C·V·R·D

ELECTORAL AREA SERVICES COMMITTEE MEETING

Tuesday,
February 21, 2012
Regional District Board Room
175 Ingram Street, Duncan, BC

3:00 pm

A G E N D A

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- 102 Vancouver Island Library
- 111- 118 Grants in Aid
- 231-239 Community Parks
- 250 Electoral Area Services
- 450 Recreation – Mill Bay
- 451 Recreation – Glenora
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- 495 South Cowichan Community Policing

**********PLEASE BRING YOUR 2012 BUDGET BOOKS**********

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10. **NEW BUSINESS**

11 **PUBLIC/PRESS QUESTIONS**

12. **CLOSED SESSION**

Motion that the meeting be closed to the public in accordance with the Community Charter Part 4, Division 3, Section 90(1), subsections as noted in accordance with each agenda item.

13. **ADJOURNMENT**

NOTE: A copy of the full agenda package is available at the CVRD website www.cvrd.bc.ca

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Director M. Walker	Director M. Marcotte	Director P. Weaver
Director B. Fraser	Director G. Giles	Director L. Duncan
Director I. Morrison	Director L. Iannidinardo	Director M. Dorey

M 1

Minutes of the Electoral Area Services Committee Meeting held on Tuesday, February 7, 2012 at 3:00 pm in the Regional District Board Room, 175 Ingram Street, Duncan, BC.

PRESENT

Director M. Walker, Chair
Director L. Iannidinardo
Director M. Marcotte
Director P. Weaver
Alt. Director J. Krug
Director I. Morrison
Director M. Dorey
Director B. Fraser
Director L. Duncan
Absent: Director G. Giles

CVRD STAFF

Tom Anderson, General Manager
Mike Tippett, Manager
Rob Conway, Manager
Brian Farquhar, Manager
Brian Duncan, Manager
Dana Leitch, Planner II
Alison Garnett, Planner I
Rachelle Rondeau, Planner I
Maddy Koch, Planning Technician
Warren Jones, Administrator
Cathy Allen, Recording Secretary

APPROVAL OF AGENDA

The Chair noted changes to the agenda which included adding three items of listed New Business, three items of additional new business, and moving agenda item C1 after R1.

It was Moved and Seconded that the agenda, as amended, be approved.

MOTION CARRIED

M1 - Minutes

It was Moved and Seconded that the Minutes of the January 17, 2012, EASC meeting be adopted.

MOTION CARRIED

BUSINESS ARISING

There was no business arising.

DELEGATIONS

D1 - Ross

Robert Ross, delegate, was present regarding compliance with CVRD Resolution No. 09-216.16 in order to obtain a building permit for his 1974 mobile home and locate it at 2943 Mountain Road. Mr. Ross requested compassion from the Committee to allow the mobile home.

The Committee directed questions to the delegate.

Brian Duncan, Manager, read from his staff report dated February 9, 2009 regarding relocated mobile homes. Mr. Duncan stated that the owner needs to verify that the mobile meets Z240 standards.

The Committee directed questions to staff.

It was Moved and Seconded
That staff be requested to prepare a report to the next EASC meeting that elaborates on the staff report dated February 9, 2009, regarding relocated mobile homes, which will assist EASC members to consider a request by Robert Ross to determine if his mobile home is in compliance with CVRD Board Resolution No. 09-216.16.

MOTION CARRIED

D2 - Nicholson

Alison Nicholson, delegate, was present to provide an update from the Cowichan Station Area Association respecting progress, issues, opportunities, and the Hub at Cowichan Station. Ms. Nicholson provided a power point presentation.

The Committee directed questions to the delegate.

The Chair thanked Ms. Nicholson for providing the update.

R1 - Johnston

Maddy Koch, Planning Technician, presented staff report dated January 27, 2012, regarding Application No. 2-B-11DVP (Mark Johnston) to develop Phase 3 of the Estates at Shawnigan Station subdivision which proposes 51 lots.

The Committee directed questions to staff.

Mark Johnston, applicant, was present on behalf of Arbutus Mountain Estates, and provided further information to the application. Mr. Johnston provided slides showing examples of proposed homes that would be located on the site. Mr. Johnston stated that they support staff amended option 2.

The Committee directed questions to the applicant.

It was Moved and Seconded
That application No. 2-B-11DVP for a variance to Section 9.21 of the CVRD's Mobile Home Park Bylaw be approved subject to:

- provision of an electrically-serviced storage building, no less than 15 square metres in area, at a location chosen by the strata council;
- provision of a fully-fenced playground- including benches, tables and other amenities- of no less than 150 square metres on the common property recreation area south of Lot 82.

MOTION DEFEATED

It was Moved and Seconded
That Application No. 2-B-11DVP (Mark Johnston/Arbutus Mountain Estates) be referred back to staff for a supplemental report in response to issues of amenities and affordable housing.

MOTION CARRIED

CORRESPONDENCE

C1 – Shawnigan Station Est.

