
Differences that may: - Cause future statements to be materially misstated - Indicate significant weaknesses in controls	None None	None None
Irregularities having a material financial statement effect	None	None
Limitations placed on the scope of our audit	None	None
Significant transactions not in the ordinary course of business	None	None
Unusual significant transactions given the entity and its environment	None	None
Non-monetary transactions	None	None
Transactions that increase risk	None	None
Concerns with management breach of corporate conduct	None	None
Conflicts of interest	None	None
Disagreements with management	None	None
Matters influencing audit appointment	None	None
Difficulties encountered during the audit	None	None
Disagreements with management's accounting estimates	None	None
Disagreements with management's adoption of accounting policies or emphasis on the need for a particular accounting treatment	None	None
Significant weaknesses in the entity's risk assessment process within the design and implementation of controls	None	None
Material weaknesses in controls resulting from inappropriate response by management regarding implementing controls over significant risks	None	None
Matters giving rise to questions regarding the honesty and integrity of management	None	None

All significant management estimates were reviewed and no material differences were noted. The methodologies and processes used by management were consistent with prior periods. There were no unadjusted differences of any significance noted.

3. Auditor Independence

We confirm to the Board of Directors that we are independent of Cowichan Valley Regional Hospital District. Our letter to the Board of Directors discussing our independence is included as Appendix A to this report.



Page 3

Cowichan Valley Regional Hospital District

We would like to take this opportunity to formally acknowledge the excellent cooperation and assistance we received from the management and staff of Cowichan Valley Regional Hospital District.

The matters raised in this and other reports that will flow from the audit are only those which have come to our attention arising from, or relevant to, our audit that we believe need to be brought to your attention. They are not a comprehensive record of all the matters arising and, in particular, we cannot be held responsible for reporting all risks in your business or all control weaknesses. This report has been prepared solely for your use and should not be quoted in whole or in part without our prior written consent. No responsibility to any third party is accepted as the report has not been prepared for, and is not intended for, any other purpose.

We appreciate having the opportunity to meet with you and respond to any questions you may have about our audit, and to discuss any other matters that may be of interest to you.

Yours truly,

Meyers Norris Penny LLP

MEYERS NORRIS PENNY LLP

TS/wah
encls.

Cowichan Valley Regional Hospital District



MEYERS NORRIS PENNY LLP

June 9, 2010

Cowichan Valley Regional Hospital District
175 Ingram Street
Duncan, BC V9L 1N8

Dear Sirs:

We have been engaged to audit the financial statements of Cowichan Valley Regional Hospital District ("the Hospital District") for the year ending December 31, 2009.

CICA Handbook 5751, *Communications With Those Having Oversight Responsibility for the Financial Reporting Process* ("the Standard"), requires that we communicate at least annually with you regarding all relationships between the Hospital District and Meyers Norris Penny LLP that, in our professional judgment, may reasonably be thought to bear on our independence. In determining which relationships to report, the Standard requires us to consider relevant rules and related interpretations prescribed by the appropriate provincial institute and applicable legislation, covering such matters as:

- (a) Holding a financial interest, either directly or indirectly, in a client;
- (b) Holding a position, either directly or indirectly, that gives the right or responsibility to exert significant influence over the financial or accounting policies of a client;
- (c) Personal or business relationships of immediate family, close relatives, partners or retired partners, either directly or indirectly, with a client;
- (d) Economic dependence on a client; and
- (e) Provision of services in addition to the audit engagement.

We are not aware of any relationship between the Hospital District and Meyers Norris Penny LLP that, in our professional judgment, may reasonably be thought to bear on our independence, which have occurred from January 1, 2009 to June 9, 2010.

Generally Accepted Auditing Standards require that we confirm our independence to the Audit Committee. Accordingly, we hereby confirm that Meyers Norris Penny LLP is independent with respect to the Hospital District within the meaning of the Rules of Professional Conduct of the Institute of Chartered Accountants of BC as of June 9, 2010.

This report is intended solely for the use of the Board of Directors, management and others within the Hospital District and should not be used for any other purposes.

We look forward to discussing with you the matters addressed in this letter as well as other matters that may be of interest to you at our upcoming meetings. We will be prepared to answer any questions you may have regarding our independence as well as other matters.

Yours truly,

A handwritten signature in black ink that reads "Meyers Norris Penny LLP".

MEYERS NORRIS PENNY LLP

/s/ah
encls.





SR4

STAFF REPORT

REGIONAL BOARD MEETING OF AUGUST 11, 2010

DATE: August 5, 2010 **FILE NO:**
FROM: Tom R. Anderson, Acting Administrator **BYLAW NO:**
SUBJECT: Gas Tax Regionally Significant Projects – 2010 to 2014

Action:

That the direction of the Board be provided on the projects that are most critical.

Purpose:

To provide the Regional Board with an update on the status of this program.

Background:

There has been some confusion at the staff level regarding the next round of Gas Tax funding under the Regionally Significant Projects Funding Program and it is felt that it is necessary to inform the Board regarding this confusion and note any implications.

In early 2010, the Regional Board and staff began a process to identify future spending priorities in anticipation of the next round of Gas Tax funding. Many of these discussions were dealt with as part of the 2010 Regional Budget process. On May 12, 2010, the attached report (Appendix A) was considered by the Regional Board and the following resolutions were passed:

“It was moved and seconded that Item 7 Cowichan Basin Implementation Plan, of Appendix A, be amended by increasing the Gas Tax Contribution from \$50,000 to \$150,000 and reducing the reserve funding from \$385,550 to \$285,550.”

“It was moved and seconded that the Board approve the amended Tier I and II Regional Gas Tax projects as identified in the Report of the Administrator dated May 4, 2010 and that \$285,550 of Regional Gas Tax funding be reserved for future Regional Gas Tax projects.”

Staff have begun work on a number of these projects thinking the appropriate funding had already been approved by UBCM. It has just recently been clarified that funding approval for these 2010 to 2014 projects from UBCM has **not** been approved. According to our contacts at UBCM, the official announcement of the next round of funding under the Regionally Significant Projects program will take place this fall. After UBCM review of the proposed projects with their funding guidelines, official approval and funding may not be secured until the spring of next year. Hence, the need to inform the Board on the status of these projects and any implications given that the Gas Tax funding is not in place.

It should be noted that the detail provided on the following pages has been from the senior staff involved in the various projects.

Conclusion:

There are basically five (5) Gas Tax funded projects that require direction. They are:

- Regional Flood Mitigation Plan Cost Implication: \$50,000
- Sustainable Economic Development Strategy: Cost Implication: \$25,000
- Bio-Diesel Building Upgrades: Cost Implications: \$50,000
- Regional LYDAR: Cost Implication: \$375,000
- Cowichan Lake Recreation Centre –Paving: Cost Implication: (To be determined)

Staff have provided various options and a recommendation on all of the projects for Directors consideration. If Directors have any questions prior to the August 11, 2010, Regional Board meeting, you are encouraged to contact the appropriate Senior Staff member or Department Head to obtain the necessary information.

Submitted by,

A handwritten signature in black ink, appearing to read 'Tom R. Anderson', with a long horizontal flourish extending to the right.

Tom R. Anderson, MCIP
Acting Administrator

TRA/jah

TIER I REGIONALLY SIGNIFICANT PROJECTS

Regional Flood Mitigation Plan

Status:

A project work plan and schedule has been developed and is currently in review by senior staff. The province has released a call for proposals for flood mitigation works with July 31, and September 21, 2010 deadlines. This funding is anticipated to be the only funding available for the next five years to support infrastructure works of this type. The four affected local governments met and agreed that mutual support would be provided for the North Cowichan JUB protection application in the Tier 1 call, July 31, with the supportive funding originating from the JUB budget. Ongoing technical meetings with local governments are working towards developing a mutually agreed upon list of program applications for the Tier 2 and 3 calls. Time and funding is of the essence in developing an integrated response for the September funding deadline.

Budget Implications:

A budget of \$300,000 of which \$225,000 was approved by the Regional Board from Gas Tax funding for work towards an integrated approach to flood management in the lower Cowichan Koksilah. Budget will be required to undertake the larger project to determine various issues such as long term financing and maintenance of infrastructure as well as the immediate development of engineering works. Budget is required immediately to develop the engineering component of a provincial application for infrastructure funding. The total value of the funding requested from the province and the federal government to support ongoing flood mitigation will be in the millions.

This program was intended to ensure a integrated approach to developing a regional flood mitigation plan that ensured that all affected communities were protected equitably and that the benefits and costs of protection were distributed between the communities. If the funding and integration provided by this project is not ongoing, each of the local governments will be putting forward based on their own resources, individual and potentially conflicting proposals. Given that this call for proposals by the province is likely to be the only opportunity for sometime it is important that we take advantage of it. It is therefore recommended that this program be risk managed up to \$50,000 in order to ensure an application for funding is made. Funding could potentially be pulled from the Environmental Policy Division from the 2010 allocation. This shift in funding would result in the deferment of funding for the Corporate GHG inventory and supportive staffing.

Options:

1. Funds could be obtained through the General Government Budget (100) to continue with this project.
2. Budget is reallocated from existing approved Regional Gas Tax projects which have not yet accrued expensed, with those budgets being deferred till the next approval round. This would require approval from UBCM and may be outside of the timing window.
3. Budget is reallocated from the Environmental Policy Division allocation for staffing and the Corporate GHG inventory.
4. As no commitments have been made at this time, work on this project can be held in abeyance until such time as Gas Tax funding has been secured.

Recommendation:

As time is of the essence Option 1 is recommended.

CVRD Facilities “Green” Review**Status:**

Work on this program was scheduled to start in 2011 with supporting funds provided by that budget.

Budget Implications:

A \$75,000 budget over a three (3) year period had been approved by the Regional Board, however, no financial or other commitments have been made at this time.

Option/recommendation:

Given the significant cost of this project it is recommended that we hold off on any further work until Gas Tax funding has been secured.

Regional Sustainability Plan**Status:**

A Request for Expressions of Interest (REoI) has been drafted and was proposed to be forwarded to the Regional Services Committee at the end of August for review and approval.

Budget Implications:

A \$300,000 budget over a three (3) year period had been approved by the Regional Board, with \$100,000 budgeted to be spent this year. However, no financial or other commitments have been made at this time.

Option/recommendation:

Given the significant cost of this project it is recommended that we hold off on any further work until Gas Tax funding has been secured.

Sustainable Economic Development Strategy**Status:**

In light of Board and Economic Development Commission direction to proceed immediately with a Sustainable Economic Development Strategy, this part of the above noted Regional Sustainability Plan had been separated from that project in order to obtain the results of this strategy in time for the 2011 budget process. As such, work on this project has progressed to the point where a Request for Expressions of Interest has been drafted, approved by the Economic Development Commission and distributed. REoI's have been received, consultants have been short listed and a Request for Proposals for those consultants is ready to go out.

Budget Implications:

As part of the 2010 budget process, the Board directed that funding for this project come from Gas Tax funding. The REoI identifies the budget for this project at \$25,000 however, the process has not progressed to the point where any financial or other commitments have been made.

Options:

1. If the desire is to obtain the results of the direction to be provided by this Strategy in time for the 2011 budget, funds could be obtained through the General Government Budget (100) Consultants account which has sufficient funds necessary to continue with this project.
2. While there will be a delay in progress, there may be an opportunity to find the necessary funds from the Community Works fund.
3. As no commitments have been made at this time, work on this project can be held in abeyance until such time as Gas Tax funding has been secured.

Recommendation:

Option 1 is recommended.

Cowichan Basin Implementation Plan**Status:**

Verbal reporting of funding allocation was made to the program partners and the Cowichan Water Board (CWB). The funding was intended to provide technical support and studies to the CWB as they explore various issues. The CWB was requested to develop a budget and process in which the funds were to be expended against.

Budget Implications:

A \$150,000 budget over a three (3) year period had been approved by the Regional Board. To date the CAO has made a verbal commitment for the expenditure of \$20,000 for the development of four workshops. The CVRD Board made a motion at its July meeting to support the allocation of the funds for the four workshops. The CWB has limited funds and utilizes a paid coordinator to undertake its activities. There is currently a budget to cover the cost of the project coordinator until the end of the year based on the approved partner funding. The coordinator has been made aware of the gas tax issue and been requested to hold off on any budget allocations at this time. The coordinator is anxious to move forward on the proposed workshops and feels that it is possible to do so without additional Gas Tax funds.

Option/recommendation:

Given the cost of this project and the possibility of continued programming using existing approved allocated funding to the end of the year, it is recommended that we hold off on any Gas Tax funding expenditures until that funding has been secured.

TIER II PROJECTS

Bio-Diesel Building Upgrades

Status:

This program was intended to fund building upgrades (water, sewer, insulation and other basic amenities) to existing CVRD infrastructure to accommodate the use of the biodiesel co-ops use of the Bings Creek facility. The work was proposed to be undertaken as a component of the ongoing Bings Creek facility upgrade. Work on this portion of the program has not yet begun. The Bio-diesel Cooperative has been alerted to the funding issue at this time. They are currently in the process of seeking leveraged partnership funding from other sources for the processing portion of the facility.

Budget Implications:

A \$50,000 budget over a three (3) year period had been approved by the Regional Board, however, no financial or other commitments have been made at this time. These budget items have not been incurred in the current (funded) building upgrade program.

Option/recommendation:

It is recommended that up to \$50,000 of Budget 520 be reallocated for immediate and critical components of this program. Additional expenditures could be deferred until a later date.

CVRD GHG Plan

Status:

Work on this program was scheduled to start in 2011 with CVRD supporting funds provided by the residual of the 2010 Environmental Division staffing budget.

Budget Implications:

A \$56,250 budget over a three (3) year period had been approved by the Regional Board; however, no financial or other commitments have been made at this time.

Option/recommendation:

Given the significant cost of this project it is recommended that we hold off on any further work until Gas Tax funding has been secured.

Regional LIDAR

Status:

Because of the nature of this project, timing for data capture is critical to ensure that the data meets the widest array of potential future needs as well as ensuring data capture is accomplished within an appropriate weather window. This data was anticipated to be used immediately for a number of other CVRD programs and initiatives notably the Regional Energy Analysis Program and the South Cowichan Water Study. This program has a number of other partners which have contributed to the overall program on the assumption that the CVRD would be covering the data collection. Partnership development for this program has been substantial with existing partnerships with the University of Victoria, Natural Resources Canada, Ministry of Environment, National Research Council of Canada, NASA and Terra Remote Sensing, Additional partnership development is ongoing with BC Assessment, DFO and UBC.

Based on the understanding that the budgets had been approved, the Board made the motion recommending the Corporate Secretary and the Chair of the Board be authorized to sign a contract with the University of Victoria for data collection. As such, a contract has been negotiated with the University and has subsequently been signed by them, as well as subcontractors. Data is currently being captured at this time in an East to West configuration.

Budget Implications:

A budget of \$375,000 towards a project base budget of over 1.2 million⁺ was approved by the Regional Board. Currently UVic is collecting data based on a mutual understanding that the budget and funds for the program where available, and that other partners funding would build on this initial step. The contract between CVRD and UVic has been signed on their part subsequent to our review. UVic has been alerted to the situation however the program is currently in play and time is of the essence in a decision on this program. If the program is pulled at this time it is highly unlikely that the partnership could be rebuilt, additionally the CVRD would bear some responsibility with regards to covering the current data collection costs.

Options:

1. Cover the CVRD partnership costs of this program from existing CVRD Community Works funding, requiring an internal Board motion.
2. Request that existing UBCM approved CVRD Regionally Significant projects that have not expended their funding have the funding shifted to cover this initiative instead. As such, it is recommended that the Peerless Road project funds be expended as that project is not anticipated to start until late 2011. And, that project be added to the future Gas Tax application. This would require the approval of UBCM and could potentially be expedited in early fall on the request of the Board.
3. That the CVRD cover the costs internally from existing programming and contingency funds. Based on the direction from Administration this would result in the reallocation of all Environmental Policy programming funds including unallocated staffing. This would still result in a shortfall of funds and reallocation of funds from other divisions or programs.
4. Default on the existing contract and pay out costs incurred to date.

Recommendation:

Option 2 is recommended.

Regional Water Quality Monitoring

Status:

Work on this program was scheduled to start in late winter 2010 in partnership with Ministry of Environment (MOE) funds and staffing.

Budget Implications:

A \$66,200 budget over a three (3) year period had been approved by the Regional Board. A contract is in process of development and MOE has made internal staffing accommodations as well as committed to an additional \$112,000 in partnership support.

Option/recommendation:

It is recommended that we hold off on any further work until Gas Tax funding has been secured and work with our partner to ensure that effects on their organization and staff are minimized.

Cowichan Lake Recreation Centre – Paving

Status:

The original estimate to repave the parking lot as part of the current Cowichan Lake Arena renovation project was approx. \$300,000 for both the smaller front and larger back areas. With what was thought to be approval of Gas Tax Funding to make the parking lot project environmentally friendly, (rain gardens, bio-swales, water runoff etc.) the project was re-projected to cost approx. \$550,000, including design. \$183,000 was set aside from the Cowichan Lake Recreation Commission (CVRD) project budget to pay for the “Gas Tax” 1/3 local funding. With no longer having to budget \$300,000 for paving, the extra \$117,000 was redirected to other “shoulder” items in the core project budget. These “shoulder” items, in many cases have already started and should not be cancelled (Project completion date, mid-September).

Expenses to date on the Gas Tax funded parking lot are approx. \$50,000. A design charrette took place two weeks ago. The landscape architects are currently working with a timeline to get tenders out by mid to late August so that work on the parking lot project can be completed by October 1st, the latest in the season that paving can take place.

Budget Implications:

If Gas Tax Regionally Significant Funds are no longer available until Spring, 2011, the paving project timeline would be impacted. With a grand opening of the newly renovated Arena set for October, having a “torn up” parking lot is not, again in my opinion, an option for the Cowichan Lake Recreation Commission to consider at their next Commission Meeting on August 12/10.

Options:

- 1) Implement “phase #1” of the “green” parking lot project (front of Cowichan Lake Arena) this summer/fall by using the \$183,000 core portion of the project budget and then complete “phase #2” of the “green” parking lot project (back portion of the complex) in the spring of 2011, following successful approval of the 2011-2014 Gas Tax Fund program.
- 2) Cancel the “green” parking lot project and revert back to the original \$300,000 conventional parking lot program and finance the balance of the parking lot costs, approx. \$117,000, with either transfer from reserve funds and/or a short term borrowing loan.

Recommendation:

That the Regional Board allow the Cowichan Lake Recreation Commission to review this matter and make a decision at their Thursday, August 12, 2010 Meeting.

Cowichan Valley Trail Completion Initiative

Status:

Of the Gas Tax funding for the Cowichan Valley Trail (CVT) project, \$200,000 was carried forward in 2010 from the 2009 Actual Year-End Budget as surplus. It was anticipated that an additional \$300,000 was forthcoming in Gas Tax Regionally Significant funds for the years 2010 – 2014. To this date, approximately \$182,000 of the surplus \$200,000 has been expended in 2010. As such, there is still approximately \$18,000 remaining in surplus money from 2009.

Budget Implications:

2009 surplus monies are the only funds being expended at this time. No financial or other commitments have been made for the unsecured 2010 – 2014 Gas Tax Funds.

Option/recommendation:

It is recommended that we continue to expend the \$18,000 surplus money from 2009 but that we hold off on any new work on the Cowichan Valley Trail Project until we secure further Gas Tax funding.

TIER III PROJECTS

Island Savings Centre West Side Green Parking

Status:

Exploration and development of potential options and systems is ongoing.

Budget Implications:

Neither budget development nor project spending has been initiated at this time.

Option/Recommendation:

It is recommended that we hold off on any further preliminary work until Gas Tax funding has been secured.

Solid Waste Roll-Off Truck plus 30 Bins

Status:

This is no longer a proposed Gas Tax project.

Budget Implications:

N/A

Option/recommendation:

N/A

Regional Environmental Monitoring System

Status:

Exploration and development of potential partnerships is currently ongoing.

Budget Implications:

A \$375,000 budget over a three (3) year period had been identified by the Regional Board as a future tier 3 program, for the five year annual plan, but not included in the 2010 budget.

Option/recommendation:

It is recommended that we hold off on any further work until Gas Tax funding has been secured.



STAFF REPORT

**REGULAR BOARD MEETING
OF MAY 12, 2010**

DATE: May 4, 2010
FROM: Warren Jones, Administrator
SUBJECT: "Gas Tax" Regionally Significant Projects – 2010 to 2014

Recommendation:

That the Board approve the Tier I and II Regional Gas Tax projects identified in the Report of the Administrator dated May 4, 2010 and that \$385,550 of regional gas tax funding be reserved for future regional gas tax projects.

Purpose:

To update the Board about the extension of the "Gas Tax" funding program and to identify and recommend Regional Gas Tax funding priorities for 2010 to 2014.

Background:

The Agreement on the Transfer of Federal Gas Tax Revenues under the New Deal for Cities and Communities ("Gas Tax") program started in 2005. Over the past five years, the fund has provided the CVRD approximately \$5.2 million to fund numerous projects ranging from utility upgrades to trail building. The Regionally Significant Projects portion of that program has funded approximately \$2,251,132 in capital projects. During the 2010/2011 - 2013/2014 round of funding, the CVRD will receive approximately \$2,250,000 through the Regionally Significant Projects Fund.

At the March 10, 2010 meeting the Board directed that the proposed regionally significant gas tax projects be referred to the Electoral Area Services Committee and to the municipalities of Ladysmith, North Cowichan, Duncan and Lake Cowichan for consideration and input. At its April 6, 2010 meeting the Electoral Area Services Committee recommended that the Cowichan Lake Sports Arena parking lot project be included on the 2010 – 2011 priority list. The Committee also requested that staff recommend project priorities to the Board. As of May 4, 2010 no formal input from member municipalities had been received, however, it is understood that some municipalities will have given consideration to the project list prior to the Board's May 12, 2010 meeting.

Regionally Significant Projects Fund

The purpose of the Regionally Significant Projects Fund (RSP) is to provide financial support for capital projects that are larger in scale *or* regional in impact. *Larger in scale* projects are those which are difficult for a local government to fund through its own funding sources, by use of its Gas Tax Community Works Fund, or through a combination of these. In other words, the scale of the project is disproportionate to the size of the community.

Projects that are *regional in impact* simply *must have impacts beyond a single local government jurisdiction*. Generally, these are projects undertaken by two or more local governments, or are projects that directly serve more than one municipality or regional district, but are not explicitly required to do so.

Financial Implications:

There is no 2010 Requisition impact as a result of the projects currently proposed. Matching funding for projects is generated from current Reserves or in most cases other funding partners. While project funding through the RSP program may cover up to 100% of eligible costs, the CVRD has historically adopted a 1/4 funding policy for RSP projects which requires that the costs of projects supported through the RSP program be at least 1/4 funded through internal or other resources, with the remaining 3/4 funding coming through the Gas Tax program. However, due to economic conditions, the Board may also wish to provide some projects with 100% Gas Tax funding to lessen tax burdens – through the 2010 budget process the Board chose this funding approach for the Regional Sustainability Plan.

Discussion:

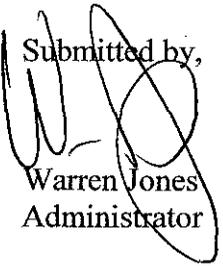
The table below lists regional projects in three tiers with the Tier I being the highest priorities and Tier III the lesser priorities from staff's perspective. It is fully recognized that the Board may view priorities differently. The staff Corporate Leadership has reviewed the projects and current funding envelope and is recommending that the Tier I and II projects be approved, subject to final determination of their funding eligibility.

TIER I	REGIONALLY SIGNIFICANT PROJECTS	<u>Est. RSP Funded</u>	<u>Est. Project Cost</u>
	Regional Flood Mitigation Plan	225,000	300,000
	CVRD Facilities "Green" Review	75,000	100,000
	Regional Sustainability Plan <i>(approved in 2010 Budget)</i>	300,000	300,000
	Cowichan Basin Implementation Plan	50,000	50,000
TIER II	PROJECTS		
	Bio-Diesel Building Upgrades	50,000	304,000
	CVRD GHG Plan	56,250	75,000
	Regional LIDAR	375,000	1,750,000
	Regional Water Quality Monitoring	66,200	178,200
	Cowichan Lake Recreation Centre – Paving	367,000	490,000
	Cowichan Valley Trail Completion Initiative	300,000	2,880,000
	SUBTOTAL:	\$1,864,450	\$6,427,200
TIER III	PROJECTS		
	Island Savings Centre West Side Green Parking	375,000	500,000
	Solid Waste Roll-Off Truck plus 30 bins	255,000	340,000
	Regional Environmental Monitoring System	375,000	500,000
(2,250,000 RSP Funds available)	ESTIMATED TOTAL	\$2,869,450	\$7,767,200

In an effort to remain flexible to future needs, it is recommended that a portion of the RSP allotment (\$385,500) remain uncommitted at this time. In future years, these remaining funds can then be allocated according to need, as determined.

Once the Board has determined the Regional Gas Tax priorities and amendment to the Five Year Financial Plan will be brought forward to include the gas tax expenditures.

Submitted by,



Warren Jones
Administrator

Attachments

**Appendix A
Project Description Summaries**

REGIONALLY SIGNIFICANT PROJECTS

1. Cowichan – Koksilah River Integrated Flood Mitigation Plan

In light of the recent flooding in the Cowichan Valley, this funding would support the development of an integrated regional flood mitigation plan, in cooperation with municipal and electoral area partners, Cowichan Tribes and Provincial and Federal partners. This project would build on the recently completed Integrated Floodplain and Planning Analysis and involve both process work and technical studies to support infrastructure upgrading and flood management.

Estimated Project Cost:	\$300,000
Partner Contribution:	\$75,000
Gas Tax Contribution:	\$225,000

2. CVRD Facilities “Green” Review

Investigation and analysis is required of all CVRD facilities in order to determine or identify opportunities for energy savings, power, water, etc GHG reduction.

Estimated Project Cost:	\$100,000
CVRD Contribution:	\$25,000
Gas Tax Contribution:	\$75,000

3. Regional Sustainability Plan

The regional district has no integrated sustainability plan which is required of all gas tax recipients. A regional sustainability plan will incorporate required elements as contained in the gas tax agreement. This project was approved and funded in the 2010 budget process.

Estimated Project Cost:	\$300,000
CVRD Contribution:	\$0
Gas Tax Contribution:	\$300,000

4. Bio-Diesel Building Upgrades

Funding through the first round of the Gas Tax program in the amount of \$100,000 secured a building at Bings Creek Transfer Station for the Bio-Diesel Co-op. The current funding request will be used to upgrade the building with water, sewer, insulation, and other basic amenities.

Estimated Project Cost:	\$304,000
Partner Contribution:	\$254,000
Gas Tax Contribution:	\$50,000

5. CVRD Greenhouse Gas Emissions Plan

The rough 2007 GHG analysis identifies a number of areas where the CVRD can potentially reduce GHG emissions through heating upgrades. The funding will be used to identify appropriate infrastructure and leverage BC hydro upgrade funding.

Estimated Project Cost:	\$75,000
CVRD Contribution:	\$18,750
Gas Tax Contribution:	\$56,250

6. Regional LIDAR

LIDAR technology captures both high resolution digital photography as well as detailed ground topography. This project is a proposed partnership with the University of Victoria, Terra Remote Sensing and others. The partnership will result in a major reduction to the initial data capture cost from market value as it is collected by the University. The partnership will also result in the opportunity for major reductions in the cost of related work such: as high resolution topography, planning studies and Official Community Plan updates as well as drainage mapping and assessment for member municipalities and CVRD, sewer and water service area base maps and analysis, vegetation and ecological mapping, identification of coastal and estuarine impacts, environmental and climate impacts analysis, etc. This enhanced mapping is of great interest to research organizations who can provide much needed analytical work to local governments at little or no cost as components of graduate and research studies. Time sensitive funding currently exists to enhance the proposed base mapping for the South Cowichan water study and the Regional Energy Analysis. At his time it is proposed that the LIDAR data capture and photography would cover the entire CVRD.

Estimated Project Cost:	\$1,750,000
Partner Contribution:	\$1,375,000
CVRD Contribution:	\$0
Gas Tax Contribution:	\$375,000

7. Cowichan Basin Implementation Plan

Funding will be used to support the implementation of the Cowichan Basin Water Management Plan and the evolving needs of the new advisory council. It is anticipated that the new Council will request/require that supporting research and meeting expenses are provided.

Estimated Project Cost:	\$50,000
CVRD Contribution:	\$0
Gas Tax Contribution:	\$50,000

8. Regional Water Quality Monitoring

In partnership with the Province of BC this program would result in baseline data acquisition for all the region's major watersheds over the course of 3-4 years. This data is critical in establishing watershed based drinking water parameters and ecosystem health. These watersheds include Cowichan/Koksilah, Cowichan Bay, Chemainus River, Stuart Channel, Shawnigan Lake and Shawnigan Creek. This proposal provides additional partnerships and ongoing data collection not currently proposed or funded by the South Cowichan water planning process or the Cowichan Watershed Board.

Estimated Project Cost:	\$178,200
Partner Contribution:	\$112,000
Gas Tax Contribution:	\$66,200

9. Cowichan Valley Trail Completion Initiative

The application of funds for the Cowichan Valley Trail Completion initiative for \$100,000 in each of 2010, 2011 and 2012, in conjunction with other secured grant funding, will be used to complete significant Northern Sections of the Cowichan Valley Trail. This funding would allow additional work to be completed on the Cowichan Valley Trail. This funding is not matching funding required to match grants from other levels of government or agencies.

Estimated Project Cost:	\$2,880,000
CVRD Contribution:	\$788,000
Partner Contribution/Grants	\$1,792,000
Gas Tax Contribution:	\$300,000

10. Curbside Roll-off Trucks

Current contract costs for related to recycling collection and transportation are approaching \$500,000 annually. Unfortunately, a built-in inefficiency in the current service results in hauling half full bins, paying to pull trucks away from other jobs, and overall high costs. Funding to purchase our own roll-off truck and a complement of 30 roll-off containers, would allow for full time seven days a week service, with the remainder contracted out. The net result would be a significant annual cost savings. It would mean 1.5 full time personnel added to the 15-plus solid waste management outside operations staff.

This project is listed as a Tier III priority as it is felt that given the future cost savings and operational benefits it is an initiative that the CVRD would be pursuing regardless of the availability of gas tax funding.

Estimated Project Cost:	\$340,000
CVRD Contribution:	\$85,000
Gas Tax Contribution:	\$255,000

11. Regional Environmental Monitoring System

This project would develop a region-wide environmental monitoring system which would consist of a series of monitoring stations to provide key information related to: groundwater levels and major aquifers; in-river and major lake gauges; rainfall volume and duration; and low level ozone. The stations would provide real time data and analysis tools that would interface with our existing SCADA systems to provide long-term and critical information for emergency response, management of water resources, land use development, and climate change adaptation. This initiative is regional in nature and provides additional and ongoing information to areas where there is ongoing technical work as well as areas in the region where there are no data programs. Data collected will inform planning processes related climate indexes (temperature & precipitation), flooding, drought, water resource management and climatic adaptation for communities.

Although, this is an important project competing resource demands suggest that it would be a future project, hence it is listed as a Tier III project.

Estimated Project Cost:	\$500,000
CVRD Contribution:	\$125,000
Gas Tax Contribution:	\$375,000

12. Cowichan Lake Recreation Centre – Green Parking Management

The existing Cowichan Lake Recreation Centre parking lot is in poor condition and does not deal effectively with oil and chemical waste emitted from vehicles. Given the proximity of the parking lot and recreation facilities to Cowichan Lake a significant environmental benefit may be achieved through an innovative design and approach to parking and traffic flow. If approved, expertise would be retained to design a parking management plan to reduce or eliminate the environmental impact of vehicles utilizing the recreation centre site. Once the design is complete we will need to clarify how much of the project will be eligible for gas tax funding. Also, given that the parking lot itself is owned by the Town of Lake Cowichan some thought will have to be given to how to best proceed with the work as the regional district cannot incur debt for capital works for facilities or lands which it does not own. There is some urgency to this project as the Cowichan Lake Area project is expected to be completed in September 2010.

Estimated Project Cost:	\$490,000
CVRD Contribution:	\$123,000
Gas Tax Contribution:	\$367,000

13. Island Savings Centre West Side – Green Parking Management

The existing west side parking lot of the Island Savings Centre is in poor condition and it does not deal effectively with oil and chemical waste emitted from vehicles. The water table at this site is high and runoff from the site enters water courses nearby posing challenges for development and the environment. A unique parking management plan is needed to mitigate the impact of vehicles, roads and parking on ground water and proximate water courses and bodies.

Given the status of the Vancouver Island University project this project is listed as a Tier III project suggesting that it would be prudent to review options following completion of more works currently underway on the site.

