

Referral Response Summary

Application No. RZ23C02

<p>Organization: CVRD Utilities Name/Title: Senior Engineering Technologist</p>	<p>Date of Response: November 8, 2023 Level of Support: Support with Conditions</p>
<p>Comments: The property is currently in the process of being included into the Cobble Hill Village sewer system service area. Fees for the inclusion have been paid by the applicant. There is capacity in the Cobble Hill Village Sewer System to service the proposed development. A sewer-main extension will be required along Watson and Fisher Roads. Discussions have been ongoing with the applicant regarding sewer servicing. All costs for the extension of the sewer main and all applicable fees will be paid for by the applicant.</p>	
<p>Organization: CVRD Parks and Trails Name/Title: Parks Planner</p>	<p>Date of Response: November 6, 2023 Level of Support: Support with Conditions</p>
<p>Comments: The Cobble Hill community Parks and Trails Master Plan identifies two park elements near the proposed development: a shared roadway connection along Fairfield Road and desire for a roadside pathway along fisher road. The proposed development is also near the “Cobble Hill Common” community park, which is seeing increased visitation due to the growing population in the area and regular public events in the space. The parcel under consideration is the “backdrop” of these events, and the Parks and Trails division would suggest re-establishing a forested edge/buffer along the western end of the proposed development. The Parks and Trails division does not build or maintain manicured boulevards within road right-of-ways as suggested in the application, therefore this is not an element that would be considered and amenity. A community amenity contribution, in the form of a financial contribution towards Area C Community Parks Capital Reserve Fund may be considered as part of the application to support the above-mentioned projects.</p> <p>Separate from the rezoning process, under Section 510 of the Local Government Act, the proposed subdivision would trigger park dedication (or cash-in-lieu) at the time of subdivision. The CVRD Parkland Dedication Cash-In-Lieu Policy is applicable. Should the development be approved as proposed, the future subdivision application would require a decision of the Board to authorize the proposed parkland dedication (5% of the land or cash-in-lieu) and will be referred by the EASC to the Area C Parks Advisory Commission prior to proceeding.</p>	
<p>Organization: CVRD Environmental Services Name/Title: Environmental Services Administrative Assistant</p>	<p>Date of Response: November 9, 2023 Level of Support: Support with Conditions</p>
<p>Comments: Rainwater draining from the property enters groundwater which is a drinking water source for Cobble Hill and flows into Shawnigan Creek which is fish habitat. A 2020 study of the underlying aquifers 197 and 198 by FLNRORD indicates that there are elevated levels of nitrates in these aquifers. It is recommended that a stormwater management plan including targets for surface water runoff and impervious area be established in line with the</p>	

CVRD water balance model express and an explanation of how the stormwater management features will support the targets.

There are mature trees on the property, these trees should be protected as much as possible to support the ecological function of the area and support the stormwater management plan for the site. The property is also within the Riparian Areas Protection development permit area, and it's expected that during any development the riparian area on the property would not be impacted.

Organization: CVRD Strategic Initiatives
Name/Title: Planning Coordinator

Date of Response: November 10, 2023
Level of Support: Support

Comments: The subject property is designated Residential in the OCP Bylaw 4270, and is within the Growth Containment Boundary, serviced by water (Improvement District) and sewer (CVRD system). Generally, OCP Bylaw 4270 policies support an increase in density and diversity of housing and subdivision types within GCBs serviced with appropriate water and sewer infrastructure. However, OCP Bylaw 4270 doesn't provide density ranges as it is a harmonization of former OCPs.

The proposed land use designation of the subject property under draft OCP Bylaw 4272 is Compact Lot Suburban. The purpose of this designation is to enable detached housing with some ground-oriented duplexes and provide opportunities for clustering units into pocket neighbourhoods. Properties in this designation have access to infrastructure services, such as water and sewer systems. Transportation choices are more varied with greater access to bus routes. The building type is detached homes and duplexes. The maximum density is 30 units per ha plus permitted suites. The proposed rezoning doesn't exceed the 30 units per ha maximum.

If the application proceeds, an OCP amendment to Schedule C to include the subject parcel in the Intensive Residential Development Permit Area is recommended. DPA 9 applies to single-family detached dwellings on parcels less than 0.074 ha.

Organization: CVRD Transit Division
Name/Title: Transit Analyst

Date of Response: November 7, 2023
Level of Support: Support

Comments: The goals of the CVRD's Transit Future Plan (2012) are to make transit an attractive transportation alternative to the private vehicle' reduce the community's impact on the environment; and make the transit system more efficient. Transit-friendly land-use practices such as compact development in appropriately dense areas and travel demand management practices support these goals.

The proposed development is within approximately 400-600m from existing transit bus stops serving Routes 8 and 9 (providing service between Duncan, Shawnigan Lake, Mill Bay and Cowichan Bay). These bus stops are already equipped with transit shelters for the routes travelling both north and south along Cobble Hill Road. If the development proceeds, it is recommended that pedestrian pathways be developed to improve access from the proposed lots to the existing transit service.