Mark Johnston of M.H. Johnston & Associates Inc., was present regarding letter dated December 21, 2011, requesting that they be permitted to stick frame homes on site during phase 3 construction at The Estates at Shawnigan Station (Lot A, Section 7, Township 1, Malahat District, Plan 4777).

It was Moved and Seconded
That the request by M.H. Johnston & Associates Inc. to permit stick framing of homes at their Shawnigan Station Estates development on Lot A, Section 7, Township 1, Malahat District, Plan 4777, be approved.

MOTION CARRIED

STAFF REPORTS

R2 - Mann

Rachelle Rondeau, Planner I, presented staff report dated February 1, 2012, regarding Application No. 7-B-11DP/RAR to permit deposit of fill and restoration of land within the riparian area of property located on Shawnigan Lake Road.

The Committee directed questions to staff.

Jordan Mann, applicant, was present and provided further information to the application.

It was Moved and Seconded
That Application No. 7-B-11DP/RAR, submitted by Jordan Mann on behalf of Don Mann Excavating Ltd., for deposit of fill and restoration of land within the riparian area described in RAR Report No. 2147 on Lot 6, District Lot 50, Malahat District, Plan VIP85007, Except Part in Plan EPP13409 (PID 027-514-382), be approved, subject to:

a) Compliance with RAR Assessment Report No. 2147 prepared by Wm. Patrick Lucey R.P.Bio and the restoration letter prepared by Aqua-Tex Scientific Consulting dated September 21, 2011.
b) Receipt of an irrevocable letter of credit in a form suitable to the CVRD equal to 125% of the value of the restoration described by the Qualified Environmental Professional.
c) That covenant FB174939 be amended to reflect the new Riparian Areas Regulation report and Streamside Protection and Enhancement Areas.

MOTION CARRIED

R3 - Webb

Alison Garnett, Planner I, presented staff report dated January 31, 2012, regarding Application No. 5-A-11DP (Alf Webb) to permit a four lot subdivision on property located at 2660 Partridge Road.

The Committee directed questions to staff.

It was Moved and Seconded
That Application No. 5-A-11DP (Webb/Ogden) be approved, and that a development permit, pursuant to the Mill Bay Village Development Permit Area, be issued to Alf Webb on behalf of Reginald and Doris Ogden for Lot 11, Block F, Section 1, Range 9, Shawnigan District, Plan 1720 except Part in Plan 22573 and Plan 50586 (PID: 000-639-583), for the 4 lot subdivision of the subject property, subject to the following:

1. Receipt of a letter of credit, covering 100% of the cost of invasive plant species removal, appropriate disposal, and two years successive treatments;
2. Compliance with a rain and stormwater management plan, to be prepared by a Qualified Professional Engineer at the time of any future building permit application, which is designed to:
   - Promote the use of low impact development techniques
   - Maximize infiltration from frequently occurring rain events and not permit the volume of drainage flows from exceeding pre development levels
   - Maintain or improve water quality from the development site
   - Maintain the site's discharge hydrogeology from a 5 year peak flow event
   - Locate rain and storm water management facilities so as to minimize impacts to natural areas.
3. Compliance with Riparian Areas Regulation report no. 1976, prepared by Paul Harder, RP Bio, dated April 5, 2011.

MOTION CARRIED

R4 - Dix

Rob Conway, Manager, presented staff report dated February 1, 2012, regarding Application No. 3-I-11DP/RAR (Michael Dix). The application was denied by the Board on May 11, 2011, and the applicant is requesting reconsideration.

The Committee directed questions to staff.

It was Moved and Seconded
That reconsideration of application 3-I-11DP/RAR (Dix) be deferred until May 11, 2012, in accordance with CVRD Development Application Procedures and Fees Bylaw No. 3275.

MOTION DEFEATED

It was Moved and Seconded
That Section 16 of Development Application Procedures and Fees Bylaw No. 3275 be varied to allow reconsideration of Application No. 3-I-11DP/RAR (Dix) in advance of the required 12 month waiting period.

MOTION CARRIED

R5 – Bike Race Event

Brian Farquhar, Manager, presented staff report dated February 1, 2012, from Dan Brown, Parks Trail Planning Technician, regarding Cross Country Mountain Bike Rave Event Request.

It was Moved and Seconded
That the application from The Everti Cycling Club to hold a cross-country mountain bike race on designated trails within Quarry Nature Park and the Cobble Hill Mountain Regional Recreation Area on Sunday, March 18, 2012, be approved subject to the following conditions:

1. Proof of the $5,000,000 liability insurance that the company has to cover the event which also identifies the CVRD and the Province of BC named as additional insured,
2. A damage deposit of $500 must be provided to the CVRD for confirmation that the company will clean up all garbage and fix any damaged trails on the race route upon completion of the event and that all racers will stay on designated trails identified on CVRD parkland.
3. Confirmation that there will be notices of the even posted along the trail in advance of, and during the day of, the event that will advise other trail users of the race.
4. Alpine Stables is notified at least two weeks in advance of the event by the event organizers of the trails to be used to allow sufficient time for equestrian riding routes to be modified for the day of the event.
5. That both porta-potties within Quarry Nature Park are pumped out and cleaned following the race at the cost of the race organizers, payment of which will be provided by cheque along with the damage deposit.
6. That the Cobble Hill Parks Commission has endorsed the use of Quarry Nature Park in Cobble Hill as a staging area for the event.

