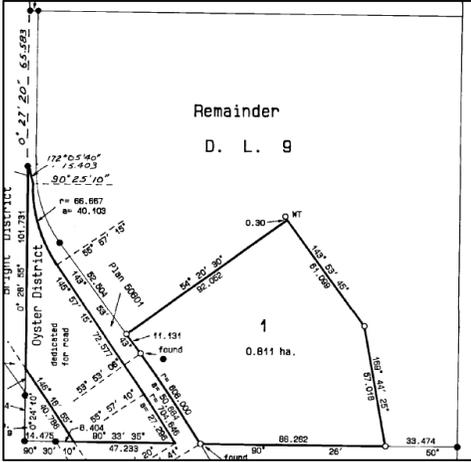


Timeline – 13271 Simpson Road

Year/Source	History
1973	<p>The first Electoral Area H Zoning Bylaw No. 110, 1973 was adopted.</p> <p>Bylaw No. 110 was in effect from 1973 until 1987. Under this Bylaw, the subject property was zoned Industrial 2 Zone (M2), which permitted “junk yards and salvage yards”, which was defined as follows: <i>“...an area of land used for the temporary or permanent storage of two or more unserviceable, damaged, or derelict vehicles, machinery, equipment, or materials whether for assembly for eventual disposition or for the salvage and sale of useable parts; other than the temporary storage of damaged or unserviceable vehicles, machinery and equipment for repair and re-use where such use is permitted by this By-law.”</i></p>
1987	<p>The current Electoral Area H Zoning Bylaw No. 1020, 1986 was adopted and is still in effect today.</p> <p>The subject property is currently zoned Light Industrial (I-1), which does not permit auto or metal recycling.</p>
2003	<p>A 0.811 ha (2 acre) parcel was subdivided from the south-west portion of the original parent parcel.</p> <p>The subdivided parcel is the current location of Cold Star Freight Systems, Inc.</p> 
July 2005 (Google Earth Pro)	

June 2006
(Google Earth Pro)



June 2010
(Google Earth Pro)



November 2012
(Google Earth Pro)



2014
(CVRD Cadastral)



<p>June 2015 (Google Earth Pro)</p>	
<p>August 2016 (Google Earth Pro)</p>	
<p>October 6, 2016</p>	<p>03-H-16-RS was received. The rezoning request was to permit the following (excerpt taken from the original application submission):</p> <ol style="list-style-type: none"> 1. Any use permitted in the I-1 Zone; and 2. Recycling, sorting and internal and/or external storage of any substance or material including but not limited to: glass, plastic, aluminum, wood, paper, cardboard, ferrous and non-ferrous metals, batteries, fluids, hazardous wastes (generated from the processing of End-of-Life Vehicles-ELVs including but not limited to: hydraulic & brake oils, anti-freeze, mercury switches, refrigerant gasses, gasoline, diesel, and tires), appliances, motor vehicles, motor vehicle parts, electrical equipment and other ancillary uses associated with metal recycling.
<p>June 7, 2017</p>	<p>First report to EASC regarding the application. Report recommended that staff work with the applicant to refine and secure proposed environmental and site improvements emphasizing surface and groundwater protection and aesthetics and that draft amendment bylaws be prepared.</p>
<p>March 7, 2018</p>	<p>Report to EASC to present draft zoning and OCP amendment bylaws to permit auto and metal recycling on the subject property, in addition to the uses already permitted in the I-1 zone.</p> <p>The Board granted two readings of the amendment bylaws on April 11, 2018, and also directed that a covenant be prepared to secure proposed amenities and environmental protection measures.</p> <p>Following the Board direction, the applicant explored the feasibility of the covenant with the landowner, who ultimately rejected the idea of a covenant.</p>

<p>May 2018 (Google Earth Pro)</p>	
<p>December 2018</p>	<p>The applicant submitted a Development Permit application (DP18H05) to permit the replacement a truck weigh scale on the subject property. This DP application is still under review, pending the decision of this OCP and zoning amendment application.</p>
<p>2019 (CVRD Cadastral)</p>	
<p>August 7, 2019</p>	<p>Report to EASC to present a request from the applicant to substitute a "land improvement agreement" in lieu of a covenant. The EASC did not support a change from the March 7, 2018 direction, and the request was denied.</p>
<p>2022 (CVRD Cadastral)</p>	
<p>July 7, 2021</p>	<p>At some point after the August 2019 EASC meeting, the applicant proceeded to pave the areas on the subject property that were to be a component of the proposed covenant.</p>

	<p>A report to EASC was presented to reaffirm that a covenant would still be required in order to confirm that the defined areas of the lands is to be used in compliance with the works, and compel compliance with the maintenance plan that was prepared with respect to drainage and runoff control works. The applicant again requested that the requirement of a covenant be withdrawn.</p> <p>The Board directed that:</p> <ol style="list-style-type: none"> 1. That upon public health guidance authorizing indoor gatherings of more than 100 people, a Public Information Meeting be held subject to the applicants agreeing in writing to the registration of a revised covenant for Application No. 03-H16RS (PID: 008-903-603) in which defined areas of the lands are to be used in compliance with the works; and compel compliance with the maintenance plan that has been prepared for the drainage and runoff control works that have been installed and are important for groundwater protection, including regular groundwater monitoring and reporting and that analysis of results be made freely available to members of the public through every available local and provincial government avenue; 2. That the residents of Electoral Area H be notified of the Public Information Meeting via Canada Post and notices in the Ladysmith Chronicle, Take 5 and Nanaimo News Bulletin; and 3. That CVRD staff provide the Electoral Area Services Committee with a report summarizing the questions and comments recorded at the public information meeting.
May 3, 2023	The draft covenant was revised and presented to the EASC. The Board referred the application back to staff.
June 19, 2023	A public information meeting was held at Aggie Hall in Ladysmith. The CVRD and the applicant were present to answer questions from the public.
July 19, 2023	Public Information Meeting minutes, including additional CVRD staff responses and public comments, were received by the EASC and made available on PlanYourCowichan.ca . Additional comments that were received (but not addressed) at the public information meeting were made available PlanYourCowichan.ca in October 2023.