



COWICHAN VALLEY REGIONAL DISTRICT
 175 Ingram Street, Duncan, B.C. V9L 1N8
 Tel: 250.746.2620 | Fax: 250.746.2621

REFERRAL RESPONSE FORM

CVRD File No.:	RZ21C01
Application Type:	Official Community Plan Amendment & Zoning Bylaw Amendment
Subject Property:	3570 Telegraph Road (PID 010-427-171)
Planner Assigned to File:	Chloe Boyle - chloe.boyle@cprd.bc.ca - 250.746.2622 Please contact Planner for any questions or if you require more time to respond.
Please Respond By:	Friday, February 11, 2022
<p>Comments: <i>(attach a separate sheet if more space is needed for comments)</i></p> <p><input checked="" type="checkbox"/> No comments.</p> <p><input type="checkbox"/> Application not supported for the reasons outlined below.</p> <p><input type="checkbox"/> Application supported for the reasons outlined below.</p> <p><input type="checkbox"/> Application supported subject to the recommendations outlined below.</p> <p>Cowichan Tribes has no comment on this rezoning application</p>	
Comments Provided By: <i>(Organization/Agency Name)</i>	Cowichan Tribes, Referrals Coordinator
Contact Name:	Candace Charlie
Contact Person Phone No.:	236-800-4023

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 Please return your response to the Planner listed above.*

Rezoning and OCP Amendment at 3570 Telegraph Road (RZ21C01)
July 28, 2021

Hello,

The Ministry has no comments on this rezoning and OCP amendment.

Thanks,

Haley Leech

Development Services Officer

Ministry of Transportation and Infrastructure



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Please Respond By:	Friday, August 20, 2021
Comments: <i>(attach a separate sheet if more space is needed for comments)</i> <input type="checkbox"/> No comments. <input type="checkbox"/> Application not supported for the reasons outlined below. <input type="checkbox"/> Application supported for the reasons outlined below. <input checked="" type="checkbox"/> Application supported subject to the recommendations outlined below. <p>The Sewerage System Regulation doesn't prevent multiple sewage systems being installed on a single lot, nor does it prevent multiple dwellings connecting to a common system. The SSR does require each dwelling on the Lot to be connected to an approved sewerage system or permitted holding tank. Our office does not have any record of septic for 3570 Telegraph Road. It's possible the sewerage system(s) was either put in 30+ years ago or installed illegally.</p> <p>This facility meets the definition of a Water Supply System under the Drinking Water Protection Act & Regulation. Currently there is no approval or permit issued through Island Health for this facility. If rental accommodations are to continue the owner must have their water Well approved for potable use and received an Operating Permit for Water Supply System from Island Health. A ground water licence must also be obtained from the Ministry of FLNRO.</p> <p>A food facility permit is not needed if only breakfast is being provided to the guests, as per B&B exemption (section 2 of Food Premises Reg). If lunch and/or dinner (made onsite) is provided to guests, an approval and Food Permit is needed from our office.</p>	
Comments Provided By: <i>(Organization/Agency Name)</i>	Island Health
Contact Person Name:	Mark Hall
Contact Person Phone No.:	250-737-2010 Mark.Hall@islandhealth.ca

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Development Referral Response

August 16, 2021

Development Location: 3570 Telegraph Rd.

Local Government: Electoral Area C – Cobble Hill

Transit System: Cowichan Valley Regional Transit System

Local Government Referral Number: RZ21C01

Development Proposal

The rezoning application proposes the following:

- The owner/applicant of the property located at 3570 Telegraph Road in Cobble Hill (PID 010-427-171) proposes rezoning the subject property to allow for temporary tourist accommodation within four tourist accommodation units, as an accessory use to the principal use of the property for a single-family dwelling.

Transit Context

The proposed development is near the Arbutus Ridge and Golf Club serviced by:

- Route 8 Mill Bay via Telegraph Rd and Route 9 Duncan via Telegraph Road
 - These routes connect Duncan (Village Green Mall) and the Mill Bay Shopping Centre and Ferry with 6 trips Monday to Thursday, 7 trips on Fridays, 3 trips on Saturdays, and 1 (Route 9 Duncan via Telegraph Road) and 2 trips (Route 8 Mill Bay via Telegraph Road) on Sundays.

Transit-Supportive Land Use and Design

The proposed development should make consideration to the access and connectivity of transit stops for pedestrians:

- Residential and employment density are primary drivers of transit demand, however direct pedestrian networks enable residents' access to nearby transit and other nearby amenities.

Infrastructure

Bus Stops and Stations

The following bus stops are near this development:

- **Hutchison at Telegraph Rd. – Stop ID:** 108051, 108018. In relation to the development these stops are about 500 meters walking distance south of the subject site. BC Transit has no recommendation for changes at this time.

BC Transit Recommendations

- The current development proposal is not anticipated to generate a significant increase in transit demand due to the rural nature of the area along with the alignment of the local OCP plan.

BC Transit Level of Support

- BC Transit has no objection to the development. However, please note that density, location, road network, and usage surrounding this development means that any future transit service to this area will be either unlikely or extremely limited.

Thank you for the opportunity to review this proposed development. If you have any questions or would like further comments on this proposal, please contact:

Frank Arellano, MUP
Transit Planner
BC Transit
Email: farellano@bctransit.com



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Comments Provided By: (Organization/Agency Name)	Water Authorizations - FLNRORD
Contact Person Name:	Cali Melnechenko
Contact Person Phone No.:	250 739-8218

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