Estimated Project Cost:	\$500,000
CVRD Contribution:	\$125,000
Gas Tax Contribution:	\$375,000

TOTAL (\$2,250,000 Available)

Estimated Total "Gas Tax" RSP Contribution:	\$2,869,450
Estimated Total CVRD Contribution:	\$1,289,750
Estimated Total Partner/Grant Contribution:	\$3,608,000
Estimated Total Project Cost:	\$7,767,200

APPENDIX C

2005-2009 Regionally Significant Projects Funded Projects

REGIONALLY SIGNIFICANT PROJECTS	<u>RSP Cost</u>	<u>Project Cost</u>
Cowichan Lake Recreation Retrofit	161,000	237,000
Shawnigan Lake Community Centre Heat Pumps	40,000	53,900
Island Savings Centre Utilities Upgrade	413,000	550,000
Frank Jameson Centre Energy Upgrades	274,000	365,000
Cowichan Valley Trail: Northern Completion	400,000	2,650,000
Phase One South Cowichan Eco Depot	730,000	1,014,000
Bings Creek Transfer Station Upgrades	104,000	145,000
Peerless Road and Meade Creek Upgrades	402,000	558,000
(Total of \$2,524,882 in RSP funding was delivered from 2005-2009) TOTAL	2,524,000	5,572,900
IF/GSPF APPLICATION BASED FUNDING	<u>IF/GSPF</u>	<u>Project Cost</u>
Cowichan River Floodplain Mapping and Integrated Flood Plan	255,000	350,000
Regional Community Energy Plan	300,000	300,000
TOTAL	555,000	650,000

APPENDIX D
Eligible Project Categories and Sub-Categories

Project Categories	Sub-Categories
Public Transit	Develop or improve public transit system (rapid transit, buses, bus ways, sea-buses, commuter rail, ferries, street cars, cycling and pedestrian infrastructure, etc.)
	Road system improvements that encourage a reduction in car dependency (express bus lanes, HOV lanes, park and ride, bike paths, queue, etc.)
	Implement innovative technologies that support environmental sustainability
	Rehabilitation of roads and bridges that enhance sustainability outcomes
	Paths and trails
Community Energy Systems	Improving energy systems through the use of water systems to generate hydro
	Community energy systems - wind, solar, thermal, geothermal, etc.
	Alternative energy systems
	Alternative energy systems that serve local government infrastructure
	Retrofit local government buildings and infrastructure (e.g. water pumps, street lights, etc.)
	Reduce the GHG impact of solid waste (e.g. biogas recovery and conversion of biomass to bio-oil)
	Fleet vehicle conversion
Water and Wastewater	Developing or upgrading drinking water systems to improve water quality and reduce water use, increase energy efficiency, and secure water supply in the face of drought
	Developing or upgrading wastewater and storm water systems to improve water quality and improve aquatic habitat
	Implement innovative technologies that support environmental sustainability
	Investments in the enhancement and/or protection of community green space such as streams and natural corridors including habitat protection systems to improve water quality and improve aquatic habitat
	Solid Waste Management
Support full cost recovery from users through improved application of user charges	
Reduce the environmental impact of solid waste (e.g. composting, bio gas recovery)	
Implement innovative technologies that support environmental sustainability	
Capacity Building	Increase local government capacity to undertake integrated sustainability planning including:
	Regional growth strategies
	Community development plans
	Community plans
	Community Energy Planning
	Transportation plans
	Infrastructure development plans
	Liquid waste management plans
	Solid waste management plans
	Long-term cross-modal transportation plans
	Water conservation/demand management plans
	Drought management contingency plans
	Air quality plans
	Greenhouse gas reduction plans
	Energy conservation plans
Implementing/planning innovative environmental technologies that support sustainability	

38.18



C.V.R.D

PUBLIC HEARING REPORT
Bylaws No. 3371 and 3372

Following is a summary of the proceedings of the Public Hearing for Official Community Plan Amendment Bylaw No. 3371 and Zoning Amendment Bylaw No. 3372 (Heart Lake Developments), applicable to Electoral Area H – North Oyster/Diamond, held on Monday, June 21, 2010, at the North Oyster Community Centre, 13467 Cedar Road, Ladysmith, BC, at 7:02 p.m.

HEARING DELEGATES Director M. Marcotte, Electoral Area H – North Oyster/Diamond, Chairperson
 Director M. Dorey, Electoral Area G – Saltair/Gulf Islands
 Director I. Morrison, Electoral Area F – Cowichan Lake South/Skutz Falls

CVRD STAFF PRESENT Mr. R. Conway, Manager, Planning & Development Department
 Ms. J. Hughes, Recording Secretary, Planning & Development Department

Members of the Public:
 There were approximately 35 members of the public present.

CALL TO ORDER Director M. Marcotte Chaired the Hearing and called the meeting to order.
 The Chairperson introduced the Hearing Delegates and CVRD Staff present.

PROCEDURES Mr. Conway explained the requirements under Section 890 of the *Local Government Act*. He advised that notice of the Public Hearing was advertised in two consecutive issues of the *Chronicle* (Tuesday, June 8, 2010 and Tuesday, June 15, 2010) 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. 3371 proposes to amend North Oyster/Diamond Official Community Plan (OCP) Bylaw No. 1497, 1993 - Electoral Area "H" of the Cowichan Valley Regional District, by re-designating part of District Lot 51, Oyster District, Except the Right of Way of the Esquimalt and Nanaimo Railway Company, Except Part Coloured Red on Plan Deposited Under DD 27279I, and Except Part Coloured Red on Plan Deposited Under DD 28555I AND That part of District Lot 51, Oyster District, shown Coloured Red on Plan Deposited Under DD27279I from Agriculture to Mobile Home Park Residential.

Zoning Amendment Bylaw No. 3372 proposes to amend North Oyster/Diamond Zoning Bylaw No. 1020 by creating a new Bush Creek Manufactured Home Residential Zone (MH-2) and by rezoning District Lot 51, Oyster District, Except the Right of Way of the Esquimalt and Nanaimo Railway Company, Except Part Coloured Red on Plan Deposited Under DD 27279I, and Except Part Coloured Red on Plan Deposited Under DD 28555I AND That part of District Lot 51, Oyster District, shown Coloured Red on Plan Deposited Under DD27279I from Primary Agricultural (A-1) to Bush Creek Manufactured Home Residential (MH-2), Secondary Agricultural (A-2), Parks and Recreation (P-1) and Institutional (P-

2).

The purpose of OCP Amendment Bylaw No. 3371 and Zoning Amendment Bylaw No. 3372 is to permit the subject property to be developed for up to 147 strata manufactured home lots with a minimum lot size of 540 square metres, 8 secondary agricultural lots with a minimum lot size of 2 hectares and 24.51 hectares of publicly dedicated land.

Mr. Conway stated that 72 items of response 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 21, 2010, at 4:30 pm. He further advised that copies of the proposed Amendment Bylaws were located on the side table for review.

Mr. Conway gave more of a descriptive explanation of the proposed Amendment Bylaws and stated the following:

Site Context:

- Subject property is approximately 69 hectares in area, or about 170 acres;
- It is presently zoned Primary Agricultural (A-1) and is designated Agricultural in the OCP;
- The property is located north of Ladysmith and west of the Christie Road residential area. Bush Creek, which crosses the south and east sides of the property, currently separates the residential uses to the south-east – the Christie Road area, and the agriculturally zoned lands to the north-west;
- Chemainus First Nations lands are located immediately to the north. It should be noted that the Chemainus First Nation is planning to develop the lands at the corner of Oyster-Sto-Lo Road and the Trans Canada Highway for commercial and residential use.

Land Use Overview:

- 147 strata lots are proposed for the middle part of the site, with the 8 secondary agricultural lots located north of the strata lots where the soils are more conducive to agriculture;
- The north and south perimeter of the site are proposed as public land that would be kept essentially in a natural state;
- Effluent disposal fields for the sewage treatment system would be located along the north property boundary and a one acre site near the Oyster Sto-Lo Road entrance has been offered as a community amenity site – possibly for a future fire hall.

OCP Bylaw Summary:

- OCP Amendment Bylaw No. 3371 proposes to change the OCP designation on part of the subject property from Agricultural to Mobile Home Park Residential. The reason this designation is proposed, is because it is the only designation in the OCP right now that accommodates manufactured home zoning;
- The remainder of the site, where the secondary agricultural lots, park land, and utilities and community amenity site are proposed, would retain the existing agricultural designation.

Zoning Bylaw Summary

Zoning Amendment Bylaw No. 3372 creates a new Bush Creek Manufactured

Home Residential (MH-2) Zone for the manufactured home housing that is proposed for the site.

- The new zone permits manufactured homes or single family dwellings as principal uses;
- Manufactured homes are defined as factory built dwellings, built on a permanent foundation, and that conform to the CSA A277 Standard. Mobile homes, which conform to a different CSA standard, would not be permitted in the MH-2 Zone;
- In addition to manufacture home, single family homes, or site built homes are also permitted in the MH-2 Zone;
- Accessory uses in the Zone include accessory residential structures such as garages, sheds, etc., administration and recreation buildings associated with the strata and home occupation and horticulture;
- Building would be limited in the Zone to 35 percent lot coverage and a maximum building height of 7.5 metres for principal structures and 7.5 metres for accessory structures. Setbacks also apply (5.5 front; 3.0 and 1.5 m side, 4.5 m side exterior; 3.0 metre rear);
- The MH-2 Zone is an “amenity bonus zone”, meaning the majority of the density can only be accessed if amenities identified in the zone are provided. Only 3 residential lots are permitted in the Zone unless the owner transfers to the CVRD 24.5 hectares of land – the land shown as P-1 and P-2 in the Zoning Amendment Bylaw Map;
- Other features of the Zone are that no more than one dwelling per lot is permitted, and the minimum lot size in the Zone is 540 square metres. The Zone also caps the maximum number of lots at 147.
- The Zoning Amendment Bylaw also proposes to change the zoning on the property from Agricultural (A-1) to MH-2, A-2, P-1, and P-2.

Correspondence

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

- 1) Heart Lake Developments Power Point Presentation (EXHIBIT 1);
- 2) Letter dated May 23, 2010, from Sophie C. Fontaine (EXHIBIT 2);
- 3) Letter dated May 23, 2010, from R.S. Kimmerly (EXHIBIT 3);
- 4) Letter dated June 15, 2010, from Ray R. Gauthier, C.E.O. Coast Salish Development Corporation (EXHIBIT 4);
- 5) Letter dated June 16, 2010, from Simone Bezeau (EXHIBIT 5);
- 6) Letter dated June 16, 2010, from Trevor Laboucan (EXHIBIT 6);
- 7) Letter dated June 21, 2010, from Yvon Bezeau (EXHIBIT 7);
- 8) Letter dated June 11, 2010, from Iris Sohamer (EXHIBIT 8);
- 9) Letter dated June 17, 2010, from an unrecognizable signature from #103-219 Dogwood (EXHIBIT 9);
- 10) Letter dated June 18, 2010, Bev Wavnecau (EXHIBIT 10);
- 11) Letter dated June 18, 2010, from Ken Wavnecau (EXHIBIT 11);
- 12) Letter dated June 17, 2010, from Erin Wilson (EXHIBIT 12);
- 13) Letter dated June 9, 2010, from Cheri Mactier (EXHIBIT 13);
- 14) Letter dated June 8, 2010, from Becky Oster (EXHIBIT 14);
- 15) Letter dated June 10, 2010, from Christina De Souza (EXHIBIT 15);
- 16) Letter dated June 21, 2010, from J. Irwin (EXHIBIT 16);
- 17) Letter dated June 18, 2010, from Matt Wilson (EXHIBIT 17);

- 18) Letter dated June 10, 2010, from J. Rawek (EXHIBIT 18);
- 19) Letter dated June 10, 2010, from Adrian Austin (EXHIBIT 19);
- 20) Letter dated June 7, 2010, from K. Rectou (EXHIBIT 20);
- 21) Letter dated June 8, 2010, from an unrecognizable signature from 532 Gatacre St. (EXHIBIT 21);
- 22) Letter dated June 2, 2010, from Helen Jordan (EXHIBIT 22);
- 23) Letter dated June 2, 2010, from Gayle Jordan (EXHIBIT 23);
- 24) Letter dated June 7, 2010, from Carol Turner (EXHIBIT 24);
- 25) Letter dated June 7, 2010, from John Surtees (EXHIBIT 25);
- 26) Letter dated May 27, 2010, from Greg Sparkes (EXHIBIT 26);
- 27) Letter dated June 21, 2010, from W.R. Hutchinson, W.R. Land Surveying Ltd. (EXHIBIT 27);
- 28) Letter dated June 21, 2010, from Tarah Stntuy (EXHIBIT 28);
- 29) Letter dated June 7, 2010, from David Stalker (EXHIBIT 29);
- 30) Letter dated June 21, 2010, from Ed Life (EXHIBIT 30);
- 31) Letter dated June 21, 2010, from J. Walbank (EXHIBIT 31);
- 32) Letter dated June 21, 2010, from N. Walbank (EXHIBIT 32);
- 33) Letter dated June 15, 2010, from Ray R. Gauthier, C.E.O. Coast Salish Development Corporation (EXHIBIT 33);
- 34) Letter dated June 1, 2010, from Chief John Elliott (EXHIBIT 34);
- 35) Letter dated May 31, 2010, from Dean Harris Sr., CFN Councillor (EXHIBIT 35);
- 36) Letter dated May 31, 2010, from Peter Sey, CFN Councillor (EXHIBIT 36);
- 37) Letter dated June 1, 2010, from David (EXHIBIT 37);
- 38) Letter dated June 3, 2010, from M. David (EXHIBIT 38);
- 39) Letter dated May 31, 2010, from Lesly H (EXHIBIT 39);
- 40) Letter dated May 27, 2010, from Josephine Louie (EXHIBIT 40);
- 41) Letter dated June 3, 2010, from I.H. (EXHIBIT 41);
- 42) Letter dated May 31, 2010, from Carman Bodaly and Barbara Bodaly (EXHIBIT 42);
- 43) Letter dated June 19, 2010, from Carmen Maretic and Dan Sordahl (EXHIBIT 43);
- 44) Letter dated June 18, 2010, from Lorraine Lecheten (EXHIBIT 44);
- 45) Letter dated June 18, 2010, from G. Lockstein (EXHIBIT 45);
- 46) Letter dated May 20, 2010, from R.G. Humphries (EXHIBIT 46);
- 47) Letter dated May 20, 2010, from Carol Granule (EXHIBIT 47);
- 48) Letter dated May 20, 2010, from Jennifer McCormid (EXHIBIT 48);
- 49) Letter dated May 21, 2010, from an unrecognizable signature from 13460 Adshead Road (EXHIBIT 49);
- 50) Letter dated May 15, 2010, from D.J. Legal (EXHIBIT 50);
- 51) Letter dated June 17, 2010, from Kathleen P. Hooper (EXHIBIT 51);
- 52) Letter dated June 17, 2010, from Michael K. Hooper (EXHIBIT 52);
- 53) Letter dated May 9, 2010, from John Cowan (EXHIBIT 53);
- 54) Letter dated May 22, 2010, from Judy Kubrak (EXHIBIT 54);
- 55) Letter dated May 22, 2010, from Anna Legal (EXHIBIT 55);
- 56) Letter dated June 1, 2010, from Mary Lynn Carr (EXHIBIT 56);
- 57) Letter dated May 29, 2010, from Anita Hieb (EXHIBIT 57);
- 58) Letter dated May 29, 2010, from Landis Hieb (EXHIBIT 58);

- 59) Letter dated May 22, 2010, from Stephen B. (EXHIBIT 59);
- 60) Letter dated May 5, 2010, from Roger Loughny (EXHIBIT 60);
- 61) Letter dated June 1, 2010, from John Douglas Carr (EXHIBIT 61);
- 62) Letter dated May 4, 2010, from Russel Jackson (EXHIBIT 62);
- 63) Letter dated May 14, 2010, from Charla M. Ramsay (EXHIBIT 63);
- 64) Letter dated May 1, 2010, from Bert Steen (EXHIBIT 64);
- 65) Letter dated May 7, 2010, from K. Brock (EXHIBIT 65);
- 66) Letter dated May 14, 2010, from Wayne Ramsay (EXHIBIT 66);
- 67) Letter dated May 21, 2010, from Bev W.M. Dougall (EXHIBIT 67);
- 68) Letter dated May 18, 2010, from Omi Fontaine (EXHIBIT 68);
- 69) Letter dated June 20, 2010, from Peter Brase (EXHIBIT 69);
- 70) Letter dated June 20, 2010, from Gayle Brase (EXHIBIT 70);
- 71) Letter dated June 15, 2010, from an unrecognizable signature from c/o 3600 Yellow Point Road (EXHIBIT 71);
- 72) Letter dated June 12, 2010, from Marci Leighton (EXHIBIT 72);
- 73) Heart Lake Developments Ltd. Wildland Fire Hazard and Risk Assessment (EXHIBIT 74).

Location of File

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

Director Marcotte welcomed and introduced Director Loren Duncan from Electoral Area E – Cowichan Station/Sahtlam/Glenora to the Public Hearing.

**APPLICANT,
Heart Lake
Developments**

Jennifer Kay, Agent, was present with regard to Rezoning Application No. 1-H-09RS and stated the following:

- Introduced Bruce Muir and noted that there were two other owner/applicants within the audience and noted she had other team members at the Public Hearing who could answer any technical questions that may arise;
- Gave a Power Point Presentation (EXHIBIT 1) which outlined their proposed rezoning of the subject property noting the Vision of the proposed development and describing the site and context, Bush Creek, land use concept, land use plan stats, senior's oriented rural community, manufactured homes, and agricultural lots. The presentation also outlined the community consultation and planning process, APC site visit, and public feedback and neighbourhood information meetings. It showed the existing land use plan and the proposed final plan along with the 'Four Corners Concept Plan' and explained the community amenities proposed for the site.

**QUESTION
PERIOD**

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

- Harry Shupe,
13055 Code Road**
- He is a farmer and asked what they see as being feasible to farm on the proposed 5 acre lots?
- Jennifer Kay**
- They have had a chance to assess the potential for the agricultural use and have focussed primarily on small hobby farms which allows for clustering and horses on site.
 - Possible use on the site may also be for the growing of grapes.
 - Not a long history of agricultural uses on site and they feel by creating the smaller lots, small scale agriculture and would be viable.
- Harry Shupe**
- He grew up in the area and the subject property was used at one time as a farm.
 - Concerned that once farmland was cut up it was gone forever.
 - Understood that the Town of Ladysmith was trying to get water from the aquifer and stated that he also needed water for his farm.
 - How does water connect with the aquifers in the area?
- Jennifer Kay**
- Property does not have any agricultural uses on it now but it did at one time.
 - Dennis Lowen is present and he will address the water issues and the aquifer.
- Dennis Lowen**
- Bush Creek Aquifer is connected to the Cassidy Aquifer and that runs from the Nanaimo River in the north down to Bush Creek in the south and it is a very large sandy gravel body.
 - Water on the site will be provided by a well and the capacity is twice as much as what they require. It currently produces 200 gallons per minute and noted that they only require 100 gallons for the proposed development.
 - Flow will only take 5 percent water from the aquifer.
 - It is one of the best aquifers on Vancouver Island.
- Harry Shupe**
- Ladysmith keeps on building and building and they have no water and are now coming to the outskirts for water and that affects him.
 - In the future water will be very valuable.
 - The Government says his wells are now going to be taxed.
 - He is concerned about the future of water for his children.
- Beryl Shupe**
- Is this the same well that serviced the Ivy Green Water Fountain as that well was contaminated?
 - She and her husband are retired dairy farmers.
- Dennis Lowen**
- No this is a new well on the subject property.
- Beryl Shupe**
- There are many farms in the area that do not have the water and with all the available water on site she felt it would be a beautiful place for the growing of grapes.
 - Will this set a precedent by taking the property out of agricultural?

- Dennis Lowen**
- Lots of room in the aquifer, it would not touch the potential of the Cassidy Aquifer.
 - Proposed zoning is very site specific and the site has a very good water source.
- Rob Conway**
- Bylaws are specific to the subject property but that does not stop somebody else in the future from coming forward and applying for rezoning.
 - Lands adjacent to the subject property are within the ALR and there is a process to go through to remove land from the ALR.
 - There is another adjacent parcel that does have conditional approval for subdivision into 5 acre lots.
- Rita Dawson,
13545 Cedar Road**
- Begs to differ with regard to the Cassidy Aquifer and noted there are actually two Cassidy Aquifers. The bottom one is a re-circulating Aquifer that does not have any flow into it. The major portion of the Cassidy Aquifer has been designated as highly vulnerable and the Airport is over a good portion of the Cassidy Aquifer.
 - Town of Ladysmith is looking to the Cassidy Aquifer for a future water source along with the City of Nanaimo.
 - Island Timberlands has proposed another development site at Cassidy and they also want to take water from the Cassidy Aquifer making it a very popular spot.
 - It is the understanding that there is plenty of water and asked if that is true, as she noted that studies are still being carried out and nobody really knows.
 - She has lived in the Diamond area her entire life and water has always been a problem.
 - Before development starts she requested that the CVRD first find out about the water.
- Chris Gerrand,
11690 Fairtide Road**
- During the discussions with the APC they reviewed the possible inclusion of the 8 lots into the ALR and asked if there was any follow up to that?
- Jennifer Kay**
- Part of the proposal is to offer the 8 lots to the Agricultural Land Commission and to have them included in the Land Reserve which creates a net gain by proposing those 8 lots going into the ALR.
- Bob Jamison,
1572 Seabird Road**
- He has attended other meetings about the Island Timberlands proposed development and noted he was very concerned about water in the area.
 - Concerned about the aquifer.
 - With the possible 150 homes in the area and when the fall rains come down where will all the water from the roof tops and roadway runoffs go as he was concerned about the fish bearing stream that has a hatchery on it?
- Jennifer Kay**
- There will be no net increase into water runoff as that is achieved by the development's stormwater management plans that will be in place. There will also be permeable surfaces and rain barrels to catch water and they are

committed to a significant stormwater management plan.

- Dave Clough,
Lantzville**
- He is with Ladysmith Sportsmen and stated he would like to see more stormwater design details.
 - What are the setbacks for accessory buildings on the back lot line and what protection is there with respect to the drip zone of trees that grow right up to the edge of the 30 m and top of the bank?
 - Concerned about the 30-40 m trees on site being removed.
 - Does not agree with building right up to the edge of the lot lines.
 - Concerned about park use in Bush Creek and asked what the park management plan is?
 - Will it be mountain bike trails or will it be like Holland Creek and noted he wanted to see it left as more natural.
 - Is the groundwater hydrology connected to the surface water of Bush Creek and is there a monitoring plan to protect groundwater?
- Jennifer Kay**
- Creek corridor goes far beyond the 30 m riparian areas regulations setback and it is a wider setback area than what is required.
- Rob Conway**
- Explained the setbacks for principal and accessory buildings and stated the side yard setbacks are 3 m on one side and 1.5 on the other and the rear yard setback is 3 m.
- Dave Clough**
- Does that include a concrete foundation accessory building or a portable building?
- Rob Conway**
- Any structure is required to comply with that setback.
- Dave Clough**
- Does that include a carport with a concrete foundation?
- Rob Conway**
- Yes, 3 m setback.
- Dave Clough**
- How is every tree that is growing along the edge of the 30 m going to be protected and noted his concern about the drip zone and its root system?
- Robin Kenyon,
Land Surveyor**
- Intent along the creek top is that a line has been drawn at the top of the bank and assured that there will be a setback greater than 3 m and there will also be a geotechnical setback determined.
 - During the subdivision process a Geotechnical Engineer will be walking along that bank.
 - Would anticipate setbacks of approx 7.5 m to 10 m but noted that would be further reviewed during the geo-technical portion of the subdivision process.
- Speaker**
- She has walked the site and is impressed with the design and top of bank and cannot see the tree topping as being much of an issue on the site and she could not see the viewscapes being impacted either.

- Bruce Muir**
- As far as the subdivision design and lot layout, they have a prepared detailed plan but noted that there will be further geo technical aspects and designs coming forward.
 - Stewardship of the park and corridor will be given to the CVRD and it will be at the discretion of the CVRD and local Parks Commission as to how it will be managed.
- Mary Marcotte**
- There is a Parks Commission in Area H that looks after the managing of parks in the area.
 - They would also like to work with the First Nations in the area and have them involved in helping the Commission manage the park.
- Dave Clough**
- What type of park is planned?
- Director Marcotte**
- The Parks Commission has stated if the park comes forward it will start off as a wilderness park and then there will be consultation with the community and First Nations as to what they would like seen done with the park.
- Dave Clough**
- Asked about Bush Creek Aquifer?
- Dennis Lowen,
Hydrogeologist**
- He is a Hydrogeologist, has his own company in Victoria and has been working in hydrogeology since 1973. He has mapped ½ of the Aquifers in British Columbia and has worked very extensively up and down the Island and has been involved with the Cassidy Aquifer since 1978.
 - Bush Creek Aquifer flows down toward the ocean and in the summertime there is more water flowing in the Aquifer than in the Creek. There is a huge body of sand and gravel below the creek. Draw down on the well does not even reach the creek and there is more than ample water in there for the fish in the Creek and the well.
 - About 60 percent of the water will be stormwater going back into the groundwater.
- Sue Benoit,
Yellow Point Road**
- They own a 35 acre farm and appreciate how farmlands cannot be broken up and stated that she was concerned about the status of farming in the next 100 years.
 - How do we get to a place where we can take A-1 and A-2 land and change it to a mobile home park?
- Director Marcotte**
- Rezoning Application was submitted at the CVRD office, the application went before local Advisory Planning Commission and Parks Commission and then before the CVRD's Electoral Area Services Committee for review and comment. The Electoral Area Services Committee supported the application proceeding to a public hearing so the Bylaws were prepared and forwarded onto the Regional Board for First and Second Reading. This public hearing was scheduled in order to allow the public to provide their comments about the proposal.
- Sue Benoit**
- Does not support the application.

- A new Fire Hall is proposed for North Oyster and under the proposed development there is a spot for new fire hall and asked how will North Oyster Fire Department deal with another 150 homes in the area and why does she have to assume the responsibility for building that new fire hall?
- Director Marcotte**
- Proposed 147 homes will be serviced by the existing North Oyster Fire Department as the property falls within the Fire Protection Service Area.
 - The idea of having a fire hall lot designated is for the future.
- Sue Benoit**
- With 147 new homes proposed ancillary services for 55+ aged persons will be required and has any thought be given to that?
- Jennifer Kay**
- One significant feature of the proposed neighbourhood is the future Chemainus First Nations development site “Four Corner’s” which will be a mixed residential and commercial development and they believe the site will provide those local services to the area.
- Sue Benoit**
- Concerned that the future population on the 147 homes could be on the subject property 10-15 years before the First Nations development is built.
- Guy Bezeau**
- He is one of the principles in the development and he also sells Real Estate.
 - Their proposed development is for 55+ in age and they have been in discussions with the Town to bring the trolley bus to their development and he does not think the issue of health care in the location is really negative.
- Sue Benoit**
- There are 5 acre lots proposed around the 147 lots and her concern is about people making complaints about smells when manure is put down on those agricultural lands.
 - What guarantee will be in place to ensure the 147 lots will be completed as she does not want to see the residents in the area left with the problem if it is not finished?
- Jennifer Kay**
- The question about potential conflict between agricultural and residential did come up for discussion with APC members and they are very aware of that issue. They feel there will be respect of the community character and they want to preserve the ALR lands and also create an agricultural community.
 - There has been discussions regarding an agricultural covenant that will guarantee those lots have the right to be in the agricultural use.
 - Future owners of the manufactured homes could be advised through a covenant that they are living in an agricultural area, which would help to discourage complaints and conflict.
- Director Marcotte**
- Asked for further questions from the public present with regard to proposed Amendment Bylaws No. 3371 and 3372 and stated that the Information Binder and Bylaws were located on the side table and written submissions must be received at the head table prior to the close of the Public Hearing.
- Bruce Muir**
- He is a partner with Guy Bezeau as well as a couple of other partners in the

project and stated he has worked in the Cowichan Valley for 30 years and that he looks very carefully at a project before they get into it.

- They value their projects which show in their track record and thinks the proposed development will be a very good project.

**Gordon Hunter,
Diamond**

- If the proposed Bylaws are approved and the project goes ahead will there be a development permit application process that the applicants will have to go through?

Rob Conway

- Yes, the subject property falls within the Bush Creek/Cassidy Aquifer Development Permit Area and the property would require a Development Permit to subdivide the property.

Gordon Hunter

- Is there another process after the rezoning has been approved?

Rob Conway

- Yes, the two processes after rezoning of the property will be the subdivision process and development permit process.

Director Marcotte

Asked for further questions from the public present three times regarding Official Community Plan Amendment Bylaw No. 3371 and Zoning Amendment Bylaw No. 3372.

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 Marcotte reminded the public that the Information Binder was available for review located on the side table, along with copies of the proposed Amendment Bylaws, and that all submissions must be received at the head table prior to the close of the Public Hearing.

**Sue Benoit,
4412 Yellow Point
Road**

- If the proposed Bylaws are passed she thinks the CVRD will be getting a lot of phone calls from the 147 residents who will be complaining violently about the 5 acre agricultural lots.
- Should not be changing agricultural lands to residential lands as it is a huge mistake.
- Concerned about an older population living within that development and while there is an interest from First Nations to build their new development to support it in the future that could still be many years away.
- Fire is another concern and servicing that many more buildings by a small fire hall will be a huge challenge.
- Not opposed to development per say but opposed to the proposed application.

**Beryl Shupe
13055 Code Road**

- Completely agreed with the previous speaker's comments.

**Dave Jensen,
Ladysmith
Sportsmen's Club**

- They do a lot of stewardship on Bush Creek Hatchery and Stocking Creek.
- He would like to see the partners of the site make more of an effort to also protect the stewardship of the Creek by way of blocking the roads to stop the garbage dumping on site and he suggested that they do it tomorrow.

- Gate to the proposed site should be locked from traffic getting into the site and asked the landowners to do some due diligence.
 - Does not want to see trucks travelling up and down the salmon streams.
- Bruce Mason,
3770 Shell Beach
Road**
- Chair of Area H Parks Commission and they have walked the site with the APC and it was universal with both Commissions that they do not want to change the natural greenspace but they would like to block off the access from vehicles coming into that area.
 - There is an area on the south side of the Creek that would be a park corridor for future walking trails.
 - Parks Commission is enthusiastic about the greenspace and protecting the natural habitat is very important to them.
 - People should look at Yellow Point Park in the area as it has been left as a natural area with walking trails and is very nice for people to walk in.
 - Proposed development is reasonable as it gives more places for people to live and more opportunity for those people to use the park system.
- Harry Shupe,
13055 Code Road**
- Major concern is the water for now and in the future.
 - Agricultural land should not be cut up and it too should be left for now and forever.
 - Timber companies are cutting and selling their lands and are not replanting them anymore.
- Bob Jamison,
1572 Seabird Road**
- Major concern is the aquifers in the area.
 - Island Timberlands is now in the Real Estate business and they are not replanting and now they want to build a village in the Cassidy area and he is concerned about them tapping into the aquifer.
 - He has been to other meetings held by Island Timberlands and has heard their Hydrologist's report and he has heard a completely different story making water is his main concern.
- Director Marcotte**
- Asked for public comments a 1st and 2nd time with regard to proposed Amendment Bylaws No. 3371 and 3372 and reminded the public the Information Binder was available for review on the side along with copies of the Amendment Bylaws. Director Marcotte further advised that written comments on the proposed application must be received at the head table prior to the close of the Public Hearing.
- Jan Tukham,
5455 Carmichael Road**
- Area H is very fortunate to still have Agricultural lands and she feel these lands should remain in that zoning.
- ADJOURNMENT**
- Chairperson Marcotte asked for public comments or submissions three times from the public present regarding Official Community Plan Amendment Bylaw No. 3371 and Zoning Amendment Bylaw No. 3372.
- Chairperson Marcotte declared the Public Hearing closed at 8:22 pm.

CERTIFICATION:

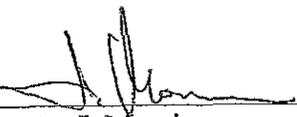
We attended the Public Hearing on Monday, June 21, 2010, and hereby certify that this is a fair and accurate report of the Public Hearing.


Director M. Marcotte

Date July 28/10


Director M. Dorey

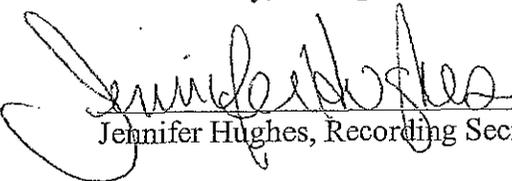
Date July 28/2010


Director I. Morrison

Date 07/23/2010


Rob Conway, Manager

Date July 15, 2010


Jennifer Hughes, Recording Secretary

Date July 15, 2010



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3359

A Bylaw to Establish and Operate a Service for Environmental Initiatives and Programs for the Whole of the Cowichan Valley Regional District.