MOTION CARRIED

R6 – Trail License Agreement

Brian Farquhar, Manager, presented staff report dated February 1, 2012, from Dan Brown, Parks Trails Planning Technician, regarding Stocking Creek Park Trail License Agreement.

It was Moved and Seconded
That a trail license agreement be entered into with Stocking Creek Strata #VIS3754 permitting the Regional District to construct and maintain a public trail across Common Property VIS 3794, Oyster Land District as an extension to the trail system in Stocking Creek Park.

MOTION CARRIED

R7 – Thicke Rd. Trail

Brian Farquhar, Manager, presented staff report dated February 2, 2012, regarding Renewal of Thicke Road Trail Access Lease, Stocking Creek Park.

It was Moved and Seconded
That a one year lease renewal inclusive of two renewal terms of one year each be approved for the Stocking Creek Park lease across Lot 14 (DD 71247N), District Lot 14, Oyster District, Plan 4039 (PID: 002-221-721) for the purpose of trail access to the park.

MOTION CARRIED

R8 – Mill Bay Marina

Rob Conway, Manager, presented staff report dated January 11, 2012, regarding Amendment to Development Permit No. 2-A-11DP, Mill Bay Marina.

Cam Pringle, was present on behalf of Mill Bay Marina, and provided further information.

The Committee directed questions to staff and the delegate.

It was Moved and Seconded
That Development Permit No. 2-A-11DP(Mill Bay Marina) be amended to remove the requirement for permeable pavers in the parking lot areas, provided oil/water/grit separators are provided to protect water quality and the decorative treatment of the driveway and parking areas is maintained.

MOTION CARRIED

R9 – QEP's

Tom Anderson, General Manager, presented staff report dated February 2, 2012, regarding Qualified Environmental Professionals and the CVRD.

It was Moved and Seconded
That the CVRD not take on the responsibility of hiring Qualified Environmental Professionals for any land use application that requires such, and that a formal request be forwarded to the Minister of Environment to take the appropriate action that would require the Province to delegate additional resources to processing QEP reports; and further, that the following resolution be forwarded to AVICC:

MOTION CARRIED

It was Moved and Seconded
That staff be directed to assist Director Morrison in drafting the appropriate resolution to AVICC to request the Ministry of Environment to take the appropriate action to require the Province to delegate additional resources to processing QEP reports.

MOTION CARRIED

INFORMATION

IN – Grant in Aid

It was Moved and Seconded
That a grant in aid, Electoral Area D – Cowichan Bay, in the amount of $1,000 be given to West Coast Men's Support Society, to assist with their program.

MOTION CARRIED

IN2 - Minutes

It was Moved and Seconded
That the minutes of the Area E Parks and Recreation AGM meeting of January 26, 2012, be received and filed.

MOTION CARRIED

IN3 - Minutes

It was Moved and Seconded
That the minutes of the Area C Parks and Recreation meeting of January 30, 2012, be received and filed.

MOTION CARRIED

IN4 & IN5 - Minutes

It was Moved and Seconded
That the minutes of the Area H Parks Commission meeting of November 3, 2011, and the minutes of the Area H Parks Commission meeting of January 19, 2012, be received and filed.

MOTION CARRIED

IN6 - Minutes

It was Moved and Seconded
That the minutes of the Area G Parks Commission meeting of January 9, 2012, be received and filed.

MOTION CARRIED

IN7 - Minutes

It was Moved and Seconded
That the minutes of the Area B APC meeting of January 16, 2012, be received and filed.

MOTION CARRIED

IN8 - Minutes

It was Moved and Seconded
That the minutes of the Area C APC meeting of January 12, 2012, be received and filed.

MOTION CARRIED

IN9 - Minutes

It was Moved and Seconded
That the minutes of the Area D Parks Commission meeting of January 16, 2012, be received and filed.

MOTION CARIED

NEW BUSINESS

NB1 – AVICC Resolution

It was Moved and Seconded
That the following motion be submitted to AVICC:

WHEREAS Regional District Fire Departments provide essential lifesaving and emergency response services to communities throughout BC;
AND WHEREAS the funding of essential capital infrastructure and equipment such as fire halls and emergency vehicles is very challenging for small fire departments and communities;
NOW THEREFORE BE IT RESOLVED that the Province of British Columbia work with the Union of BC Municipalities to identify mechanisms and strategies to assist in generating sustainable funding for rural fire departments.

