



STAFF REPORT TO COMMITTEE

DATE OF REPORT October 27, 2023

MEETING TYPE & DATE Electoral Area Services Committee of November 15, 2023

FROM: Parks & Trails Division
Operations Department

SUBJECT: Voluntary Community Amenity Contributions Section 219 Covenant Update for Woodland Shores Development – Electoral Area I

FILE: 6250-20 I BALD

PURPOSE/INTRODUCTION

The purpose of this report is to seek approval to replace a registered Section 219 Covenant (FB109779) with a new covenant that secures outstanding voluntary community amenity contributions associated with remainder lands to be developed at Woodland Shores in Electoral Area I.

RECOMMENDED RESOLUTION

That it be recommended to the Board that a new Section 219 Covenant detailing outstanding voluntary community amenity contributions associated with Woodland Shores in Electoral Area I be registered on the remainder lands to be developed (legally described as Lot 1, Block 117 & 180, Cowichan Lake District VIP82490 Except Parts in Plans VIP84239 and VIP87272) to replace existing Section 219 Covenant FB109779, be approved.

BACKGROUND

The Parks & Trails Division provided a staff report to the Electoral Area Services Committee (EASC) meeting of February 1, 2023, regarding a proposed new Section 19 Covenant for remaining voluntary community amenity contributions associated with Woodland Shores in Electoral Area I (Attachment A). The Board subsequently passed the following resolution at its February 8, 2023 meeting:

“That a new Section 219 Covenant detailing outstanding voluntary community amenity contributions associated with Woodland Shores in Electoral Area I – Youbou/Meade Creek on the remainder lands to be developed (legally described as Lot 1, Block 117 & 180, Cowichan Lake District VIP82490 Except Parts in Plans VIP84239 and VIP87272) to replace existing Section 219 Covenant FB109779, be referred to the Electoral Area I – Youbou/Meade Creek Community Parks Advisory Commission.”

ANALYSIS

As directed by the Board, a referral report was prepared for the Electoral Area I – Youbou/Meade Creek Community Parks Advisory Commission (Area I PAC), and a meeting was held on June 27, 2023. The Area I PAC considered the report and deferred the matter to their next

meeting, with a request that additional information be provided in terms of background and the rationale for the proposed new Section 219 Covenant. The supplemental report was reviewed by the Area I PAC at their meeting on October 10, 2023, and the following motion was passed:

“It was moved and seconded that it be recommended that Woodland Shores Rezoning – Section 219 Park Covenant Amendment for Voluntary Community Amenity Contributions be approved.”

The Area I PAC meeting minutes of October 10, 2023 are included in the November 15, 2023 EASC agenda, for information. The Committee and Board may wish to consider the following recommendation, consistent with the recommendation previously provided at the February 1, 2023 EASC meeting:

That it be recommended to the Board that a new Section 219 Covenant detailing outstanding voluntary community amenity contributions associated with Woodland Shores in Electoral Area I be registered on the remainder lands to be developed (legally described as Lot 1, Block 117 & 180, Cowichan Lake District VIP82490 Except Parts in Plans VIP84239 and VIP87272) to replace existing Section 219 Covenant FB109779, be approved.

FINANCIAL CONSIDERATIONS

All costs for covenant preparation and registration will be paid by the land owner, Cowichan Lake Holdings Ltd.

COMMUNICATION CONSIDERATIONS

There is no requirement for a public hearing as the changes to the covenant still align with the original commitments of the rezoning.

STRATEGIC/BUSINESS PLAN CONSIDERATIONS

N/A

Referred to (upon completion):

- ☐ 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:

Reviewed by:


Tanya Schroeter
Manager, Parks Planning & Stewardship


Brian Farquhar
Senior Manager, Parks & Trails Division



Darcy Mooney
General Manager, Operations

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

Resolution:

☒ Corporate Officer

Financial Considerations:

☒ Chief Financial Officer

ATTACHMENTS:

Attachment A – February 1, 2023 EASC Staff Report