WHEREAS pursuant to Sections 796 and 800 of the *Local Government Act*, a regional district may, by bylaw, establish and operate any service that the Board considers necessary or desirable for all or part of the regional district;

AND WHEREAS the Board of the Cowichan Valley Regional District wishes to establish a service for the purpose of developing, operating and maintaining environmental initiatives and programs that restore, rehabilitate and enhance the natural environment, encourage economic and social development compatible with environmental stewardship, protect the environment from harm and support the work of delivering the initiatives and programs for the whole of the Cowichan Valley Regional District;

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 enacts as follows:

1. **CITATION**

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 3359 – Environmental Initiatives Service Establishment Bylaw, 2010**".

2. **SERVICE BEING ESTABLISHED**

The service being established under the authority of this bylaw is a service for the purpose of developing, operating, maintaining and delivering environmental initiatives and programs for the whole of the Cowichan Valley Regional District. The service shall be known as the "Environmental Initiatives Service".

3. **SERVICE AREA BOUNDARIES**

The boundaries of the service area are the boundaries of the whole of the Cowichan Valley Regional District.

.../2



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3384

A Bylaw to Establish a Nature and Habitat Fund in Electoral Area I – Youbou/Meade Creek

WHEREAS pursuant to Sections 796 and 800 of the *Local Government Act*, a regional district may, by bylaw, establish and operate any service that the Board considers necessary or desirable for all or part of the regional district;

AND WHEREAS the Board of the Cowichan Valley Regional District wishes to establish a service for the purpose of creating a Nature and Habitat Fund;

AND WHEREAS the Nature and Habitat Fund will be funded from voluntary contributions;

AND WHEREAS the availability of funds would enable the Cowichan Valley Regional District to fund Nature and Habitat projects in Electoral Area I – Youbou/Meade Creek;

AND WHEREAS the Director of Electoral Area I – Youbou/Meade Creek has consented, in writing, to the adoption of this bylaw;

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

1. CITATION

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 3384 – Nature and Habitat Fund Establishment Bylaw, 2010**".

2. SERVICE BEING ESTABLISHED

The service being established under the authority of this bylaw is the Nature and Habitat Fund (the "Fund") for the purpose of:

- a) receiving voluntary contributions;
- b) funding Nature and Habitat projects that environmentally enhance Electoral Area I – Youbou/Meade Creek in the service area.

3. SERVICE AREA BOUNDARIES

The boundaries of the service area are the whole of Electoral Area I – Youbou/Meade Creek.

4. PARTICIPATING AREA

Electoral Area I – Youbou/Meade Creek is the participating area for this service.

5. METHOD OF COST RECOVERY

As provided in Section 803 of the *Local Government Act*, the annual cost of providing the Fund shall be recovered by one or more of the following:

- (a) revenues received by way of agreement, enterprises, gift, grant or otherwise;
- (b) revenues raised by other means authorized under this or another *Act*.

6. MAXIMUM REQUISITION

There is no annual requisition for this service.

7. EXPENDITURE OF FUNDS

- a) The principal of the Fund, the interest and other income derived from investment of the principal shall be used, applied, devoted and accumulated for the benefit of funding Nature and Habitat projects that environmentally enhance Electoral Area I – Youbou/Meade Creek in the service area.
- b) Any proposed expenditure of funds must be referred to the Nature and Habitat Fund Advisory Committee for review.
- c) A recommendation from the Nature and Habitat Fund Advisory Committee shall be forwarded to the Board for consideration. An expenditure of funds must be approved by Board resolution.

8. ESTABLISHMENT OF ADVISORY COMMITTEE

There is hereby established a Committee known as the Nature and Habitat Fund Advisory Committee.

9. COMMITTEE MEMBERSHIP

The Nature and Habitat Fund Advisory Committee shall consist of the following five members:

- a) The Area Director for Electoral Area I – Youbou/Meade Creek, who shall serve as Chair and call meetings as required.
- b) Four qualified electors from Electoral Area I – Youbou/Meade Creek appointed by the Board. Nominations for Committee appointments are to be advertised in two consecutive issues of a local community newspaper and on the Regional District website.

10. TERM OF MEMBERSHIP

The term of office for members appointed under 9(b) shall be up to 3 years. All appointments shall expire on December 31 in the year of a General Local Election.

READ A FIRST TIME this 12th day of May, 2010.

READ A SECOND TIME this 12th day of May, 2010.

READ A THIRD TIME this 12th day of May, 2010.

I hereby certify this to be a true and correct copy of Bylaw No. 3384 as given Third Reading on the 12th day of May, 2010.



Deputy Corporate Secretary

June 14, 2010

Date

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this
27th day of July 2010.

ADOPTED this _____ day of _____, 2010.

Chairperson

Corporate Secretary



C·V·R·D

COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3397

A Bylaw to Amend the Boundaries of the Kerry Village Water System Service Area

WHEREAS the Board of the Cowichan Valley Regional District established the *Kerry Village Water System Service Area* under the provisions of Bylaw No. 2491, cited as "CVRD Bylaw No. 2491 – Kerry Village Water System Service Establishment Bylaw, 2004", 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:

- Lot A, Section 2, Range 7, Shawnigan Land District, Plan 45532, PID 008-301-158;

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

AND WHEREAS the Director of Electoral Area A – Mill Bay/Malahat has consented, in writing, to the adoption of this bylaw;

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

1. **CITATION**

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 3397 – Kerry Village Water System Service Amendment Bylaw, 2010**".

2. **AMENDMENT**

That Bylaw No. 2491 be amended by deleting and replacing the existing Schedule A with the Schedule A attached to this bylaw.

READ A FIRST TIME this 14th day of July, 2010.

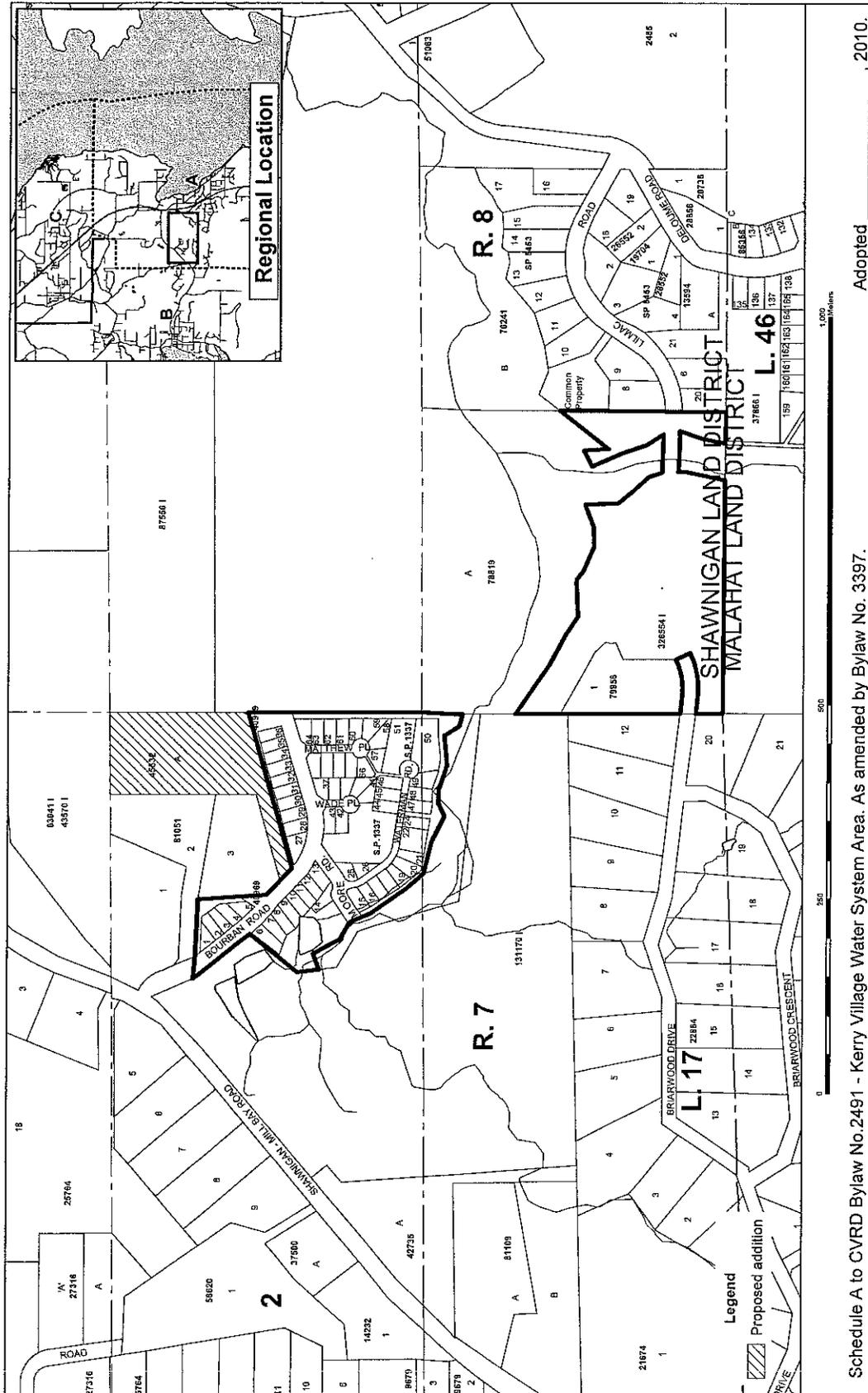
READ A SECOND TIME this 14th day of July, 2010.

READ A THIRD TIME this 14th day of July, 2010.

ADOPTED this _____ day of _____, 2010.

Chairperson

Corporate Secretary



Schedule A to CVRD Bylaw No.2491 - Kerry Village Water System Area. As amended by Bylaw No. 3397. Adopted _____, 2010.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3398

A Bylaw to Amend the Boundaries of the Kerry Village Sewer System Service Area

WHEREAS the Board of the Cowichan Valley Regional District established the *Kerry Village Sewer System Service Area* under the provisions of Bylaw No. 2489, cited as "CVRD Bylaw No. 2489 – Kerry Village Sewer System Service Establishment Bylaw, 2004", 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:

- Lot A, Section 2, Range 7, Shawnigan Land District, Plan 45532, PID 008-301-158;

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

AND WHEREAS the Director of Electoral Area A – Mill Bay/Malahat has consented, in writing, to the adoption of this bylaw;

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

1. **CITATION**

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 3398 – Kerry Village Sewer System Service Amendment Bylaw, 2010**".

2. **AMENDMENT**

That Bylaw No. 2489 be amended by deleting and replacing the existing Schedule A with the Schedule A attached to this bylaw.

READ A FIRST TIME this 14th day of July, 2010.

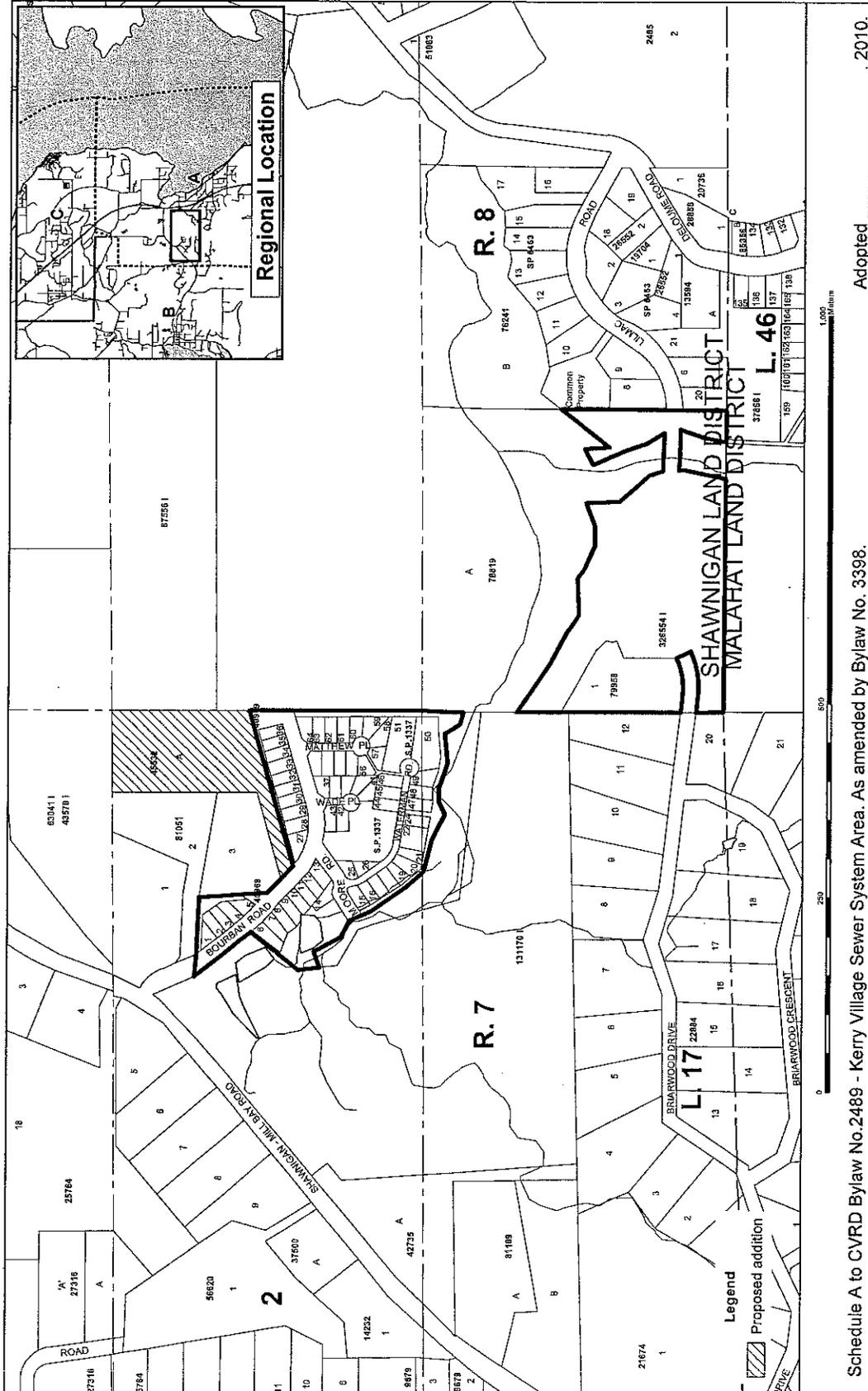
READ A SECOND TIME this 14th day of July, 2010.

READ A THIRD TIME this 14th day of July, 2010.

ADOPTED this _____ day of _____, 2010.

Chairperson

Corporate Secretary



Schedule A to CVRD Bylaw No.2489 - Kerry Village Sewer System Area. As amended by Bylaw No. 3398. Adopted _____, 2010.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3411

A Bylaw To Amend the 2010 – 2014 Five Year Financial Plan

WHEREAS the Board of the Cowichan Valley Regional District adopted the 2010 – 2014 five year financial plan pursuant to CVRD Bylaw No. 3411;

AND WHEREAS the Board of the Cowichan Valley Regional District wishes to amend the plan;

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 "**Cowichan Valley Regional District Bylaw No. 3411 - Five Year Financial Plan (2010 – 2014) Amendment Bylaw, 2010**".

2. AMENDMENT

That Bylaw No. 3361 be amended as follows:

- a) That Schedule A to Bylaw No. 3361 be deleted and replaced with the Schedule A attached to this Bylaw; and
- b) That Schedule B to Bylaw No. 3361 be deleted and replaced with the Schedule B attached to this Bylaw.

READ A FIRST TIME this _____ day of _____, 2010.

READ A SECOND TIME this _____ day of _____, 2010.

READ A THIRD TIME this _____ day of _____, 2010.

ADOPTED this _____ day of _____, 2010.

Chairperson

Corporate Secretary

SUMMARY OF 5 YEAR FINANCIAL PLAN**2010 - 2014**

	2010	2011	2012	2013	2014
SUMMARY OF REVENUE					
Tax Requisition	\$24,309,604	\$29,606,529	\$30,067,116	\$30,308,040	\$31,508,254
Parcel Taxes	1,420,008	1,705,032	1,767,732	1,833,432	1,959,852
Fees & Charges	10,508,947	10,937,286	11,328,362	11,640,924	12,094,895
Other Revenue	25,158,507	10,852,159	9,167,160	8,930,948	8,942,492
Proceeds of Borrowing	14,791,188	50,000	1,347,064	0	1,925,000
	<u>\$76,188,254</u>	<u>\$53,151,006</u>	<u>\$53,677,434</u>	<u>\$52,713,344</u>	<u>\$56,430,493</u>
Transfers from (to)					
- Special Funds	2,561,691	(821,666)	(426,504)	(316,134)	(648,134)
- Surplus - Prior Year	2,622,162	0	0	0	250,000
Total Transfers	<u>\$5,183,853</u>	<u>(\$821,666)</u>	<u>(\$426,504)</u>	<u>(\$316,134)</u>	<u>(\$398,134)</u>
TOTAL REVENUE	<u><u>\$81,372,107</u></u>	<u><u>\$52,329,340</u></u>	<u><u>\$53,250,930</u></u>	<u><u>\$52,397,210</u></u>	<u><u>\$56,032,359</u></u>
SUMMARY OF EXPENDITURES					
Debt Principal & Interest	\$5,293,286	\$6,654,286	\$6,646,892	\$6,244,176	\$6,216,265
Capital	36,132,065	3,737,358	3,430,232	1,625,400	3,701,900
Other Purposes	39,750,991	41,937,696	43,173,806	44,527,634	46,114,194
Deficit Prior Year	195,765	0	0	0	0
TOTAL EXPENDITURE	<u><u>\$81,372,107</u></u>	<u><u>\$52,329,340</u></u>	<u><u>\$53,250,930</u></u>	<u><u>\$52,397,210</u></u>	<u><u>\$56,032,359</u></u>

Cowichan Valley Regional District
Five Year Financial Plan (2010-2014)

(Year 2010)

SCHEDULE "B"

FUNCTION:	Funding Sources						Transfer from/(to)				Expenditures				
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
100 General Government	1,670,975			1,248,229		2,919,204		472,273	472,273	3,391,477		35,000	3,356,477		3,391,477
102 V. I. Regional Library	1,246,225					1,246,225				1,246,225			1,246,225		1,246,225
105 H.R. / L.T. / M.L.A./G.I.S.				1,485,038		1,485,038		22,000	22,000	1,507,038		16,000	1,491,038		1,507,038
106 Malahat Transit	174,264		131,575	8,000		313,839				313,839			284,439	29,400	313,839
107 Transit	1,090,523		442,000	389,000		1,921,523		84,761	84,761	2,006,284		340,000	1,666,284		2,006,284
109 911	552,120					552,120		9,172	9,172	561,292			561,292		561,292
119 Grants-in-Aid	76,921					76,921		31,079	31,079	108,000			108,000		108,000
121 Economic Development	434,516			48,000		482,516				482,516			481,772	744	482,516
123 Regional Tourism	120,000			145,400		265,400		45,584	45,584	310,984			310,984		310,984
130 Electoral Feasibility Studies	1,438			4,500		5,938		34,062	34,062	40,000			40,000		40,000
150 Municipalities - M.F.A. Debt				2,676,874		2,676,874				2,676,874	2,676,874				2,676,874
199 Parks, Recreation, Culture & Facilities				350,205		350,205				350,205		10,000	340,205		350,205
200 Administration Building				527,010		527,010				527,010	253,507	10,000	263,503		527,010
205 Emergency Planning	493,457		15,545		135,000	644,002	95,000	18,033	113,033	757,035	280	250,000	506,755		757,035
230 Community Parks	1,289,824		5,000	60,636	1,120,000	2,475,460	1,198,933	358,483	1,557,416	4,032,876	98,886	3,006,071	927,919		4,032,876
250 Electoral Area Services	158,442			10,000		168,442		31,622	31,622	200,064			200,064		200,064
279 Parks & Trails	585,547					585,547				585,547	6,762	36,750	542,035		585,547
280 Regional Parks	795,277			6,899,646	150,000	7,844,923	35,000	20,901	55,901	7,900,824	375	7,321,064	579,385		7,900,824
281 Bright Angel Park	40,000		3,000			43,000		33,902	33,902	76,902		48,169	28,733		76,902
282 South End Parks	50,000					50,000		89,836	89,836	139,836		100,411	39,425		139,836
283 Kinsol Trestle						0				0			0		0
285 Regional Parkland Acquisition	500,000				2,400,000	2,900,000	250,000		250,000	3,150,000	132,000	2,992,874	25,022	104	3,150,000
310 Animal Control	18,545			70,000		88,545		9,126	9,126	97,671			97,671		97,671
320 Building Inspection	185,364			460,000		645,364	35,000	19,106	54,106	699,470		35,000	664,470		699,470
325 Community Planning	1,469,630			222,500		1,692,130	20,000	96,001	116,001	1,808,131		50,000	1,758,131		1,808,131
328 Bylaw Enforcement				155,096		155,096				155,096			155,096		155,096
350 North Oyster Fire Protection	298,195		69,559	4,000		371,754	298,081	2,530	300,611	672,365		415,000	257,365		672,365
351 Mesachie Lake Fire Protection	47,000					47,000		55	55	47,055	4,500		42,555		47,055
352 Lake Cowichan Fire Protection	134,329					134,329				134,329			134,329		134,329
353 Saltair Fire Protection	122,587					122,587				122,587			122,587		122,587
354 Sahtlam Fire Protection	142,939			1,626	130,000	274,565	63,919		63,919	338,484	24,349	200,000	114,135		338,484
355 Malahat Fire Protection	130,508			60,084		190,592	27,350	54,519	81,869	272,461		100,000	172,461		272,461
356 Eagle Heights Fire Protection	171,797					171,797	(20,000)	4,420	(15,580)	156,217			156,217		156,217
357 Honeymoon Bay Fire Protection	147,827					147,827	6,374	48,065	54,439	202,266	27,219	65,000	110,047		202,266
358 Youbou Fire Protection	186,716					186,716	(46,116)		(46,116)	140,600			140,600		140,600
405 Cowichan Lake Recreation	2,058,276		418,879	1,395,587	6,200,000	10,072,742	94,541	149,259	243,800	10,316,542	339,829	8,071,500	1,905,213		10,316,542
411 Kerry Park Recreation	2,695,345		759,899	177,128	90,000	3,722,372	184,000		184,000	3,906,372	507,859	580,000	2,793,503	25,010	3,906,372
420 Island Savings Centre	2,933,940		1,700,221	739,029		5,373,190		6,184	6,184	5,379,374	292,207	472,322	4,614,845		5,379,374
429 Island Savings Centre Theatre Loan	53,020					53,020				53,020	53,020		0		53,020
435 Theatre Grant - Area A	24,500					24,500				24,500			24,500		24,500
436 Theatre Grant - Area B	42,750					42,750				42,750			42,750		42,750
437 Theatre Grant - Area C	49,300					49,300				49,300			49,300		49,300
438 Theatre Grant N. Cowichan	91,700					91,700				91,700			91,700		91,700
439 Theatre Grant - Ladysmith	31,200					31,200				31,200			31,200		31,200
450 Recreation Mill Bay	10,000					10,000				10,000			10,000		10,000
451 Recreation Glenora	7,500					7,500				7,500			7,500		7,500
456 Recreation Saltair	11,492		4,000			15,492		1,294	1,294	16,786			16,786		16,786
457 Victim Services West	12,500					12,500				12,500			12,500		12,500
458 Cowichan Lake Activity Centre	55,000					55,000				55,000			55,000		55,000
459 Victim Services	80,000					80,000				80,000			80,000		80,000
460 Recreation N. Oyster	76,678					76,678				76,678			76,678		76,678
463 Cowichan Wooden Boat Society	10,000					10,000				10,000			10,000		10,000

Cowichan Valley Regional District
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SCHEDULE "B"

FUNCTION:	Funding Sources						Transfer from/(to)				Expenditures				
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
464 Shawnigan Lake Community Centre	551,416		619,150	175,725	380,000	1,726,291	63,475		63,475	1,789,766	106,536	583,900	1,077,803	21,527	1,789,766
465 Cobble Hill Historical Society	15,000					15,000				15,000			15,000		15,000
466 Cobble Hill Hall	15,000					15,000				15,000			15,000		15,000
467 Shawnigan Lake Historical Society	8,500					8,500				8,500			8,500		8,500
470 Frank Jameson Centre	40,000					40,000				40,000			40,000		40,000
472 Senior Centre Grant	16,000					16,000				16,000			16,000		16,000
474 Kaatza Society	25,000					25,000				25,000			25,000		25,000
490 Thetis Island Wharf		8,144				8,144		30,205	30,205	38,349		30,355	7,994		38,349
491 Thetis Island Boat Launch		952				952		3,336	3,336	4,288			4,288		4,288
492 Environmental Fund				700		700		6,493	6,493	7,193			7,193		7,193
493 Safer Futures	27,500					27,500				27,500			27,500		27,500
494 Social Planning	50,000					50,000				50,000			50,000		50,000
495 South Cowichan Community Policing	15,000					15,000				15,000			15,000		15,000
496 Cowichan Community Policing	100,000					100,000				100,000			100,000		100,000
575 Engineering Services				696,217	167,000	863,217				863,217	14,047	215,000	634,170		863,217
515 Curbside Collection			794,064			794,064		44,297	44,297	838,361			838,361		838,361
520 Solid Waste Complex	2,661,671		3,780,000	2,081,889	2,195,938	10,719,498	250,000	126,640	376,640	11,096,138	516,098	4,046,627	6,533,413		11,096,138
531 South Cowichan Water Study Plan	100,000					100,000		67,131	67,131	167,131			167,131		167,131
550 Street Lighting - Mesachie	3,700					3,700		268	268	3,968			3,968		3,968
551 Street Lighting - Youbou		18,500				18,500		418	418	18,918			18,918		18,918
552 Street Lighting - Brentwood			270			270				270			270		270
553 Street Lighting - Cowichan Bay	2,500					2,500		1,225	1,225	3,725			3,725		3,725
554 Street Lighting - Honeymoon Bay	15,325					15,325		229	229	15,554			15,554		15,554
555 Street Lighting - Mill Bay			2,100	123		2,223				2,223			2,223		2,223
556 Street Lighting - Cobble Hill		800				800		1,014	1,014	1,814			1,814		1,814
557 Critical Street Lighting A	800					800		1,317	1,317	2,117			2,117		2,117
558 Critical Street Lighting B	300					300		214	214	514			514		514
559 Critical Street Lighting C	500					500		4,095	4,095	4,595			4,595		4,595
560 Critical Street Lighting D	300					300		1,292	1,292	1,592			1,592		1,592
561 Critical Street Lighting E	2,000					2,000		2,481	2,481	4,481			4,481		4,481
565 Critical Street Lighting I	300					300		347	347	647			647		647
580 Street Lighting - Wilmot Road	3,450					3,450		6,026	6,026	9,476			9,476		9,476
581 Street Lighting - Sentinel Ridge	4,250					4,250		8,404	8,404	12,654			12,654		12,654
583 Street Lighting - Twin Cedars	4,600					4,600		5,382	5,382	9,982			9,982		9,982
585 Street Lighting - Arbutus Mountain	6,125					6,125		9,868	9,868	15,993			15,993		15,993
601 Satellite Park Water		23,490	28,500	183,425		235,415		10,009	10,009	245,424	20,716	180,667	44,041		245,424
603 Douglas Hill Water			29,700	190,600	150,000	370,300	(14,872)		(14,872)	355,428	2,100	301,000	52,328		355,428
604 Lambourn Water		33,000	33,705	612,904	100,000	779,609				779,609	3,626	693,604	45,009	37,370	779,609
605 Arbutus Mountain Water		32,400	2,850	3,000		38,250		21,399	21,399	59,649			59,649		59,649
607 Marble Bay Water System		17,500	10,000	10,000		37,500	(10,000)		(10,000)	27,500			27,500		27,500
608 Fern Ridge Water		12,210	11,000	14,000		37,210	(3,000)	11,199	8,199	45,409	1,984		43,425		45,409
611 Bald Mountain Water System		31,500	1,350			32,850		11,608	11,608	44,458			44,458		44,458
613 Dogwood Ridge Water System		23,100	17,820	401,666	120,000	562,586	(8,810)		(8,810)	553,776	2,100	521,666	29,088	922	553,776
615 Arbutus Ridge Water System			220,558		100,000	320,558	(15,000)		(15,000)	305,558	5,500	100,000	200,058		305,558
620 Mesachie Lake Water		26,000	13,000			39,000	11,000	2,288	13,288	52,288		15,000	37,288		52,288
640 Saltair Water		175,000	183,000	157,000		515,000		286,792	286,792	801,792		500,000	301,792		801,792
652 Central Youbou Water Debt			36,826			36,826		24	24	36,850	36,850		0		36,850
653 Youbou Water		132,381	73,000	6,000	120,000	331,381		7,453	7,453	338,834	1,400	125,000	212,434		338,834
660 Honeymoon Bay Water		54,250	54,700	195,911	87,000	391,861				391,861	9,384	226,908	81,767	73,802	391,861
661 Honeymoon Bay (Sutton Cr.) Water Debt				500		500				500	500		0		500
670 Cherry Point Water		18,750	6,200			24,950	5,000	7,242	12,242	37,192		5,000	32,192		37,192
680 Shawnigan Lake North Water		175,000	137,923	679,500		992,423	50,000	16,701	66,701	1,059,124	19,139	750,000	289,985		1,059,124

Cowichan Valley Regional District
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SCHEDULE "B"

FUNCTION:	Funding Sources						Transfer from/(to)			Expenditures					
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
681 Shawnigan Weir				11,475		11,475				11,475			11,475		11,475
690 Kerry Village Water		12,600	21,914	6,000		40,514	10,000	2,110	12,110	52,624		10,000	42,624		52,624
700 Twin Cedars Drainage	7,125					7,125		12,178	12,178	19,303			19,303		19,303
701 Wilmot Road Drainage	8,625					8,625		7,285	7,285	15,910			15,910		15,910
702 Sentinel Ridge Drainage	8,500					8,500		11,864	11,864	20,364			20,364		20,364
703 Shawnigan Lake East Drainage	3,400					3,400		2,598	2,598	5,998			5,998		5,998
705 Arbutus Mountain Drainage	10,800					10,800		20,566	20,566	31,366			31,366		31,366
707 Lanes Road Drainage	6,000					6,000				6,000			5,361	639	6,000
709 Cobble Hill Drainage #2						0		6,149	6,149	6,149			6,149		6,149
711 Bald Mountain Drainage System	8,750					8,750		8,050	8,050	16,800			16,800		16,800
714 Cobble Hill Drainage System	9,000					9,000				9,000			9,000		9,000
715 Arbutus Ridge Drainage System				31,104		31,104				31,104			31,104		31,104
800 Cowichan Bay Sewer		147,620	148,000	108,500		404,120	(43,387)	131,006	87,619	491,739	46,796	162,000	282,943		491,739
801 Brulett Sewer System		24,780	21,924		265,000	311,704	(7,000)		(7,000)	304,704	2,500	265,000	37,204		304,704
802 Sentinel Ridge Sewer		34,052	10,500			44,552		3,664	3,664	48,216			48,216		48,216
803 Twin Cedars Sewer		34,320	12,120			46,440		11,169	11,169	57,609			57,609		57,609
804 Lambourn Sewer		20,200	41,800	830,927	150,000	1,042,927	(1,000)	5,452	4,452	1,047,379	10,823	980,927	55,629		1,047,379
805 Arbutus Mountain Sewer		32,400	2,850	183,000		218,250		4,517	4,517	222,767		180,000	42,767		222,767
807 Marble Bay Sewer System		17,500	10,000	10,000		37,500	(10,000)		(10,000)	27,500			27,500		27,500
809 Cobble Hill Sewer		29,750	16,400	31,812		77,962	(1,250)	1,197	(53)	77,909	3,237	32,250	42,422		77,909
810 Mesachie Lake Sewer		15,883	11,597	352,000	176,000	555,480		3,431	3,431	558,911	1,488	528,000	29,423		558,911
811 Bald Mountain Sewer System		31,500	1,200	7,000		39,700		11,587	11,587	51,287			51,287		51,287
813 Mill Springs Sewer System			55,000	60,000	100,000	215,000	(10,000)		(10,000)	205,000	920	100,000	104,080		205,000
815 Arbutus Ridge Sewer System			220,558		125,000	345,558	(15,000)		(15,000)	330,558	6,875	125,000	198,683		330,558
820 Eagle Heights Sewer			156,200	38,800		195,000	44,453	22,829	67,282	262,282		69,000	193,282		262,282
830 Maple Hills Sewer		25,000	12,880		8,250	46,130				46,130	1,753		39,262	5,115	46,130
840 Shawnigan Lake Sewer		125,000	141,530	183,341	92,000	541,871				541,871	56,522	275,000	209,217	1,132	541,871
850 Kerry Village Sewer		12,600	21,736	406,000	80,000	520,336	10,000	14,909	24,909	545,245	750	490,000	54,495		545,245
860 Youbou Sewer System		37,000	10,410	1,500		48,910	15,000	3,937	18,937	67,847		15,000	52,847		67,847
Shellwood Water System			12,600	216,800	100,000	329,400				329,400	2,650	300,000	26,750		329,400
Carlton Water System			11,160	115,500	50,000	176,660				176,660	1,325	150,000	25,335		176,660
Shawnigan Creek Cleanout System				18,000		18,000				18,000			18,000		18,000
TOTALS	24,309,604	1,420,008	10,508,947	25,158,507	14,791,188	76,188,254	2,561,691	2,622,162	5,183,853	81,372,107	5,293,286	36,132,065	39,750,991	195,765	81,372,107

