



REFERRAL RESPONSES

COWICHAN VALLEY REGIONAL DISTRICT
175 Ingram Street, Duncan, B.C. V9L 1N8
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CVRD File No.:	RZ23B02 (2171 Wildflower Road)
Application Type:	Rezoning
Subject Property:	PID: 025-002-392
Proposal:	A request that the CVRD Board consider approving an application to rezone the property located at 2171 Wildflower Road (PID 025-002-392) from R-2 (Suburban Residential) to R-3 (Urban Residential). This will enable a 2 lot subdivision
Planner Assigned to File:	Richard Buchan, Planner III
Parks & Trails (Tanya Soroka)	<input checked="" type="checkbox"/> No Comments <ul style="list-style-type: none"> <i>There is no interest in park or trail amenities at this location.</i>
CVRD Utilities (Louise Knodel-Joy/Vanessa Thomson)	<input checked="" type="checkbox"/> Application supported subject to the recommendations outlined below. <ul style="list-style-type: none"> <i>Utilities division supports the subdivision of the property as it lies both in the Shawnigan Lake North Water and Shawnigan Beach Estates Sewer service areas.</i> <i>If both properties are proposed to be developed, then services will be required for both lots.</i> <i>Prior to subdivision sign off, both properties will require a metered water service and sewer service connection. Further capacity connection fees will be required for the second lot for both utilities.</i>
Environmental Services Division (Keith Lawrence)	<input checked="" type="checkbox"/> Application supported subject to the recommendations outlined below. <ul style="list-style-type: none"> To support management of environmental impacts, it is very important that the new lots tie into both the community water and community sewer system in those areas as outlined in the Liquid Waste Management Plan that is being developed https://www.cvr.ca/3226/South-Sector-Liquid-Waste-Management-Pla The property is noted to have Howell's Violet and Johnson's Hairstreak. It is expected that habitats of these species not be affected in any way during development. We note that the property is located within the Riparian Area, Aquifer Protection and Wildfire Hazard development permit areas. It is expected that during the development of this property, all measures be taken to eliminate any impact of the natural resources surrounding the property.
Community Planning (Mike Tippet)	<input checked="" type="checkbox"/> Application supported for the reasons outlined below. <ul style="list-style-type: none"> <i>This subdivision resulted in a number of parcels of around 0.2 hectares because it was formerly permissible to density average non-strata subdivisions in Electoral Area B Zoning Bylaw 985, so despite the R2 zoning, R3 lot sizes resulted in some cases. The density was averaged</i>

	<p><i>out of what later became the CVRD sport playing fields to the southwest of the main subdivided area.</i></p> <ul style="list-style-type: none"><i>• The proposed shift to R3 makes sense but probably should be considered for the entire subdivision rather than just the subject property. Several other 0.4+ ha parcels could be subdivided in this case but that would be consistent with common lot sizes in the area.</i><i>• Even if this site is going to be spot-zoned, it still makes some sense to me although we don't really want to see 8 more zoning amendments for the same thing along this street (8 other parcels are >0.4 ha).</i>
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