

Application for Site Specific Zoning for Xanadu Estate

Lot 2, Section 12, Range 9, Shawnigan District, Plan 46498
PID 010-427-171
3570 Telegraph Road
Cobble Hill, BC, VOR 1L4

1.0 Planning Rational to support rural tourism.

This application is to apply for Site Specific zoning for Xanadu Estate.

Xanadu Estate is a long-established Vacation Rental located at 3570 Telegraph Rd. Cobble Hill, VOR 1L4. The subject property is just over two hectares in size (5.1 Acres). It was constructed to a high standard and with larger services, as it operated as a commercial turkey farm for many years.



The property is currently zoned in the Cobble Hill (Electoral Area C), as Rural Residential (RR-2) zoning, which allows for 4 BnB (Bed and Breakfast) rooms.

Xanadu Estate has 4 BnB accommodations. Two are in a private wing on the ground floor of the house, and two are small garden accommodation. Xanadu Estate has been operating for 15 years without any complaint from neighbours.

The owner is meticulous in the maintenance of the BnB's, and the gardens and lawn area. The BnB's are non-smoking, there are no parties allowed, and no noise after 10 pm.

This property offers panoramic views and overlooks Salt Spring Island and Satellite Channel. It is conveniently located across the road from the prestigious Arbutus Ridge Golf Course. Xanadu Estate is highly sought after by tourists from around the world; it offers a tranquil setting with secluded beautiful gardens surrounded by second growth mature trees, and ocean views.

Xanadu Estate's BnB's design and furnishings are more 'high end'. The owner attracts a sophisticated clientele, who are looking for a more luxury, quality accommodation. Guests choose to stay because their vacation rental is rural, they want the beauty and the uniqueness of the property, and they want a safe and clean place to come home to at night.

The issue is that the current RR2 zoning does not permit BnB accommodations that are not under one roof, nor can a guest have their own kitchenette.

The traditional definition of bed and breakfast contained in the current zoning is neither practical nor appropriate for modern tourism. Most tourists today do not want to share a bathroom with others, nor share living, cooking, and eating areas with people they do not know as is the current definition of 'Bed and Breakfast'. Tourism today has evolved significantly from years ago when the original definition for Bed and Breakfast was written.

In addition, COVID-19 distancing rules do not allow guests to mix with owners. Owners do not want to open their homes now to people they do not know. Many BnBs have shut down due to COVID-19, or the BnBs have put in kitchenettes with private entrances to allow for increased sanitation, and social distancing.

A quick look at online tourist websites promoting the Cowichan Valley show several hundred vacation rental / BnB properties listed. These successful sites include Airbnb, VRBO, Expedia, Booking.com, TripAdvisor, Canada Stays, etc. These confirm that tourism accommodation is in demand in the Cowichan Valley.

Many of these listings are non-compliant according to current CVRD regulations, since they advertise self-contained accommodations with cooking facilities, and the owner may or may not live under the same roof. These vacation rental properties provide much needed accommodation, stimulate economic growth, and promote Cowichan Valley tourism.

The CVRD is a long-time active member of The Island Coastal Economic Trust. The Island Coastal Economic Trust (ICET) was created and capitalized by the Province of British Columbia in 2006. Over the past 15 years, the Island Coastal Economic Trust has been at the forefront of economic diversification, planning and regional revitalization in the Vancouver Island and Sunshine Coast region.

ICET is independently governed by a Board of Directors and two Regional Advisory Committees which include more than 50 locally elected officials, MLAs and appointees from the Island and Coast. This exceptional team of leaders collaborate to set regional priorities and build vital multi-regional networks.

The Island Coastal Economic Trust key primary objective is to be a catalyst to build a diverse innovative and sustainable Island and Coastal Economy.

ICET have prioritized tourism as **THE Key Priority** in the Economic Strategic Plan for 2019 - 2021.