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SCHEDULE "B"

FUNCTION:	Funding Sources						Transfer from/(to)				Expenditures				
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
General Government	3,304,139			368,317		3,672,456				3,672,456		35,000	3,637,456		3,672,456
V. I. Regional Library	1,283,612					1,283,612				1,283,612			1,283,612		1,283,612
H.R. / I.T. / M.I.A./G.I.S.				1,605,714		1,605,714				1,605,714		23,500	1,582,214		1,605,714
Malahat Transit	152,107		138,154	8,400		298,661				298,661			298,661		298,661
Transit	1,377,171		473,647	43,000		1,893,817				1,893,817		50,000	1,843,817		1,893,817
911	584,441					584,441	(14,000)		(14,000)	570,441			570,441		570,441
Grants-in-Aid	108,000					108,000				108,000			108,000		108,000
Economic Development	447,300			167,200		614,500				614,500		7,500	607,000		614,500
Regional Tourism	120,000			170,800		290,800				290,800			290,800		290,800
Electoral Feasibility Studies	35,000					35,000				35,000			35,000		35,000
Municipalities - M.F.A. Debt				2,676,874		2,676,874				2,676,874	2,676,874				2,676,874
Parks, Recreation, Culture & Facilities				414,715		414,715				414,715		5,000	409,715		414,715
Administration Building				560,435		560,435				560,435	253,507	25,000	281,928		560,435
Emergency Planning	566,146		16,322			582,468	(20,000)		(20,000)	562,468	30,375		532,093		562,468
Community Parks	1,384,500		5,000			1,389,500				1,389,500	309,678	147,400	932,422		1,389,500
Electoral Area Services	210,067					210,067				210,067			210,067		210,067
Parks & Trails	559,638					559,638				559,638	6,762		552,876		559,638
Regional Parks	714,500			1,771,832		2,486,332	(255,500)		(255,500)	2,230,832	34,500	1,696,332	500,000		2,230,832
Bright Angel Park	27,000		3,000			30,000				30,000			30,000		30,000
South End Parks	50,000					50,000				50,000			50,000		50,000
Kinsol Trestle	85,000					85,000				85,000		70,000	15,000		85,000
Regional Parkland Acquisition	715,000					715,000	0		0	715,000	667,000		48,000		715,000
Animal Control	28,000			73,000		101,000				101,000			101,000		101,000
Building Inspection	401,000			500,000		901,000				901,000		25,000	876,000		901,000
Community Planning	2,210,000			200,000		2,410,000				2,410,000		30,000	2,380,000		2,410,000
Bylaw Enforcement				207,000		207,000				207,000			207,000		207,000
North Oyster Fire Protection	250,747		73,037			323,784	(81,782)		(81,782)	242,002		10,000	232,002		242,002
Mesachie Lake Fire Protection	55,951					55,951				55,951	11,268		44,683		55,951
Lake Cowichan Fire Protection	141,045					141,045				141,045			141,045		141,045
Saltair Fire Protection	128,716					128,716				128,716			128,716		128,716
Sahflam Fire Protection	156,679					156,679				156,679	36,679		120,000		156,679
Malahat Fire Protection	138,582			59,392		197,974	3,000		3,000	200,974		18,000	182,974		200,974
Eagle Heights Fire Protection	178,250					178,250	(20,000)		(20,000)	158,250			158,250		158,250
Honeymoon Bay Fire Protection	162,125					162,125				162,125	27,219	20,000	114,906		162,125
Youbou Fire Protection	147,630				50,000	197,630	50,000		50,000	247,630		100,000	147,630		247,630
Cowichan Lake Recreation	2,199,692		465,365			2,665,057	(50,000)		(50,000)	2,615,057	514,956	200,000	1,900,101		2,615,057
Kerry Park Recreation	2,862,956		781,985	5,000		3,649,941	(50,000)		(50,000)	3,599,941	509,073	188,500	2,902,368		3,599,941
Island Savings Centre	3,903,366		1,888,907	398,447		6,190,720	(50,000)		(50,000)	6,140,720	292,207	727,126	5,121,387		6,140,720
Island Savings Centre Theatre Loan	53,020					53,020				53,020	53,020		0		53,020
Theatre Grant - Area A	24,500					24,500				24,500			24,500		24,500
Theatre Grant - Area B	42,750					42,750				42,750			42,750		42,750
Theatre Grant - Area C	49,300					49,300				49,300			49,300		49,300
Theatre Grant N. Cowichan	91,700					91,700				91,700			91,700		91,700
Theatre Grant - Ladysmith	31,200					31,200				31,200			31,200		31,200
Recreation Mill Bay	10,000					10,000				10,000			10,000		10,000
Recreation Glenora	7,500					7,500				7,500			7,500		7,500
Recreation Saltair	13,000		4,000			17,000				17,000			17,000		17,000
Victim Services West	12,500					12,500				12,500			12,500		12,500
Cowichan Lake Activity Centre	55,000					55,000				55,000			55,000		55,000
Victim Services	80,000					80,000				80,000			80,000		80,000
Recreation N. Oyster	77,000					77,000				77,000			77,000		77,000
Cowichan Wooden Boat Society	10,000					10,000				10,000			10,000		10,000

Cowichan Valley Regional District
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SCHEDULE "B"

FUNCTION:	Funding Sources						Transfer from/(to)				Expenditures				
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
Shawnigan Lake Community Centre	661,901		577,269	10,000		1,249,170	(10,000)		(10,000)	1,239,170	169,717	25,000	1,044,453		1,239,170
Cobble Hill Historical Society	15,000					15,000				15,000			15,000		15,000
Cobble Hill Hall	15,000					15,000				15,000			15,000		15,000
Shawnigan Lake Historical Society	8,500					8,500				8,500			8,500		8,500
Frank Jameson Centre	40,000					40,000				40,000			40,000		40,000
Senior Centre Grant	16,000					16,000				16,000			16,000		16,000
Kaatza Society	25,000					25,000				25,000			25,000		25,000
Thetis Island Wharf		9,000				9,000				9,000			9,000		9,000
Thetis Island Boat Launch		1,000				1,000				1,000			1,000		1,000
Environmental Fund				900		900				900			900		900
Safer Futures	40,000					40,000				40,000			40,000		40,000
Social Planning	70,000					70,000				70,000			70,000		70,000
South Cowichan Community Policing	15,000					15,000				15,000			15,000		15,000
Cowichan Community Policing	100,000					100,000				100,000			100,000		100,000
Engineering Services				760,567		760,567				760,567	60,567	60,000	640,000		760,567
Curbside Collection			900,000			900,000				900,000			900,000		900,000
Solid Waste Complex	3,132,284		3,780,000	693,066		7,605,350	(100,000)		(100,000)	7,505,350	657,142		6,848,208		7,505,350
South Cowichan Water Study Plan	100,000					100,000				100,000			100,000		100,000
Street Lighting - Mesachie	4,150					4,150				4,150			4,150		4,150
Street Lighting - Youbou		20,000				20,000				20,000			20,000		20,000
Street Lighting - Brentwood			300			300				300			300		300
Street Lighting - Cowichan Bay	3,944					3,944				3,944			3,944		3,944
Street Lighting - Honeymoon Bay	16,100					16,100				16,100			16,100		16,100
Street Lighting - Mill Bay			2,150			2,150				2,150			2,150		2,150
Street Lighting - Cobble Hill		1,550				1,550				1,550			1,550		1,550
Critical Street Lighting A	2,120					2,120				2,120			2,120		2,120
Critical Street Lighting B	500					500				500			500		500
Critical Street Lighting C	2,000					2,000				2,000			2,000		2,000
Critical Street Lighting D	1,000					1,000				1,000			1,000		1,000
Critical Street Lighting E	2,200					2,200				2,200			2,200		2,200
Critical Street Lighting I	650					650				650			650		650
Street Lighting - Wilmot Road	3,500					3,500				3,500			3,500		3,500
Street Lighting - Sentinel Ridge	4,500					4,500				4,500			4,500		4,500
Street Lighting - Twin Cedars	4,700					4,700				4,700			4,700		4,700
Street Lighting - Arbutus Mountain	6,200					6,200				6,200			6,200		6,200
Satellite Park Water		29,000	25,000			54,000	(2,000)		(2,000)	52,000	20,716		31,284		52,000
Douglas Hill Water		34,000	36,000			70,000	(7,000)		(7,000)	63,000	13,287		49,713		63,000
Lambourn Water		34,000	40,000			74,000	(2,000)		(2,000)	72,000	8,660	5,000	58,340		72,000
Arbutus Mountain Water		34,000	6,000			40,000	(3,000)		(3,000)	37,000		9,000	28,000		37,000
Marble Bay Water System		19,000	10,500			29,500	(5,000)		(5,000)	24,500			24,500		24,500
Fern Ridge Water		13,000	11,500			24,500	(4,000)		(4,000)	20,500	1,984		18,516		20,500
Bald Mountain Water System		33,000	5,000			38,000	(7,000)		(7,000)	31,000			31,000		31,000
Dogwood Ridge Water System		24,000	18,000			42,000	(2,000)		(2,000)	40,000	17,383		22,617		40,000
Arbutus Ridge Water System			227,000			227,000	(25,000)		(25,000)	202,000	8,400		193,600		202,000
Mesachie Lake Water		29,000	12,500			41,500	(5,000)		(5,000)	36,500			36,500		36,500
Saltair Water		185,000	185,000			370,000	(30,000)		(30,000)	340,000		25,000	315,000		340,000
Central Youbou Water Debt		36,850				36,850				36,850	36,850		0		36,850
Youbou Water		165,000	75,000			240,000	10,000		10,000	250,000	10,630	30,000	209,370		250,000
Honeymoon Bay Water		61,000	51,000			112,000	(10,000)		(10,000)	102,000	9,384		92,616		102,000
Honeymoon Bay (Sutton Cr.) Water Debt	3,200					3,200				3,200	3,200		0		3,200
Cherry Point Water		19,500	6,500			26,000	(2,000)		(2,000)	24,000			24,000		24,000
Shawnigan Lake North Water		175,000	136,000			311,000	(15,000)		(15,000)	296,000	19,139		276,861		296,000

Cowichan Valley Regional District
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(Year 2011)

SCHEDULE "B"

FUNCTION:	Funding Sources						Transfer from/(to)				Expenditures				
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
Shawnigan Weir				13,500		13,500				13,500			13,500		13,500
Kerry Village Water		13,000	22,000			35,000	(5,000)		(5,000)	30,000			30,000		30,000
Twin Cedars Drainage	7,600					7,600				7,600			7,600		7,600
Wilmot Road Drainage	8,900					8,900				8,900			8,900		8,900
Sentinel Ridge Drainage	8,800					8,800				8,800			8,800		8,800
Shawnigan Lake East Drainage	3,500					3,500				3,500			3,500		3,500
Arbutus Mountain Drainage	11,500					11,500				11,500			11,500		11,500
Lanes Road Drainage	6,000					6,000				6,000			6,000		6,000
Cobble Hill Drainage #2	2,850					2,850				2,850			2,850		2,850
Bald Mountain Drainage System	8,900					8,900				8,900			8,900		8,900
Cobble Hill Drainage System	9,200					9,200				9,200			9,200		9,200
Arbutus Ridge Drainage System		32,000				32,000				32,000			32,000		32,000
Cowichan Bay Sewer		155,000	152,000			307,000	(28,587)		(28,587)	278,413	46,796	22,000	209,617		278,413
Brulett Sewer System		40,932	22,360			63,292	(5,000)		(5,000)	58,292	23,475		34,817		58,292
Sentinel Ridge Sewer		34,000	11,000			45,000	(6,000)		(6,000)	39,000		5,000	34,000		39,000
Twin Cedars Sewer		35,000	14,000			49,000	(6,000)		(6,000)	43,000		5,000	38,000		43,000
Lambourn Sewer		21,000	43,000			64,000	(1,000)		(1,000)	63,000	10,823		52,177		63,000
Arbutus Mountain Sewer		32,400	4,500			36,900	(5,000)		(5,000)	31,900			31,900		31,900
Marble Bay Sewer System		19,000	10,500			29,500	(5,000)		(5,000)	24,500			24,500		24,500
Cobble Hill Sewer		31,000	16,650			47,650	(4,250)		(4,250)	43,400	3,237		40,163		43,400
Mesachie Lake Sewer		16,000	18,000			34,000				34,000	13,554		20,446		34,000
Bald Mountain Sewer System		31,500	5,500			37,000	(5,000)		(5,000)	32,000			32,000		32,000
Mill Springs Sewer System		62,000	57,000			119,000	(10,000)		(10,000)	109,000	8,359		100,641		109,000
Arbutus Ridge Sewer System			227,000			227,000	(10,000)		(10,000)	217,000	10,823		206,177		217,000
Eagle Heights Sewer			160,000	14,000		174,000	(10,547)		(10,547)	163,453		15,000	148,453		163,453
Maple Hills Sewer		26,500	12,880			39,380				39,380	1,753	5,000	32,627		39,380
Shawnigan Lake Sewer		132,000	147,000	130,000		409,000				409,000	55,372	153,000	200,628		409,000
Kerry Village Sewer		13,000	23,000			36,000	(3,000)		(3,000)	33,000	6,930		26,070		33,000
Youbou Sewer System		37,500	13,000			50,500	(5,000)		(5,000)	45,500			45,500		45,500
Shellwood Water System		16,800	12,600			29,400	(2,500)		(2,500)	26,900	8,658		18,242		26,900
Carlton Water System		15,500	11,160			26,660	(2,500)		(2,500)	24,160	4,329		19,831		24,160
Shawnigan Creek Cleanout System		18,000				18,000				18,000			18,000		18,000
TOTALS	29,606,529	1,705,032	10,937,286	10,852,159	50,000	53,151,006	(821,666)	0	(821,666)	52,329,340	6,654,286	3,737,358	41,937,696	0	52,329,340

Cowichan Valley Regional District
Five Year Financial Plan (2010-2014)

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SCHEDULE "B"

FUNCTION:	Funding Sources						Transfer from/(to)				Expenditures				
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
General Government	3,563,392			222,067		3,785,459				3,785,459		35,000	3,750,459		3,785,459
V. I. Regional Library	1,322,120					1,322,120				1,322,120			1,322,120		1,322,120
H.R. / LT. / M.L.A./G.I.S.				1,677,317		1,677,317				1,677,317		16,000	1,661,317		1,677,317
Malahat Transit	159,713		145,061	8,820		313,594				313,594			313,594		313,594
Transit	1,339,806		481,137	43,000		1,863,942				1,863,942			1,863,942		1,863,942
911	613,963					613,963	(15,000)		(15,000)	598,963			598,963		598,963
Grants-in-Aid	108,000					108,000				108,000			108,000		108,000
Economic Development	478,600			167,900		646,500				646,500			646,500		646,500
Regional Tourism	120,000			188,250		308,250				308,250			308,250		308,250
Electoral Feasibility Studies	35,000					35,000				35,000			35,000		35,000
Municipalities - M.F.A. Debt				2,657,612		2,657,612				2,657,612	2,657,612				2,657,612
Parks, Recreation, Culture & Facilities				435,201		435,201				435,201		5,000	430,201		435,201
Administration Building				599,532		599,532				599,532	253,507	50,000	296,025		599,532
Emergency Planning	596,799		17,138			613,937	(25,000)		(25,000)	588,937	30,240		558,697		588,937
Community Parks	1,384,200		6,000			1,390,200				1,390,200	305,303	145,400	939,497		1,390,200
Electoral Area Services	220,571					220,571				220,571			220,571		220,571
Parks & Trails	570,695					570,695				570,695	6,762		563,933		570,695
Regional Parks	734,200			311,832		1,046,032				1,046,032	34,200	511,832	500,000		1,046,032
Bright Angel Park	27,000		3,000			30,000				30,000			30,000		30,000
South End Parks	50,000					50,000				50,000			50,000		50,000
Kinsol Trestle	100,000					100,000				100,000		85,000	15,000		100,000
Regional Parkland Acquisition	715,000					715,000	0		0	715,000	715,000		0		715,000
Animal Control	28,000			77,000		105,000				105,000			105,000		105,000
Building Inspection	406,000			500,000		906,000				906,000		25,000	881,000		906,000
Community Planning	2,185,000			200,000		2,385,000				2,385,000			2,385,000		2,385,000
Bylaw Enforcement				212,000		212,000				212,000			212,000		212,000
North Oyster Fire Protection	263,284		76,689			339,973	(84,370)		(84,370)	255,603		12,000	243,603		255,603
Mesachie Lake Fire Protection	58,185					58,185				58,185	11,268		46,917		58,185
Lake Cowichan Fire Protection	148,098					148,098				148,098			148,098		148,098
Saltair Fire Protection	135,152					135,152				135,152			135,152		135,152
Sahltam Fire Protection	158,679					158,679				158,679	36,679		122,000		158,679
Malahat Fire Protection	144,986			62,137	250,000	457,123	100,000		100,000	557,123		365,000	192,123		557,123
Eagle Heights Fire Protection	183,000					183,000	(20,000)		(20,000)	163,000			163,000		163,000
Honeymoon Bay Fire Protection	156,441					156,441	35,000		35,000	191,441	27,219	45,000	119,222		191,441
Youbou Fire Protection	190,212					190,212	(25,000)		(25,000)	165,212	10,200		155,012		165,212
Cowichan Lake Recreation	2,257,082		483,979			2,741,061	(50,000)		(50,000)	2,691,061	514,956	200,000	1,976,105		2,691,061
Kerry Park Recreation	2,899,565		803,704	5,000		3,708,269	(50,000)		(50,000)	3,658,269	500,829	168,000	2,989,440		3,658,269
Island Savings Centre	3,528,972		1,951,889	398,447		5,879,308	(50,000)		(50,000)	5,829,308	292,207	200,000	5,337,101		5,829,308
Island Savings Centre Theatre Loan	53,020					53,020				53,020	53,020		0		53,020
Theatre Grant - Area A	24,500					24,500				24,500			24,500		24,500
Theatre Grant - Area B	42,750					42,750				42,750			42,750		42,750
Theatre Grant - Area C	49,300					49,300				49,300			49,300		49,300
Theatre Grant N. Cowichan	91,700					91,700				91,700			91,700		91,700
Theatre Grant - Ladysmith	31,200					31,200				31,200			31,200		31,200
Recreation Mill Bay	10,000					10,000				10,000			10,000		10,000
Recreation Glenora	7,500					7,500				7,500			7,500		7,500
Recreation Saltair	13,000		4,000			17,000				17,000			17,000		17,000
Victim Services West	12,500					12,500				12,500			12,500		12,500
Cowichan Lake Activity Centre	55,000					55,000				55,000			55,000		55,000
Victim Services	80,000					80,000				80,000			80,000		80,000
Recreation N. Oyster	77,000					77,000				77,000			77,000		77,000
Cowichan Wooden Boat Society	10,000					10,000				10,000			10,000		10,000

Cowichan Valley Regional District
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SCHEDULE "B"

FUNCTION:	Funding Sources						Transfer from/(to)				Expenditures				
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
Shawnigan Lake Community Centre	711,856		588,815	60,000	1,097,064	2,457,735	(10,000)		(10,000)	2,447,735	136,949	1,235,000	1,075,786		2,447,735
Cobble Hill Historical Society	15,000					15,000				15,000			15,000		15,000
Cobble Hill Hall	15,000					15,000				15,000			15,000		15,000
Shawnigan Lake Historical Society	8,500					8,500				8,500			8,500		8,500
Frank Jameson Centre	40,000					40,000				40,000			40,000		40,000
Senior Centre Grant	16,000					16,000				16,000			16,000		16,000
Kaatza Society	25,000					25,000				25,000			25,000		25,000
Thetis Island Wharf		9,000				9,000				9,000			9,000		9,000
Thetis Island Boat Launch		1,000				1,000				1,000			1,000		1,000
Environmental Fund				900		900				900			900		900
Safer Futures	40,000					40,000				40,000			40,000		40,000
Social Planning	70,000					70,000				70,000			70,000		70,000
South Cowichan Community Policing	15,000					15,000				15,000			15,000		15,000
Cowichan Community Policing	100,000					100,000				100,000			100,000		100,000
Engineering Services				725,567		725,567				725,567	60,567	20,000	645,000		725,567
Curbside Collection			925,000			925,000				925,000			925,000		925,000
Solid Waste Complex	3,347,862		3,920,000	586,978		7,854,840	(100,000)		(100,000)	7,754,840	656,632		7,098,208		7,754,840
South Cowichan Water Study Plan	100,000					100,000				100,000			100,000		100,000
Street Lighting - Mesachie	4,200					4,200				4,200			4,200		4,200
Street Lighting - Youbou		20,100				20,100				20,100			20,100		20,100
Street Lighting - Brentwood			350			350				350			350		350
Street Lighting - Cowichan Bay	3,944					3,944				3,944			3,944		3,944
Street Lighting - Honeymoon Bay	16,200					16,200				16,200			16,200		16,200
Street Lighting - Mill Bay			2,200			2,200				2,200			2,200		2,200
Street Lighting - Cobble Hill		1,550				1,550				1,550			1,550		1,550
Critical Street Lighting A	2,120					2,120				2,120			2,120		2,120
Critical Street Lighting B	500					500				500			500		500
Critical Street Lighting C	2,000					2,000				2,000			2,000		2,000
Critical Street Lighting D	1,000					1,000				1,000			1,000		1,000
Critical Street Lighting E	2,200					2,200				2,200			2,200		2,200
Critical Street Lighting I	650					650				650			650		650
Street Lighting - Wilmot Road	3,600					3,600				3,600			3,600		3,600
Street Lighting - Sentinel Ridge	4,550					4,550				4,550			4,550		4,550
Street Lighting - Twin Cedars	4,800					4,800				4,800			4,800		4,800
Street Lighting - Arbutus Mountain	6,300					6,300				6,300			6,300		6,300
Satellite Park Water		31,000	26,000			57,000				57,000	20,716	5,000	31,284		57,000
Douglas Hill Water		36,000	38,000			74,000	(2,000)		(2,000)	72,000	13,287	10,000	48,713		72,000
Lambourn Water		36,000	40,000			76,000	(10,000)		(10,000)	66,000	8,660		57,340		66,000
Arbutus Mountain Water		35,000	9,000			44,000	(5,000)		(5,000)	39,000		10,000	29,000		39,000
Marble Bay Water System		19,000	11,000			30,000				30,000		5,000	25,000		30,000
Fern Ridge Water		13,500	12,000			25,500	5,000		5,000	30,500	1,984	10,000	18,516		30,500
Bald Mountain Water System		35,000	9,000			44,000	(5,000)		(5,000)	39,000		5,000	34,000		39,000
Dogwood Ridge Water System		25,000	18,500			43,500	(3,000)		(3,000)	40,500	17,383		23,117		40,500
Arbutus Ridge Water System			233,000			233,000	(15,000)		(15,000)	218,000	8,400	10,000	199,600		218,000
Mesachie Lake Water		30,000	13,000			43,000	(1,000)		(1,000)	42,000		5,000	37,000		42,000
Saltair Water		200,000	195,000			395,000	(50,000)		(50,000)	345,000		15,000	330,000		345,000
Central Youbou Water Debt		36,850				36,850				36,850	36,850		0		36,850
Youbou Water		165,000	79,000			244,000	(15,000)		(15,000)	229,000	10,630	5,000	213,370		229,000
Honeymoon Bay Water		63,000	54,000			117,000				117,000	9,384	10,000	97,616		117,000
Honeymoon Bay (Sutton Creek) Water Debt	3,200					3,200				3,200	3,200		0		3,200
Cherry Point Water		20,000	6,800			26,800	(2,000)		(2,000)	24,800			24,800		24,800
Shawnigan Lake North Water		180,000	145,000			325,000	(17,000)		(17,000)	308,000	19,139	10,000	278,861		308,000

Cowichan Valley Regional District
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SCHEDULE "B"

FUNCTION:	Funding Sources					Transfer from/(to)				Expenditures					
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
Shawnigan Weir				13,600		13,600				13,600			13,600		13,600
Kerry Village Water		13,500	23,000			36,500	(1,000)		(1,000)	35,500	5,000		30,500		35,500
Twin Cedars Drainage	7,700					7,700	5,000		5,000	12,700		5,000	7,700		12,700
Wilmot Road Drainage	9,000					9,000	5,000		5,000	14,000		5,000	9,000		14,000
Sentinel Ridge Drainage	8,900					8,900	5,000		5,000	13,900		5,000	8,900		13,900
Shawnigan Lake East Drainage	3,550					3,550	5,000		5,000	8,550		5,000	3,550		8,550
Arbutus Mountain Drainage	12,000					12,000	5,000		5,000	17,000		5,000	12,000		17,000
Lanes Road Drainage	6,000					6,000				6,000			6,000		6,000
Cobble Hill Drainage #2	2,900					2,900	5,000		5,000	7,900		5,000	2,900		7,900
Bald Mountain Drainage System	9,000					9,000	5,000		5,000	14,000		5,000	9,000		14,000
Cobble Hill Drainage System	9,400					9,400	5,000		5,000	14,400		5,000	9,400		14,400
Arbutus Ridge Drainage System		33,000				33,000				33,000			33,000		33,000
Cowichan Bay Sewer		165,000	158,000			323,000	(38,587)		(38,587)	284,413	46,796	27,000	210,617		284,413
Brulett Sewer System		40,932	23,000			63,932	(6,000)		(6,000)	57,932	23,475		34,457		57,932
Sentinel Ridge Sewer		35,000	11,800			46,800	10,000		10,000	56,800		18,000	38,800		56,800
Twin Cedars Sewer		36,000	14,000			50,000	6,000		6,000	56,000		13,000	43,000		56,000
Lambourn Sewer		21,000	45,000			66,000	7,000		7,000	73,000	10,823	10,000	52,177		73,000
Arbutus Mountain Sewer		35,500	9,000			44,500	(7,000)		(7,000)	37,500			37,500		37,500
Marble Bay Sewer System		19,000	11,000			30,000				30,000		5,000	25,000		30,000
Cobble Hill Sewer		31,000	18,000			49,000	(3,000)		(3,000)	46,000	3,237		42,763		46,000
Mesachie Lake Sewer		16,500	18,000			34,500				34,500	13,554		20,946		34,500
Bald Mountain Sewer System		33,000	10,000			43,000	(5,000)		(5,000)	38,000		6,000	32,000		38,000
Mill Springs Sewer System		64,000	58,000			122,000	(5,000)		(5,000)	117,000	8,359	8,000	100,641		117,000
Arbutus Ridge Sewer System			233,000			233,000				233,000	10,823	15,000	207,177		233,000
Eagle Heights Sewer			166,000	14,000		180,000	6,453		6,453	186,453		30,000	156,453		186,453
Maple Hills Sewer		27,000	14,000			41,000	(5,000)		(5,000)	36,000	1,753		34,247		36,000
Shawnigan Lake Sewer		138,000	155,000			293,000	(9,000)		(9,000)	284,000	55,372	20,000	208,628		284,000
Kerry Village Sewer		14,000	24,000			38,000	5,000		5,000	43,000	6,930	10,000	26,070		43,000
Youbou Sewer System		38,000	15,000			53,000	(2,000)		(2,000)	51,000		5,000	46,000		51,000
Shellwood Water System		16,800	12,800			29,600	(2,500)		(2,500)	27,100	8,658		18,442		27,100
Carlton Water System		15,500	11,500			27,000	(2,500)		(2,500)	24,500	4,329		20,171		24,500
Shawnigan Creek Cleanout System		18,000				18,000				18,000			18,000		18,000
TOTALS	30,067,116	1,767,732	11,328,362	9,167,160	1,347,064	53,677,434	(426,504)	0	(426,504)	53,250,930	6,646,892	3,430,232	43,173,806	0	53,250,930

Cowichan Valley Regional District
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SCHEDULE "B"

FUNCTION:	Funding Sources						Transfer from/(to)				Expenditures				
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
General Government	3,679,221			200,000		3,879,221				3,879,221		35,000	3,844,221		3,879,221
V. I. Regional Library	1,361,784					1,361,784				1,361,784			1,361,784		1,361,784
H.R. / I.T. / M.L.A./G.I.S.				1,775,389		1,775,389				1,775,389		31,000	1,744,389		1,775,389
Malahat Transit	167,698		152,315	9,261		329,274				329,274			329,274		329,274
Transit	1,361,772		497,270	45,150		1,904,192				1,904,192			1,904,192		1,904,192
911	640,911					640,911	(12,000)		(12,000)	628,911			628,911		628,911
Grants-in-Aid	103,000					103,000				103,000			103,000		103,000
Economic Development	507,300			181,200		688,500				688,500			688,500		688,500
Regional Tourism	120,000			206,750		326,750				326,750			326,750		326,750
Electoral Feasibility Studies	35,000					35,000				35,000			35,000		35,000
Municipalities - M.F.A. Debt				2,617,681		2,617,681				2,617,681	2,617,681				2,617,681
Parks, Recreation, Culture & Facilities				459,211		459,211				459,211		7,500	451,711		459,211
Administration Building				589,333		589,333				589,333	253,507	25,000	310,826		589,333
Emergency Planning	623,472		17,995			641,468	25,000		25,000	666,468	29,835	50,000	586,633		666,468
Community Parks	1,393,300		6,500			1,399,800				1,399,800	296,942	147,900	954,958		1,399,800
Electoral Area Services	231,599					231,599				231,599			231,599		231,599
Parks & Trails	581,974					581,974				581,974	6,762		575,212		581,974
Regional Parks	733,150					733,150				733,150	33,150	190,000	510,000		733,150
Bright Angel Park	27,000		3,000			30,000				30,000			30,000		30,000
South End Parks	50,000					50,000				50,000			50,000		50,000
Kinsol Trestle	100,000					100,000				100,000		85,000	15,000		100,000
Regional Parkland Acquisition	715,000					715,000	0		0	715,000	715,000		0		715,000
Animal Control	28,000			81,000		109,000				109,000			109,000		109,000
Building Inspection	411,000			500,000		911,000				911,000		25,000	886,000		911,000
Community Planning	2,190,000			200,000		2,390,000				2,390,000			2,390,000		2,390,000
Bylaw Enforcement				217,000		217,000				217,000			217,000		217,000
North Oyster Fire Protection	275,260		80,523			355,783				355,783		100,000	255,783		355,783
Mesachie Lake Fire Protection	60,531					60,531				60,531	11,268		49,263		60,531
Lake Cowichan Fire Protection	155,503					155,503				155,503			155,503		155,503
Saltair Fire Protection	141,910					141,910				141,910			141,910		141,910
Sahflam Fire Protection	160,679					160,679				160,679	36,679		124,000		160,679
Malahat Fire Protection	153,320			65,709		219,029	(15,000)		(15,000)	204,029	2,300		201,729		204,029
Eagle Heights Fire Protection	188,000					188,000	(20,000)		(20,000)	168,000			168,000		168,000
Honeymoon Bay Fire Protection	149,763					149,763	25,000		25,000	174,763	27,219	25,000	122,544		174,763
Youbou Fire Protection	197,962					197,962	(25,000)		(25,000)	172,962	10,200		162,762		172,962
Cowichan Lake Recreation	2,316,767		503,338			2,820,105	(50,000)		(50,000)	2,770,105	514,956	200,000	2,055,149		2,770,105
Kerry Park Recreation	2,526,154		826,075	5,000		3,357,229	(50,000)		(50,000)	3,307,229	158,105	70,000	3,079,124		3,307,229
Island Savings Centre	3,477,876		2,012,768	398,447		5,889,091	(50,000)		(50,000)	5,839,091	197,106	80,000	5,561,985		5,839,091
Island Savings Centre Theatre Loan	53,020					53,020				53,020	53,020		0		53,020
Theatre Grant - Area A	24,500					24,500				24,500			24,500		24,500
Theatre Grant - Area B	42,750					42,750				42,750			42,750		42,750
Theatre Grant - Area C	49,300					49,300				49,300			49,300		49,300
Theatre Grant N. Cowichan	91,700					91,700				91,700			91,700		91,700
Theatre Grant - Ladysmith	31,200					31,200				31,200			31,200		31,200
Recreation Mill Bay	10,000					10,000				10,000			10,000		10,000
Recreation Glenora	7,500					7,500				7,500			7,500		7,500
Recreation Saltair	13,000		4,000			17,000				17,000			17,000		17,000
Victim Services West	12,500					12,500				12,500			12,500		12,500
Cowichan Lake Activity Centre	55,000					55,000				55,000			55,000		55,000
Victim Services	80,000					80,000				80,000			80,000		80,000
Recreation N. Oyster	77,000					77,000				77,000			77,000		77,000
Cowichan Wooden Boat Society	10,000					10,000				10,000			10,000		10,000

Cowichan Valley Regional District
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SCHEDULE "B"

