



STAFF REPORT TO COMMITTEE

DATE OF REPORT March 29, 2021
MEETING TYPE & DATE Special Electoral Area Services Committee Meeting of July 7, 2021
FROM: Community Planning Division
Land Use Services Department
SUBJECT: CVRD Seasonal Cabins Policy 2017
FILE: 6480 Community Planning – Official Community Plan

PURPOSE/INTRODUCTION

The purpose of this report is to present and recommend that CVRD Seasonal Cabins Policy 2017 be rescinded.

RECOMMENDED RESOLUTION

That it be recommended to the Board that the CVRD Seasonal Cabins Policy 2017 be rescinded.

BACKGROUND

As part of ongoing improvement, existing land use planning policies were reviewed for consistency with the draft Official Community Plan for the Electoral Areas Bylaw 4270 and with the *Local Government Act*. The CVRD Seasonal Cabins Policy 2017 is recommended to be rescinded on the basis of being inconsistent or redundant.

ANALYSIS

The CVRD can, by bylaw, regulate the works and services required for different types of uses and buildings. The question of whether a dwelling unit might be permitted without sewer and water connections can only be answered by reference to valid bylaws, not policies, and if those bylaws authorize a cabin with no sewer/water system connections, it will be difficult to rely on the CVRD Seasonal Cabins Policy 2017 to refuse a permit.

FINANCIAL CONSIDERATIONS

N/A

COMMUNICATION CONSIDERATIONS

N/A

STRATEGIC/BUSINESS PLAN CONSIDERATIONS

This responds to the Strategic Plan direction to review all existing land use bylaws to identify challenges and opportunities for improved consistency.

GENERAL MANAGER COMMENTS

☐ Not Applicable

Referred to (upon completion):

- ☐ Communications & Engagement
- ☐ Community Services (Cowichan Community Centre, Cowichan Lake Recreation, South Cowichan Recreation, Arts & Culture, Emergency Management, Facilities & Transit)

- ☐ Corporate Services (*Finance, Human Resources, Legislative Services, Information Technology, Procurement*)
- ☐ Engineering Services (*Environmental Services, Recycling & Waste Management, Water Management*)
- ☐ Land Use Services (*Community Planning, Development Services, Inspection & Enforcement, Economic Development, Parks & Trails*)

Prepared by:

Reviewed by:



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Mike Tippett, RPP, MCIP
Manager



Ann Kjerulf, RPP, MCIP
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Reviewed for form and content and approved for submission to the Committee:

Resolution:

Financial Considerations:

☒ Manager, Legislative Services

☒ Manager, Finance

ATTACHMENTS:

Attachment A – CVRD Seasonal Cabins Policy 2017