“PRIORITIZE TOURISM FUNDING TO ADDRESS GAPS AND GROWTH AREAS

- Prioritize Indigenous tourism, agri-tourism, and eco-tourism amenities.
- Prioritize initiatives that support sustainable year-round tourism activity.
- Prioritize and support the development of barrier-free tourism amenities.
- Review and refine tourism project criteria to meet evolving regional need.”

(Island Coastal Economic Trust Economic Strategic Plan 2019 – 2021).

The owner of Xanadu Estate has been cited by the CVRD for non-compliance because the units provide small kitchenettes and guest suites that are stand-alone cabins and not integral to the principal residence. However, **there is no zoning** for small scale rural tourism accommodation.

This owner wishes to be compliant to continue to operate to private guest accommodations as well as support the economic growth of the Cowichan Valley through tourism.

It was suggested by the CVRD planning department that a suitable site-specific zoning for rural tourism at Xanadu Estate could be created. Simply, guest accommodation would be defined as “Tourist Sleeping Unit”.

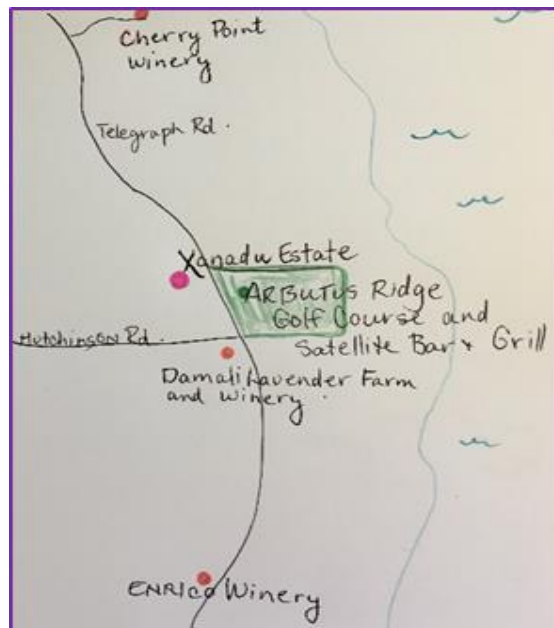
The definition proposed comes from the existing South Cowichan Zoning Bylaw No 3520 Pg. 21.

“Tourist Sleeping Unit” means a room or group of rooms which may or may not contain cooking facilities, used for the temporary paying accommodation of any person.

This simple change would ensure that Xanadu Estate tourism accommodation meets the needs of tourists today, and in the future.

This change also supports the recommendations of the Island Coastal Economic Trust, who have directed districts to **“prioritize tourism funding to address gaps and growth areas.”**

We are working collaboratively with the CVRD planners to assist with the development of Xanadu Estate rural tourism zoning, as our goal is to support Cowichan Valley tourism.



2.0 Vision for South Cowichan



We know that South Cowichan is a place of extraordinary beauty and unique socioeconomic, cultural, and environmental significance. Xanadu Estate site-specific rural tourist designation is consistent with the goals of the Official Community Plan (OCP), as the proposed use allows the

area to retain the rural character, and with its small-scale use, is indicative of sustainable village communities. It protects the quality of life and natural environment that the Cowichan Valley is renowned for on Vancouver Island and in BC.

It is with this vision that Xanadu Estate has succeeded. The goal is to maintain the existing rural tourism property and continue contributing to Cobble Hills' idyllic rural ambience.

2.1 Xanadu Estate IS Consistent with OCP Objectives and Tourism Policies

As outlined in the South Cowichan Official Community Plan (OCP).

"A healthy economy is a cornerstone of a sustainable and complete community – where people can prosper and invest, diversifying the local economy while staying within the capacity of the natural environment.

Healthy communities ensure that enough lands are designated commercial, light industrial and institutional, that a wide range of local employment opportunities are available, and that residents and visitors can attain goods and services within the community.