FUNCTION:	Funding Sources						Transfer from/(to)				Expenditures				
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
Shawnigan Lake Community Centre	743,760		650,590	10,000		1,404,350	(10,000)		(10,000)	1,394,350	221,290	65,000	1,108,060		1,394,350
Cobble Hill Historical Society	15,000					15,000				15,000			15,000		15,000
Cobble Hill Hall	15,000					15,000				15,000			15,000		15,000
Shawnigan Lake Historical Society	8,500					8,500				8,500			8,500		8,500
Frank Jameson Centre	40,000					40,000				40,000			40,000		40,000
Senior Centre Grant	16,000					16,000				16,000			16,000		16,000
Kaatza Society	25,000					25,000				25,000			25,000		25,000
Thetis Island Wharf		9,000				9,000				9,000			9,000		9,000
Thetis Island Boat Launch		1,000				1,000				1,000			1,000		1,000
Environmental Fund				1,000		1,000				1,000			1,000		1,000
Safer Futures	40,000					40,000				40,000			40,000		40,000
Social Planning	70,000					70,000				70,000			70,000		70,000
South Cowichan Community Policing	15,000					15,000				15,000			15,000		15,000
Cowichan Community Policing	100,000					100,000				100,000			100,000		100,000
Engineering Services				730,567		730,567				730,567	60,567	20,000	650,000		730,567
Curbside Collection			950,000			950,000				950,000			950,000		950,000
Solid Waste Complex	3,572,405		3,920,000	610,650		8,103,055	(100,000)		(100,000)	8,003,055	654,847		7,348,208		8,003,055
South Cowichan Water Study Plan	100,000					100,000				100,000			100,000		100,000
Street Lighting - Mesachie	4,200					4,200				4,200			4,200		4,200
Street Lighting - Youbou		20,100				20,100				20,100			20,100		20,100
Street Lighting - Brentwood			350			350				350			350		350
Street Lighting - Cowichan Bay	4,000					4,000				4,000			4,000		4,000
Street Lighting - Honeymoon Bay	16,200					16,200				16,200			16,200		16,200
Street Lighting - Mill Bay			2,200			2,200				2,200			2,200		2,200
Street Lighting - Cobble Hill		1,550				1,550				1,550			1,550		1,550
Critical Street Lighting A	2,150					2,150				2,150			2,150		2,150
Critical Street Lighting B	550					550				550			550		550
Critical Street Lighting C	2,000					2,000				2,000			2,000		2,000
Critical Street Lighting D	1,000					1,000				1,000			1,000		1,000
Critical Street Lighting E	2,250					2,250				2,250			2,250		2,250
Critical Street Lighting I	700					700				700			700		700
Street Lighting - Wilmot Road	3,700					3,700				3,700			3,700		3,700
Street Lighting - Sentinel Ridge	4,600					4,600				4,600			4,600		4,600
Street Lighting - Twin Cedars	4,900					4,900				4,900			4,900		4,900
Street Lighting - Arbutus Mountain	6,400					6,400				6,400			6,400		6,400
Satellite Park Water		33,000	27,000			60,000	(5,000)		(5,000)	55,000	20,716		34,284		55,000
Douglas Hill Water		37,500	40,000			77,500	(7,000)		(7,000)	70,500	13,287		57,213		70,500
Lambourn Water		37,500	40,000			77,500	(5,000)		(5,000)	72,500	8,660	8,000	55,840		72,500
Arbutus Mountain Water		36,000	12,000			48,000	(5,000)		(5,000)	43,000		12,000	31,000		43,000
Marble Bay Water System		20,000	11,500			31,500	(6,000)		(6,000)	25,500			25,500		25,500
Fern Ridge Water		14,000	12,500			26,500	(1,000)		(1,000)	25,500	1,984	5,000	18,516		25,500
Bald Mountain Water System		36,000	14,000			50,000	(8,000)		(8,000)	42,000			42,000		42,000
Dogwood Ridge Water System		26,000	20,000			46,000				46,000	17,383	5,000	23,617		46,000
Arbutus Ridge Water System			239,000			239,000	(15,000)		(15,000)	224,000	8,400	15,000	200,600		224,000
Mesachie Lake Water		31,000	13,500			44,500	(7,000)		(7,000)	37,500			37,500		37,500
Saltair Water		205,000	210,000			415,000	45,000		45,000	460,000		125,000	335,000		460,000
Central Youbou Water Debt			36,850			36,850				36,850	36,850		0		36,850
Youbou Water		177,000	82,000			259,000	(25,000)		(25,000)	234,000	10,630		223,370		234,000
Honeymoon Bay Water		66,000	56,000			122,000	(15,000)		(15,000)	107,000	9,384		97,616		107,000
Honeymoon Bay (Sutton Cr) Water Debt	3,200					3,200				3,200	3,200		0		3,200
Cherry Point Water		21,000	7,000			28,000	(3,000)		(3,000)	25,000			25,000		25,000
Shawnigan Lake North Water		180,000	145,000			325,000	30,000		30,000	355,000	19,139	50,000	285,861		355,000

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SCHEDULE "B"

FUNCTION:	Funding Sources						Transfer from/(to)				Expenditures				
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
Shawnigan Weir				13,600		13,600				13,600			13,600		13,600
Kerry Village Water		14,500	23,000			37,500	(5,000)		(5,000)	32,500			32,500		32,500
Twin Cedars Drainage	7,800					7,800				7,800			7,800		7,800
Wilmot Road Drainage	9,000					9,000				9,000			9,000		9,000
Sentinel Ridge Drainage	9,000					9,000				9,000			9,000		9,000
Shawnigan Lake East Drainage	3,550					3,550				3,550			3,550		3,550
Arbutus Mountain Drainage	12,000					12,000				12,000			12,000		12,000
Lanes Road Drainage	6,000					6,000				6,000			6,000		6,000
Cobble Hill Drainage #2	3,000					3,000				3,000			3,000		3,000
Bald Mountain Drainage System	9,200					9,200				9,200			9,200		9,200
Cobble Hill Drainage System	9,600					9,600				9,600			9,600		9,600
Arbutus Ridge Drainage System		34,000				34,000				34,000			34,000		34,000
Cowichan Bay Sewer		170,000	165,000			335,000	31,413		31,413	366,413	46,796	102,000	217,617		366,413
Brulett Sewer System		40,932	23,200			64,132	(6,000)		(6,000)	58,132	23,475		34,657		58,132
Sentinel Ridge Sewer		35,700	11,800			47,500	10,000		10,000	57,500		18,000	39,500		57,500
Twin Cedars Sewer		36,000	14,500			50,500	3,000		3,000	53,500		10,000	43,500		53,500
Lambourn Sewer		22,000	49,000			71,000	1,000		1,000	72,000	10,823	7,000	54,177		72,000
Arbutus Mountain Sewer		37,000	12,000			49,000	10,000		10,000	59,000		21,000	38,000		59,000
Marble Bay Sewer System		20,000	11,500			31,500	(6,000)		(6,000)	25,500			25,500		25,500
Cobble Hill Sewer		33,000	19,000			52,000	5,000		5,000	57,000	3,237	11,000	42,763		57,000
Mesachie Lake Sewer		23,000	19,000			42,000				42,000	13,554		28,446		42,000
Bald Mountain Sewer System		35,000	15,000			50,000	(7,000)		(7,000)	43,000		5,000	38,000		43,000
Mill Springs Sewer System		68,000	61,000			129,000	5,000		5,000	134,000	8,359	20,000	105,641		134,000
Arbutus Ridge Sewer System			240,000			240,000	(10,000)		(10,000)	230,000	10,823	10,000	209,177		230,000
Eagle Heights Sewer			175,000	14,000		189,000	(10,547)		(10,547)	178,453		15,000	163,453		178,453
Maple Hills Sewer		28,000	14,000			42,000	5,000		5,000	47,000	1,753	10,000	35,247		47,000
Shawnigan Lake Sewer		145,000	163,000			308,000	(15,000)		(15,000)	293,000	55,372	20,000	217,628		293,000
Kerry Village Sewer		14,500	25,000			39,500	(5,000)		(5,000)	34,500	6,930		27,570		34,500
Youbou Sewer System		38,000	19,000			57,000	(8,000)		(8,000)	49,000			49,000		49,000
Shellwood Water System		16,800	13,000			29,800	(2,500)		(2,500)	27,300	8,658		18,642		27,300
Carlton Water System		15,500	11,500			27,000	(2,500)		(2,500)	24,500	4,329		20,171		24,500
Shawnigan Creek Cleanout System		18,000				18,000				18,000			18,000		18,000
TOTALS	30,308,040	1,833,432	11,640,924	8,930,948	0	52,713,344	(316,134)	0	(316,134)	52,397,210	6,244,176	1,625,400	44,527,634	0	52,397,210

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SCHEDULE "B"

FUNCTION:	Funding Sources						Transfer from/(to)				Expenditures				
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
General Government	3,775,326			200,000		3,975,326				3,975,326		35,000	3,940,326		3,975,326
V. I. Regional Library	1,402,637					1,402,637				1,402,637			1,402,637		1,402,637
H.R. / L.T. / M.I.A.				1,847,611		1,847,611				1,847,611		16,000	1,831,611		1,847,611
Malahat Transit	176,083		159,930	9,724		345,737				345,737			345,737		345,737
Transit	1,552,465		546,997	45,150		2,144,612				2,144,612		50,000	2,094,612		2,144,612
911	674,357					674,357	(14,000)		(14,000)	660,357			660,357		660,357
Grants-in-Aid	102,000					102,000				102,000			102,000		102,000
Economic Development	537,800			195,450		733,250				733,250			733,250		733,250
Regional Tourism	130,000			213,741		343,741				343,741			343,741		343,741
Electoral Feasibility Studies	35,000					35,000				35,000			35,000		35,000
Municipalities - M.F.A. Debt				2,617,681		2,617,681				2,617,681	2,617,681				2,617,681
Parks, Recreation, Culture & Facilities				484,297		484,297				484,297		10,000	474,297		484,297
Administration Building				604,874		604,874				604,874	253,507	25,000	326,367		604,874
Emergency Planning	625,959		18,895			644,854				644,854	28,890		615,964		644,854
Community Parks	1,399,700		7,000		1,630,000	3,036,700				3,036,700	254,728	1,766,400	1,015,572		3,036,700
Electoral Area Services	243,179					243,179				243,179			243,179		243,179
Parks & Trails	586,716					586,716				586,716			586,716		586,716
Regional Parks	752,100					752,100				752,100	32,100	205,000	515,000		752,100
Bright Angel Park	27,000		3,000			30,000				30,000			30,000		30,000
South End Parks	50,000				150,000	200,000				200,000	5,000	150,000	45,000		200,000
Kinsol Trestle	100,000					100,000				100,000		85,000	15,000		100,000
Regional Parkland Acquisition	715,000					715,000	0		0	715,000	715,000		0		715,000
Animal Control	28,000			85,000		113,000				113,000			113,000		113,000
Building Inspection	416,000			500,000		916,000				916,000		25,000	891,000		916,000
Community Planning	2,195,000			200,000		2,395,000				2,395,000			2,395,000		2,395,000
Bylaw Enforcement				222,000		222,000				222,000			222,000		222,000
North Oyster Fire Protection	269,023		84,549			353,572	(85,000)		(85,000)	268,572			268,572		268,572
Mesachie Lake Fire Protection	62,994					62,994				62,994	11,268		51,726		62,994
Lake Cowichan Fire Protection	163,278					163,278				163,278			163,278		163,278
Saltair Fire Protection	149,005					149,005				149,005			149,005		149,005
Sahflam Fire Protection	162,679				70,000	232,679	16,000		16,000	248,679	36,679	86,000	126,000		248,679
Malahat Fire Protection	180,114			68,701		248,815	(15,000)		(15,000)	233,815	22,145		211,670		233,815
Eagle Heights Fire Protection	193,000					193,000	(20,000)		(20,000)	173,000			173,000		173,000
Honeymoon Bay Fire Protection	156,154					156,154		250,000	250,000	406,154	27,219	250,000	128,935		406,154
Youbou Fire Protection	206,100					206,100	(25,000)		(25,000)	181,100	10,200		170,900		181,100
Cowichan Lake Recreation	2,378,839		523,472			2,902,311	(50,000)		(50,000)	2,852,311	514,956	200,000	2,137,355		2,852,311
Kerry Park Recreation	2,605,486		849,117	5,000	75,000	3,534,603	(50,000)		(50,000)	3,484,603	158,105	155,000	3,171,498		3,484,603
Island Savings Centre	3,757,980		2,085,142	398,447		6,241,569	(50,000)		(50,000)	6,191,569	197,106	210,000	5,784,463		6,191,569
Island Savings Centre Theatre Loan	53,020					53,020				53,020	53,020		0		53,020
Theatre Grant - Area A	24,500					24,500				24,500			24,500		24,500
Theatre Grant - Area B	42,750					42,750				42,750			42,750		42,750
Theatre Grant - Area C	49,300					49,300				49,300			49,300		49,300
Theatre Grant N. Cowichan	91,700					91,700				91,700			91,700		91,700
Theatre Grant - Ladysmith	31,200					31,200				31,200			31,200		31,200
Recreation Mill Bay	10,000					10,000				10,000			10,000		10,000
Recreation Glenora	7,500					7,500				7,500			7,500		7,500
Recreation Saltair	13,000		4,000			17,000				17,000			17,000		17,000
Victim Services West	12,500					12,500				12,500			12,500		12,500
Cowichan Lake Activity Centre	55,000					55,000				55,000			55,000		55,000
Victim Services	80,000					80,000				80,000			80,000		80,000
Recreation N. Oyster	77,000					77,000				77,000			77,000		77,000
Cowichan Wooden Boat Society	10,000					10,000				10,000			10,000		10,000

Cowichan Valley Regional District
Five Year Financial Plan (2010-2014)

(Year 2014)

SCHEDULE "B"

FUNCTION:	Funding Sources						Transfer from/(to)			Expenditures					
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
Shawnigan Lake Community Centre	748,990		663,602	10,000		1,422,592	(10,000)		(10,000)	1,412,592	221,290	50,000	1,141,302		1,412,592
Cobble Hill Historical Society	15,000					15,000				15,000			15,000		15,000
Cobble Hill Hall	15,000					15,000				15,000			15,000		15,000
Shawnigan Lake Historical Society	8,500					8,500				8,500			8,500		8,500
Frank Jameson Centre	40,000					40,000				40,000			40,000		40,000
Senior Centre Grant	16,000					16,000				16,000			16,000		16,000
Kaatza Society	25,000					25,000				25,000			25,000		25,000
Thetis Island Wharf		9,000				9,000				9,000			9,000		9,000
Thetis Island Boat Launch		1,000				1,000				1,000			1,000		1,000
Environmental Fund				1,000		1,000				1,000			1,000		1,000
Safer Futures	40,000					40,000				40,000			40,000		40,000
Social Planning	70,000					70,000				70,000			70,000		70,000
South Cowichan Community Policing	15,000					15,000				15,000			15,000		15,000
Cowichan Community Policing	100,000					100,000				100,000			100,000		100,000
Engineering Services				735,567		735,567				735,567	60,567	20,000	655,000		735,567
Curbside Collection			950,000			950,000				950,000			950,000		950,000
Solid Waste Complex	3,820,620		4,060,000	470,650		8,351,270	(100,000)		(100,000)	8,251,270	653,062		7,598,208		8,251,270
South Cowichan Water Study Plan	100,000					100,000				100,000			100,000		100,000
Street Lighting - Mesachie	4,250					4,250				4,250			4,250		4,250
Street Lighting - Youbou		20,200				20,200				20,200			20,200		20,200
Street Lighting - Brentwood			400			400				400			400		400
Street Lighting - Cowichan Bay	4,000					4,000				4,000			4,000		4,000
Street Lighting - Honeymoon Bay	16,300					16,300				16,300			16,300		16,300
Street Lighting - Mill Bay			2,250			2,250				2,250			2,250		2,250
Street Lighting - Cobble Hill		1,550				1,550				1,550			1,550		1,550
Critical Street Lighting A	2,150					2,150				2,150			2,150		2,150
Critical Street Lighting B	550					550				550			550		550
Critical Street Lighting C	2,000					2,000				2,000			2,000		2,000
Critical Street Lighting D	1,050					1,050				1,050			1,050		1,050
Critical Street Lighting E	2,250					2,250				2,250			2,250		2,250
Critical Street Lighting I	700					700				700			700		700
Street Lighting - Wilmot Road	3,800					3,800				3,800			3,800		3,800
Street Lighting - Sentinel Ridge	4,650					4,650				4,650			4,650		4,650
Street Lighting - Twin Cedars	5,000					5,000				5,000			5,000		5,000
Street Lighting - Arbutus Mountain	6,500					6,500				6,500			6,500		6,500
Satellite Park Water		34,200	29,400			63,600	(2,000)		(2,000)	61,600	20,716	5,000	35,884		61,600
Douglas Hill Water		39,600	41,400			81,000	(2,000)		(2,000)	79,000	13,287	10,000	55,713		79,000
Lambourn Water		39,600	41,400			81,000				81,000	8,660	15,000	57,340		81,000
Arbutus Mountain Water		38,000	15,120			53,120	(12,000)		(12,000)	41,120		7,000	34,120		41,120
Marble Bay Water System		21,000	12,000			33,000				33,000		7,000	26,000		33,000
Fern Ridge Water		14,500	13,200			27,700	(6,000)		(6,000)	21,700	1,984		19,716		21,700
Bald Mountain Water System		37,800	18,900			56,700	(5,000)		(5,000)	51,700		5,000	46,700		51,700
Dogwood Ridge Water System		26,500	21,000			47,500	(5,000)		(5,000)	42,500	17,383		25,117		42,500
Arbutus Ridge Water System			246,000			246,000	(15,000)		(15,000)	231,000	8,400	20,000	202,600		231,000
Mesachie Lake Water		31,000	14,000			45,000				45,000		7,500	37,500		45,000
Saltair Water		210,000	220,000			430,000	(75,000)		(75,000)	355,000		15,000	340,000		355,000
Central Youbou Water Debt		36,850				36,850				36,850	36,850		0		36,850
Youbou Water		208,000	87,000			295,000	25,000		25,000	320,000	10,630	50,000	259,370		320,000
Honeymoon Bay Water		69,500	58,000			127,500	(10,000)		(10,000)	117,500	9,384	10,000	98,116		117,500
Honeymoon Bay (Sutton Cr) Water Debt	3,200					3,200				3,200	3,200		0		3,200
Cherry Point Water		22,500	7,200			29,700				29,700		5,000	24,700		29,700
Shawnigan Lake North Water		210,000	165,000			375,000	(25,000)		(25,000)	350,000	19,139	25,000	305,861		350,000

Cowichan Valley Regional District
Five Year Financial Plan (2010-2014)

(Year 2014)

SCHEDULE "B"

FUNCTION:	Funding Sources						Transfer from/(to)				Expenditures				
	Tax Requisition	Parcel Taxes	Fees & Charges	Other Revenue	Proceeds of Borrowing	Total Funding	Special Funds	Surplus of Prior Year	Total Transfers	Total Revenue	Principal & Interest	Capital	Other Purposes	Deficit prior year	Total Expenditures
Shawnigan Weir				13,600		13,600				13,600					13,600
Kerry Village Water		15,120	26,000			41,120				41,120		8,000	33,120		41,120
Twin Cedars Drainage	8,000					8,000				8,000			8,000		8,000
Wilmot Road Drainage	9,500					9,500				9,500			9,500		9,500
Sentinel Ridge Drainage	9,500					9,500				9,500			9,500		9,500
Shawnigan Lake East Drainage	3,600					3,600				3,600			3,600		3,600
Arbutus Mountain Drainage	12,500					12,500				12,500			12,500		12,500
Lanes Road Drainage	6,000					6,000				6,000			6,000		6,000
Cobble Hill Drainage #2	3,000					3,000				3,000			3,000		3,000
Bald Mountain Drainage System	9,400					9,400				9,400			9,400		9,400
Cobble Hill Drainage System	9,800					9,800				9,800			9,800		9,800
Arbutus Ridge Drainage System		35,000				35,000				35,000			35,000		35,000
Cowichan Bay Sewer		177,000	177,000			354,000	(43,587)		(43,587)	310,413	46,796	42,000	221,617		310,413
Brulett Sewer System		40,932	23,400			64,332	(6,000)		(6,000)	58,332	23,475		34,857		58,332
Sentinel Ridge Sewer		38,000	12,000			50,000	(4,000)		(4,000)	46,000		5,000	41,000		46,000
Twin Cedars Sewer		41,100	14,500			55,600	(5,000)		(5,000)	50,600		5,000	45,600		50,600
Lambourn Sewer		24,200	50,000			74,200	(2,000)		(2,000)	72,200	10,823	5,000	56,377		72,200
Arbutus Mountain Sewer		38,800	15,120			53,920	(10,000)		(10,000)	43,920			43,920		43,920
Marble Bay Sewer System		21,000	12,000			33,000				33,000		7,000	26,000		33,000
Cobble Hill Sewer		35,700	20,000			55,700	(3,000)		(3,000)	52,700	3,237	5,000	44,463		52,700
Mesachie Lake Sewer		23,000	19,000			42,000				42,000	13,554		28,446		42,000
Bald Mountain Sewer System		37,500	18,900			56,400	(3,000)		(3,000)	53,400		5,000	48,400		53,400
Mill Springs Sewer System		72,000	66,000			138,000	(7,000)		(7,000)	131,000	8,359	15,000	107,641		131,000
Arbutus Ridge Sewer System			247,000			247,000	(10,000)		(10,000)	237,000	10,823	15,000	211,177		237,000
Eagle Heights Sewer			187,400	14,000		201,400	(1,547)		(1,547)	199,853		20,000	179,853		199,853
Maple Hills Sewer		30,000	15,500			45,500	(2,000)		(2,000)	43,500	1,753	5,000	36,747		43,500
Shawnigan Lake Sewer		150,000	170,000			320,000	(15,000)		(15,000)	305,000	55,372	20,000	229,628		305,000
Kerry Village Sewer		15,000	26,100			41,100	(1,000)		(1,000)	40,100	6,930	5,000	28,170		40,100
Youbou Sewer System		44,400	22,000			66,400	5,000		5,000	71,400		20,000	51,400		71,400
Shellwood Water System		16,800	13,000			29,800	(2,500)		(2,500)	27,300	8,658		18,642		27,300
Carlton Water System		15,500	12,000			27,500	(2,500)		(2,500)	25,000	4,329		20,671		25,000
Shawnigan Creek Cleanout System		18,000				18,000				18,000			18,000		18,000
TOTALS	31,508,234	1,959,852	12,094,895	8,942,492	1,925,000	56,430,493	(648,134)	250,000	(398,134)	56,032,359	6,216,265	3,701,900	46,114,194		56,032,359



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3412

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";

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 006-578-608; Parcel A (DD K20395), Section 4, Range 7, Cowichan District, Plan 2454 Except That Part in Plan 45929;

AND WHEREAS the owners of the above noted property have 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. 3412 – Lambourn Estates Sewer System Service Amendment Bylaw, 2010**".

2. **AMENDMENT**

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

READ A FIRST TIME this _____ day of _____, 2010.

READ A SECOND TIME this _____ day of _____, 2010.

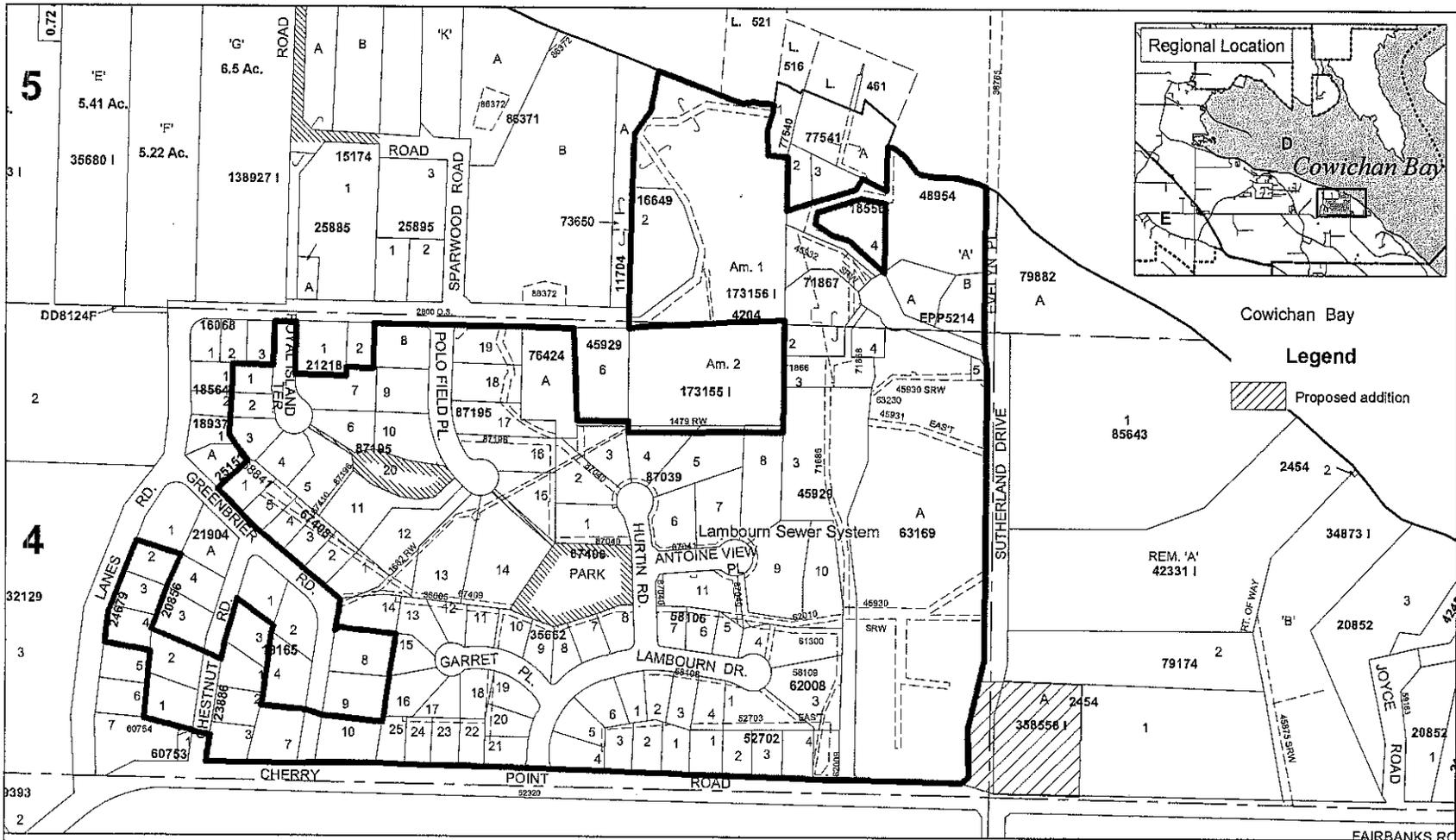
READ A THIRD TIME this _____ day of _____, 2010.

ADOPTED this _____ day of _____, 2010.

Chairperson

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Corporate Secretary



Schedule A to CVRD Bylaw No. 3052 - Lambourn Estates Sewer System Service Establishment Bylaw, 2008. As amended by Bylaw No. 3412, Adopted _____, 2010.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3413

A Bylaw Authorizing the Expenditure of Funds from the
Shawnigan Lake Community Centre Capital Reserve Fund
Established Pursuant to CVRD Bylaw No. 1704

WHEREAS as of July 31, 2010 , there is an unappropriated balance in the *Shawnigan Lake Community Centre Capital Reserve Fund* of Ninety-Five Thousand Four Hundred Dollars (\$95,400.) that has been calculated as follows:

BALANCE in Reserve fund as at December 31, 2009:		\$95,177.
ADD:	Additions to the Fund, Including interest earned for the current year to date.	\$ 233.
		\$95,400.
DEDUCT:	Commitments outstanding under bylaws previously adopted.	<u>NIL</u>
UNCOMMITTED BALANCE In Reserve Fund as at July 31, 2010:		<u>\$95,400.</u>

AND WHERAS it is deemed desirable and expedient to expend not more than Twenty Thousand Dollars (\$20,000.) of the said balance for the purpose of assisting with the purchase of a bus;

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

1. **CITATION**

This bylaw may be cited for all purposes as "**CVRD Bylaw No. 3413 - Shawnigan Lake Community Centre Capital Reserve Fund Expenditure (Bus) Bylaw, 2010**".

2. **SUM TO BE APPROPRIATED**

- a) An amount not exceeding the sum of Twenty Thousand Dollars (\$20,000.), is hereby appropriated from the *Shawnigan Lake Community Centre Capital Reserve Fund* for the purpose of assisting with the purchase of a bus.
- b) The expenditure to be carried out by the monies hereby appropriated shall be more particularly specified by Board Resolution NO. 10-379 adopted July 14, 2010.

3. **SUMS REMAINING**

Should any of the said sum of Twenty Thousand Dollars (\$20,000.) 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 _____, 2010.

READ A SECOND TIME this _____ day of _____, 2010.

READ A THIRD TIME this _____ day of _____, 2010.

ADOPTED this _____ day of _____, 2010.

Chair

Corporate Secretary



C·V·R·D

COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3222

A Bylaw for the Purpose of Amending Official Community Plan Bylaw No. 1010, 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 official community plan bylaws;

AND WHEREAS the Regional District has adopted an official community plan bylaw for Electoral Area B – Shawnigan Lake, that being Official Community Plan Bylaw No. 1010;

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. 1010;

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. 3222 - Area B – Shawnigan Lake Official Community Plan Amendment Bylaw (Living Forest Planning Consultants/Elkington Estates) 2008**".

2. **AMENDMENTS**

Cowichan Valley Regional District Official Community Plan Bylaw No. 1010, 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 12th day of November, 2008

READ A SECOND TIME this 12th day of November, 2008.

SECOND READING RESCINDED this 25th day of March, 2009.

SECOND READING AS AMENDED this 25th day of March, 2009.

READ A THIRD TIME this 25th day of March, 2009.

I hereby certify this to be a true and correct copy of Bylaw No. 3222 as given Third Reading on the 25th day of March, 2009.

[Signature]
Corporate Secretary

APRIL 24, 2009.
Date

APPROVED BY THE MINISTER OF COMMUNITY DEVELOPMENT UNDER SECTION 913(1) OF THE LOCAL GOVERNMENT ACT

this 11th day of March, ~~2009~~ 2010

ADOPTED this _____ day of _____, ~~2009~~ 2010

Chairperson

Corporate Secretary



C·V·R·D

SCHEDULE "A"

To CVRD Bylaw No. 3222

Official Community Plan Bylaw No. 1010, is hereby amended as follows:

1. Part Four PLAN POLICIES is amended by adding the following after Section 9:

10. COMPREHENSIVE DESIGNATION POLICIES

a. Community Land Stewardship Designation Policies

Policy 10.1

The Community Land Stewardship Designation affects 411 hectares of land within Block 270 Malahat District; District Lot 201, Malahat District; Block 281, Malahat District; and that part of Block 201, Malahat District including part of amended Parcel A (DD1896741) of said Block, and Lot 26, District Lot 201, Malahat District Plan VIP78459.

Policy 10.2

The Community Land Stewardship Designation aims to provide for the ecological sustainability of the land by requiring conservation and eco-forestry covenants on 85% of the land. The covenants are designed to protect the long term ecological functioning of the land, provide long-term employment (eco-forestry and organic agriculture)), and mitigate climate change impacts. The remaining 15% of the land will incorporate low impact infrastructure, narrow roads, and site designs that limit and contain the ecological footprint of the development.

Policy 10.3

The Community Land Stewardship Designation is intended only for lands at least 400 ha in area, located in close proximity to existing communities or transportation routes between existing communities, with mature forest cover existing on at least 70% of the lands.

Policy 10.4

Within the Community Land Stewardship Designation, a minimum of 85% of the land will be within the Ecological Conservation and Eco-forestry sub-areas. Up to 15% of the land base may be within the Agro-forestry, Hamlet and Low-Density sub-areas. The five sub-areas within the Community Land Stewardship Designation are shown on Figure 2B "Community Land Stewardship Designation Sub-Areas Map".

.../2

Policy 10.5

Buffer areas will be established on either side of watercourses and wetlands, according to the provincial Riparian Areas Regulation, the Forest Stewardship Council requirements, or equivalent, to protect the ecological integrity of these systems from potentially harmful human activities.

Policy 10.6

The 385 hectares of land within Block 270 Malahat District; District Lot 201, Malahat District; Block 281, Malahat District; and that part of Block 201, Malahat District including part of amended Parcel A (DD1896741) of said Block will be limited to not more than 85 dwellings. Furthermore, the 26 hectares within Lot 26, District Lot 201, Malahat District Plan VIP78459 will be limited to 5 dwellings.

Policy 10.7

While primarily a conservation area, the permitted uses within the Ecological Conservation Area will include trails and the management of forests so as to maintain the health of the forest and minimize the risk of wild fire, wind throw or the spread of invasive species.

Policy 10.8

Lands within the Ecological Conservation Area will be subject to a conservation covenant, held by the CVRD and the Land Conservancy of Canada, registered on the title of the lands.

