



# REFERRAL RESPONSE FORM

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

<b>CVRD File No.:</b>	RZ21C01
<b>Application Type:</b>	Official Community Plan Amendment & Zoning Bylaw Amendment
<b>Subject Property:</b>	3570 Telegraph Road (PID 010-427-171)
<b>Planner Assigned to File:</b>	Chloe Boyle - chloe.boyle@cvr.bc.ca - 250.746.2622 Please contact Planner for any questions or if you require more time to respond.
<b>Please Respond By:</b>	<b>Friday, February 11, 2022</b>
<p><b>Comments:</b> (attach a separate sheet if more space is needed for comments)</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>	
<b>Comments Provided By:</b> (Organization/Agency Name)	Cowichan Tribes, Referrals Coordinator
<b>Contact Name:</b>	Candace Charlie
<b>Contact Person Phone No.:</b>	236-800-4023

*This form is provided for your convenience only. Responses are accepted in any format. Please note that referral responses may be attached to a staff report and published on the CVRD website as part of a CVRD Committee or Board meeting agenda.  
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



# REFERRAL RESPONSE FORM

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

<b>CVRD File No.:</b>	RZ21C01
<b>Application Type:</b>	Official Community Plan Amendment & Zoning Bylaw Amendment
<b>Subject Property:</b>	3570 Telegraph Road (PID 010-427-171)
<b>Planner Assigned to File:</b>	Chloe Boyle - chloe.boyle@cprd.bc.ca - 250.746.2622 Please contact Planner for any questions or if you require more time to respond.
<b>Please Respond By:</b>	<b>Friday, August 20, 2021</b>
<p><b>Comments:</b> (attach a separate sheet if more space is needed for comments)</p> <p><input 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 checked="" type="checkbox"/> Application supported subject to the recommendations outlined below.</p> <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 &amp; 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&amp;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>	
<b>Comments Provided By:</b> (Organization/Agency Name)	Island Health
<b>Contact Person Name:</b>	<b>Mark Hall</b>
<b>Contact Person Phone No.:</b>	<b>250-737-2010</b> <a href="mailto:Mark.Hall@islandhealth.ca">Mark.Hall@islandhealth.ca</a>

*This form is provided for your convenience only. Responses are accepted in any format. Please note that referral responses may be attached to a staff report and published on the CVRD website as part of a CVRD Committee or Board meeting agenda.  
Please return your response to the Planner listed above.*

## 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



# REFERRAL RESPONSE FORM

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

<b>CVRD File No.:</b>	RZ21C01
<b>Application Type:</b>	Official Community Plan Amendment & Zoning Bylaw Amendment
<b>Subject Property:</b>	3570 Telegraph Road (PID 010-427-171)
<b>Planner Assigned to File:</b>	Chloe Boyle - chloe.boyle@cprd.bc.ca - 250.746.2622 Please contact Planner for any questions or if you require more time to respond.
<b>Please Respond By:</b>	<b>Friday, August 20, 2021</b>
<b>Comments:</b> <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>Under the <i>Water Sustainability Act</i> (WSA) an authorization is required to legally divert and use water from a stream or aquifer for commercial purpose. It was noted that groundwater has been diverted and used from a well to supply a primary dwelling and four units for temporary tourism purposes for the last 15 years. The diversion and use of water in the temporary tourism units would be considered commercial purpose. Given this use began prior to February 29, 2016, the use is considered “existing use” and the property owner has until March 1, 2022 to apply for an existing use licence. Failing to apply before this deadline means they will lose their existing rights and priority date, and be treated as a “new user” requiring a licence in hand before diverting and using water. A technical assessment (desktop and/or field test) by a qualified professional may be required in support of a water licence application at the applicant’s expense.</p> <p>The technical review of an existing use licence application is typically less rigorous compared to the review for a new use licence application. However, the following factors may be considered on any application:</p> <ul style="list-style-type: none"><li>- Availability of water in the intended source;</li><li>- Potential impacts to the environment (including streams hydraulically connected to a well);</li><li>- Potential impacts to other rights holders (including surface water licensees downstream and/or nearby well users, and property owners); and,</li><li>- Potential impacts to First Nation’s Interests.</li></ul> <p>Please note that, upon a cursory review: The development area is 350 meters south of Manley Creek (a fully recorded stream), 350 meters north of Wace Creek (a fully recorded stream except for domestic use), and 650 meters northeast of Eddy Creek. Assessment of hydraulic connectivity to these streams may be considered and/or requested. If hydraulic connectivity were found to be likely, diversion during low flow months may be restricted unless supported by storage.</p> <p>Please provide the applicant of this zoning amendment with the “Before You Drill” brochure, which provides important information for planning purposes (<a href="https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/water-wells/brochure-beforeyoudrill-2020-web.pdf">https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/water-wells/brochure-beforeyoudrill-2020-web.pdf</a>). The applicant may also contact me if they have any questions about the water authorization process.</p>	
<b>Comments Provided By: (Organization/Agency Name)</b>	Water Authorizations - FLNRORD
<b>Contact Person Name:</b>	<b>Cali Melnechenko</b>
<b>Contact Person Phone No.:</b>	<b>250 739-8218</b>

*This form is provided for your convenience only. Responses are accepted in any format. Please note that referral responses may be attached to a staff report and published on the CVRD website as part of a CVRD Committee or Board meeting agenda.  
Please return your response to the Planner listed above.*