In encouraging a strong, diverse local economy, the OCP supports existing businesses and provides a framework to encourage businesses to establish operations and to remain in the South Cowichan, offering meaningful employment with living wages. The South Cowichan has many major employers – especially in trades, agriculture, secondary forestry, commerce, education, recreational and service sectors.

Trends in tourism suggest that Vancouver Island has the resource wealth to become a world leader in value wilderness, agricultural and cultural tourism."

(South Cowichan Official Community Plan – OCP)

The Official Community Plan recognizes the importance of rural tourism to the Cowichan Valley.

We are requesting a Site-Specific Zone as the existing Tourism Commercial zoning is NOT suitable for small rural tourism vacation rentals. This would require more lot coverage in the form of a commercial hotel building.

All parcels with Tourism Commercial zoning are required to be serviced by community water and sewer services. Parcels suitable for rural vacation rentals are not serviced by community water and sewer services.

However, Tourism Commercial zoning is currently **the only zoning available for vacation rentals which do not comply with the traditional BnB zoning.**

OCP Policy 15.3.6: "Tourism is a major growth industry in the Cowichan Valley and although only a limited degree of Tourist Commercial lands exists, there is potential for future expansion. Unlike some commercial uses which should be restricted to village areas or along the Trans-Canada Highway corridor, tourist commercial activities can often lend themselves to a variety of locations.

Often the most suitable site ...can be one which offers coastal or lake access, provides a scenic view, or can highlight a significant recreational or heritage feature."

(CVRD Bylaw 3510: South Cowichan Official Community Plan)

Xanadu Estate is located directly across from a Golf Course and close to local Wineries. These businesses attract many tourists who often struggle to find convenient, secluded, high quality accommodation, which is conveniently located in a quiet neighborhood.

Please see the pictures below:





a. There is no direct access onto the Trans-Canada Highway or a Major Network Road.

- Xanadu Estate has no direct access onto the Trans-Canada Highway, or a major network road. The access is from Telegraph Rd.

b. The use will not generate excessive customer traffic through a residential area.

- The owner hosts only approximately 30 - 50 guest stays in a year.

The closest intersection (300+ meters away) is Telegraph Rd and Hutchinson Rd. This intersection provides access to Arbutus Ridge Golf Course, Satellite Bar and Grill, 640 Arbutus Ridge homes, and Damali Lavender Farm. These businesses and residents generate far more traffic than Xanadu Estate.

c. The use is compatible with adjacent land and water uses.

- Adjacent to Xanadu Estate is the Manley Farm Bird and Wildlife Sanctuary. This 240-acre property is managed by the Northwest Wildlife Preservation Society and provides an environmentally safe haven for birds and wildlife. Guests enjoy seeing and hearing the geese and birds that fly over Xanadu Estate en route to their protected habitat.
- Arbutus Ridge golf course is immediately across the road from Xanadu Estate. Many guests play golf and enjoy dining at Arbutus Ridge Golf Course. Xanadu Estate gets many golf balls in the driveway.

d. The existing views from surrounding properties will not be adversely affected any more than they would be by residential use.

- No surrounding properties' views are impacted. There are no surrounding homes that look onto the property. Xanadu Estate buildings are less than 10 m in height.

e. The site is developed in harmony with the character of the surrounding area, with limited size, unobtrusive signage and lighting, and adequate landscaping and screening.

- The site is treed, entry is through a gently curved driveway through a forest canopy. Views at the top of the drive are to Salt Spring Island and Satellite Channel. The house is not visible from Telegraph Rd because of the elevation and the greenery.
- Guests enjoy panoramic views over Satellite Channel to Mount Taum, the southern tip of Salt Spring Island.
- The site has lovely lawn and garden areas for guests to relax on. Again, this is not visible from Telegraph Rd nor from any neighbouring property.

The Xanadu Estate sign is located at the bottom of the driveway. This is the original sign from the Ewing Turkey Farm. In keeping with the rural character of the neighbourhood, the signage is well maintained and situated among seasonal flowers. For safety reasons, the signage is reflective.



f. If on waterfront, the use increases public access to the waterfront.

