

Minutes of the Cowichan Estuary Environmental Management Committee meeting held on Wednesday, June 1, 2017, at 1:40 p.m. in CVRD Board Room, 175 Ingram Street, Duncan, BC

**PRESENT**

Ron Diederichs, Ecosystems Section Head, West Coast Region, Ministry of Forests, Lands and Natural Resource Operations, Chair  
Lori Iannidinardo, Director, Electoral Area D – Cowichan Bay, Cowichan Valley Regional District  
Rob Conway, Manager, Development Services Division, Land Use Services, Cowichan Valley Regional District  
Laura Robertson, Recording Secretary, Land Use Services, Cowichan Valley Regional District  
Tracy Fleming, Referral Coordinator, Cowichan Tribes (Alternate)

**ALSO PRESENT**

Kate Miller, Manager, Environmental Services, Engineering Service Department, Cowichan Valley Regional District

**ABSENT**

Bonita Wallace, Land Technical Officer, Crown Lands & Resources, Forests, Lands and Natural Resource Operations  
Larry George, Manager, Lands & Governance, Cowichan Tribes  
Representation from North Cowichan

**APPROVAL OF AGENDA**

**It was moved and seconded that the agenda be approved.**

**MOTION CARRIED**

**MINUTES M1**

**It was moved and seconded that the minutes of the Cowichan Estuary Environmental Management Committee meeting held on April 13, 2017, be moved to the next meeting.**

**MOTION CARRIED**

**DELEGATION****D1**

Marty Block, Owner  
Mike Kelly, Owner  
Mark Johnston, Agent  
Mike Acton, Consulting Engineering

Mark Johnston, Agent, on behalf of the property owners delivered a presentation regarding a proposed campground at Lochmanetz Road. His overview was:

- Plan to provide a 7.5 metre wide landscape buffer;
- Will be working with the CVRD Building Inspector to ensure existing rental cottages meet Code requirements or these structures will be removed;
- Stormwater management will be in place; and
- Sewer system is currently operated under Island Health and there is no treatment of the effluent.

Mike Acton, Consulting Engineer, explained the key points, and answered questions from the Committee:

- The campground will be serviced with an on-site sewage disposal system. These changes will require the approval of Island Health and meet their standards for treatment and disposal;
- Developing a new well head system;
- An extensive stormwater management plan will be in place;

- Concern has been expressed about the potential flooding of the site but a discussion with the previous owner indicated that the area that once flooded has had no flooding for years. Flooding conditions in the winter months with the high water mark and high tide were described;
- The campground pads will remain as gravel;
- Asphalt driveway is a possibility or might be left as gravel;
- RV's will be seasonal only. Hard surface patios or pads will be looked at with no decision yet;
- Campground Bylaw would be in effect;
- The large house on the property will be removed;
- A washroom and laundry building is proposed near the entrance of the site with an office and a caretakers suite. Detailed designs of the service building and garbage enclosures have not been provided; and
- Sites/pads will be a nightly charge, but a longer basis will also be considered.

Marty Block, one of the owners, presented further information:

- History of the site with the previous owners was reviewed, sometime between the 1970's and 80's the flooding stopped;
- The entire site is now about 1 metre above what was ground zero; this was done by bringing in rock, etc.;
- Most of the tenants that were renting permanent low cost housing have already moved from the campground;
- The sawdust is staying in place, with a geotec style fabric liner over which rock was placed;
- There are invasive plants at the site that will need to be removed;
- The intention is for a campground, not an affordable housing site. No reason to not leave units all year round;
- Sewage currently goes into a tank, but the plan is for a treatment plant. Eventually hooking into the local government sewer would be the best option;
- It was unclear how many tenting sites there would be; and
- The planted tree buffer is for privacy, with an intention to fence as well as landscape. CVRD could put a restrictive covenant in place to enforce. Landscaping security should be required. The plan is good but it could be better;

The Delegation left at 3:32 p.m.

## REPORTS

The following Report was considered:

### R1

29-D-16DP, Lot 2, Section 10, Plan 70020, Lochmanetz Road (Staff Report to Area Planning Committee (APC), Cowichan Estuary Environmental Management Committee (CEEMC), Agricultural Land Commission (ALC).

The Committee concluded:

- They would like to see something long term for the community to get excited about, promoting hedgerows and other bird habitat and salmon enhancement;

- Ms. Fleming advised that an AOA (Archaeological Overview Assessment) at minimum would be required. As the Campsite is adjacent to Tribes Reserve land, and Cowichan Tribes does have a claim on the campground site and other lands within the estuary land;
- An Archaeological plan may be required if there were is development on the land; and
- The committee requested the survey and hydraulic report from McElhanney Consulting Services Ltd., and the comments from the Agricultural Land Commission (ALC).

## **NEW BUSINESS**

### **NB1**

Kate Miller, Manager, Environmental Services, requested clarification regarding the purpose, mission and participation of the Cowichan Estuary Environmental Management Committee (CEEMC).

- She wondered who is sitting on the Committee and how the members are chosen. Ms. Miller suggested that perhaps there could be a refreshed Committee, with a regular meeting schedule for the public to view and issues could then be resolved in a timely manner.
- Representatives from Department of Fisheries and Oceans (DFO), provincial Forest, Lands and Natural Resource Operations (FLNRO), local governments Cowichan Valley Regional District (CVRD) & North Cowichan (NC) and Cowichan Tribes come and go, not always regular representatives at the meetings.
- The Terms of Reference (TOR) for the Committee was discussed; it is available on the CVRD website.
- Ms. Miller suggested that the TOR and decision process be reviewed and clarified, particularly in respect to the process of land use approvals internal to CVRD and the point of return from the Province. This is of particular with a draft revised decision flow chart for the committees review.

### **NEXT MEETING**

The next CEEMC meeting is to be announced.

### **ADJOURNMENT**

**It was moved and seconded that the meeting be adjourned.**

### **MOTION CARRIED**

The meeting adjourned at 4:32 p.m.

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Chair

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Recording Secretary