MOTION CARRIED

Addendum
NB1 – Add-on to agenda R1

It was Moved and Seconded
That the add-on material respecting agenda item R1 (Application No. 2-B-11DVP) be received and filed.

MOTION CARRIED

NB2 - Minutes

It was Moved and Seconded
That the minutes of the Area C Parks Commission meeting of February 2, 2012, be received and filed.

MOTION CARRIED

NB3 – Simpson Field Resource Centre

Tom Anderson, General Manager, reviewed staff report dated February 7, 2012, regarding UVic Jeanne S. Simpson Field Studies Resource Centre on Cowichan Lake.

It was Moved and Seconded
That a letter be forwarded to David Turpin, President, University of Victoria, requesting a meeting to express CVRD's concerns regarding future plans that the University may have regarding the Simpson Field Studies Resource Centre in Marble Bay on Cowichan Lake.

MOTION CARRIED

NB4 – BC Mot

Director Duncan requested that a meeting be arranged with the Ministry of Transportation and Infrastructure to discuss various road safety concerns.

Director Marcotte also stated she would like to meet with BC Mot representatives to discuss road concerns in Area H.

It was Moved and Seconded
That staff be directed to arrange a meeting with appropriate Ministry of Transportation and Infrastructure representatives to discuss issues of concerns in Electoral Area E – Cowichan Station/Sahtlam/Glenora, and Electoral Area H – North Oyster/Diamond.

MOTION CARRIED

NB5 – Gas Tax Funding

Director Duncan requested that a resolution be passed to investigate a corporate policy regarding gas tax funding for NGOs.

It was Moved and Seconded
That the CAO investigate a corporate policy in regards to gas tax funding for NGOs who have eligible projects, and who presently have a specified area funding Bylaw in place, and receive funding annually as part of the CVRD Budget process; and that CVRD/NGO specified area defined partnerships which have proposed projects on public owned lands, be considered as eligible for year 2012 funding; and further, that a staff report on eligible NGO funding partnerships overall to be part of the gas tax project be forwarded to an upcoming EASC meeting.

MOTION CARRIED

NB6 – Public Hearing Delegates

Director Morrison requested that staff provide new Directors with the rationale and guidelines regarding selecting delegates for public hearings.

Mr. Anderson stated that he would provide information respecting selection of public hearing delegates, at a future meeting.

CLOSED SESSION

It was Moved and Seconded
That the meeting be closed to the public in accordance with the *Community Charter* Part 4, Division 3, Section 90(1), subsections as noted in accordance with each agenda item.

MOTION CARRIED

RISE

The Committee rose without report.

ADJOURNMENT

It was Moved and Seconded
That the meeting be adjourned.

MOTION CARRIED

The meeting adjourned at 6:02 pm.

Chair

Recording Secretary

D1

Request to Appear as a Delegation

Meeting Information

Request to Address:

○ CVRD Board ☑ Committee

If Committee, specify the Committee here:

Electorial Area Services

Meeting Date: 02/21/2012

Meeting Time:

Applicant Information

Applicant Name: Greg Wyndlow

Representing: North Oyster Ratepayers Assoc. (Name of organization if applicable)

As: Spokes person (Capacity / Office)

Number Attending: 5

Applicant Contact Information

Applicant Mailing Address: 13205 Doole Road

Applicant City: Ladysmith B.C. V9G 1G6

Applicant Telephone: 250 245 4235

Applicant Fax: 250 245 5032

Applicant Email: ggwyndlow@hotmail.com

Presentation Topic and Nature of Request:

Information re-Bylaw 3573 and related matters to do with building a new Fire Hall Also clarification of issues related as outlined in the letter addressed to the Board dated Feb 8TH 2012.

NORTH OYSTER/DIAMOND RATEPAYERS ASSOCIATION
13201 Code Road, Ladysmith, B. C. gpshep@shaw.ca

February 8th, 2012

Rob Hutchins, Chair,
Board of Directors,
Cowichan Valley Regional District,
175 Ingram Street,
Duncan, British Columbia V9L 1N8

Dear Chair & Board Members,

RE: Bylaw No. 3573 to Amend North Oyster Local Service Fire Protection Area

Further to the North Oyster Diamond Ratepayers Association presentation to the CVRD Board members of January 11th, 2012, please note (letter attached) that NODRA had cordially invited Area H Director, Mary Marcotte, and the CVRD Board members to meet with our association and take part in exploring ways and means to obtain an affordable fire hall and to date have received no response.

Our community has a communication problem with our Director on the issue of the fire hall and, since the second referendum was defeated, with reason, we have not been able to get a general meeting with our Director to discuss what is necessary in advancing the process, including receiving an accurate and detailed financial accounting as to why more taxpayers monies are needed prior to getting a new fire hall built.

Harold Engineering Limited submitted a detailed Report April 29, 2010 stating what the structural deficiencies in the present old hall are and that it was **not worth spending any further money on** to bring it up to modern standards.