- Xanadu Estate is not directly on waterfront; however, it has a stunning panoramic view of Salt Spring Island and the Cowichan Valley. Guests see Satellite Channel, the beautiful stretch of water that separates Vancouver Island from Salt Spring Island.

- Guests can easily walk to Manley Park that provides the community with public access to a waterfront trail leading to a popular beach access. This increases public use of a park and access to the Ocean.

g. The use is energy efficient and respects the natural environment, its ecosystems and biodiversity.

- The house is very energy efficient. There are two heat pumps, and it is well constructed and well insulated. There is a 378-foot-deep well with good water and a large underground cistern. The guests are encouraged to be energy efficient with lights, recycling, and water use. All laundry is done in cold water only. Green cleaning products are used. There is sufficient paved parking for cars. All garbage is removed weekly. The 1000-gal septic is serviced and pumped regularly. The property is fully deer fenced.

h. Substantial public benefits are provided.

- Arbutus Ridge Golf course visitors regularly stay at Xanadu Estate, as they are immediately across the road. Many guests stay for golf holidays and golf tournaments and to visit friends and families who live in Arbutus Ridge. Guests are encouraged to use the golf course, and tennis dome, and dining facilities.
- Guests stay at Xanadu Estate for weddings and family functions at Arbutus Ridge Golf Course Function Center. Guests are close enough to walk to the reception!
- Damali Lavender Farm and Winery is an immediate neighbor. Guests are encouraged to visit Damali to purchase wine and lavender products from their store.
- Enrico Winery is a close by neighbor (a short walk south on Telegraph Rd, or a 2-minute drive). Guests are encouraged to visit Enrico Winery for tastings, and to purchase wine and products from their store.
- Telegraph Road Strawberry Farm is also a short walk south on Telegraph Rd. (or a 2-minute drive). Guests are told of the wonderful produce and strawberries that can be purchased at this farm property.
- Cherry Point Winery is a few minutes' drive from Xanadu. Guests are told of their wonderful blackberry wine, and how local families provide the blackberries every summer for the winery.

i. The site contributes to the cultural heritage of the community, where possible.

- The Xanadu Estate property has contributed positively to the community over the last 35 years. Originally as a turkey farm, and now, for tourist accommodation.
- Xanadu Estate is also directly opposite the original Grandfield Farm. Guests are told the story of the Grandfield Farm, and how it has now become a land conservancy trust property. Guests are excited to see so many geese, eagles, hawks, and birds fly over Xanadu Estate en route to their protected environment.
- The owner has had several First Nation families stay while they are visiting local bands.

j. The proposed use provides employment for local people.

- The owner uses local companies and residents for repairs and maintenance. The plumber, electrician, appliance repair, landscaper, web site designer, pest control service, gardener, handyman, septic service, driveway maintenance, tree pruners, etc. are all local people.
- A local lady helps with suite cleaning. Employment is provided for local people and local businesses.
- It is the owner's intention to pass on the running of Xanadu Estate to her daughter. Her daughter was born and raised in the Cowichan Valley. This is her home, and she wants to continue to live here. This goal supports the South Cowichan OCP that aims to ensure quality of life for all residents in the South Cowichan, and to provide for a strong local economy and diverse housing for young people, families, and seniors.

More than ever before, residents will have an opportunity to live, work, and play within their own community. The Plan is consistent with the vision of the CVRD Corporate Strategic Plan which states: "The Cowichan Region celebrates diversity and will be the most livable and healthy community in Canada."

(CVRD Bylaw 3510: South Cowichan Official Community Plan - Schedule A 107)

3.0 RECOMMENDED Site-Specific rural tourism (RT) zone.

The following is the proposed site-specific rural tourism zoning. It is a minor variation to the existing definition for a Bed and Breakfast. This would allow for guests to have their own private and safe accommodation. This would ensure that accommodation meets the needs of tourists; be in line with the OCP and allow for appropriate site-specific zoning.