Policy 10.9

Uses permitted within the Eco-forestry Area will include timber harvesting according to a Forest Stewardship Council management plan (or equivalent), silviculture, horticulture, cultivation of non-timber forest products and agro-forestry products. This sub-area will also permit recreational trails and small facilities or structures for ecological education, which may include non-habitable tree top canopy structures. Limited, small-scale timber milling, wood processing and other timber based manufacturing activities will be encouraged.

Policy 10.10

Lands within the Eco-Forestry Area will be subject to a forestry conservation covenant, held by the CVRD and the Land Conservancy of Canada, and registered on the Title of the Parcels. Uses within the Eco-Forestry Area will be subject to the "Small Operations Standards of the Forest Stewardship Council Regional Certification Standards for British Columbia (2005), or equivalent.

Policy 10.11

Uses permitted within the Agro-forestry Area, which is a more intensive agricultural land sub-area than the Eco-Forestry Area, will include eco-forestry based forest management systems, including timber harvesting according to a Forest Stewardship Council management plan (or equivalent), silviculture, horticulture, cultivation of non-timber forest products and agro-forestry products. This sub-zone will also permit recreational trails and small facilities or structures for ecological education, which may include tree top canopy structures. Small scale, value-added agriculture, organic gardening, food production and processing, greenhouses, and horticulture will be encouraged in this area. Limited, small scale, value added timber manufacturing, sawmills, planer mills and other low impact timber based manufacturing activities will be encouraged in this area.

Policy 10.12

Uses permitted within the Low-Density Area will include Single Family residential units to a maximum density of five (5) dwellings in Area A, eight (8) dwellings in Area B, and fourteen (14) dwellings in Area C. All Single Family dwellings may have a home occupation, a secondary suite, and a bed and breakfast accommodation. Other permitted uses include agriculture, recreational trails and the management of forests in order to maintain the health of the forest and minimize the risk of wild fire, wind throw or spread of invasive species.

Policy 10.13

Within the Low Density Area, no dwelling shall be greater than 400 square metres in floor area.

Policy 10.14

Uses permitted within the Hamlet Area will include Single Family and multi-family residential units. Up to 77 dwelling units will be permitted in the Hamlet Area and the Low Density Area C Combined. Therefore, between 63 and 77 dwellings may occur in the Hamlet Area, depending on density within the Low Density Area C area. All Single Family dwellings may have a home occupation, a secondary suite, and/or a bed and breakfast accommodation.

Policy 10.15

Within the Hamlet Area, all intensive residential and multi-family dwellings will be subject to the Community Land Stewardship Development Permit Area.

Policy 10.16

Within the Hamlet Area, no dwelling shall be greater than 370 square metres in floor area (including basements).

Policy 10.17

Within the Hamlet Area, a Guest Lodge for tourist accommodation is permitted with up to 12 suites within the Lodge, and with up to 6 accessory tree top canopy units for tourist accommodation. These tree top canopy units will not exceed 40 m², and may be located in an Eco-forestry, Agro-forestry, Low-Density, or Hamlet Area, provided that they are located within 300 metres of the Guest Lodge.

Policy 10.18

Within the Hamlet Area, a community centre facility is permitted, not to exceed 100 square meters in area. In addition, community structures, gazebos, amphitheatres, community fire response centres or civic buildings are permitted. Not more than one Guest Lodge and one community centre is permitted within the Community Land Stewardship Designation.

Policy 10.19

Within the Hamlet Area, a convenience store, not exceeding 100 square meters in floor area, will be permitted.

Policy 10.20

Within the Hamlet Area, other permitted uses include recreational trails and the management of forests so as to maintain the health of the forest and minimize the risk of wild fire, wind throw or spread of invasive species.

Policy 10.21

Land uses within the Community Land Stewardship Designation will utilize water resources found within the designation area, in order to contain the ecological footprint of the development.

Policy 10.22

An Archeological Overview Assessment was conducted for the Subject property in 2007. Although all developable areas within the Community Land Stewardship Designation have been identified as having low probability of archaeological resources, nevertheless archaeological resources should be considered during all phases of project development.

2. That Figure 2B be added to Section 10.
3. That existing Sections 10 through 12 be renumbered accordingly.
4. That Section 13 (formerly Section 12) be amended by adding the following subsection after 13.8:

13.9 COMMUNITY LAND STEWARDSHIP DEVELOPMENT PERMIT AREA*Category*

The Community Land Stewardship Development Permit Area is designated pursuant to Section 919.1(1)(a), (b), (e), (f), (h), (i) and (j), for

- (a) Protection of the natural environment, its ecosystems and biodiversity;
- (b) Protection of development from hazardous conditions,
- (c) Establishment of objectives for the form and character of intensive residential development;
- (d) Establishment of objectives for the form and character of commercial, industrial and multifamily residential development;
- (e) Establishment of objectives to promote energy conservation;
- (f) Establishment of objectives to promote water conservation; and
- (g) Establishment of objectives to promote the reduction of greenhouse gas emissions.

Justification

The objectives of the Community Land Stewardship Development Permit Area are:

- (a) The Community Land Stewardship Development Permit Area encompasses Devereaux Lake, Stebbings Lake and Stebbings Creek, which come to a confluence on the property to form Shawnigan Creek. The Stebbings Lake and Devereaux Lake watersheds constitute the complete upper watershed for Shawnigan Lake and, as such, have a very significant ecological value for the Shawnigan Lake community. The Board aims to protect the ecological values of this area.

- (b) The Board aims to protect life and property from hazardous conditions, including flooding, mud flows, torrents of debris, erosion, land slip, rock falls, subsidence, avalanche, and wildfire.
- (c) The Board wishes to promote energy conservation, water conservation and a reduction in greenhouse gas emissions.
- (d) The Board wishes to minimize the degree of forest carbon emissions.
- (e) The Board wishes to ensure that the form and character of intensive residential, commercial and industrial development conforms to basic principles of ecological sustainability, and vernacular traditional urban design as set out below.

Area

The Community Land Stewardship Development Permit Area applies to those lands shown outlined in a thick black line on Figure 5F.

Guidelines

Subject to the exemptions listed below, prior to commencement of any development, including subdivision, construction, or land clearing, on lands within the Community Land Stewardship Development Permit Area, the owner shall submit information that demonstrates how the proposed development meets the following guidelines:

Environmental Protection

1. A sustainable rain water management plan, based on Ministry of Environment Best Management Practices, will be required to ensure gradual dispersal of water to constructed wetlands or into natural groundwater infiltration system, in order to prevent channelization, soil erosion, or sedimentation flowing into existing watercourses.
2. A rain water runoff plan will be prepared for every proposed building lot and reviewed for compliance with the sustainable rain water management plan.
3. A Canadian Green Building Council LEED certification system, or its equivalent as agreed upon by the CVRD, is required for the Hamlet sub areas and all commercial and industrial buildings.
4. The latest Best Management Practices for land development of the Ministry of Environment will be used.
5. Proposed sewage treatment and disposal methods will be designed to avoid impacts upon the environment and shall meet the requirements of the South Sector Liquid Waste Management Plan.
6. The South Sector Liquid Waste Management Plan will be respected.
7. Potable water must be provided from underground sources within the subject property.

Hazardous Conditions

8. The CVRD Board may, where it believes that development is proposed near or in an area that may be subject to erosion or ground instability, require the applicant, at the applicant's expense, to hire an engineer, experienced in natural hazards identification and mitigation. The engineer's recommendations will be incorporated into a Development Permit, if one is issued.

.../6

9. Provision of Fire Smart Measures will be implemented, including appropriate fire fighting equipment on site, thinning of fuels around buildings, design of all dwellings with sprinklers and non-combustible roofing materials.

Form and Character of Development within the Hamlet Areas

10. Narrow roads will be encouraged that follow the natural contours of the land and minimize cutting or filling. Where possible, steep slopes shall be avoided.
11. Light pollution shall be avoided. Street and common area lighting design will provide adequate lighting while ensuring that there is no spillover into adjacent areas.
12. Dwellings will have vertical proportions with one, two and two and a half storey construction.
13. The architecture will be predominately simple geometric proportions and massing; square, rectangular, T-shape, cruciform, H shape, etc., with dormers, gables, projecting balconies, recessed decks and doors, covered porches, and bay and box windows, designed with vertical proportions.
14. The main portion of all roofs will be a minimum of 12/12 pitch, in grey, black, copper, and other metal colors.
15. A palette of natural materials will be used, such as exposed timber frame trusses, beams, wood siding or shingles, and small areas of non-combustible rough textured stucco.
16. Dwellings will not exceed 200 m² in footprint, emphasizing efficiency in use of space, high quality design, and practical storage areas. The exception is the Low-Density Areas, which would include some larger, more private and less vertically oriented buildings.
17. Dwellings will front onto a public square or common area, to be accessible and public, while the backs of the homes will be more private.
18. The street frontage will be designed to reflect visual continuity with neighbouring houses, with common but not mimicking features.
19. Deep usable porches, windows overlooking the street, and clearly visible entrances are encouraged. Except for "curb-cuts" for driveways, there should be a continuity of the street wall incorporating the face of the dwellings, frontage walls, trellises, and vegetation.
20. Carports, garages, and parking areas are to be hidden on the side or rear of houses, or tucked into basement areas.
21. Fencing and walls to be restricted to portions of yards and gardens immediately adjacent to the dwelling, and to areas that are intensively cultivated, farmed, or used for agro-forestry uses (deer fencing is permitted).
22. All public use areas will be landscaped in accordance with an overall landscape plan. The landscape plan may be reviewed in accordance with the British Columbia Society of Landscape Architects (BCSLA) and the British Columbia Nursery Trades Association (BCNTA).
23. Crime Prevention through Environmental Design (CPTED) will be considered in landscaping plans and building designs.
24. Vehicle access points, pedestrian pathways, and parking and circulation patterns within the Hamlet Areas will be physically linked and, where feasible, shared in order to encourage as safety and avoid unnecessary duplication.

.../7

25. Safe pedestrian routes across, within, and between sites shall be clearly delineated by means of separate walkways, sidewalks, or raised paths where they cross parking areas.
26. Signs will be designed to reflect the architecture of the site and be in harmony with the landscaping plans for the site, but shall be limited in height and area commensurate with the site characteristics.
27. Where possible, underground wiring is encouraged rather than overhead wiring.

Energy Conservation, Water Conservation and Reduction of Greenhouse Gas Emissions

28. The use of rainwater catchment tanks and cisterns for re-use in irrigation is required.
29. The use of alternative and renewable sources of energy is required.
30. A Canadian Green Building Council LEED Rating system, or its equivalent, is required.
31. Site planning for buildings and land uses will incorporate studies, submitted to the CVRD, to facilitate utilization of energy and water conservation measures, including solar orientation, prevailing wind direction, elevation contours, existence of significant vegetation and means to retain mature vegetation.

Exemptions

The terms of the Community Land Stewardship Development Permit Area shall not apply to:

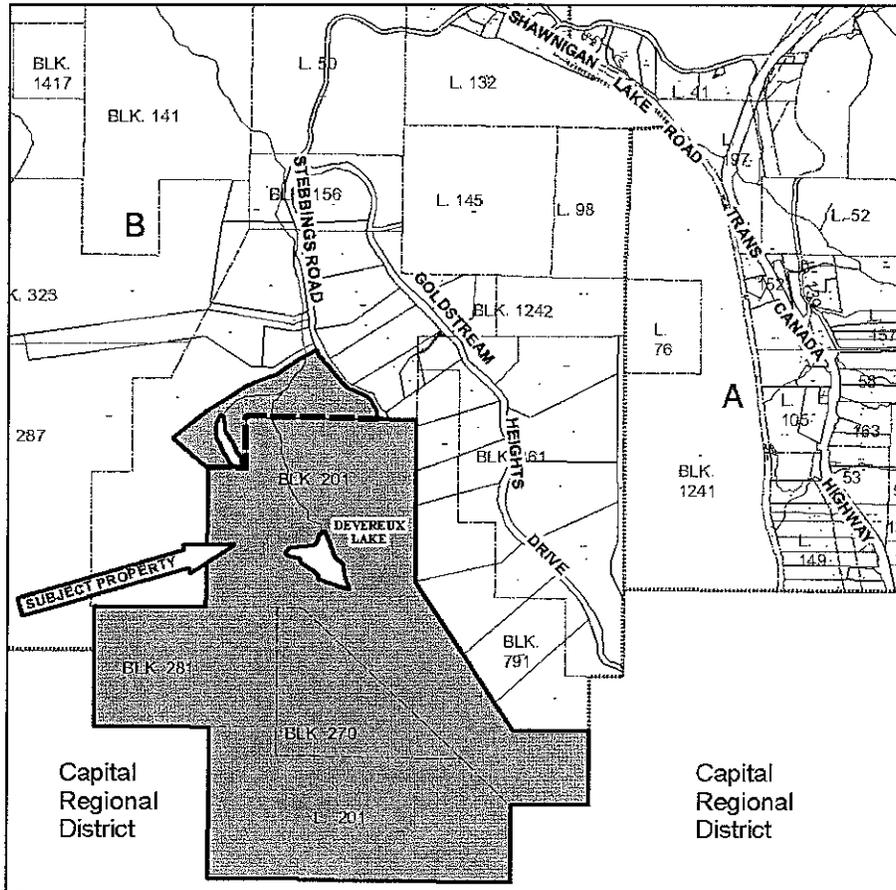
1. Lot consolidations and minor boundary realignments;
2. Interior renovations and minor exterior renovations of existing structures;
3. Forest Management that does not require the use of buildings or structures;
4. Recreational trails and small facilities or structures for ecological education.

Requirements

- (a) Before the CVRD authorizes the issuance of a development permit for a parcel of land in the **Community Land Stewardship Development Permit Area**, the applicant must submit a development permit application, which at a minimum includes:
 1. a written description of the proposed project;
 2. reports or information as listed in the relevant Development Permit Guidelines;
 3. information in the form of one or more maps at a scale of 1:2000, as follows:
 - a. Location and extent of proposed work;
 - b. Site plan showing existing and proposed parcel lines, existing and proposed buildings and structures, vehicular access points, roads, driveways and parking areas;
 - c. Location of all natural watercourses/waterbodies, including springs;
 - d. Setback distances from watercourses/waterbodies, including springs;
 - e. Existing tree cover, areas of sensitive native plant communities, proposed areas to be cleared;
 - f. Locations and size of treed buffers;
 - g. Topographical contours (1 metre), location of slopes exceeding 25 percent grade.

- h. location of lands subject to periodic flooding;
 - i. percentage of existing and proposed impervious surfaces;
 - j. existing and proposed trails;
 - k. existing and proposed stormwater management works, including retention areas and drainage pipes or ditches;
 - l. existing and proposed erosion mitigation and bank alterations;
 - m. existing and proposed sewage works, treatment systems and fields;
 - n. existing and proposed water lines and well sites;
- (b) In addition to the requirements listed above, the CVRD may require the applicant to furnish, at the applicant's expense, any of the following studies (the recommendations of which may be included in the development permit):
- a. a hydrogeological report, which includes an assessment of the suitability and stability of the soil for the proposed project, including information on soil depths, textures, and composition;
 - b. a report on the safety of the proposed use and structures on-site and off-site, indicating that the land may be used safely for the use intended; and/or
 - c. a rainwater management plan, which includes an assessment of the potential impact of the development on the groundwater resource.
 - d. an environmental impact assessment, certified by a registered professional biologist, assessing any impacts of the project on watercourses and lands in the area.
 - e. The ecological baseline study, which was prepared in 2007 as a component of the development process to allow for the Community Land Stewardship Designation, and any current updates, to be made available to all homeowners, residents or users of the land, to ensure awareness of the biological functioning of the eco-system communities and awareness of the dangers of invasive species.
2. That Schedule B (OCP Map) to Electoral Area B – Shawnigan Lake Official Community Plan Bylaw No. 1010 be amended by redesignating Block 270 Malahat District; District Lot 201, Malahat District; Block 281, Malahat District; and that part of Block 201, Malahat District including part of amended Parcel A (DD1896741) of said Block, and Lot 26, District Lot 201, Malahat District Plan VIP78459, as shown outlined in a solid black line on Schedule B attached hereto and forming part of this bylaw, numbered Z-3222, from Forestry to Community Land Stewardship.

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



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

Forestry **TO**

Community Land Stewardship **APPLICABLE**

TO ELECTORAL AREA B

Figure 2B
Community Land Stewardship
Designation Sub-Areas

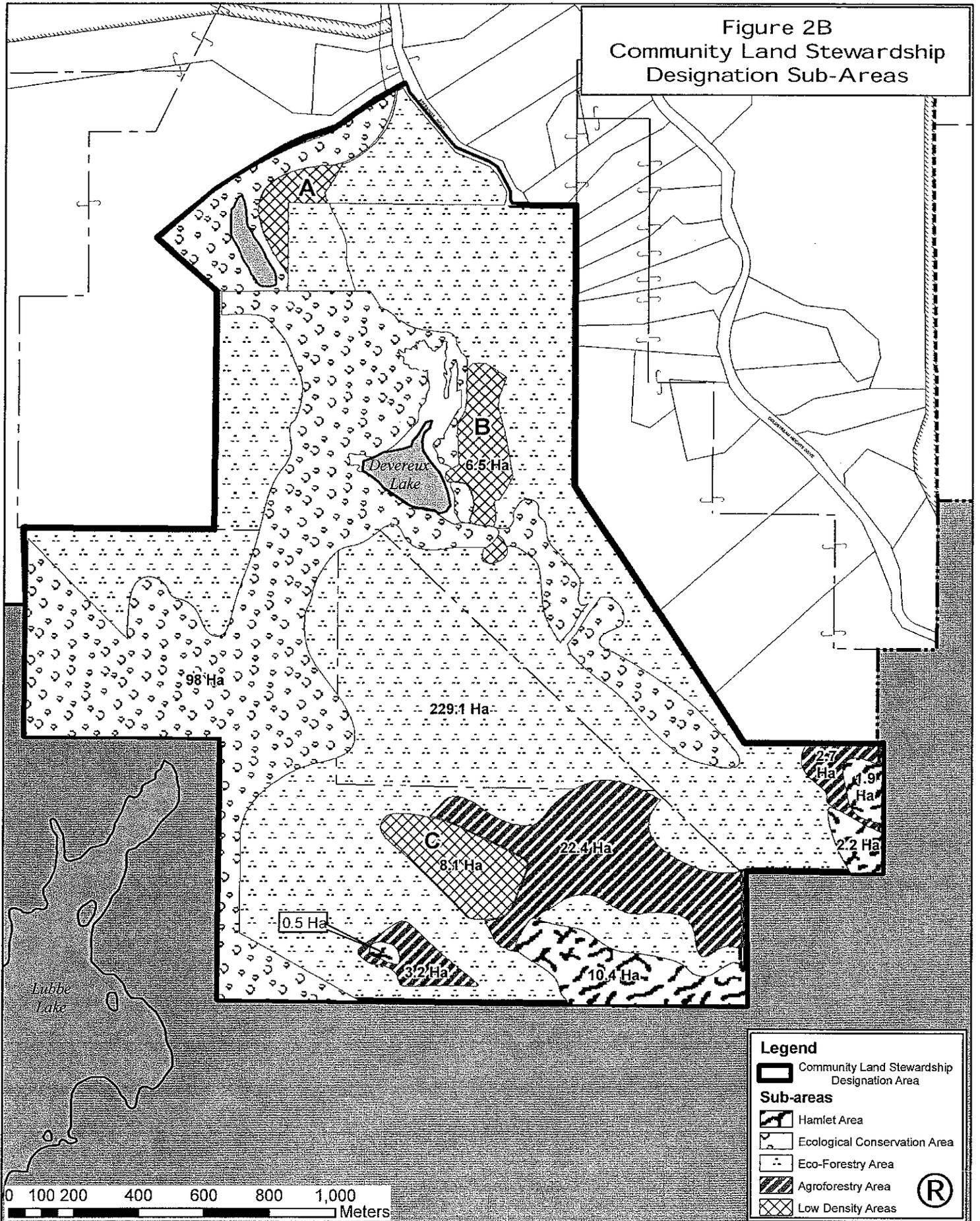
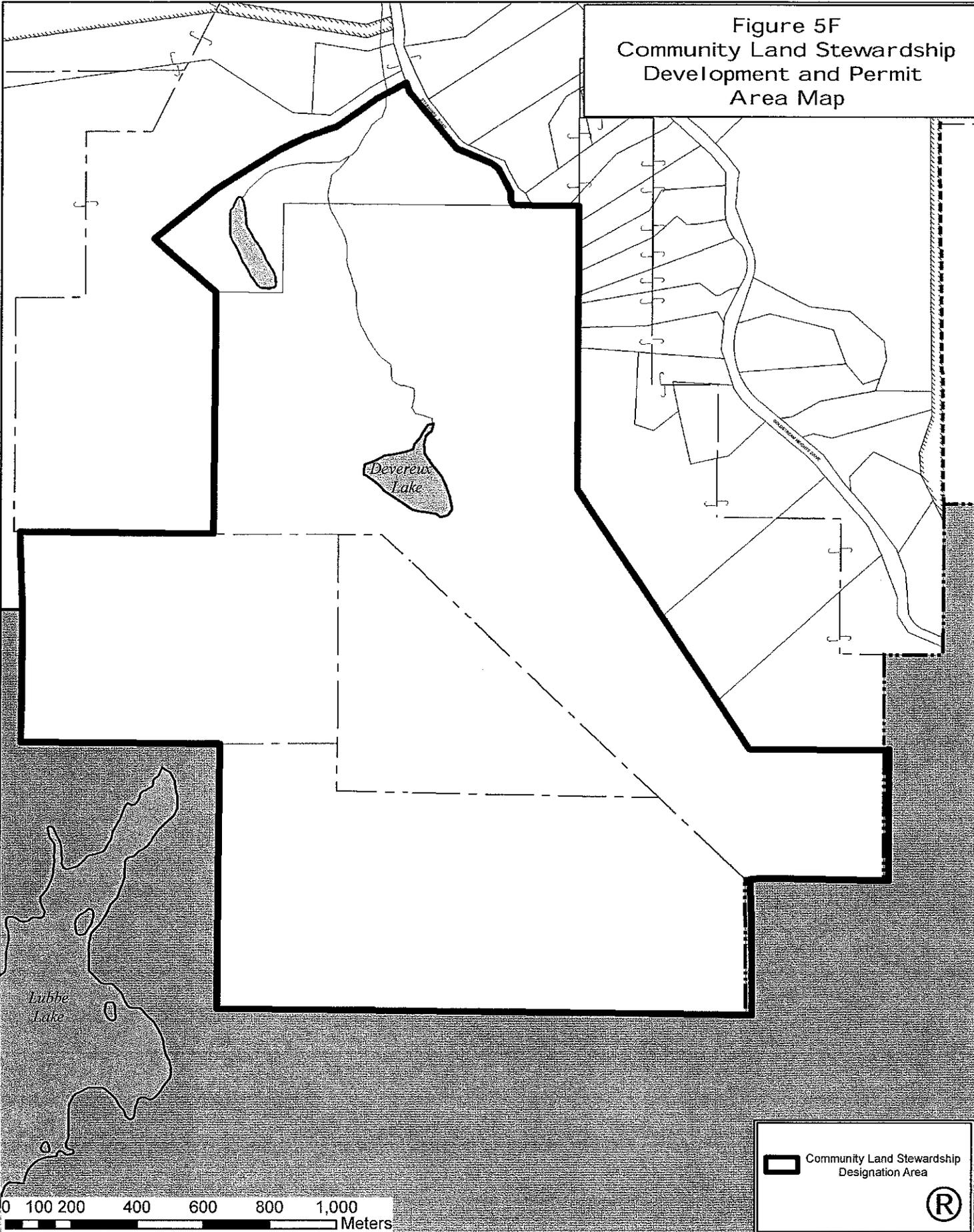


Figure 5F
Community Land Stewardship
Development and Permit
Area Map





COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3223

**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. 3223 - Area B – Shawnigan Lake Zoning Amendment Bylaw (Living Forest Planning Consultants/Elkington Estates), 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 following Part 11, a new Section be added as follows:

“PART TWELVE COMPREHENSIVE ZONES

12.0 Comprehensive Zones

Community Land Stewardship Zone

General Regulations

1. The following general regulations apply in the Community Land Stewardship Zone:

- a) Within the CLS Zone, there are five distinct sub-zones as identified on the CLS-1 Sub-Zone Map. The five sub-zones are: Ecological Conservation Sub-Zone, Eco-Forestry Sub-Zone, Agro-Forestry Sub-Zone, Low Density Sub-Zone(A,B and C), and Hamlet Sub-Zone.
- b) Forestry industrial uses, including timber processing, sawmill, planer mill and secondary wood processing and manufacturing, and accessory uses, shall not exceed 2 hectares for the entire Community Land Stewardship Zone;
- c) Agro-forestry processing, greenhouses and accessory buildings shall not exceed 1500 m² for the entire Community Land Stewardship Zone;
- d) Not more than one community centre facility is permitted within the entire Community Land Stewardship Zone.
- e) Not more than one retail commercial area shall be permitted within the entire Community Land Stewardship Zone.
- f) Not more than one Guest Lodge shall be permitted within the entire Community Land Stewardship Zone.
- g) No more than six guest lodge tree top canopy units are permitted within the entire Community Land Stewardship Zone, and no Guest Lodge tree top canopy unit is to be located more than 300 metres from the Guest Lodge, the main building of which is permitted within the Hamlet Sub-Zone.
- h) Kitchen facilities are prohibited in the guest lodge tree top canopy units.
- i) Ecological education and interpretive structures shall not exceed 160 sq metres in total floor area for the entire Community Land Stewardship Zone.
- j) Excavation and extraction of gravel, soil, fill and rock, shall be used only within the Community Land Stewardship Zone and shall not exceed 2 hectares in total land area;
- k) A fire hall is permitted in any sub-zone within the Community Land Stewardship Zone.

Ecological Conservation Sub-Zone

1. The following uses and no others are permitted in the Ecological Conservation Sub-Zone:
 - a) Trails for use by pedestrians, bicyclists and emergency and security vehicles;
 - b) Management of forests for the purpose of maintaining the health of the forest, and minimizing the risk of wild fire, wind throw, or spread of invasive species.
2. Conditions on Use for Ecological Conservation Sub-Zone
 - a) Setbacks from watercourses and natural features shall be a minimum of 30 meters or as otherwise determined by the Riparian Areas Regulation.

Eco-forestry Sub-Zone

- 1 The following uses and no others are permitted in the Eco-forestry Sub-Zone:
 - a) Silviculture;
 - b) Horticulture;
 - c) Management, harvesting and cultivation of non-timber forest products and agro-forestry products;
 - d) Trails for use by pedestrians, bicyclists and emergency and security vehicles;
 - e) Timber processing, including sawmill, planer mill and secondary wood processing and manufacturing;
 - f) Excavation and extraction of gravel, soil, fill and rock, for use only within the Community Land Stewardship Zone;
 - g) Guest Lodge tree top canopy units;
 - h) Non-habitable ecological education structures.

- 2 Conditions on Use for Eco-forestry Sub-Zone
 - a) Buildings and structures shall be set back a minimum of 15.0 metres from parcel lines, where the abutting parcel is not zoned as CLS-1 (Community Land Stewardship 1 Zone);
 - b) Buildings and structures shall be set back a minimum of 15.0 metres from lands outside of the Eco-forestry Sub-Zone;
 - c) The buildings and structures associated with permitted wood processing, sawmills, timber manufacturing, agro-forestry, greenhouses, and educational and recreational facilities shall be limited to a maximum height of 10.0 m, and a building footprint of 2000 m² in area, within the entire Community Land Stewardship Designation;
 - d) Setbacks from watercourses and natural features shall be a minimum of 30 meters or as otherwise determined by the Riparian Areas Regulation;
 - e) No ecological education structure shall exceed 40 m² in floor area;
 - f) Soil, fill and rock excavated and extracted on site shall only be used within the Community Land Stewardship Zone and shall not exceed 2 hectares in total land area;

Agro-forestry Sub-Zone

1. The following uses and no others are permitted in the Agro-forestry Sub-Zone;
 - a) Silviculture;
 - b) Horticulture;
 - c) Management, harvesting and cultivation of non-timber forest products and agro-forestry products, including horticulture;
 - d) Agro-forestry processing, greenhouses and accessory buildings;

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- e) Trails for use by pedestrians, bicyclists and emergency and security vehicles;
 - f) Timber processing, including sawmill, planer mill and secondary wood processing and manufacturing;
 - g) Excavation and extraction of gravel, soil, fill and rock, for use only within the Community Land Stewardship Zone;
 - h) Guest lodge tree top canopy units.
2. Conditions on Use for Agro-forestry Sub-Zone
- a) Buildings and structures shall be set back a minimum of 10 metres from parcel lines, where the abutting parcel is not zoned as CLS-1 (Community Land Stewardship 1 Zone);
 - b) Buildings and structures shall be set back a minimum of 10 metres from lands outside of the Agro-forestry Sub-Zone;
 - c) The non-habitable buildings and structures associated with permitted wood processing, sawmills, timber manufacturing, agro-forestry, greenhouses, and educational and recreational facilities shall be limited to a maximum height of 10.0 m, and a building footprint of 2000 m² in area;
 - d) Agro-forestry processing, greenhouses and accessory buildings, shall not exceed 1500 m² for the entire Community Land Stewardship Zone;
 - e) Setbacks from watercourses and natural features shall be a minimum of 30 meters or as otherwise determined by the Riparian Areas Regulation.
 - f) Soil, fill and rock excavated and extracted on site shall only be used within the Community Land Stewardship Zone and shall not exceed 2 hectares in total land area.

Low Density Sub-Zone (A, B, and C)

1. The following uses and no others are permitted in the Low-Density Sub-Zone;
- a) Management of forests for the purpose of ensuring the practice of eco-system based forestry and maintaining the health of the forest, and minimizing the risk of wild fire, wind throw, or spread of invasive species;
 - b) Trails for use by pedestrians, bicyclists and emergency and security vehicles;
 - c) A maximum of five (5) single family dwellings within Low-Density Sub-Zone A, a maximum of eight (8) single family dwellings in Low-Density Sub-Zone B, and a maximum of 14 dwellings in Low-Density Sub-Zone C. For the purposes of this section, a dwelling does not include a secondary suite;
 - d) Home Occupation;
 - e) Secondary Suites;
 - f) Bed and Breakfast (B & B) accommodation;
 - g) Guest lodge tree top canopy suites.

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2. Conditions on Use for Low-Density Sub-Zone

- a) The minimum parcel size within the Low-Density Subzone is 1 ha, where the parcel not serviced by a community water system or a community sewer system, and 0.4 ha where a community water system and a community sewer system are provided.
- b) The maximum height of all dwellings shall be 12 meters;
- c) Setbacks for structures or buildings shall be a minimum of 5 m from parcel boundaries, not including strata property lines;
- d) Dwellings shall be no greater than 400 sq. metres in floor area;
- e) Secondary suites shall be located within the footprint of the principal dwelling;
- f) Not more than one secondary suite shall be permitted within a dwelling;
- g) Setbacks from watercourses and natural features shall be a minimum of 30 meters or as otherwise determined by the Riparian Areas Regulation;
- h) Kitchen facilities are prohibited in guest house tree top canopy units.

