

**Referral Response Summary****Application No. RZ23G02**

<b>Organization:</b> School District 68 (SD 68) <b>Name/Title:</b> Pete Sabo	<b>Date of Response:</b> July 3, 2024 <b>Level of Support:</b> No Comment
<b>Organization:</b> Area G Advisory Planning Commission <b>Name/Title:</b> Area G APC	<b>Date of Response:</b> July 9, 2024 <b>Level of Support:</b> Support
<b>Comments:</b> Recommendation: <i>It was moved and seconded that the APC supports zoning amendment application RZ23G02.</i> <b>CARRIED</b>	
<b>Organization:</b> Ts'uubaa-asatx Nation <b>Name/Title:</b> Monty Horton	<b>Date of Response:</b> July 10, 2024 <b>Level of Support:</b> Not provided
<b>Comments:</b> See attached letter.	
<b>Organization:</b> Ministry of Transportation and Infrastructure <b>Name/Title:</b> Gilbert Thompson, Development Services Officer	<b>Date of Response:</b> July 11, 2024 <b>Level of Support:</b> Not provided
<b>Comments:</b> The Ministry of Transportation and Infrastructure has no objections to the proposed zoning bylaw amendment.	
<b>Organization:</b> BC Transit <b>Name/Title:</b> Jacob Burnley, Transit Planner	<b>Date of Response:</b> July 12, 2024 <b>Level of Support:</b> No Comment
<b>Comments:</b> See attached letter.	



Ts'uubaa-asatx Nation  
313B Deer Lake Road  
Lake Cowichan, British Columbia  
V0R 2G0  
Phone: 250-749-3301  
Fax: 250-749-4286

10-Jul-2024 15:23 PDT

Cowichan Valley Regional District (CVRD)  
Attn: Referrals Referrals

Project Name: Rezoning Application File No. RZ23G02  
Date Received: 5-Jul-2024  
Ts'uubaa-asatx Nations Consultation Spectrum Assessment: Level 3

'Au Si'em:

The project area appears to fall within the Hul'q'umi'num Statement of Intent as submitted to the BC Treaty Commission process, but outside Ts'uubaa-asatx Nation's core title area. Ts'uubaa-asatx Nation would recognize this area as being in close proximity to other Hul'q'umi'num or Nuu-chah-nulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights area for Ts'uubaa-asatx Nation. Level 3 identifies that Ts'uubaa-asatx Nation had harvesting, trade and Nation to Nation relations, but not necessarily sole title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation.

However, Level 3, is still considered to be a very high consultation matter as it represents our inter-community cultural activities and shared title and harvesting areas with our Hul'q'umi'num or Nuu-chah-nulth relatives. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.

'Uy' Skweyul,

Monty Horton

Hul'q'umi'num language terms:

'Au Si'em: a term denoting high respect.

'Uy' Skweyul: good day.



July 12<sup>th</sup>, 2024

Jaime Dubyna  
jaime.dubyna@cvrld.bc.ca  
Cowichan Valley Regional District  
Cowichan Valley Regional Transit System

Re: 11170 Branksome Rd./ Cowichan Valley Regional Transit System

Attn: Cowichan Valley Regional District, Planning

Based on the plans received July 3<sup>rd</sup>, 2024, BC Transit staff have completed a review of the proposal provided. At this time, BC Transit does not have any comments regarding transit-supportive measures for the proposal in question.

Staff have noted that fixed-route conventional transit service is not currently available on Chemainus Rd. between N. Davis Rd. and Cook St.

The nearest bus stop is approx. 2.7km from the noted property, at Coronation Mall. with no readily available pedestrian or separated cycling thru-connections. The routes serving this stop (Routes 34 and 36) connect Ladysmith to Chemainus and Duncan, respectively, with base-level transit service only (4 round-trips/day max.).

As per the Cowichan Valley Transit Future Action Plan (2023), a route extension to Saltair (via Route 6: Crofton-Chemainus) has been identified as a long-term service priority. This proposed future service would be located (at its nearest point) approx. 1.3km from the noted property (S. Oyster School Rd.) with limited pedestrian connectivity. Please note that any local transit improvements would be dependent on service and feasibility planning, operational capacities, and funding support at both the local and provincial level.

As per the CVRD's local transit funding structure, the introduction of future service in this area would also require Saltair (Electoral Area G) become a partner in the CVRD transit function.

Should you have any additional questions, comments, or concerns, please contact me at [jburnley@bctransit.com](mailto:jburnley@bctransit.com).

Sincerely,

Jacob Burnley  
Transit Planner  
BC Transit  
[jburnley@BCTransit.com](mailto:jburnley@BCTransit.com)



## Development Referral Feedback

**Development Address:** 11170 Branksome Rd.  
**Local Government** Cowichan Valley Regional District  
**Local Government File Number:** RZ23G02  
**Date Plans Received:** July 3<sup>rd</sup>, 2024  
**Date Referral Feedback Sent:** July 12<sup>th</sup>, 2024  
**Review Completed By:** Jacob Burnley, Transit Planner

Context Overview	
<b>Land Use Typology</b>	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural <input type="checkbox"/> Suburban
<b>Local Context</b>	<input type="checkbox"/> Urban Infill <input type="checkbox"/> Urban-Suburban Fringe <input type="checkbox"/> Suburban Infill <input checked="" type="checkbox"/> Suburban-Rural Fringe <input type="checkbox"/> Rural <input type="checkbox"/> Exurban <input type="checkbox"/> Suburban
<b>Nearest Existing Transit Stop to the Development</b>	Approx. 2.7km (Stop ID: 106095 Coronation Mall)
<b>Service Frequency of Existing Transit to the Development</b>	<input type="checkbox"/> Rapid (15-minute headways or better with limited stops) <input type="checkbox"/> Frequent (15-minute headways or better) <input type="checkbox"/> Local (15 to 60-minute headways) <input type="checkbox"/> Targeted <input checked="" type="checkbox"/> Other: N/A