



ELECTORAL AREA SERVICES COMMITTEE REPORT

OF MEETING HELD OCTOBER 16, 2024

DATE: October 22, 2024

To: Board of Directors

Your Electoral Area Services Committee reports and recommends as follows:

- C1 That a Grant-in-Aid, Electoral Area C – Cobble Hill, in the amount of \$500 be provided to the Malahat District Legion Branch 134 to support Veterans who are in need.
- C2 That a Grant-in-Aid, Electoral Area C – Cobble Hill, in the amount of \$2,000 be provided to the Cowichan Valley Primary Care Society to support start-up funds for the non-profit Society.
- C3 That a Grant-in-Aid, Electoral Area E – Cowichan Station/Sahtlam/Glenora, in the amount of \$7,000 be provided to the Ita Wegman Association of BC (Glenora Farm) to support the in-farm recreation program – body weight exercise equipment.
- R1 That in response to a proposed telecommunication antenna structure at 1345 Fisher Road (PID: 017-088-151), the 2021 Letter of Concurrence be renewed and provided to Innovation, Science and Economic Development Canada with the following conditions:
 - 1. That the telecommunications compound be placed at least 9 meters from the north parcel line, adjacent to the north west side of the existing building;
 - 2. That the monopole be painted dark green; and
 - 3. That the telecommunications compound be enclosed with a solid fence, which is constructed of cementitious fibre board and painted dark green.
- R3 That the Cowichan Valley Regional District enter into a Fire Services Agreement with the Capital Regional District (CRD) for Malahat Fire Rescue coverage of the specified service area within the CRD for a 5-year term commencing January 1, 2025 – December 31, 2029.

Electoral Area Directors only vote on the following:

- R4
 - 1. That Bylaw No. 4568 – Electoral Area F – Cowichan Lake South/Skutz Falls Zoning Amendment Bylaw [CD-1 Comprehensive Development 1 Zone (Paldi)], 2024, be referred to the following external agencies and First Nations:
 - a. Ministry of Transportation and Infrastructure;
 - b. Ministry of Land, Water, and Resource Stewardship:
 - i. Water authorizations (water licensing);
 - ii. Ecosystems (*Water Sustainability Act*); and
 - iii. Fish Habitat (RAPR).

- c. BC Hydro;
- d. Cowichan Valley School District (School District 79);
- e. Electoral Areas E – Cowichan Station/Sahtlam/Glenora and F – Cowichan Lake South/Skutz Falls Advisory Planning Commissions;
- f. Sahtlam Volunteer Fire Department;
- g. Cowichan Tribes;
- h. Lyackson First Nation;
- i. Penelakut Tribe;
- j. Halalt First Nation;
- k. Ts'uubaa-asatx First Nation; and
- l. Stz'uminus First Nation.

3. That staff be directed to report back to the Electoral Area Services Committee on the implementation of the existing covenants on the subject properties.

2. That referrals to Area F and E Advisory Planning Commissions be made following receipt of the referral notifications.

R5 That the Liquor and Cannabis Regulation Branch be advised that the Cowichan Valley Regional District does not wish to provide comments or recommendations with regard to the application for a Liquor Primary New Outdoor Patio for Black Swan Inn, located at 2890 Shawnigan Lake Road, PID: 006-974-767.

R6 1. That Proposed Lot 1 and Remainder District Lot 78 in Subdivision Application No. SA23H02 (12421 Rocky Creek Road/PID: 000-372-650), be exempted from the minimum parcel frontage requirement in accordance with Section 512 of the *Local Government Act*; and

2. That Development Variance Permit No. DVP24H03 (12421 Rocky Creek Road/PID: 000-372-650), be issued.

R7 That Application No. ALR23E01 (4005 Rowe Road, PID: 009-649-557) for a subdivision along the Agricultural Land Reserve (ALR) boundary be forwarded to the Agricultural Land Commission (ALC) with the following comments:

1. With respect to Subdivision Option 1 – The CVRD advises that this option is inconsistent with the existing Official Community Plan policy and zoning and, therefore, is not supported;

2. With respect to Subdivision Option 2 – The CVRD advises that while this option is inconsistent with existing Official Community Plan policy, it is consistent with existing zoning which permits further subdivision; and

3. If the ALC authorizes a subdivision, the CVRD recommends that the ALC require the following as a condition of subdivision:

- a. An access easement and covenant, in favour of the ALC, consistent with access Route - Option 2 be registered with priority over Proposed Lot 1 in favour of Parcel A for residential and farm vehicle access, and over Parcel A in favour of Proposed Lot 1 for access to Rowe Road.

R8 That the draft Zoning Amendment Bylaw for Application No. RZ24E01 (3725 Glenora Road, PID: 004-928-105), be prepared by staff and forwarded to the Board for consideration of 1st, 2nd and 3rd readings.

- R9
1. That a Zoning Amendment Bylaw for Application No. RZ23G02 (11170 Branksome Road, PID: 000-433-306), be prepared and forwarded to the Board for consideration of 1st and 2nd reading.
 2. That prior to consideration of adoption of the Zoning Amendment Bylaw for Application No. RZ23G02 (11170 Branksome Road, PID: 000-433-306):
 - a. A comprehensive septic report be prepared by a Registered Onsite Wastewater Practitioner or Professional Engineer that includes a site plan detailing the location of all underground wastewater infrastructure and, certifies that the existing wastewater infrastructure is capable of supporting the dwellings in which they are intended to serve;
 - b. That payment of the secondary suite capacity fee of \$1,500 to the CVRD Utilities Division be received.
 3. That prior to consideration of adoption of the Zoning Amendment Bylaw for Application No. RZ23G02 (11170 Branksome Road, PID: 000-433-306), a covenant be registered requiring submission of a stormwater management plan by a Professional Engineer prior to subdivision and installation of onsite stormwater management infrastructure prior to construction.
 4. That a public hearing not be held for Application No. RZ23G02 (11170 Branksome Road, PID: 000-433-306), and that notice be undertaken in accordance with Section 467 of the *Local Government Act*.