Fire Wise Consulting Ltd. also did a Report dated April 2011 wherein it stated, "The proposed main Fire Hall replacement and satellite fire hall have been very well researched. The building design and construction type are very modest and if built will **only barely meet the current needs**". They also stated, "the latest plan is essentially just replacing an antiquated building that is **not worth expending any money on**".

Fire Wise also notes in the report, "There does not seem to be any dispute by anyone concerned over the need to replace the old NOVFD fire hall number 1" and "The fourth bay should be part of the proposed plan if the site will allow. The cost to add a future fourth apparatus bay will be significantly higher when the need is pressing. It is false economy to delay, and should be done when the replacement hall is built."

The community is still waiting for the necessary acquisition of the 1/4-acre of land by the CVRD to add to the present site to accommodate a fourth bay. This process is in camera and has been on-going since the Ad Hoc Committee and the NOVFD Commission recommended the need as identified in May 2009.

Proposed Bylaw Number 3573

There appears to be no documented need to raise the cap from $328,586 by $82,142.00 to $410,728.00.

History of Budgets

Year	Operational	Transferred to Reserve	Capital Expense	Surplus to Operational Costs
2010	$ 257,365	$ 116,919	$ 415,000	$ 71,221
2011	$ 232,002	$ 81,782	$ 10,000	$ 96,584
2012	$ 243,603	$ 84,370	$ 12,000	$ 84,983
2013	$ 255,783	$ -------	$ 100,000	$ 85,000

These are the figures that require an explanation.

Firemen call out is consistent in the last three years. There is no funding increase required.

What is the amount in the Reserve Fund?

Where is the money coming from to pay for the land acquisition?

Where has the money come from to cover the expenses regarding the fire hall to date?

Why is there no financial statement or report available to the public as part of the agenda on the Fire Commission meetings?

Summary Suggested Solutions

Have the CVRD convene a public meeting as soon as possible in Area H chaired by an ENABLER to answer all legitimate questions, get the information out to everyone that we may proceed toward a new Fire Hall before wasting any money on the present obsolete structure. The community would like to see a New Hall on it's way before year-end.

NORTH OYSTER-DIAMOND RATEPAYERS ASSOCIATION

George Shephard,
Chair

Attachment: December 8, 2011 Letter of Invitation

Cc: Doug Routley, MLA
Opposition Critic for Citizen Services & Open Government

NORTH OYSTER DIAMOND RATEPAYERS ASSOCIATION
13201 Code Road, Ladysmith, B. C. V9G 1H7

Chairman: George Shephard
Contact: gpshep@shaw.ca

December 8th, 2011

To: Cowichan Valley Regional District Chair & Board of Directors
North Oyster Volunteer Fire Department
North Oyster Fire Hall Ad-Hoc Building Committee Chair
Mary Marcotte, Director, Area "H", CVRD

This letter is being addressed to you on behalf of the North Oyster Diamond Ratepayers Association with an invitation and request that consideration be given to meeting with NODRA to participate in exploring options in moving the community forward by working together towards getting a suitable fire hall built.

In extending this invitation what dates are open for you to attend such a meeting early in the New Year?

A response would be appreciated prior to the first week of January so a suitable meeting date and time could be set.

In the recent past, all parties have been agreed that the fire hall is needed and only the means, methodology and cost have been in question. So let us proceed.

Respectfully yours,

North Oyster Diamond Ratepayers Association

George Shephard,
Chairman

R1

C·V·R·D

STAFF REPORT

ELECTORAL AREA SERVICES COMMITTEE MEETING OF FEBRUARY 21, 2012

DATE:	February 14, 2012	**FILE NO:**	1-G-10 RS
FROM:	Alison Garnett, Planner I Development Services Division	**BYLAW NO:**	3582 & 3583
SUBJECT:	Rezoning Application 1-G-10 RS (Hal Laird for Keith Christie)		

Recommendation/Action:
That zoning and OCP amendment bylaws for application 1-G-10 RS (Laird for Christie) be forwarded to the Board for 1st and 2nd, and a public hearing be scheduled with Directors from Area G, H and E as delegates, subject to the following:

