



REFERRAL RESPONSES

COWICHAN VALLEY REGIONAL DISTRICT
175 Ingram Street, Duncan, B.C. V9L 1N8
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CVRD File No.:	RZ24E01
Application Type:	RZ - Rezoning Application
Subject Property:	3725 Glenora Rd (PID 004-928-105)
Community Planning <i>Mike Tippett</i>	<p>About 20 years ago the matter of closure of public schools became a key concern in Electoral Area E and the RD adopted some policy through OCP Amendment Bylaw 3074 – which I think is not in the HOCP – that discouraged the rezoning of school sites. The root concern was the disposal of what at the time were considered surplus SD79 property and the unfortunate effect this would have on rural communities, for which the local school was much more than a school, but a community asset with social value well beyond education.</p> <p>That policy thread was removed from the HOCP: 4.6.1.3 is the last remaining vestige and it softly encourages the retention of former school sites for “greater community benefit”, but without the expression of aversion to rezoning them from Institutional other uses which would facilitate private use.</p> <p>Considering the above, this Division has no particular concerns about this proposal.</p>
Environment <i>Keith Lawrence</i>	<p>The subject property is located within the Koksilah watershed. Summer flows in the Koksilah River have been exceptionally low in recent years at times when demand for water is the greatest.</p> <p>If the rezoning proceeds and the lands are operationalized as agriculture, water would be needed for irrigation. The water would likely need to be sourced from an aquifer in the Koksilah watershed which has been assessed as hydraulically connected to the Koksilah River and associated sub-tributaries. As such, it is expected that all guidelines for DPA4- Aquifer protection are met. And it is recommended that the proponent contact the province for groundwater licensing.</p> <p>The proponent is adjacent to a tributary stream to Glenora Creek. It is expected that the riparian stream corridor be protected in accordance with DPA1 – Riparian Area Protection.</p> <p>Mature forest is identified in Environmental Sensitive Areas Mapping (2018) as being present on the property. It is expected that this sensitive ecosystem feature is protected in accordance with DPA2 – Sensitive Ecosystem Protection.</p>
Utilities <i>Louise Knodel-Joy / Vanessa Thomson</i>	<p>This property is not within any CVRD water or sewer services areas; therefore, Utilities division has no comments.</p>

Economic Development <i>Beverly Suderman</i>	<i>No comments</i>
Parks and Trails <i>Tanya Schroeter</i>	<i>No comments</i>
Building Inspections <i>Sonny Bryski</i>	Daycare, if permitted, will require a building permit.
Bylaw Enforcement <i>Rob Harris</i>	<i>No Comments</i>
Strategic Initiatives Alison Garnett	<i>No response received</i>
Emergency Management <i>Robb Schoular</i>	<i>No response received</i>