



REFERRAL RESPONSES

COWICHAN VALLEY REGIONAL DISTRICT

175 Ingram Street, Duncan, B.C. V9L 1N8

Tel: 250.746.2620 | Fax: 250.746.2621

CVRD File No.:	RZ24B01 (Easter Seals)
Application Type:	Rezoning & OCP Amendment
Subject Property:	Easter Seals Camp (PID 005-501-261, PID 005-500-958, PID 009-363-947, PID 009-358-048, PID 009-357-637, PID 009-245-596-569, PID 009-242-731, PID 009-246-231, PID 009-245-880, and PID 009-245-529).
Proposal:	This application is a request that the CVRD Board consider an amendment to the Official Community Plan and Zoning Bylaw to permit an expansion of year-round activities permitted for the Easter Seals Camp, including workforce housing, and a possible residential development.
Environmental Services Keith Lawrence	<p>Impacts to Shawnigan Lake water Quality are increasing. Elevated phosphorous levels in Shawnigan Lake and E.Coli levels in tributaries to the Lake were identified in 2019 surface water quality assessment reports prepared by the province. Aging or malfunctioning septic systems around the lake are likely contributors to these levels.</p> <p>The proposed development is within the South Cowichan Liquid Waste Management Plan (SCLWMP) area which recommends connection to a central community sewer system for the Shawnigan Village area. Further, it is noted that the proposed development has a maximum daily septic discharge of 22.7 m³/day; and, that with some events the actual discharge amount could exceed this maximum amount.</p> <ul style="list-style-type: none"> • A provincial authorization for a community sewer system would be needed for a system of this size (equal to or greater than 22.7 m³/day). • If the development is to proceed with an independent sewer system, the SCLWMP requires effluent discharge of at least Class A effluent standard. <p>It is noted that the existing developing is operating with a short term water license. A long term water licence or any increase in water use should consider the carrying capacity of the watershed to support development. We understand that the province's Water Protection group is developing</p>

	<p>a hydrological model for surface and ground water. The model could help inform decision making on water resource allocations.</p> <p>We recommend that further decisions on development in the Shawnigan Creek watershed which rely upon new surface water extraction licenses be postponed until after the establishment this model or another tool which could inform availability of water in the watershed.</p> <p>Once the model is established, we recommend the establishment of a water use plan for the Shawnigan Creek watershed which considers water supply stresses, demand and availability for the long term. Solutions outlined in the plan could include water conservation measures for existing and new development and the potential need for both community and site-specific water storage options.</p> <p>The subject property is also noted to have Slimleaf Onion and Howell's Violet habitat, we would expect that their endangered habitat not be effected during any point of development.</p>
Community Planning Mike Tippet	<p>I have spoken some years ago with the operators of that site and they indicated that the former operating model of the property was not possible any longer.</p> <p>An alternative use that generates more revenue in a year-round fashion would allow the charitable operation to continue, but in turn would impose additional requirements on the land: water supply and sewer. These two factors are likely the key considerations for this proposal. Is there a water license in this case that would be sufficient for the uses contemplated? And would the site be capable of accepting the volume of sewage that would be generated?</p> <p>On the sewer side, the threshold of 5,000 imperial gallons per day is easily surpassed (generally equivalent to design flow from 13 - 3 bedroom homes) and unless multiple ROWP systems are proposed, the costs would rise by an order of magnitude for a municipal style sewer system. Multiple ROWP systems are going to use more land area and be less reliable long-term, and so a rezoning for more intense use that proposes multiple ROWP is probably reasonable grounds for denial.</p>
CVRD Utilities Louise Knodel- Joy/Vanessa Thomson	<p>The property is not serviced by the community water system or the proposed service area boundary. If the private Shawnigan Village Waterworks system is purchased by the CVRD (fall/winter 2024) the property owners will need to apply to join (and expand the service area). There is no guarantee that these properties will be added.</p> <p>Once/if a service area is established by bylaw for the existing system, the only way that additional lands can be include in that system is by petition (which is at discretion of the Board), and can only occur after</p>