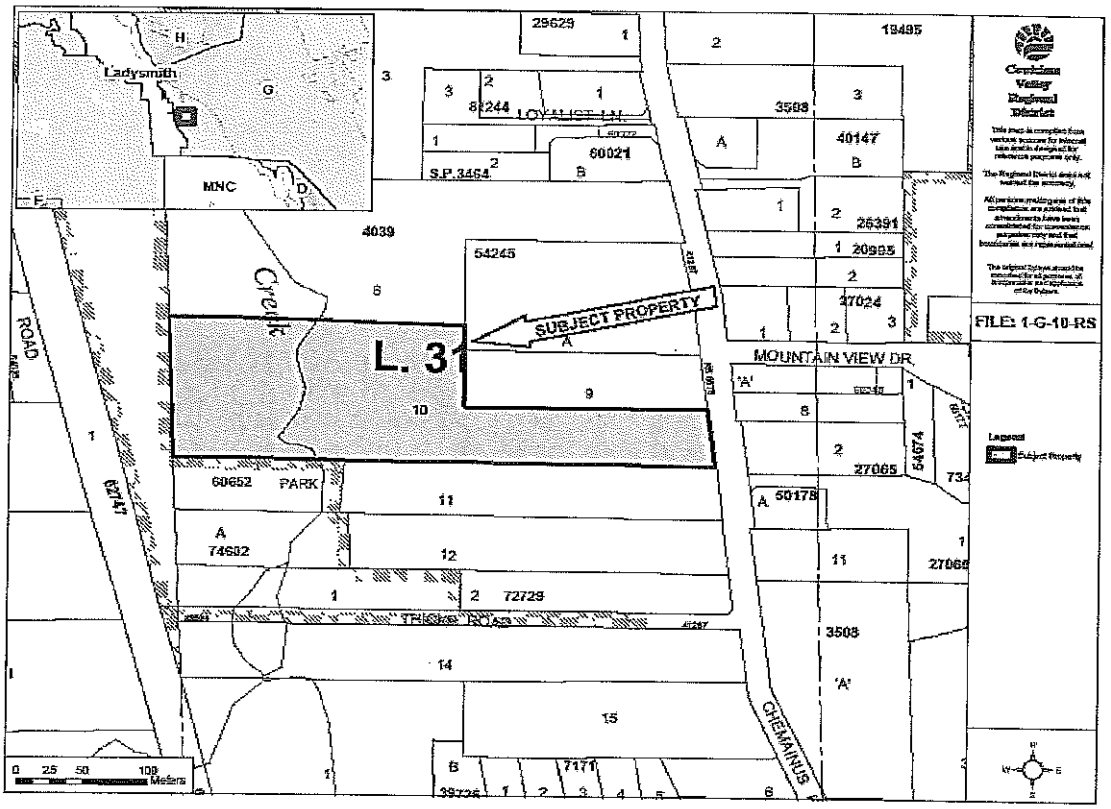
1. That a professional engineer prepares an operational plan for ongoing maintenance of the sewage treatment system, and a draft covenant is submitted to ensure maintenance recommendations are implemented;
2. That the drainage study be revised such that all proposed rain water management infrastructure is removed from proposed park area and relocated to strata property;
3. That a draft covenant be submitted respecting parkland dedication and public access;
4. That a draft covenant be submitted to ensure dedication of private road to MOT at time of subdivision, to prevent duplication of access points along Chemainus Road;
5. That the applicants agree in writing to the costs associated with installation of a fire hydrant, in a location suitable to the CVRD;
6. That all of the above be submitted in a form acceptable to the CVRD, prior to the scheduling of a public hearing.

Relation to the Corporate Strategic Plan: N/A

Financial Impact: *(Reviewed by Finance Division: N/A)*

Background:

Location:	10830 Chemainus Road
Size of Land Parcel:	3.15 ha (7. 7 acres)
Legal Description:	Lot 10, District Lot 31, Oyster District, Plan 4039, except part in plan 41287 (PID: 004-391-250)
Application Date:	November 5, 2010
Owner(s):	Keith Christie and Patricia Ritchie
Applicant:	Hal Laird



Existing Use of Property:	Vacant
Adjacent Properties:	North: Commercial South and East: Residential West: Stocking Creek and CVRD park
Road Access:	Chemainus Road
Water:	Saltair Water System
Sewage Disposal:	On site
Public Transit:	No scheduled service to the area
Fire Protection:	Chemainus Fire Service Area
Agricultural Land Reserve Status:	The property is not located in the ALR
Environmentally Sensitive Areas:	Stocking Creek is located on the subject property, defined as large riparian ecosystem (Environmental Planning Atlas 2000)
Contaminated Sites Regulation:	Detailed site investigation will be required; application can proceed through rezoning process
Archaeological Sites:	None identified in CVRD mapping
Existing Plan Designation:	Commercial and Suburban Residential
Proposed Plan Designation:	General Residential
Existing Zoning:	C-2 Local Commercial and R-2 Suburban Residential
Proposed Zoning:	new urban residential zone
Minimum lot size (R-2 zone):	0.4 ha with full community service; 1 ha without
Minimum lot size (C-2 zone):	0.4 ha with community water service
Minimum lot size proposed:	0.4 ha with community water service only. Proposed density averaging would allow lots 1290 m^2 (0.3 acres) in size.

Proposal Overview
The applicants are requesting a new residential zone that would permit 7 residential bareland strata lots. The minimum lot size proposed for the new zone is 0.4 ha, but the density averaging provisions of the *Strata Property Act* would permit lots approximately 1290 m^2 (0.3 acre) in size. The commercial zoned portion of the property would be reduced in size to a 0.4 ha (1 acre) strata lot along Chemainus Road.

