



STAFF REPORT TO THE BOARD

DATE OF REPORT October 6, 2023
MEETING TYPE & DATE Regular Session Board of November 8, 2023
FROM: General Manager
Land Use Services
SUBJECT: Application No. 29-D-16DP – Cowichan Bay Campground
(PID: 024-681-814, Lochmanetz Road)
FILE: 3060-20 D 29-D-16DP

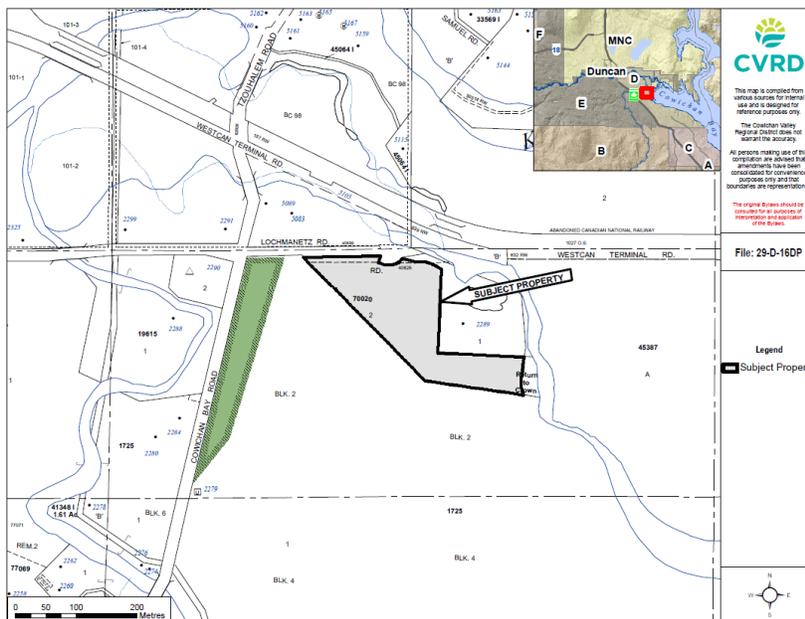
PURPOSE/INTRODUCTION

To advise the Board that the Minister of Environment endorsed the decision of the Cowichan Estuary Environmental Management Plan Committee to not approve Application No. 29-D-16DP for a proposed campground development in Electoral Area D – Cowichan Bay.

RECOMMENDED RESOLUTION

For information.

LOCATION MAP



BACKGROUND

In 2016, the CVRD received a development permit application for an RV campsite on the subject property located on Lochmanetz Road in Electoral Area D – Cowichan Bay.

The subject property, legally described as Lot 2, Section 10, Range 2 and District Lot 690, Cowichan District, Plan VIP70020 (PID: 024-681-814) is zoned A-1 under Electoral Area D – Cowichan Bay Zoning Bylaw No. 3705, it is within the Agricultural Land Reserve (ALR), and it is also within the Cowichan Estuary Environmental Management Plan (CEEMP) area.

The CEEMP was adopted by an Order in Council of the Province of BC in September 1986. The Order requires approving authorities to obtain written approval from the Minister of Environment for land use decisions and other development approvals for lands within the CEEMP area. The CEEMP land use designation applicable to the subject property is “Possible Mixed Use”. This designation suggests that the CEEMP may support the use of the site for uses other than agriculture, habitat management or conservation, but the CEEMP is silent as to the specific uses that would be supported within the Possible Mixed-Use designation.

At the November 5, 2020, Electoral Area Services Committee meeting the following recommendation was passed:

“It was moved and seconded that it be recommended to the Board that Development Permit No. 29-D-16DP (PID: 024-681-814, Lochmanetz Road) be issued, subject to approval from the Ministry of Environment.”

At the November 12, 2020, Board meeting the following recommendation was passed:

“It was moved and seconded that Item #5 (29-D-16DP) be referred to a future Board meeting following receipt of a decision from the Ministry of Environment.”

On July 5, 2023, the CVRD was notified by Ministry of Environment staff that recommendation of the Cowichan Estuary Environmental Management Plan Committee to **not approve** the proposed campground development at Lochmanetz Road had been endorsed by Minister Heyman. Landowners and proponents of the campground proposal have been notified of this decision.

ANALYSIS

The file for development permit Application No. 29-D-16DP has been closed. Future applications for development on the subject property will be subject to CVRD bylaws, fees and any legislative requirements in effect at the time of application.

FINANCIAL CONSIDERATIONS

N/A

COMMUNICATIONS CONSIDERATIONS

N/A

STRATEGIC/BUSINESS PLAN CONSIDERATIONS

N/A

Referred to (upon completion):

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- Community Services (*Cowichan Community Centre, Cowichan Lake Recreation, South Cowichan Recreation, Arts & Culture, Facilities & Transit*)
 - Corporate Services (*Finance, Human Resources, Information Technology, Legislative Services*)
 - Operations (*Utilities, Parks & Trails, Recycling & Waste Management*)
 - Land Use Services (*Community Planning, Strategic Initiatives, Development Services, Building Inspection & Bylaw Enforcement*)
 - Strategic Services (*Communications & Engagement, Economic Development, Emergency Management, Environmental Services*)

Prepared by:



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Reviewed for form and content and approved for submission to the Board:

Resolution:

Corporate Officer

Financial Considerations:

Chief Financial Officer

Chief Administrative Officer's Comments / Concurrence



Danielle Myles Wilson
Chief Administrative Officer