Hamlet Sub-Zone

1. The following uses and no others are permitted in the Hamlet Sub-Zone;

- a) Management of forests for the purpose of ensuring the practice of eco-system based forestry and maintaining the health of the forest, and minimizing the risk of wild fire, wind throw, or spread of invasive species;
- b) Trails for use by pedestrians, bicyclists and emergency and security vehicles;
- c) Single Family and multi-family dwellings, to a maximum density of one dwelling per 4.5 ha land total land area, and where no more than a total of 77 dwellings are permitted in the combined Hamlet Sub-Zone and the Low-Density C Sub-Zone, and no more than 90 dwellings are permitted within the entire Community Land Stewardship Zone. For the purposes of this section, a dwelling does not include a secondary suite;
- d) Home Occupation;
- e) Secondary Suite;
- f) Bed and Breakfast (B & B) accommodation;
- g) Community centre building or structure;
- h) Convenience store;
- i) Guest Lodge, including tree top canopy units;
- j) Ecological education and interpretive recreational facilities, including tree top and ground based structures;

2. Conditions on Use for Hamlet Sub-Zone

- a) The maximum height of all dwellings shall be 12 meters;
- b) The maximum floor area of a dwelling shall not exceed 370 m²;

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- c) Setbacks for structures or buildings shall be a minimum of 1.5 m from side and rear parcel boundaries, not including strata property lines;
 - d) Setbacks from watercourses and natural features shall be a minimum of 30 meters or as otherwise determined by the Riparian Areas Regulation.
 - e) The total number of dwellings permitted in the in the combined Low-Density and Hamlet Sub-Zones, is limited to a maximum of 90 dwelling units, not including secondary suites. The average overall density will not be greater than one dwelling unit per 4.5 hectares of land, based on a land area of 411 hectares as shown in the Community Land Stewardship Sub-zone Map;
 - f) Secondary suites shall be located within the footprint of the principal dwelling;
 - g) Not more than one secondary suite shall be permitted within a dwelling;
 - h) Dwellings will not exceed 200 m² in footprint.
 - i) The community centre facility shall not to exceed 100 square meters in floor area.
 - j) The Guest House shall have a maximum floor area of 2000 sq metres, including the treetop canopy suites and the spa and wellness facility;
 - k) The Guest house is intended solely for the temporary accommodation of tourists, and shall consist of:
 - i. not more than 12 Guest Lodge accommodation suites within the main Eco-Tourism Guest Lodge;
 - ii. a Spa and wellness facility accessory to the Guest Lodge, to a maximum of 400 sq m in floor area;
 - iii. a maximum of 6 treetop canopy suites (for the entire Community Land Stewardship Zone, where each treetop canopy suite shall not exceed a total floor area of 40 sq m, and shall not be located more than 300 m from the main Guest Lodge;
 - l) Kitchen facilities are prohibited in guest house tree top canopy units.
 - m) The convenience store shall not exceed 100 square meters in floor area.
- b) That the Community Land Stewardship Sub-zone Map be attached to Section 12.1 CSL-1 -Community Land Stewardship Zone;
- c) That existing Section 12 be renumbered accordingly.
- d) That Schedule A (Zoning Map) to Electoral Area B – Shawnigan Lake Zoning Bylaw No. 985 be amended by rezoning Block 270 Malahat District; District Lot 201, Malahat District; Block 281, Malahat District; and that part of Block 201, Malahat District including part of amended Parcel A (DD1896741) of said Block, and within Lot 26, District Lot 201, Malahat District Plan VIP78459 outlined in red on Plan 1522R; as shown outlined in a solid black line on Schedule A attached hereto and forming part of this bylaw, numbered Z-3223, from F-1 (Primary Forestry) to CLS-1 (Community Land Stewardship 1).
- e) That CLS-1 (Community Lands Stewardship 1 Zone) be added to map legend.

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3. FORCE AND EFFECT

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

READ A FIRST TIME this 12th day of November, 2008.

READ A SECOND TIME this 12th day of November, 2008.

READ A THIRD TIME this 25th day of March, 2009.

ADOPTED this _____ day of _____, 2010.

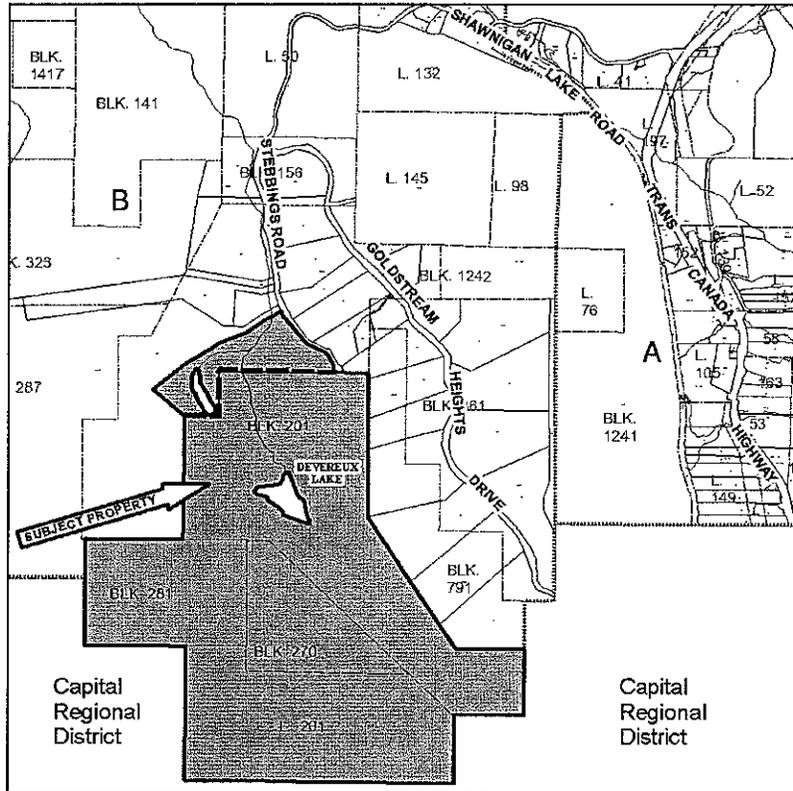
Chairperson

Corporate Secretary

PLAN NO. Z-3223

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

3223

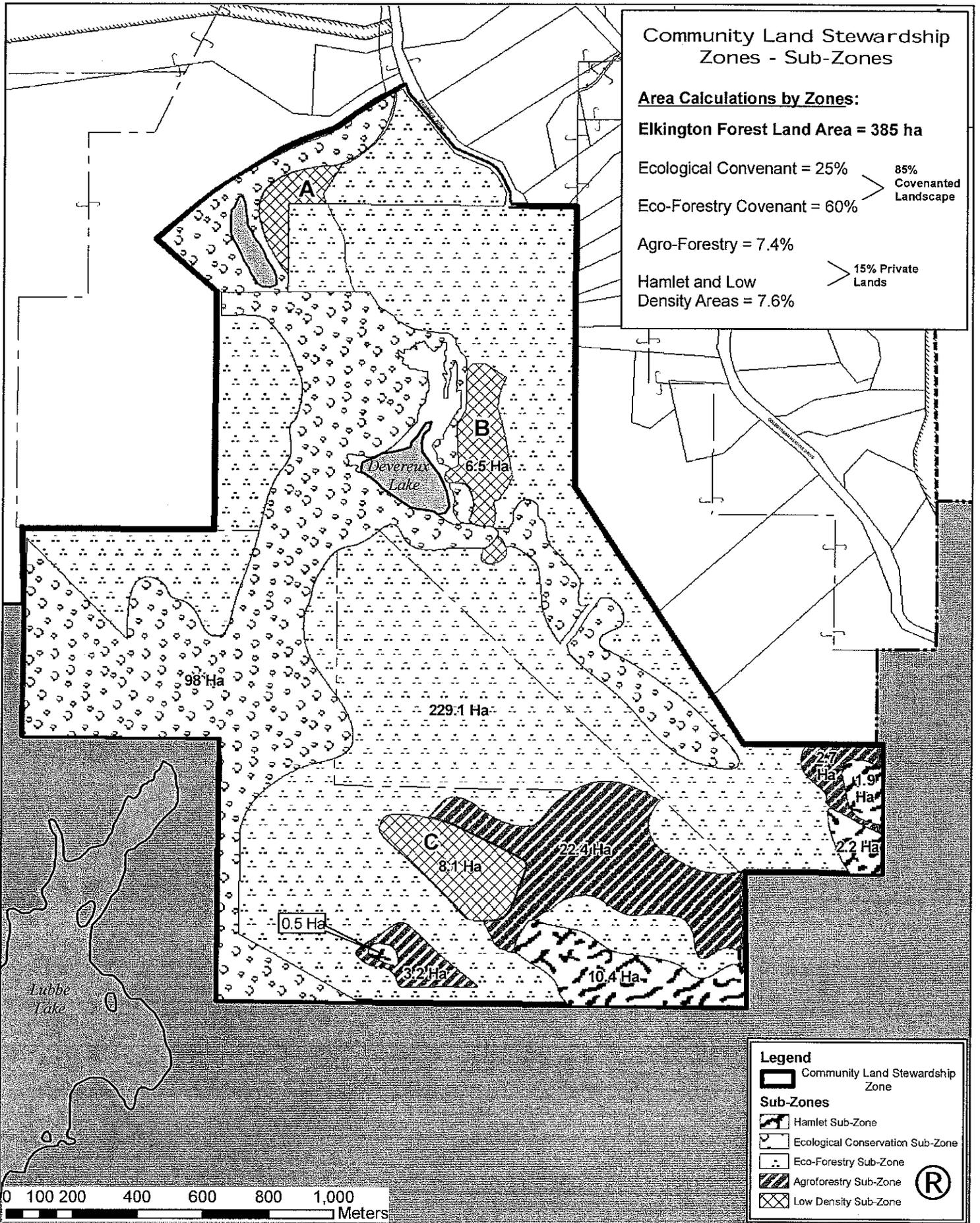


THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

F-1 (Primary Forestry) TO

CLS-1 (Community Land Stewardship 1) APPLICABLE

TO ELECTORAL AREA B





COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3371

A Bylaw for the Purpose of Amending Official Community Plan Bylaw No. 1497, Applicable to Electoral Area H – North Oyster/Diamond

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 H – North Oyster/Diamond, that being Official Community Plan Bylaw No. 1497;

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. 1497;

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 "**Cowichan Valley Regional District Bylaw No. 3371 - Area H – North Oyster/Diamond Official Community Plan Amendment Bylaw (Heart Lake Developments), 2010**".

2. AMENDMENTS

Cowichan Valley Regional District Official Community Plan Bylaw No. 1497, 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 14th day of April, 2010.

READ A SECOND TIME this 14th day of April, 2010.

READ A THIRD TIME this _____ day of _____, 2010.

ADOPTED this _____ day of _____, 2010.

Chairperson

Corporate Secretary



C·V·R·D

SCHEDULE "A"

To CVRD Bylaw No. 3371

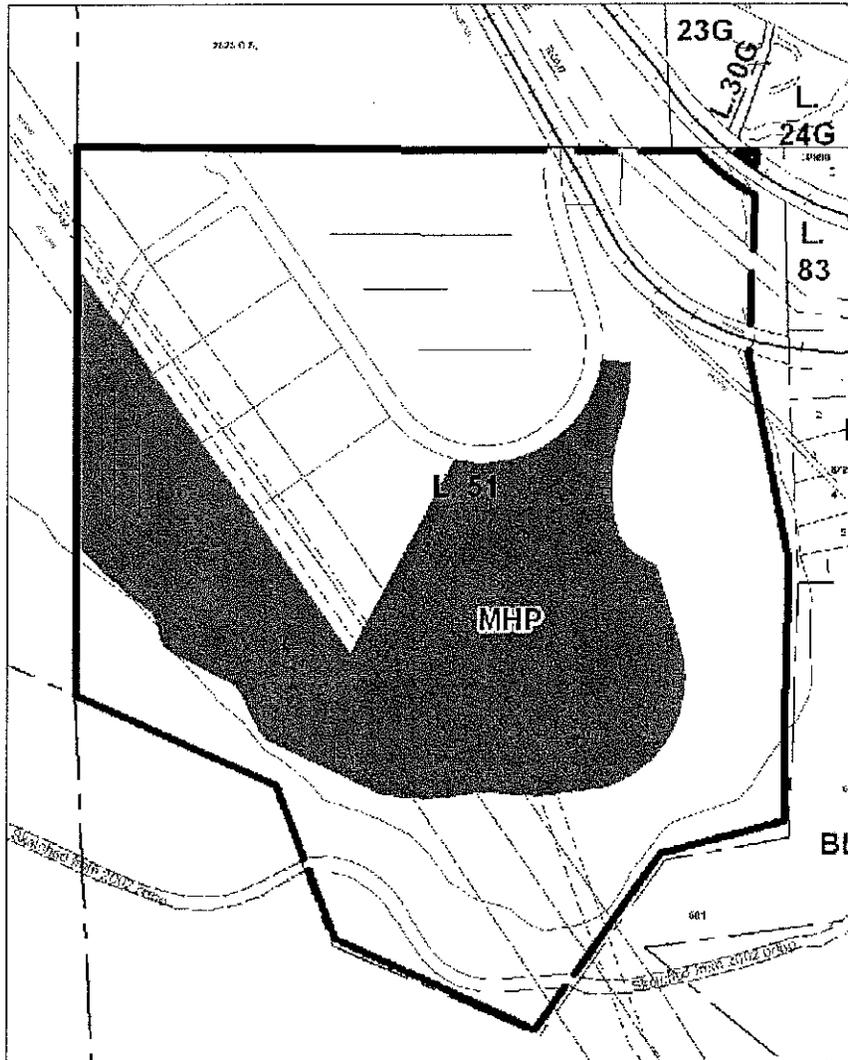
Schedule A to Official Community Plan Bylaw No. 1497, is hereby amended as follows:

1. That Part of District Lot 51, Oyster District, Except the Right of Way of the Esquimalt and Nanaimo Railway Company, Except Part Coloured Red on Plan Deposited Under DD 27279I, and Except Part Shown Outlined in Red on Plan Deposited Under DD 28555I AND That Part of District Lot 51, Oyster District, Shown Coloured Red on Plan Deposited Under DD27279I, as shown outlined in a solid black line on Plan number Z-3371 attached hereto and forming Schedule B of this bylaw, is redesignated from **Agricultural** to **Mobile Home Park Residential**, and that Schedule B to Official Community Plan Bylaw 1497 be amended accordingly.

PLAN NO. Z-3371

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

3371



THE AREA OUTLINED IN A SOLID BLACK LINE IS REDESIGNATED FROM

Agricultural

TO

Mobile Home Park Residential

APPLICABLE

TO ELECTORAL AREA H



C.V.R.D

COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3372

**A Bylaw for the Purpose of Amending Zoning Bylaw No. 1020
Applicable to Electoral Area H – North Oyster/Diamond**

WHEREAS the *Local Government Act*, hereafter referred to as the "*Act*", as amended, empowers the Regional Board to adopt and amend zoning bylaws, and Section 904 permits the creation of zones for amenities and affordable housing;

AND WHEREAS the Regional District has adopted a zoning bylaw for Electoral Area H – North Oyster/Diamond, that being Zoning Bylaw No. 1020;

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. 1020;

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 "**Cowichan Valley Regional District Bylaw No. 3372 – Area H – North Oyster/Diamond Zoning Amendment Bylaw (Heart Lake Developments), 2010**".

2. **AMENDMENTS**

Cowichan Valley Regional District Zoning Bylaw No. 1020, as amended from time to time, is hereby amended in the following manner:

- a) Bush Creek Manufactured Home Residential (MH-2) is added to Section 6.1 "Creation of Zones" following the MH-1 - Manufactured Home Residential Zone;

- b) That the following definition is added to Part Three, between the definition of “lane” and “mollusc”:

“manufactured home” means a factory built dwelling that conforms to the CSA A277 series standard and is assembled on a permanent foundation.

- c) The following is inserted after Section 8.5:

8.5 MH-2 – BUSH CREEK MANUFACTURED HOME RESIDENTIAL

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

(a) Permitted Uses

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

1. Single Family Dwelling;
2. Manufactured Home;

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

1. Buildings and structures accessory to a principal permitted use;
2. Administration and recreation buildings;
3. Home occupation;
4. Horticulture.

(b) Conditions of Use

For any parcel in the MH-2 Zone:

1. The parcel coverage shall not exceed 35% for all buildings and structures;
2. The height of principal structures shall not exceed 7.5 metres;
3. The height of accessory structures shall not exceed 5.0 metres;
4. The minimum setbacks for the types of parcel lines set out in Column I of this section are set out for all structures in Column II:

Column I Type of Parcel Line	Column II Residential and Accessory Uses
Front	5.5 metres
Side (Interior)	3.0 metres from one side parcel line and 1.5 metres from the opposite side parcel line
Side (Exterior)	4.5 metres
Rear	3.0 metre

(c) Density, Density Bonus and Amenity Provisions

1. The number of residential parcels that may be created by subdivision in the MH-2 zone shall not exceed three, including any remainder parcel.
 2. Despite Section 8.5(c)(1), the number of residential parcels that may be created by subdivision in the MH-2 zone may be increased up to 147 if the condition in Section 8.5(c)(3) is met.
 3. In order to develop more than three residential lots, 24.51 hectares of land, in a location acceptable to the Regional District and generally identified as P-1 and P-2 on Schedule A of Bylaw 3372, shall be transferred to the Regional District in fee simple for nominal consideration, free and clear of all encumbrances of a financial nature, including mortgages, assignments of rents, options to purchase and rights of first refusal, and all other encumbrances including any statutory building scheme not specifically approved in writing by the Regional District, and the costs of transfer including the Regional District's actual, reasonable legal costs paid by the subdivider.
 4. Despite Section 8.5 (c)(3), the owner of the subject lands may register rights of first refusal by way of a restrictive covenant on the lands to be transferred to the CVRD under this Section, with the terms of such rights of first refusal to be valid for no more than 10 years from the date of transfer of the lands to the CVRD, with the terms and conditions of the covenant to be approved in writing by the CVRD prior to registration.
 5. Not more than one dwelling per parcel shall be permitted;
 6. The minimum residential parcel area in the MH-2 zone is 540 square metres;
 7. The minimum parcel area for the purposes of s. 946(4) of the *Local Government Act* is 25 hectares.
- d) That Schedule B (Zoning Map) to Electoral Area H – North Oyster/Diamond Zoning Bylaw No. 1020 is amended by adding MH-2 Zone – Bush Creek Manufactured Home Residential to the legend.
- e) That Schedule B (Zoning Map) to Electoral Area H – North Oyster/Diamond Zoning Bylaw No. 1020 is further amended by rezoning District Lot 51, Oyster District, Except the Right of Way of the Esquimalt and Nanaimo Railway Company, Except Part Coloured Red on Plan Deposited Under DD 27279I, and Except Part Shown Outlined in Red on Plan Deposited Under DD 28555I AND That Part of District Lot 51, Oyster District, Shown Coloured Red on Plan Deposited Under DD27279I, as shown outlined in a solid black line on Schedule A attached hereto and forming part of this bylaw, numbered Z-3372, from Primary Agricultural A-1 to:
- a. Bush Creek Manufactured Home Residential - MH-2
 - b. Secondary Agricultural - A-2
 - c. Park and Recreation – P-1
 - d. Institutional – P-2

3. **FORCE AND EFFECT**

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

READ A FIRST TIME this 14th day of April, 2010.

READ A SECOND TIME this 14th day of April, 2010.

READ A THIRD TIME this _____ day of _____, 2010.

ADOPTED this _____ day of _____, 2010.

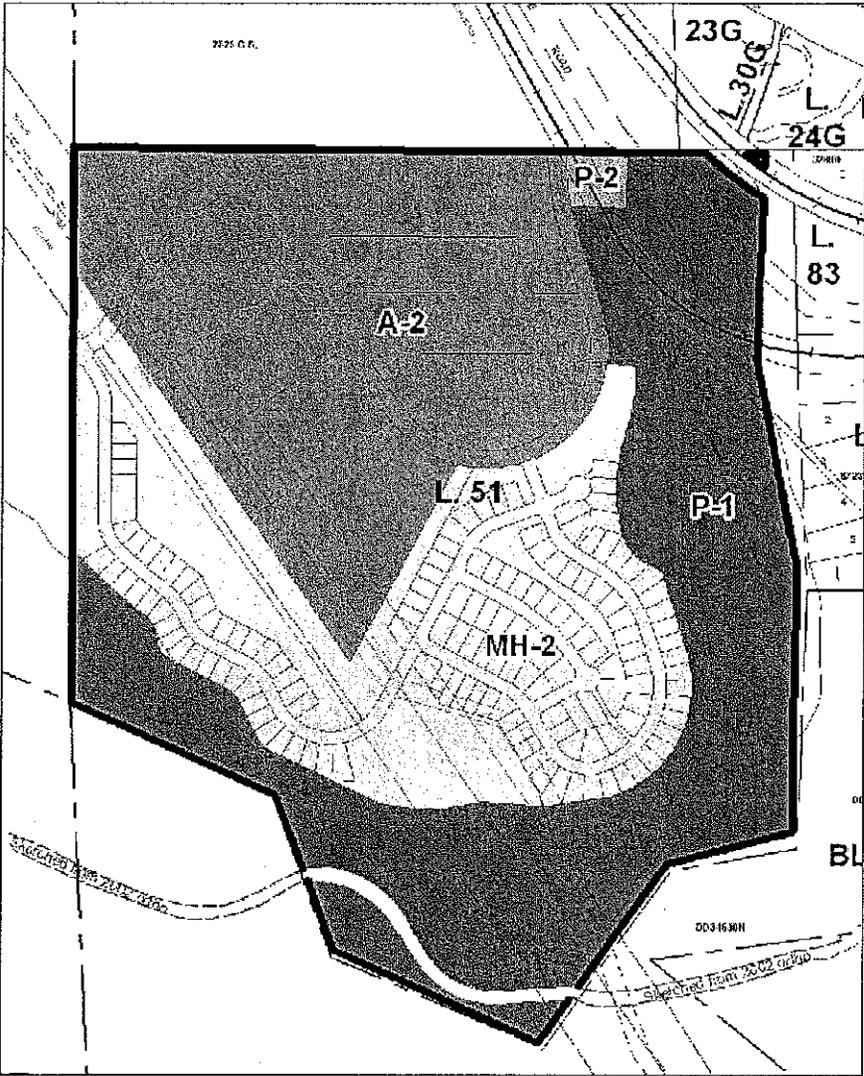
Chairperson

Corporate Secretary

PLAN NO. Z-3372

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

3372



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

A-1 (Primary Agricultural) **TO**

MH-2 (Bush Creek Manufactured Home Residential); A-2 (Secondary Agricultural);
P-1 (Park and Recreation); and P-2 (Institutional) **APPLICABLE**

TO ELECTORAL AREA H



C.V.R.D.

COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3414

**A Bylaw for the Purpose of Amending Official Community Plan Bylaw
No. 1890, 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 official community plan bylaws;

AND WHEREAS the Regional District has adopted an official community plan bylaw for Electoral Area A – Mill Bay/Malahat, that being Official Community Plan Bylaw No. 1890;

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. 1890;

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 "**Cowichan Valley Regional District Official Community Plan Amendment Bylaw No. 3414 - Area A – Mill Bay/Malahat (Ocean Shoreline DPA), 2010**".

2. **AMENDMENTS**

Cowichan Valley Regional District Official Community Plan Bylaw No. 1890, 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 _____, 2010.

READ A SECOND TIME this _____ day of _____, 2010.

READ A THIRD TIME this _____ day of _____, 2010.

I hereby certify this to be a true and correct copy of Bylaw No. 3414 as given Third Reading on the _____ day of _____, 2010.

Corporate Secretary

Date

APPROVED BY THE MINISTER OF RURAL AND COMMUNITY DEVELOPMENT
UNDER SECTION 913(1) OF THE *LOCAL GOVERNMENT ACT*

this _____ day of _____, 2010.

ADOPTED this _____ day of _____, 2010.

Chairperson

Corporate Secretary



C·V·R·D

SCHEDULE "A"

To CVRD Bylaw No. 3414

Schedule A to Official Community Plan Bylaw No. 1890, is hereby amended as follows:

1. That Section 14.10: "OCEAN SHORELINE DEVELOPMENT PERMIT AREA" be added after Section 14.9, as follows:

14.10 OCEAN SHORELINE DEVELOPMENT PERMIT AREA

Category

The **Ocean Shoreline Development Permit Area** is designated pursuant to Section 919.1(1)(a) and (b) of the *Local Government Act*, to protect the natural environment, its ecosystems and biological diversity, and for the protection of development from hazardous conditions.

Area of Application

The **Ocean Shoreline Development Permit Area** applies to all lands within 30 metres of the ocean high water mark within Electoral Area A (Mill Bay/Malahat), as shown on **Figure 13: Ocean Shoreline Development Permit Area**.

Justification

Pursuant to Section 919 of the *Local Government Act*, the **Ocean Shoreline Development Permit Area** is established to address the following:

- (a) Mill Bay/Malahat has several kilometres of marine shoreline along Saanich Inlet, ranging from high rocky ridges to beaches. The marine shoreline and coastal waters offer valuable fisheries resources that should not be negatively impacted. The cumulative impact of careless development on waterfront parcels would have a detrimental impact on aquatic habitat along the sensitive ocean shoreline, and interrupt natural beach processes of longshore drift.
- (b) The marine shoreline is a valuable public resource, and the CVRD wishes to enhance the physical, recreational, visual and natural values of the area without fragmenting the natural shoreline area.
- (c) An aquatic buffer, or riparian zone, consisting of natural vegetation, rocks, trees, and fallen trees can help protect land by dissipating wave energy and thereby protecting the bank to some degree from slumping or being washed away. Roots of plants and trees act to reinforce soil and sand and help hold them together, while the leaves of plants reduce the energy of wind and the force of falling rain, increase the evaporation rate and slow water runoff.

- (d) Research into watershed hydrology and environmental resilience has demonstrated that once certain thresholds of impervious surfaces (total area of roofs, paving, concrete slabs, accessory buildings and other hard surfaces) are exceeded, irretrievable harm may be done to aquatic life. This threshold is around 12% across a typical watershed in this region.
- (e) Hard surfaces and reduced vegetation can cause surface water to be quickly and directly affected by pollution from sources such as poorly placed and maintained septic systems, fertilizer (nitrates, phosphates), and household or garden chemicals. A vegetated buffer can filter pollutants out of runoff from roads, yards, and septic systems before they reach the ocean.

Guidelines

Within the **Ocean Shoreline Development Permit Area**, no person shall:

- subdivide land;
- alter land, including the removal of trees or vegetation and removal/deposit of soil;
- construct a road, bridge or driveway;
- construct a seawall, retaining wall, dock abutment or other structure; or
- construct a building or structure

prior to the owner of land applying for and receiving a development permit from the CVRD, which shall sufficiently address the following guidelines:

- (a) Roads and driveways should be located as far as possible from the edge of a bluff or from the ocean shoreline, to keep sand, gravel, oils, fuel and road salt out of runoff. Driveways should be angled across any slope's gradient, where possible, and be composed of porous materials such as road mulch or **grass-crete**, to keep runoff to a minimum. For driveways that are already paved, a portion of the runoff can be diverted by the use of transverse channels or small berms in regular intervals. Settling pools can be installed in runoff ditches that slope to water;
- (b) Recommendations in the Ministry of Water Land and Air Protection's Best Management Practices (*Storm Water Planning – A Guidebook for British Columbia*) should be applied, to reduce areas of impervious surfaces and increase natural groundwater infiltration. On-site rainwater management techniques that do not impact surrounding lands, should be used, rather than the culverting or ditching of water runoff. Increased soil depth is one proven method for achieving reduced rainwater runoff; raingardens are another.
- (c) Footpaths to the shoreline should be planned to avoid erosion, using slope contours rather than a straight downhill line, and be narrow to minimize impacts on drainage patterns. Impacts to a slope can be minimized by elevating stairs above the natural vegetation; Trees and shrubs in the riparian buffer area should be carefully pruned, where necessary to enhance views, rather than removed;

- (d) Site preparation should be carried out in a manner that minimizes the need for vegetation clearing. In order to control erosion and to protect the environment, the development permit may specify the amount and location of tree and vegetative cover to be planted or retained;
- (e) Figures for total imperviousness on sites within this development permit area will be calculated by the proponent and submitted at the time of development permit application. The Board may specify maximum site imperviousness or effective imperviousness in a development permit;
- (f) Public access along the marine waterfront is important to Mill Bay/Malahat residents and should not be prevented or impeded;
- (g) Retaining walls along the marine shoreline will be designed by an Engineer or professional Geoscientist and be limited to areas above the high water mark, and to areas of slope failure, rather than along the entire shoreline frontage. Backfilling behind the wall, to extend the existing edge of the slope, is not permitted unless it can be clearly demonstrated that the fill is necessary to prevent further erosion or sloughing of the bank that would potentially endanger existing buildings;
- (h) Retaining walls near the marine shoreline will be faced with natural materials such as wood and stone, particularly in darker colours that blend in with the natural shoreline and are less obtrusive when seen from the water. Large, fortress like, uniform walls will not be permitted unless composed of pervious materials and stepped or softened to provide for water absorption;
- (i) Deep rooted vegetation should be planted along any retaining wall on the terraces or along the top, to help filter runoff before it enters the beach;
- (j) Retaining walls or sea walls will not be composed of unsightly construction debris like broken concrete, blocks or bricks;
- (k) Where a fence is constructed on, or in conjunction with, a uniform retaining wall or the highest uniform section of a retaining wall, the retaining wall or portion thereof should be considered to be an integral part of the fence for the purpose of determining height;
- (l) The Ministry of Environment's *Environmental Best Management Practices for Urban and Rural Land Development in British Columbia (2004)* should be respected.

Variations

Where a proposed development plan is consistent with the guidelines of a development permit area, the CVRD may give favorable consideration to variations of the regulations of its zoning, sign, parking and other bylaws, where such variations are believed to have no significant impact on adjacent parcels, and would enhance the function or aesthetics of the site in question. Such variations would be incorporated into the development permit.

Exemptions

The following will be exempted from the requirement of obtaining a development permit in the **Ocean Shoreline Development Permit Area**:

- (a) Retaining walls that are set back more than 2 metres from the high water mark, or are under 0.7 metres in height;
- (b) Development located more than 30 metres from the high water mark of the ocean;
- (c) Interior renovations and minor exterior renovations of buildings within 30 metres of the high water mark (an example being re-roofing).
- (d) Construction, repair and maintenance of works, stream repair and fish and habitat restoration or enhancement by agents or contractors or with the approval of Fisheries and Oceans Canada, the Ministry of Environment, or the CVRD;
- (e) A trail, provided that:
 1. No motorized vehicles are permitted;
 2. The trail is a maximum of 1.5 metres in width; and
 3. No trees greater than 5 metres in height and 10 centimeters in diameter at breast height are removed;
- (f) The planting of trees, shrubs or other native species groundcover for the purpose of enhancing habitat values and /or soil stability, provided that the planting is carried out in accordance with the guidelines provided in the *Environmental Best Management Practices for Urban and Rural Land Development in British Columbia (2004)* or subsequent publications of the federal Department of Fisheries and Oceans and/or the provincial Ministry of Environment;
- (g) The non-toxic removal of invasive plants or noxious weeds, including but not limited to English Ivy, Scotch broom, Gorse, Himalayan Blackberry, morning glory and purple loosestrife, provided that erosion protection measures are taken, where necessary, to avoid sediment or debris being discharged into the watercourse and the plants are replaced with native vegetation;
- (h) Parks and public works undertaken by a government agency;
- (i) Emergency works to prevent, control or reduce flooding, erosion, or other immediate threats to life and property, provided that emergency actions are reported to the Regional District and applicable provincial ministry to secure exemptions. Such emergency procedures include:
 1. Clearing of an obstruction from a bridge, culvert or drainage flow;
 2. Repairs to bridges and safety fences;
 3. The removal of hazardous trees that present an immediate danger to the safety of persons or are likely to damage public or private

property; and

4. Emergency flood or erosion protection works.
- (j) Within the ALR, activities designated as farm use in the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation* and those which fall under the definition of Farm Operation under the *Farm Practices Protection (Right to Farm) Act*.

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 authorised 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 under Section 2.4.1 constitutes a new and distinct offence.

Penalty

A person who commits an offence against this Bylaw is liable, upon conviction in a prosecution under the *Offence Act*, to the maximum penalties prescribed under the *Community Charter* for each offence committed by that person.

Severability

If any section, sentence, clause, phrase, word or schedule of this Development Permit Area is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this Development Permit Area.

Application Requirements

- (a) Before the CVRD authorizes the issuance of a development permit for a parcel of land in the **Ocean Shoreline Development Permit Area**, the applicant must submit a development permit application, which, at a minimum, includes:
 1. A written description of the proposed project;
 2. Reports or information addressing each of the Development Permit Guidelines;

3. Information in the form of one or more maps, as follows:
- location/extent of proposed work;
 - location of ocean high tide mark;
 - location of other watercourses;
 - topographical contours;
 - location of slopes exceeding 25 percent grade;
 - location of lands subject to periodic flooding;
 - percentage of existing and proposed impervious surfaces;
 - existing tree cover and proposed areas to be cleared;
 - areas of known sensitive or rare native plant communities;
 - existing and proposed buildings;
 - existing and proposed property parcel lines;
 - location of roads, vehicular access points, driveways, and parking areas;
 - location of trails;
 - location of stormwater management works, including retention areas and drainage pipes or ditches;
 - proposed erosion mitigation and bank alterations;
 - location of septic tanks, treatment systems and fields;
 - location of water lines and well sites.
- (b) In addition to the requirements listed above, where a retaining wall or seawall is proposed and in some other cases, the applicant may be required to furnish, at the applicant's expense, a report certified by a professional engineer or geoscientist with experience in geotechnical engineering which includes an assessment of the suitability and stability of the soil for the proposed project, including information on soil depths, textures, and composition, and an assessment on the safety of the proposed use and structures on-site and off-site, indicating that the land may be used safely for the use intended;
- (c) In addition to the requirements listed above, the applicant may be required to furnish, at the applicant's expense, an environmental impact assessment, certified by a registered professional biologist, assessing any potential environmental impacts of the project, and the means by which any such impacts may be mitigated.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO 3415

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

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

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

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

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

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 "**Cowichan Valley Regional District Bylaw No. 3415 - Area D – Cowichan Bay Official Settlement Plan Amendment Bylaw (Bill 27), 2010**".

2. AMENDMENTS

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

3. CAPITAL EXPENDITURE PROGRAM

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

READ A FIRST TIME this _____ day of _____, 2010.

READ A SECOND TIME this _____ day of _____, 2010.

READ A THIRD TIME this _____ day of _____, 2010.