Parks and Trails
The applicants are offering to dedicate 1.74 hectares of land to the CVRD, representing 55% of the subject property. The proposed land dedication encompasses Stocking Creek and a 30 metre riparian buffer on both sides of the creek, and would expand the existing Stocking Creek Park. The density averaging calculations of the proposed bare land strata subdivision include this land intended for parkland dedication. Public access to the park would be available by a statutory right of way across the common property road, which would connect to a 4 metre trail between strata lots 4 and 5.

Site Access
Site access to the residential lots is proposed via a private strata road connecting to Chemainus Road. A strata road is not subject to Ministry of Transportation and Infrastructure's (MOT) public road design standards, and is proposed to be 10 metres wide. The commercial lot fronts directly on Chemainus Road, and access permits for customer traffic and loading trucks would be necessary.

Duplication of access points along Chemainus Road is identified as a concern by Planning staff and MOT, and therefore we recommend that a portion of the private road is dedicated to MOT, to ensure that a single access point is shared by the proposed commercial lot, the 7 residences, and the commercial lot to the north.

Water and Sewer Servicing
The subject property is located within the CVRD operated Saltair Water System Service Area, and the system is capable of servicing the 7 proposed residential lots.

In terms of sewage treatment, the applicants are proposing a privately operated, shared septic system. The system would be located on strata common property, on the level bench area between the residential lots and Stocking Creek. An "Onsite Sanitary Waste Rationale" report by Blue Mountain Engineering describes soil type, amount and type of effluent, and type of treatment system. Essentially, a septic tank, "biobarrier" membrane, and pump would be located on each strata lot, and effluent from the seven strata lots and commercial development would be dispersed to the common property located to the west of strata lots 5, 6 and 7.

The Electoral Areas Services Committee passed a motion at the January 17th, 2012 meeting, requesting that this application be forwarded to the Engineering and Environmental Services Department for further information and advice. In response, staff from the Water Management Division have been asked to attend the February 21st EASC meeting while this application is being considered.

The Engineering and Environmental Services Department provided the following comments during the preliminary application referral:

> *This property is within the Saltair Water System which is capable of providing service for seven additional properties. Currently, the CVRD does not own or operate a sewer service area in this area. Water Management agrees with Planning and Development that "By nature of being shared, strata septic systems often suffer from lack of maintenance and investment". Water management would consider operating*

a small sewer system; however sewage treatment must be to a Class A effluent standard and meet minimum 50 homes (or equivalent size). I understand that this development does not meet this size, however if adjacent development met a 50 lot minimum, we would entertain a small community sewer system.

Amendment Bylaws
Under direction from the EASC, amendment bylaws are attached to this report. They propose a new residential zone, the Stocking Creek Corridor Residential 4 Zone (R-4). This is a density bonus zone, whereby lot yield increases from 2 lots to 7 lots if lands encompassing Stocking Creek are dedicated to the CVRD. This lot yield is based on connection to community water and an onsite private sewer system.

Permitted uses in the R-4 zone mirror those in existing single family residential zones within Saltair, with the exception of secondary suites, which are not permitted in the proposed R-4 zone.

In order to minimize the impact of development in this location, and acknowledging the site's history of poor drainage, staff recommend a parcel coverage limit of 15%. Based on a 1290m^2 lot size, 15% parcel coverage would accommodate a development footprint of over 190 m^2 or 2080 ft^{2t}. As comparison, the Twin Cedars residential subdivision in Cobble Hill is zoned R-3, which permits 20% parcel coverage. The average lot size in that subdivision is 924 m^2, which allows a footprint of 185 m^2 or 1990 ft^2. A further comparison is the proposed zone for Cherry Blossom Estates in Area E. Floor area limits in that zone are set at 120 m^2, principal residences are limited to single storey, and accessory buildings are limited to 30 m^2. Limiting the size and footprint buildings is a simple way of affecting both the affordability and environmental impact of development.

<u>Options</u>:

Option A:

That zoning and OCP amendment bylaws for application 1-G-10 RS (Laird for Christie) be forwarded to the Board for 1st and 2nd, and a public hearing be scheduled with Directors from Area G, H and E as delegates, subject to the following:

1. That a professional engineer prepares an operational plan for ongoing maintenance of the sewage treatment system, and a draft covenant is submitted to ensure maintenance recommendations are implemented;
2. That the drainage study be revised such that all proposed rain water management infrastructure is removed from proposed park area and relocated to strata property;
3. That a draft covenant be submitted respecting parkland dedication and public access;
4. That a draft covenant be submitted to ensure dedication of private road to MOT at time of subdivision, to prevent duplication of access points along Chemainus Road;
5. That the applicants agree in writing to the costs associated with installation of a fire hydrant, in a location suitable to the CVRD; and that all of the above be submitted prior to the scheduling of a public hearing.

Option B:

That Rezoning and OCP Amendment Application 1-G-10RS (Laird for Christie) be denied, and that a partial refund be given to the applicant in accordance with CVRD Development Applications Procedures and Fees Bylaw No. 3275.

