

Application for an OCP and Zoning Amendment

June 30/2022

Applicant: Jim Dias on behalf of Craig Little (Owner)**Business:** Arbutus RV & Marine Sales Ltd.**Legal Description of Subject Property:**

Lot 1, Section 11, Range 7, Shawnigan District, Plan 7158 (except Plan VIP 71050) PID 000-033-057

Proposed Amendments: To amend the South Cowichan Official Community Plan Bylaw No 3510,2011 designation from Rural Residential to Highway Commercial and to rezone the subject property from Rural Residential to CD-3

Background: Mr. Little completed the purchase of the subject property in August, 1990 with the intention of holding it for any future expansion of his business at the Cobble Hill/Mill Bay location. That time has now arrived and he wishes to proceed with the application to amend both the OCP and Zoning Bylaws currently in effect. The concept proposal is to construct two new buildings on site and to develop a large portion of the remainder with pervious materials for the purpose of displaying RV's for sale. The buildings will be accommodate sales, service, maintenance and the head office staff of Arbutus RV and Marine Sales Ltd.

Early meetings on the proposal have been held with CVRD Planning Department Staff (primarily Mike Tippett although some discussion as well was held with Colleen Breen regarding new OCP) as well as with Area C Director-Mike Wilson-all essentially early discussions on the wishes of Mr Little to expand his current business (Arbutus RV and Marine Sales Ltd.) from his current operations at 1060 Chapman and 3430 Trans Canada Highway to the property he owns across the street located at 3450 Trans Canada Highway. Mr. Little wanted to understand the process and ensure that all appropriate steps were followed. Early discussions have commenced with the Ministry of Transportation and Infrastructure, South Island District Office, and preliminary comments from them include addressing firstly the location of the access driveway (as shown on the concept plans attached) to ensure that it does not cause any conflict onto Highway 1 when south bound traffic turns onto Chapman Road, and secondly is there a sufficient deceleration lane south bound on the TCH prior to the right turn onto Chapman Road.

In the spring of 2021, Madrone Environmental Services Ltd, Justin Lange, B.Sc., R.P.Bio., Senior Aquatic/Terrestrial Biologist were retained by Mr. Little to undertake an Overview Ecological Assessment which was completed June 30/2021. I believe the CVRD has a copy of this document on file. As the subject property is within the CVRD's South Cowichan Rural Development Permit Area the review and report evaluated the subject property from an environmental perspective specifically with the following components of Section 24 Development Permit Guidelines of the CVRD's South Cowichan Official Community Plan (OCP) Bylaw No. 3510 in mind:

- 24.4.1A-General Guidelines (particularly involving invasive plant species management)
- 24.4.5A-Habitat Protection Guidelines
- 24.4.10A-Riparian Protection Guidelines
- 24.4.12A-Sensitive Ecosystem Guidelines

We are aware that other DPA requirements for landscaping and storm water management will need to be addressed prior to actual DP issuance at the time of building permit application. There may be others that we will be asked to address as well, such as building mass and finish, lighting, parking, signs etc.

The Madrone report was submitted to Mr Mike Tippett who in turn consulted with Nick Morano for review. Following their review we were advised that completion of interior tree and vegetation removal, if performed within the guidelines of that report (essentially that clearing should take place prior to the commencement of nesting season), would be acceptable. After reviewing this report the CVRD confirmed that clearing of the site could proceed and the work was done at the beginning of March/2022, prior to nesting.

We have also referred copies of our conceptual plans together with a cover email to both the Cowichan and Malahat First Nations asking them for early discussion and/or meeting so that we may understand and accommodate any issues or concerns they may have. We are aware that through our application process many formal outside agency referrals will occur including First Nations, Ministry of Environment, MOTI, Island Health etc.

The subject property is not, nor does it need to be, connected to any community water and/or sanitary sewer collection system. Mr. Little has secured, through the Ministry of Environment, Water Licensing Branch a commercial water license for the current groundwater supply on the property. Mr Little also has an approved septic system. Access to the subject property will from Chapman Road, no direct access to the TCH is sought.

The new buildings will accommodate; parts, service, repair and maintenance; and sales in one of two buildings while Head office staff, currently working out of 1060 Chapman Road in very tight space will be moved to one of the new buildings. They are currently operating out of very cramped space across the street. A large portion of the site will be covered with pervious material for the display of RV's. Only the building footprints and aprons will be of impervious material. Native vegetation has been retained along the west and north boundaries adjacent to neighboring properties, while a tree buffer remains along the south side where the subject property abuts Chapman Road. Low level landscaping is anticipated along the TCH. As mentioned earlier we do however understand that the details of landscaping are dealt with through the DP process as will storm water management. The pond will be protected by a 15m riparian setback. Very few petroleum products are used but we do understand that issue will need to be addressed in the Storm Water Management Plan. The intention at the moment is, subject to the rezoning and official community plan amendments being approved, to demolish the house in accordance to any and all guidelines established through Demolition By laws of the CVRD.

We are aware that the CVRD is currently undertaking a new OCP for the Electoral Areas -By law No 4373, which would include AREA C Cobble Hill. We have reviewed the document and had discussions with staff and understand the subject property would be included in an area designated Highway Commercial-intended to support service stations, restaurants and other commercial uses that address the needs of motorists. Considering the current Arbutus RV and Marine has been in this area in the vicinity of the TCH and Chapman Road for some 34 years and that a change to Highway Commercial is being proposed through the new amalgamated Electoral Area OCP, it would appear that our application is in line with our request to amend the current Official Community Plan and Zoning Bylaws.

We conducted a community advertised Public Information Meeting on June 23,2022 at the Cobble Hall 3550 Watson Road Cobble Hill. The minutes of that meeting are attached. Approximately 16 residents were in attendance as well as a representative of the Cobble Hill APC and Area C Director Mike Wilson. All other board members were invited to attend as well. Mr Little also made direct contact with all of his

immediate neighbors to advise them of his plans for the development of this property and expansion of his business.

Conclusion: We believe our application meets the goals and objectives of both the existing and proposed Official Community Plans. Providing a strong and diverse local economy by way of expanding established local business also grants opportunities to young people who wish to work and live and remain in their community. As approximately 14 % of our population here in the Cowichan region owns an RV an expanded business provides opportunities as well to those requiring the sales and support service we provide. The applicant intends to address sustainable building issues at the time of building permit application-green building design, water conservation and protection, rainwater control. The expansion of and the conduct of our business is clean, quiet and in our view with the appropriate buffering and location of our service buildings, will have very little negative impact on neighbouring properties to the north and west. Trends in Tourism are promoting the use of RV's-many of the owners are enjoying the facilities on Vancouver Island to witness first-hand the abundant natural wilderness, agricultural and cultural opportunities available. There are many strong policies supporting a vibrant tourist sector and our R/V Sales and Service is directly in alignment with that policy. Arbutus itself is currently operating on two properties, and additional commercial use is taking place on other properties in the area. We do not therefore see this application as the creation of a new commercial node, rather the expansion of an existing one.