I hereby certify this to be a true and correct copy of Bylaw No. 3415 as given Third Reading on the _____ day of _____, 2010.

Corporate Secretary

Date

APPROVED BY THE MINISTER OF COMMUNITY AND RURAL DEVELOPMENT
UNDER SECTION 913(1) OF THE *LOCAL GOVERNMENT ACT*

this _____ day of _____, 2010.

ADOPTED this _____ day of _____, 2010.

Chairperson

Corporate Secretary



SCHEDULE "A"

To CVRD Bylaw No. 3415

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

- 1) The following is inserted in Part 4, Section 14 Land, Resources, and Energy Efficiency (Bill 27), and added to the Table of Contents. The remaining section is renumbered accordingly.

14. Land, Resources, and Energy Efficiency (Bill 27)

Background

Bill 27, the *Local Government Statutes Amendments Act* (2008), requires that all local governments establish targets for reducing greenhouse gas emissions. In addition, all Official Community/Settlement Plans (OCP/OSP) must include actions and policies which outline how those reduction targets will be achieved. The CVRD recognizes that Bill 27 raises some very important issues. Firstly, it should hasten the regional response to reduce emissions which are responsible for climate change. But the legislated amendments also provide a unique opportunity to review, strengthen and improve good community planning principles in this Plan. Policies that reduce greenhouse gas (GHG) emissions are based on reduced fossil fuel consumption and efficient use of energy, land and resources. Increased efficiency has a positive impact on improved health and quality of life for the region's residents, and overall environmental sustainability.

Vehicle related transportation is by far the largest contributor to overall emissions in this region. It represented an estimated 82.9% of the GHG emissions produced in 2007¹, as a result of driving to work, schools, and other daily activities. The distribution of land uses, which means the location of homes, workplaces, schools and recreational opportunities, and the preservation of resource lands, is controlled to a large extent by local governments. Understanding the connection between land use and transportation related emissions is one step; the imperative to incorporate climate change into the decisions on land use is another.

The CVRD realizes the urgent need to respond to climate change, and has set targets for emission reductions. To move towards the established targets, the first proposed action is to undertake a climate change action plan throughout the CVRD as a whole, a process involving comprehensive community engagement and aggressive policies. A climate change action plan that is fully integrated into the OCP/OSP could take the region a step beyond emission reductions, to prepare mitigation measures for the anticipated consequences associated with climate change.

¹ Province of BC, Cowichan Valley Regional District Community Energy and Greenhouse Gas Emissions Inventory: 2007 (2009)

OBJECTIVES

- a. To reduce total greenhouse gas (GHG) emissions in the Plan area by 33% from current levels by 2020, and by 80% from current levels by 2050; and
- b. To reduce overall energy consumption in the region, encourage an efficient use of the land base and other resources, and promote a healthy and high quality of life for residents.

POLICIES**Policy 14.1:**

To meet the GHG reduction targets of 33% by 2020, and 80% by 2050, the CVRD Board will endeavour to adopt a climate change action plan, which would provide a more comprehensive set of targets, indicators, policies and actions specific to the Plan area.

Policy 14.2:

The CVRD Board will ensure that the greenhouse gas emissions targets noted in this Plan are a fundamental consideration in future land use change decisions.

Policy 14.3:

The CVRD recognizes the importance of the agricultural land base to the economic viability, ecology and rural character of the region, as well as to food security. Local agricultural opportunities, community gardens, farmers markets and food processing facilities will be encouraged in appropriate locations in the Plan area.

Policy 14.4:

The CVRD Board will consider existing and future transit infrastructure in all land use planning decisions, as public transit is a critical component in reducing the area's GHG contribution. Furthermore, the CVRD will continue to pursue opportunities to make the Cowichan Valley Regional Transit System a viable transportation option in the region.

Policy 14.5:

Connectivity is highly encouraged within the Plan area, to encourage non-motorized transportation between neighbourhoods, community services and facilities, urban centres and other community nodes. Opportunities to build and improve dedicated cycling lanes will be pursued, in collaboration with Ministry of Transportation and Infrastructure and adjacent jurisdictions.

Policy 14.6:

Continued community engagement and education surrounding climate change and GHG reduction is strongly encouraged, with the goal of developing policies and actions for attaining the GHG targets, and measuring the Plan area's progress.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3416

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

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

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

AND WHEREAS the Regional Board 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. 2500;

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

1. **CITATION**

This bylaw shall be cited for all purposes as "**Cowichan Valley Regional District Bylaw No. 3416 - Area G - Official Community Plan Amendment Bylaw (Bill 27), 2010**".

2. **AMENDMENTS**

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

3. **CAPITAL EXPENDITURE PROGRAM**

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

READ A FIRST TIME this _____ day of _____, 2010.

READ A SECOND TIME this _____ day of _____, 2010.

READ A THIRD TIME this _____ day of _____, 2010.

I hereby certify this to be a true and correct copy of Bylaw No. 3416 as given Third Reading on the _____ day of _____, 2010.

Corporate Secretary

Date

APPROVED BY THE MINISTER OF COMMUNITY AND RURAL DEVELOPMENT
UNDER SECTION 913(1) OF THE *LOCAL GOVERNMENT ACT*

this _____ day of _____, 2010.

ADOPTED this _____ day of _____, 2010.

Chairperson

Corporate Secretary



C·V·R·D

SCHEDULE "A"

To CVRD Bylaw No. 3416

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

- 1) The following is inserted as Section 22- Climate, Land, Resources, and Energy Efficiency (Bill 27), and added to the Table of Contents. The remaining section is renumbered accordingly.

Section 22- Climate, Land, Resources, and Energy Efficiency (Bill 27)

Background

Bill 27, the *Local Government Statutes Amendments Act* (2008), requires that all local governments establish targets for reducing greenhouse gas emissions. In addition, all Official Community Plans (OCP) must include actions and policies which outline how those reduction targets will be achieved. The CVRD recognizes that Bill 27 raises some very important issues. Firstly, it should hasten the regional response to reduce emissions which are responsible for climate change. But the legislated amendments also provide a unique opportunity to review, strengthen and improve good community planning principles in this Plan. Policies that reduce greenhouse gas (GHG) emissions are based on reduced fossil fuel consumption and efficient use of energy, land and resources. Increased efficiency has a positive impact on improved health and quality of life for the region's residents, and overall environmental sustainability.

Vehicle related transportation is by far the largest contributor to overall emissions in this region. It represented an estimated 82.9% of the GHG emissions produced in 2007¹, as a result of driving to work, schools, and other daily activities. The distribution of land uses, which means the location of homes, workplaces, schools and recreational opportunities, and the preservation of resource lands, is controlled to a large extent by local governments. Understanding the connection between land use and transportation related emissions is one step; the imperative to incorporate climate change into the decisions on land use is another.

The CVRD realizes the urgent need to respond to climate change, and has set targets to reduce emissions. To move towards the established targets, the first proposed action is to undertake a climate change action plan throughout the CVRD as a whole, a process involving comprehensive community engagement and aggressive policies. A climate change action plan that is fully integrated into the OCP could take the region a step beyond emission reductions, to prepare mitigation measures for the anticipated consequences associated with climate change.

¹ Province of BC, Cowichan Valley Regional District Community Energy and Greenhouse Gas Emissions Inventory: 2007 (2009)

This OCP acknowledges that the provincial government regulates many high emission producing sectors that are outside of the scope of an OCP. Through the review process involved in Bill 27, the CVRD has identified many long term projects that would contribute greatly to an overall reduction in emissions and energy use. Many of these projects are dependent on complementary action from the provincial government if we are to reach the targets. As such, the CVRD Board strongly recommends senior governments consider and support the following initiatives in three key areas:

- a) Transportation is the largest contributor to climate change related emissions in the region, therefore the CVRD urges the provincial government to invest in commuter rail service between the CVRD, Greater Victoria and other urban centres on Vancouver Island. Furthermore, the CVRD requests improved traffic flows along roads in the CVRD, with emphasis on the Island Highway, to reduce the acceleration, deceleration and idling of vehicles at intersections.
- b) The Cowichan Valley faces large scale deforestation, which if left unforested, has the deleterious effects of large scale carbon production *and* the removal of natural carbon sequestration. As a mitigation measure, the CVRD is exploring the idea of a regional carbon trust, where forested land could be purchased and actively managed for maximum carbon sequestration. To implement a regional carbon trust, local governments require the authority to generate funds for land purchase, either by fees, amenity contributions and means other than property taxes. The CVRD's ability to achieve the emissions reduction targets is largely dependent on innovation and support from senior levels of government.
- c) Encourage the province of BC to explore opportunities for alternative energy technology in this electoral area, as the potential benefits are numerous: the reduction of energy use by the implementation of alternative energy technology in buildings, the economic opportunity presented by a growing industry, and the desire for energy self-sufficiency on Vancouver Island. Senior governments should provide incentives to encourage private and public investment into alternative energy technology.

OBJECTIVES

- a. To reduce, on a regional basis, total green house gas (GHG) emissions in the plan area by 33% from current levels by 2020, and by 80% from current levels by 2050;
- b. To reduce overall energy consumption in the region, encourage an efficient use of the land base and other resources, and promote a healthy and high quality of life for residents.

POLICIES

Policy 22.1: This OCP will strive to contribute to the CVRD GHG reduction targets of 33% by 2020, and 80% by 2050, by ensuring that the CVRD will consider adopting a climate change action plan, to provide a more comprehensive set of targets, indicators, policies and actions specific to this Plan area.

Policy 22.2: In the context of reducing GHG emissions, policies related to land use and density are as follows:

- a. In a future OCP review, the CVRD Board and community will give consideration to identifying a village containment area, to encourage the following goals:
 - i. To preserve the agricultural and forestry land base of the plan area, and allow no net loss of these resource lands;
 - ii. To delineate an area where mixed residential, commercial and institutional land uses will be focused, to create a complete, healthy and liveable community;
- b. Until such time as a village containment boundary is established, future residential growth needs will generally be accommodated by focusing most population growth in presently designated residential areas. Concentrated residential settlement patterns allow us to retain the rural character of the region;
- c. To protect the rural character of Saltair, more intensive/higher density development should be encouraged to be located in the established urban communities (i.e., Chemainus and Ladysmith);
- d. The CVRD Board may initiate projects to identify potential infill sites within existing areas of higher commercial and residential densities;
- e. The provincial government has jurisdiction over logging practices and should ensure that forestry occurs in a sustainable manner that offsets GHG emissions. The CVRD will ensure that forest lands are maintained as such, to ensure sustainable forestry practices can occur to offset local emissions.

Policy 22.3 In the context of reducing GHG emissions, policies related to transportation are as follows:

- a. The CVRD Board will consider existing and future transit infrastructure in all land use planning decisions. Future transit infrastructure will be designated within appropriate residential areas, and in other highway corridor locations where appropriate;
- b. The planning and development of cycling and walking trails is encouraged, to promote healthy living and alternative transportation methods throughout the community;
- c. The establishments and improvement of commuter, car-share and car-coop programs is strongly supported;
- d. This OCP recognizes the value and benefit of rail services in the reduction of GHGs, and supports the Island Corridor Foundation initiative to re-establish and implement rail commuter service on Southern Vancouver Island;
- e. This OCP very strongly encourages the Ministry of Transportation and Infrastructure to accommodate pedestrian and cycling requirements into road design, as road improvements and upgrades take place.

Policy 22.4 In the context of reducing GHG emissions, policies related to building design, siting and landscaping are as follows:

- a. In a future OCP review, the CVRD Board and community will give consideration to the following:
 - i. Establishing development permit areas that will include design guidelines for energy efficient buildings, siting and landscaping;

- ii. Reducing lot coverage and establishing floor area limits of residential and commercial buildings within certain zones to reduce the impact of development;
- b. A sustainability checklist will be established, for development applications in developable areas;
- c. The CVRD may provide educational resources to homeowners, to promote do-it-yourself projects that decrease residential and commercial building energy consumption and reduce the impact of residential and commercial development on the natural environment;

Policy 22.5 In the context of GHG emissions, policies related to food and agriculture are as follows:

- a. In a future OCP review, the CVRD Board and community will give consideration to the following:
 - i. To encourage local agricultural production and consumption, lands may be designated for community gardens, farmers markets and food processing facilities to support agriculture in the region;
 - ii. Appropriate areas are designated for urban agriculture to promote food production on a family level;
 - iii. Incentives are provided to include additional farmland in the Agricultural Land Reserve (ALR) for long term preservation;
- b. The CVRD recognizes the importance of the agricultural land base to the economic viability and ecology of the region, as well as to food security. Development applications that threaten the region's agricultural land will be considered in light of the CVRD's objectives noted within this Plan.

2) The following policy 3.13 is added to the Natural Environment Policies:

Policy 3.13 The community of Saltair encourages the process of Greenmapping where significant features, both natural and historical, are identified and preserved. This helps to reduce greenhouse gas emissions and preserves the integrity of the community.

3) The following policy 5.12 is added to the Agricultural Resource Designation Policies:

Policy 5.12 The CVRD Board strongly supports the retention of large tracts of agricultural land as it functions to limit residential sprawl and preserves valuable resource land. Preservation of agricultural land ensures our capacity to provide locally produced food at the present and into the future.

4) The following policies 6.9 and 6.10 are added to the Forestry/Natural Resource Designation Policies:

Policy 6.9 The Regional Board supports the retention of Forestry/Natural Resource lands for the long term, and recognizes that forestry land provides limits to residential growth which in turn supports compact settlement patterns.

Policy 6.10 The Regional Board supports sustainable forestry practices, and recognizes the capacity of healthy forests to naturally sequester carbon dioxide.

5) The following policy 7.11 is added to the Suburban Residential Designation Policies:

Policy 7.11 The CVRD Board wishes to retain the rural areas and the working resource land base of this plan, therefore the Board discourages the conversion of forestry or agricultural resource land to any residential uses.

6) The following policy 8.10 is added to the General Residential Designation Policies:

Policy 8.10 If the plan area faces an increased demand for residential development in the future, the CVRD Board will prioritize infill projects within existing residential areas rather than extending residential development into the rural areas.

7) The following policy 14.23 is added to the Parks and Trails Policies:

Policy 14.23 Opportunities to add additional lands to Saltair's open space system should be actively pursued. This will add to the community's quality of life, help reduce greenhouse gas emissions by reducing vehicle trips to take advantage of open space opportunities, and increase natural carbon sequestration potential by preserving wetlands and forested ecosystems.

8) The following policy 16.5 is added to the Railway Transportation Designation Policies:

Policy 16.5 The Regional Board recognizes the potential of the existing railway as a transportation corridor that can encourage alternative transportation methods, minimizing our reliance on road vehicles as the primary means of traveling throughout the community.



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3417

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. 3417 - Area I – Youbou/Meade Creek Official Community Plan Amendment Bylaw (Bill 27), 2010".

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 _____, 2010.

READ A SECOND TIME this _____ day of _____, 2010.

READ A THIRD TIME this _____ day of _____, 2010.

I hereby certify this to be a true and correct copy of Bylaw No. 3517 as given Third Reading on the _____ day of _____, 2010.

Corporate Secretary

Date

APPROVED BY THE MINISTER OF COMMUNITY AND RURAL DEVELOPMENT
UNDER SECTION 913(1) OF THE *LOCAL GOVERNMENT ACT*

this _____ day of _____, 2010.

ADOPTED this _____ day of _____, 2010.

Chairperson

Corporate Secretary



C·V·R·D

SCHEDULE "A"

To CVRD Bylaw No. 3417

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

- 1) The following is inserted as Section 17 Climate, Land, Resources, and Energy Efficiency (Bill 27), and added to the Table of Contents. The remaining section is renumbered accordingly.

17. Climate, Land, Resources and Energy Efficiency (Bill 27)

The vexing problem of the gradual warming of the global climate is complex. There are technical, political, economic and social reasons for this problem. The following sections explore these matters in greater depth and propose some actions to minimise the impact that changes in global climate may have on this area.

17.1 Background: Bill 27

Bill 27, the Local Government Statutes Amendments Act (2008), requires that all local governments establish targets for reducing greenhouse gas emissions by May 31, 2010. In addition, all Official Community Plans (OCP) must include actions and policies which outline how those reduction targets will be achieved. The CVRD recognizes that Bill 27 raises some very important issues. Firstly, it should hasten the regional response to reduce emissions which are responsible for climate change. But the legislated amendments also provide a unique opportunity for the CVRD to review, strengthen and improve good community planning principles in this Plan. Policies that reduce greenhouse gas (GHG) emissions are based on reduced consumption and efficient use of energy, land and resources.

17.2 Background: Greenhouse Gases

A number of compounds are "greenhouse gases", including water vapour, carbon dioxide, nitrous oxides, chlorofluorocarbons (CFCs: R-12 refrigerant), hydrofluorocarbons (HFCs: R-134A refrigerant), among others. All of these compounds have the effect of blocking the escape solar heat from our earth's atmosphere. Throughout the history of human civilization, there has been – until recently – a relatively constant level of total greenhouse gases in the atmosphere. This historical level has been about 280 parts per million (PPM). In the past century, the concentration of CO₂ (the principal greenhouse gas) has risen by over 100 PPM. Some of the other greenhouse gases (notably CFCs and HFCs) are synthetic chemicals that did not exist before refrigeration was invented. How did the CO₂ levels increase so much? And what is the significance of this rise? The following paragraphs explain this.

Historical climate research has indicated that during the ice ages, CO₂ concentrations were lower than 280 PPM. Other, far warmer, eras in the earth's history indicate evidence that CO₂ concentrations were substantially higher than 280 PPM. Atmospheric research today not only indicates that CO₂ levels are rising, but also that the global average temperature is also rising. There is believed to be a cause-and-effect relationship between greenhouse gas concentrations in the atmosphere and global average temperature.

There is a natural carbon cycle that consists of atmospheric carbon dioxide (CO₂) being converted by plants – land-based or ocean-based – into carbohydrates, which are then eaten by animals or decompose, giving off CO₂ to the atmosphere, and so on. In other words, the carbon in this cycle is either part of a plant or animal, or part of the atmosphere. This is a simplification, because some CO₂ also dissolves in ocean and lake water. But there are other potential sources of CO₂ and the one that modern society relies most on is carbon-based minerals (coal) and liquids (oil). In both these cases, these pools of carbon are naturally tied up in geological strata and do not normally participate in the natural carbon cycle that is happening on and above the surface of the earth. But when oil or coal is extracted by humans and burned, the resulting gases from that combustion are water vapour and CO₂. This represents the introduction of additional carbon into the natural cycle. Estimates of the total amount of mineral-source carbon that has been added to the atmosphere since about 1850 equates with the increase in atmospheric CO₂ concentrations, acknowledging that about 60% of the additional CO₂ has been absorbed by plants or mineral processes.

Since a warming climate is likely to create a number of problems, including a rising sea level, changed weather patterns, redistribution of animal and plant life and diseases around the world and more extreme weather events, it is in the public interest to attempt to limit our use of mineral carbon sources. This means reducing dependency upon automobiles powered by mineral-source carbon, conserving energy wherever possible, developing a global trade pattern that is less dependent upon oil and to some degree changing how we live in our communities, be they rural or urban.

17.3 The Greenhouse Gas (GHG) Challenge

In addressing the intent of Bill 27, it is incumbent upon the local government to be realistic in assessing its prospects for achieving the Provincial targets of greenhouse gas reduction through Official Community Plan policies and the implementation of these alone. These prospects are slim. The reality is that even the most aggressive policies that could be put into a community plan to combat the growth of GHG emissions in absolute terms, such as a population growth cap, requiring all newly built infrastructure to be carbon neutral in absolute terms (*i.e.* no “offsets”) would not be effective in achieving the Provincial targets. But significant improvements in efficiency are definitely possible, especially if senior governments team up with local governments in this challenge.

17.4 Measuring Carbon Dioxide

There is a rate at which the natural global systems can assimilate and sequester carbon in non CO₂ forms, so it may not be necessary to totally eliminate the use of mineral carbon sources in the long term. But the science behind this is not well-developed, and balancing the use of mineral carbon sources with the marginal assimilative capacity of the earth will be a global challenge, particularly in light of the desire to decrease atmospheric CO₂ levels to under 300 PPM from the present level of 380 PPM. Given the ever-growing world population and on top of that, the accelerating rate at which the developing countries are becoming more like our own in terms of consumption of materials and energy dependent lifestyles, the challenge becomes even more intense, involving geopolitical tensions, global wealth distribution and a host of related social and political issues. Clearly addressing these will be one of the main challenges of the 21st century and beyond.

The Province has been targeting extremely ambitious reductions of GHG, yet the parameters for carbon accounting and measuring progress have not been well developed. To expect local governments to step into the void and present legitimate measures to resolve this problem is a tall order, since this matter is more properly dealt with on an international level. Until that happens, local government approaches to this will be a patchwork of varying methods.

17.5 Reducing CO₂

The only solution to the problem of reducing present atmospheric CO₂ concentrations is to reduce and strive to virtually eliminate the use of minerals and energy sources that add to atmospheric CO₂.

Some companies and local governments, as part of a strategy of reducing GHG emissions, participate in “carbon credit” programs in which they pay the holders of a “carbon sink” (such as a forest or sewage heat recovery plant) a sum of money to retain that area as a carbon sink. Some think this allows them to claim carbon reductions or even carbon neutrality, when their actual practises in land use management may be carrying on exactly as before. Even if they are undertaking other measures in land use that would counteract GHG production, the incremental amount they attribute to carbon credits or offsets is misleading at best.

All standing forests and other forms of carbon sequestration in living things is already required to maintain a dynamic equilibrium of carbon, even if there were no additional mineral-based carbon additions occurring. Therefore, at worst, the use of carbon credits/offsets can be used as a rationalization to excuse the persistence of mineral carbon dependency – extensive air travel, energy-intensive activities and lifestyles – because it is double-counting the beneficial effect of biomass that ties up (sequesters) carbon in a non-gaseous form. If this practice were to continue for long, eventually these sinks would be triple, quadruple counted and even more, while atmospheric CO₂ would continue to rise.

17.6 Social and Geopolitical Considerations of Carbon Trading

The kind of carbon credit system described above can become a new form of colonialism, where rich countries’ carbon trusts buy up cheap lands in other countries, which alienates the local inhabitants from their land base. This has already happened on a small scale in northeastern British Columbia, where European carbon trusts are buying up and re-foresting rangelands in the Agricultural Land Reserve, thereby removing these lands from range use. As carbon trading becomes common, this problem will worsen, especially in poor countries. Transferring money does not make the carbon problem go away or even help in any direct way to reduce it.

Some economists may promote carbon credits/offsets as a means of transitioning to less carbon-intensive lifestyles, but there are far more effective tools available to do this than creating an artificial market. For these reasons, the CVRD will consider creating and participating in carbon offsets and trusts only within our own region and adjacent regions, not internationally. The root problem needs to be addressed. Addressing it will require drastic action by senior governments and all citizens. Some suggestions for senior governments, and for local government are suggested in the objectives in Section 17.9.

17.7 GHGs in Youbou/Meade Creek

According to the Provincial Community Emissions and Energy Inventory¹, in Youbou/Meade Creek, vehicle related transportation is by far the largest contributor to overall emissions. Regionally, it represents an estimated 82.9% of the GHG emissions, as a result of driving to work, school and other daily activities.

If the boundaries of this electoral area are examined, the predominance of forestry land use designation is obvious. Conversely, the present population of the electoral area is small. With the Youbou Lands site now identified as a significant infill area, it is anticipated that eventually the present population of about 1200 will rise above 3000 year-round residents. Compared to municipalities like the City of Vancouver and others that are strictly urban, the net carbon footprint of this electoral area – looked at in isolation – is very small, even with an allowance for the projected growth in the population. Large cities that are all urban cannot ever be truly carbon neutral without resorting to the dubious practise of “offsetting”, even though they can be a lot more efficient at housing and moving people within their boundaries than a rural area can. Urban areas rely upon rural areas for food production and recreation, among other things, so a typical urban area on its own is not sustainable. Urban areas depend upon rural areas and the converse is true as well, to some degree.

Two final notes about the importance of the Province in reducing the impact of government actions: The Province in Area I set back the GHG emissions problem in Youbou by permitting in 2002 the closure of the Youbou Sawmill, made possible by delinking the Tree Farm License in the area from the necessity of operating a mill in the community. This took away the electoral area’s principal employer and left residents who remained with a choice of moving out or commuting long distances to new jobs (typically 40+ km as opposed to under 5 km to the mill). This serves to highlight the fact that Provincial resource management decisions can be much more influential over GHG emissions than the local government ever could be.

Also, the extent to which the fleet of vehicles present in Youbou/Meade Creek is fuel efficient depends upon appropriate fossil fuel pricing and taxation of vehicles at the time of sale and annually for license fees. None of these measures are available to the Cowichan Valley Regional District, nor do we wish them to be. If appropriate taxation measures (both incentive-based and disincentive-based) were implemented, it is conceivable that the efficiency of this vehicle fleet could be greatly improved in the short- to medium-term, and vehicle use could also greatly decline. We note that a tax credit scheme for fuel efficient automobiles was recently terminated by the Province (with the advent of the HST) and biodiesel lost its tax-free status. Again, decisions like this undermine efforts to reduce the use of mineral-based carbon fuels.

17.8 The CVRD Role in GHG Reduction

The distribution of land uses, which means the location of homes, workplaces and schools, and the preservation of resource lands, is controlled to a large extent by local governments. Understanding the connection between land use and transportation related emissions is one step; the imperative to incorporate climate change into our decisions on land use is another.

¹ Province of BC, Cowichan Valley Regional District Community Energy and Greenhouse Gas Emissions Inventory: 2007 (2009)

On the other hand, even within an electoral area that has an employment base and population that are in sync, personal freedoms we all enjoy may mean that a large number of local residents will commute out of the area by their own choice. However, providing the opportunity for a balanced population and number of employment opportunities is an important step in moving towards a more sustainable community.

The CVRD understands the importance of responding to this Provincial climate change initiative, and has set emission reduction targets intended to be aspirational in nature. To move towards the established targets, the first proposed action is to undertake a climate change action plan throughout the CVRD as a whole, a process that would allow for comprehensive community engagement, and more aggressive policies to reduce energy consumption may result. A climate change action plan could take the region a step beyond emissions reductions, to prepare mitigation measures for the anticipated consequences to developed areas that will be associated with climate change.

17.9 OBJECTIVES

This OCP acknowledges that the Provincial government directly or indirectly regulates many of the high emission-producing sectors. These matters are outside of the scope of an OCP. Through the review process involved in the Bill 27, the CVRD has identified many long term projects that would contribute greatly to an overall reduction in emissions and energy use. Many of these projects are dependent on complementary action from the Provincial government if we are to reach the reduction targets. As such, the CVRD Board supports the following objectives for both itself and senior governments:

1. To encourage the Province of British Columbia to assist the CVRD in developing a regional carbon trust, where forested land could be purchased and managed for maximum marginal (*i.e.* additional, or above normal) carbon sequestration. To implement a regional carbon trust, local governments require the authority to generate funds for land purchase, either by fees, amenity contributions and means other than property taxes. The CVRD's ability to achieve the emissions reductions targets is largely dependent on support from the Province.
2. To encourage the Province of British Columbia to explore opportunities for alternative energy technology in this electoral area. The potential benefits are numerous: the reduction of energy use by the implementation of alternative energy technology in buildings, the economic opportunity presented by a growing industry, and the desire for energy self-sufficiency on Vancouver Island. Senior governments should provide incentives to encourage private and public investment into alternative energy technology.
3. To do our part as a local government in supporting the Province of British Columbia in achieving its stated goal of reducing greenhouse gas contributions from this Province by 33% from 2007 levels at 2020 and achieving a reduction of 80% from 2007 levels by 2050.

4. To encourage the Province of British Columbia to manage forest lands in a fashion consistent with maximizing their ability to sequester carbon, both in the living biomass and in the wood products derived from harvesting.
5. To encourage senior governments to enact measures to tax mineral carbon fuels appropriately, to mandate very substantial improvements in corporate fleet fuel economy of new automobiles and trucks and to encourage the turnover of the present automobile and truck fleet in favour of more fuel-efficient and electric vehicles.

17.10 POLICIES

Policy 17.10.1 The CVRD encourages community residents to take individual responsibility for making their own personal contribution towards reducing the use of mineral carbon fuels.

Policy 17.10.2 The CVRD encourages improvements in the efficiency with which all energy sources are used, with the goal of lowering per capita energy consumption in the region.

Policy 17.10.3 To encourage efficient management and use of the land base, and to promote a healthy and high quality of life for CVRD residents.

Policy 17.10.4 The CVRD Board supports the integrity of the urban containment boundary (UCB), which has the following intent:

- i. To preserve the resource land base of the plan area, and allow no net loss of these resource lands, which will maximise the efficiency of land use;
- ii. To encourage appropriate community amenities and services within the UCB, with commercial areas within a walking distance of most residential areas;
- iii. To delineate areas where mixed residential, commercial and institutional land uses will be focused, to create complete, healthy and liveable communities.

Policy 17.10.5 The CVRD Board may identify potential infill sites within existing areas of higher commercial and residential densities.

Policy 17.10.6 Sufficient lands have been designated commercial, light industrial and institutional in the plan area, to ensure that local employment opportunities, shopping areas, and social and recreational areas are provided, and residents can shop, work and enjoy recreation in their own community.

Policy 17.10.7 The CVRD will ensure that forested lands remain designated for resource management purposes, and will encourage the Province and landowners to carefully manage these areas in a fashion that is consistent with maximum carbon sequestration.

Policy 17.10.8 In order to reduce GHG emissions, the Board supports the following transportation policies:

- a. The CVRD Board will consider existing and future transit infrastructure in all land use planning decisions. Future transit infrastructure will be designated within appropriate residential areas, and in other highway corridor locations where appropriate, and the support of BC Transit in this will be required;
- b. The planning and development of cycling and walking paths is encouraged, to promote healthy living and alternative transportation methods throughout the community;
- c. The establishment and improvement of commuter, car-share and car-coop programs is strongly supported;
- d. This OCP recognizes the value and benefit of rail services in the reduction of GHGs, and supports the Island Corridor Foundation initiative to re-establish and implement rail commuter service on Southern Vancouver Island, even though it does not pass through or come near this Plan area;
- e. This OCP very strongly encourages the Ministry of Transportation and Infrastructure to accommodate pedestrian and cycling requirements into road design and maintenance programs, as road improvements and upgrades take place and in new development;
- f. The CVRD will pursue opportunities to make the Cowichan Valley Regional Transit system a viable transportation option for most people living in this electoral area.

Policy 17.10.9 In order to reduce GHG emissions, policies related to building design, siting and landscaping are as follows:

- a. In a future OCP review, the CVRD Board and community will give consideration to the following:
 - i. Establishing development permit areas that will include design guidelines for energy efficient buildings, siting and landscaping;
 - ii. Reducing lot coverage and establishing floor area limits of residential and commercial buildings within certain zones to reduce the impact of development;
- b. A sustainability checklist has been established, for consideration of development applications in developable areas;
- c. The CVRD may provide educational resources to homeowners, to promote do-it-yourself projects that decrease residential and commercial building energy consumption and reduce the impact of residential and commercial development on the natural environment.

Policy 17.10.10 With the aim of reducing GHG emissions, policies related to food and agriculture are as follows:

- a. In a future OCP review, the CVRD Board and community will give consideration to the following:
 - i. To encourage local agricultural production and consumption, lands may be designated for community gardens, farmers markets and food processing facilities to support agriculture in the region;
 - ii. Appropriate areas are designated for urban agriculture to promote food production on a family level.

2) The following policies 4.15 and 4.16 are added to the Section 4 Residential Policies:

Policy 4.15: The Regional Board is committed to reducing community wide energy consumption, and recognizes that compact settlement patterns are more efficient and affordable than sprawl. Therefore amendments to the Urban Containment Boundary (UCB) will be very strongly discouraged.

Policy 4.16: If the plan area faces residential development pressure in the future, the CVRD will strongly encourage investment in a community sewer system in the UCB, to accommodate increased density within the existing Urban Residential designation.

3) The following policies 9.11 and 9.12 are added to the Section 9 Greenways Policies:

Policy 9.11: In light of the CVRD Board's goal of creating energy efficient communities, the Greenways Vision Plan is identified as a priority for supporting alternative transportation options within the community.

Policy 9.12: The Greenways program should give special consideration to linking schools, community places, residential, commercial, and recreational areas, to support the CVRD's efforts to reduce reliance on single occupancy vehicles.

4) The following policy 10.11 is added to the Section 10 Transportation Policies:

Policy 10.11: This Plan encourages investment in transit programs, to better connect this plan area with Duncan and Lake Cowichan and help reduce transportation based carbon emissions and energy use.

5) The following policy 11.10 is added to the Section 11 Servicing Policies- Liquid Waste:

Policy 11.10: The CVRD acknowledges that increasing residential densities in urban areas creates more energy efficient, financially affordable, and healthy and livable communities. Community sewer systems will be necessary within the UCB to accommodate future residential and commercial growth pressure. To help realize our shared goals, the CVRD encourages investment from the provincial government to assist the CVRD in constructing and operating community sewer systems.