RECOMMENDED site-specific RURAL TOURISM (RT) ZONE

The following regulations apply in the RT Zone:

1. Permitted Uses

The following principal uses, and no others are permitted in the RT Zone:

- a. Agriculture.
- b. Horticulture.
- c. Single-family dwelling.

The following accessory uses are permitted in the RT Zone:

- d. 2 Accessory dwelling units or secondary suites per hectare.
- f. Tourist sleeping unit.
- g. Farm gate sales.
- h. Home-based business.
- i. Unlicensed daycare and group daycare.

2. Parcel Coverage

The parcel coverage in the RT-2 Zone shall not exceed 30 percent of parcel area, for all buildings and structures.

3. Density for Tourist Sleeping Unit Accommodation

A maximum of 5 Tourist Sleeping Units per hectare is permitted in the RT-2 Zone.

4. Building Height

The height of buildings and structures in the RT-2 Zone shall not exceed:

- a. 10 metres for a principal building and structure.
- b. 7.5 metres for an accessory building and structure.

“Tourist Sleeping Unit” means a room or group of rooms which may or may not contain cooking facilities, used for the temporary paying accommodation of any person.

(South Cowichan Zoning Bylaw No 3520)



4.0 Reviews of Xanadu Estate

V H 
Wurzburg, Germany

Perfect place amidst nature to stay with family and small children.

I am from Germany and stayed here with my wife and two small children for a week. Place is very nicely situated in a calm spot a few kilometers from the shore, surrounded by a forest.

Everything was neat and clean. The apartment is very spacious, with a huge living room and two large bedrooms. Host was very friendly and helpful, even drove me in her car to see some interesting locations in the vicinity (hiking trail, restaurant...). There are a few rabbits living on the large lawn surrounding the house, which my kids enjoyed feeding with carrots.
(TripAdvisor)

California 
Fabulous Retreat North of Victoria, B.C.

My recent stay on Xanadu Estate far exceeded my expectations. The pictures on the web site are exactly what you get - comfort and luxury in a beautiful, serene setting. When we arrived, the deer were munching outside the windows of our suite, and a Bald Eagle flew by. What a welcome! Jane is a lovely and gracious hostess and has furnished the suite tastefully with everything needed to have a pleasant stay.

The bedrooms are large, with ample closets, and the kitchen is very well equipped. A beautiful, spacious bathroom and comfortable lounge/dining area complete your private suite. Everything was immaculate and looked brand new. Jane gave us lots of good advice on things to do in the beautiful Cowichan Valley and surrounding areas.

A lovely lavender farm and winery are right next door, and a golf course is down the street. You can easily spend several days exploring the neighboring towns and islands, and still not scratch the surface of this scenic area. I could have happily stayed a month and plan to visit again. Xanadu Estate is a little bit of paradise and a wonderful, peaceful spot to relax and unwind. I heartily recommend this gem of a place. (TripAdvisor)

Beautiful, relaxing, charming - just the best!



Xanadu Estate is a short scenic ride north of Victoria. When we arrived at the property, we were greeted by Jane who was an incredibly welcoming host. The property is set on beautiful acreage that was covered with all the wonderful colors of fall. The suite offered everything that one could want for a relaxing vacation. (It is just as the pictures show - large, comfortable, clean with all the amenities you could possibly want.)

I was sorry that we were not able to stay a bit longer. It is only a short drive to many small communities, restaurants, shopping, and the ferries. Around the corner is a wonderful little lavender farm. Nothing could be better than to explore during the day and then come back to your wonderful suite to sit and relax with a glass of wine or a cup of English tea looking out over the beautiful view. I would love to return in the summer so that I could take advantage of all the wonderful outdoor activities that are available in the area. I would definitely recommend Xanadu to everyone - singles, couples, friends, and families. (Canada Stays)

Leslie: Wonderful Xanadu Stay



We had a very nice stay in one of the Xanadu suites. It was a very spacious, nice suite. The kitchen was well appointed--really the whole suite is! On top of having a very nice little apartment, the grounds are so beautiful and relaxing. Jane is very nice and helpful.

