



REFERRAL RESPONSE FORM

COWICHAN VALLEY REGIONAL DISTRICT
175 Ingram Street, Duncan, B.C. V9L 1N8
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CVRD File No.:	RZ23E01 (Appaloosa)
Application Type:	Rezoning
Subject Property:	PID:009-845-119 (66.75 acres), PID: 009-849-637 (72.98 acres), and PID: 009-849-581 (10.00 acres).
Proposal:	The purpose of this report is to present an application to amend the Density Bonusing Provisions of the R-5 – Comprehensive Development Residential Zone
Planner Assigned to File:	Richard Buchan, Planner III
Parks & Trails Division <i>Tanya Schroeter</i>	<p><input checked="" type="checkbox"/> Application supported subject to the recommendations outlined below.</p> <p><i>With respect to our Division's goals/interests, we offer the following comments:</i></p> <ul style="list-style-type: none"> • The Covenanted (Land Conservancy of B.C.) lands represent an important trail linkage between Sandy Pool Regional Park and Inwood Creek Park (as part of the Sahtlam Greenway Trail). Since there is no mechanism in the existing Land Conservancy Covenant to transfer these lands to the CVRD, there may be some merits to re-negotiating aspects Park Amenities to include the transfer of these lands; however, as there are considerable changes to the amenity contributions (parks) from the initial rezoning of the property, the application should be referred to the Electoral Area E Park Advisory Commission for comment. • The Electoral Area E Park Advisory Commission may recommend that the Board request additional information on the proposed park land. For instance, P-2 Zoned land that is not contained within the covenant may require further evaluation for inclusion into the proposed community park. Lands not suitable for park purposes could be incorporated within the proposed subdivision. • There is currently no Park Advisory Commission for Electoral Area F for this application to be referred to so a decision will need to be made at the Board in regards to both electoral areas • Under the existing Density Bonusing Provisions, 2 lots have been received and 4 additional lots were expected to be transferred to the CVRD Parks & Trails Division to be sold with the proceeds to be split 50/50 between Electoral Area E and Electoral Area F. Based on the applicant's anticipated anticipated at this time; however, the request before the Board is that none of these lots be required: <ul style="list-style-type: none"> ○ While the applicant's proposed lots may have a benefit for Electoral Area E, nothing would be provided to Electoral Area F community parks function. ○ Following input from the Electoral Area E Advisory Parks Commission, the Board may wish to direct the Parks & Trails Division to seek a contribution towards the Electoral Area F

	community parks capital reserve fund for their portion in lieu of the remaining lots.
Emergency Management Division Robb Schoular	<p>☒ Application supported for the reasons outlined below.</p> <ul style="list-style-type: none"> • <i>The proposed application is dropping a land contribution from 4 additional lots to 0 lots being turned over to the CVRD for either Parks or Fire Dept usage</i> <ul style="list-style-type: none"> ○ <i>For the six lots that were anticipated, we understand that:</i> <ul style="list-style-type: none"> ▪ <i>1 lot was provided to the Sahtlam Fire Department (which has been sold, and the proceeds have been used for the provision of fire protection services).</i> ▪ <i>The remaining 5 lots were to be split 50/50 between Area E and Area F parks. One of these 5 lots have been received.</i> • <i>If the CVRD Board advances this application and directs staff to negotiate contributions to statutory reserve funds in lieu of lots, Fire Rescue Services would welcome additional contributions to the Sahtlam Fire Protection Service Area statutory reserve fund.</i> • <i>In light of the potential firehall relocation study that is being considered in conjunction with the Paldi development, additional contributions to the statutory reserve fund could help to offset the construction costs of a firehall or fire infrastructure.</i> • Development Services Division Note: <i>For context, the Paldi development requires the developer (of the Paldi lands) to provide a fire servicing review for the area. The applicant of on the Paldi lands is in active discussions with the CVRD to satisfy the covenant requirement. The CVRD intends to review the area, and there is the potential that the review may recommend more fire protection infrastructure. However, until the review is complete future servicing needs are unknown.</i>
Community Planning Division Lauren Wright	<p>☒ Application supported subject to the recommendations outlined below.</p> <p>The parcel is regionally designated residential and locally designated rural residential.</p> <p><i>The following policies are in line with the proposal:</i></p> <ul style="list-style-type: none"> • Policy 4.10.2 (1) - Encourage innovative housing and subdivision designs such as clustered residential developments, particularly for sloped upland areas; the Regional District will provide flexibility in regulatory bylaws. • Cowichan/Koksilah LAP: Objective 2.9.1 – [...] parcel sizes should range from 2-5 ha within residential development not to exceed one principal dwelling per parcel. • Policy 2.9.2 (3) Encourages small footprints and clustering of buildings. <p>It is noted that there are environmental constraints that may limit the number of parcels that can ultimately be achieved through subdivision. Although the OCP supports clustered developments, these clusters should be sited so that the riparian areas are not negatively impacted by the surrounding development. The preliminary subdivision plan shows many of the proposed parcels to be encumbered by riparian areas, which ultimately does not preserve the integrity of this sensitive environment.</p>

	<p>This layout should be reviewed in accordance with the policies and guidelines of DPA 1 (Riparian Protection), DPA 2 (Sensitive Ecosystem Protection) and DPA 4 (Aquifer Protection).</p>
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	<p>Note: it appears that a one of the parcels (PID 009-845-119) is listed for sale, independent of the other parcels subject to this application. In order for the application to be considered, the subject properties should be consolidated as a condition of approval of rezoning.</p>
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