	<p>the system is transferred to the CVRD. The Utilities Division can provide a fulsome analysis at that time when/if a petition is received.</p> <p>Capacity of the Shawnigan Village system can be expanded by 180 single family connections. This would be another consideration should CVRD establish the service but CVRD cannot commit any capacity allocation before establishment of the service.</p> <p>As well, if they are proposing a water draw from Shawnigan Lake, CVRD Utilities Division would like to ensure this applicant is included in the Shawnigan Weir group and contribute to the CVRD Weir function.</p> <p>CVRD works with Shawnigan Village Waterworks and Mill Bay Waterworks District to operate and manage the Shawnigan Lake Weir structure. Management of the weir includes following a rule curve, developed by the Province, to ensure there is water in the system to maintain fish in the stream system in the dry months.</p> <p>Currently these water operators and Camp Pringle hold water licences and all contribute to the cost of this management. Utilities Divisions along with SVW and MBWD would like to see the Weir agreement amended to include this new licence holder, and if necessary a new rule curve developed with the Province if additional large draws are allowed.</p>
Parks & Trails Mark VandenDungen	<p>The Parks & Trails Division manages approximately 206 Community Parks, eight Regional Parks, two Regional Trails, as well as Cobble Hill Mountain Regional Recreation Area. There are approximately 1200 hectares of Community Parks and 823 hectares of Regional Parkland plus the Cowichan Valley Trail.</p> <p>With respect to the rezoning application, the Parks & Trails Division offers the following comments/recommendations:</p> <ul style="list-style-type: none"> • The Shawnigan Lake Community Parks & Trails Master Plan does not identify any park dedication interests in the respective area. We do anticipate that the increase in guests and use of the site could increase demand for local parks services. Therefore, a public amenity contribution towards the Shawnigan Lake Parks capital reserve fund to support current and future projects in the area may be considered as part of the application. • Adjacent to the rezoning property, Old Baldy Mountain Park is currently undergoing the development of a park management plan that will outline upgrades to the park over the next 10 – 15 years. The various upgrades include, but are not limited to, an updated parking lot, trail upgrades, and wayfinding signage. • CVRD Parks & Trails also is developing a “Rail with Trail” connection between Masons Beach Park and Old Mill Park. If the respective applicant would be interested in potentially continuing this trail south of Old Mill Park along the approximate 352 meters of the abutting Island Corridor Foundation (ICF) rail property, the estimated cost would be approximately \$900 per meter, or an estimated \$316,800. If this is considered, then a public trail

	<p>dedication may be required from Shawnigan Lake Rd to the “Rail with Trail”.</p> <ul style="list-style-type: none"> Any contribution towards either of these local projects would be considered as a community amenity contribution towards this rezoning.
Economic Development Beverly Suderman	<p>Parts of this application are supported because of the increased need for facilities for people with a variety of (dis)abilities. The Cowichan Region is (quietly) noted for its variety of facilities for people who are differently abled including Providence Farm, Hope Farm, Glenora Farm, Clements Centre, and the Waldorf School, which is recognized for its excellence in meeting the needs of neuro-divergent children in a community setting.</p> <p>Within this constellation of resources, the Easter Seals camp fills a very important niche. The consultations that have taken place indicate that there is an increased need for this type of service, or very similar services, using the same facilities and infrastructure. To be economically viable, the facility needs to operate all year-round. With the Cowichan climate, it could do so. Each of the identified areas of need from the community are justified.</p> <p>The plans for the redevelopment of the lakeshore properties, including year-round use, seem reasonable. The plans for the redevelopment of the properties on the east side of Shawnigan Lake Road seem ill-defined, and not in alignment with the mission of the Easter Seals Society, and a real stretch given the lack of servicing ... as well as not being in alignment with the OCP.</p> <p>The challenges of realigning the Growth Containment Boundary need to be part of a larger discussion with the community, in the context of possible municipal incorporation, and not handled in the context of an OCP/zoning amendment application.</p>
Buidling Inspections Sonny Bryski	<p>Building does not recommend any workforce housing unless it is permitted within the scope of the BC Building Code. Any and all of the proposed construction or upgrades will be subject to the BC Building Code, CVRD Building Regulation, and the Shawnigan Lake Flood Construction Bylaw.</p>