The location is so nice we would have been happy to sit outside and enjoy the grounds, sounds of ducks overhead and views, but we were busy visiting relatives. I would highly recommend Xanadu if you are looking for a place that will provide additional amenities beyond a standard hotel along with a nice get-away location. (VRBO)

Alison: quiet, serene, pretty, secluded ... sleep so well!



Great spot, great space and lovely hostess who happily showed me all the features and benefits of what was to be my new home. Also thought this spot worthy enough to google review ... so I guess that would give it 10 stars! (VRBO)

Rachel: YES, to Xanadu Estate



Our stay at Xanadu was like home away from home. The site and rooms were incredibly clean and well prepared. Its convenient location allowed us to see lots of the island away from the main tourist areas.

The space was super comfortable with 2 bedrooms, living and kitchen. The outdoors are welcoming with lots of sitting areas, various landscapes and even a trampoline (our daughter loved jumping on it, we enjoyed laying on it to look at stars). Jane was fabulous from the moment we booked- very informative and helpful to make our trip easy. We would definitely book again, if going to BC. Thank you! (AirBnB)

Leslie: Little Bit of Heaven



I was able to book this location for some of my family that were traveling and overdue for a long visit with each other. They loved it here. The location was serene and peaceful, and the kitchen was well-appointed. The hosts were able to answer all their questions and they had a great time! (AirBnB)

Chris: Xanadu Estate Is Perfect



The space at Jane's was perfect. The unit was sparkling clean and everything Jane said it was. It was beautifully decorated for Christmas. The yard offered plenty of space to walk my dog. It was the perfect place to spend a few relaxing days near family. (AirBnB)

Calgary



Simply the best. Every modern comfort, on forested acreage

Xanadu is our top choice for furnished short or long-term stays and is truly a home away from home. We've returned often, drawn by the comfy, spacious accommodation, huge bathroom,

and modern kitchen with every amenity. Owner Jane is a charming, warm, and obliging hostess. The 5-acre forested property -- a delight to explore -- abounds in seasonal wonders including visiting deer, songbirds, owls, and woodpeckers. A short 5-minute drive takes you to the picturesque shops and ferry at Mill Bay. Xanadu receives our best recommendation. (Trip Advisor)

5.0 Support tourism with site-specific Xanadu Estate zoning

The Island Coastal Economic Trust have prioritized tourism as **THE Key Priority** in the Economic Strategic Plan for 2019 - 2021.

Based upon this objective, Xanadu Estate meets their criteria. Xanadu Estate is consistently promoting indigenous tourism, agri-tourism, and eco-tourism. Guests are encouraged to visit our wineries, farm markets, explore our beaches, hike our parks and trails, and explore the beauty of the Cowichan Valley. All guest suites have visitor information, including brochures, books, pamphlets, and maps.

Xanadu Estate guests also come in the winter months to escape from the cold and winter blizzards in their home provinces. Guests love the above zero temperatures after living in minus 20 degrees for several months. Guests enjoy being able to walk in the soft rain, and to be able to be outside every day. All Xanadu Estate suites are pet friendly, so guests can bring their furry family with them when they come to the Valley.

The winter guests bring business to our local wineries and restaurants throughout the winter months. Xanadu Estate positively encourages year-round tourism activity.

The economic benefits are obvious for the 20 plus wineries, several cideries, distilleries, craft brewers, galleries, restaurants, and pubs that are within a few kilometers of Xanadu Estate. Xanadu Estate guests bring in much needed revenue to the businesses in the area, while enjoying quality accommodation in our local community.

In conclusion, the recommendation is that **site-specific zoning be approved for Xanadu Estate.**