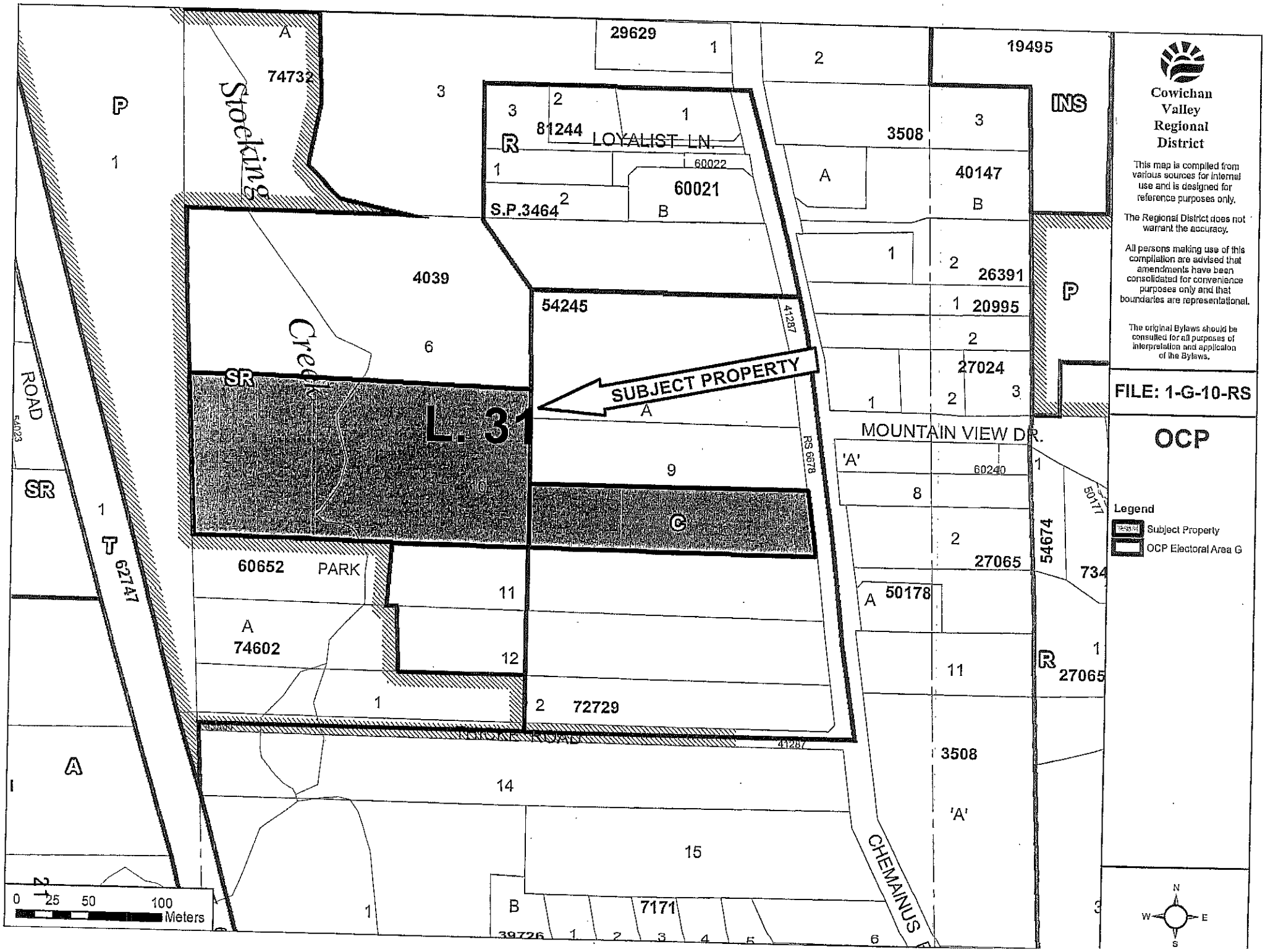
Submitted by,

Reviewed by:
Division Manager:

Approved by:
General Manager:

Alison Garnett
Planner I
Development Services Division
Planning and Development Department

AG/ca


Cowichan Valley Regional District
This map is compiled from various sources for internal use and is designed for reference purposes only.
The Regional District does not warrant the accuracy.
All persons making use of this compilation are advised that amendments have been consolidated for convenience purposes only and that boundaries are representational.
The original Bylaws should be consulted for all purposes of interpretation and application of the Bylaws.
FILE: 1-G-10-RS
OCP
Legend
Subject Property
OCP Electoral Area G
SUBJECT PROPERTY
L. 31
Stoelking Creek
LOYALIST LN.
MOUNTAIN VIEW DR.
CHEMAINUS R
PARK
ROAD
29629
19495
74732
81244
60022
60021
S.P.3464
3508
40147
4039
54245
26391
20995
27024
60240
27065
54674
50177
50178
60652
74602
72729
7171
39726
41287
RS 6678
0 25 50 100 Meters
N
W
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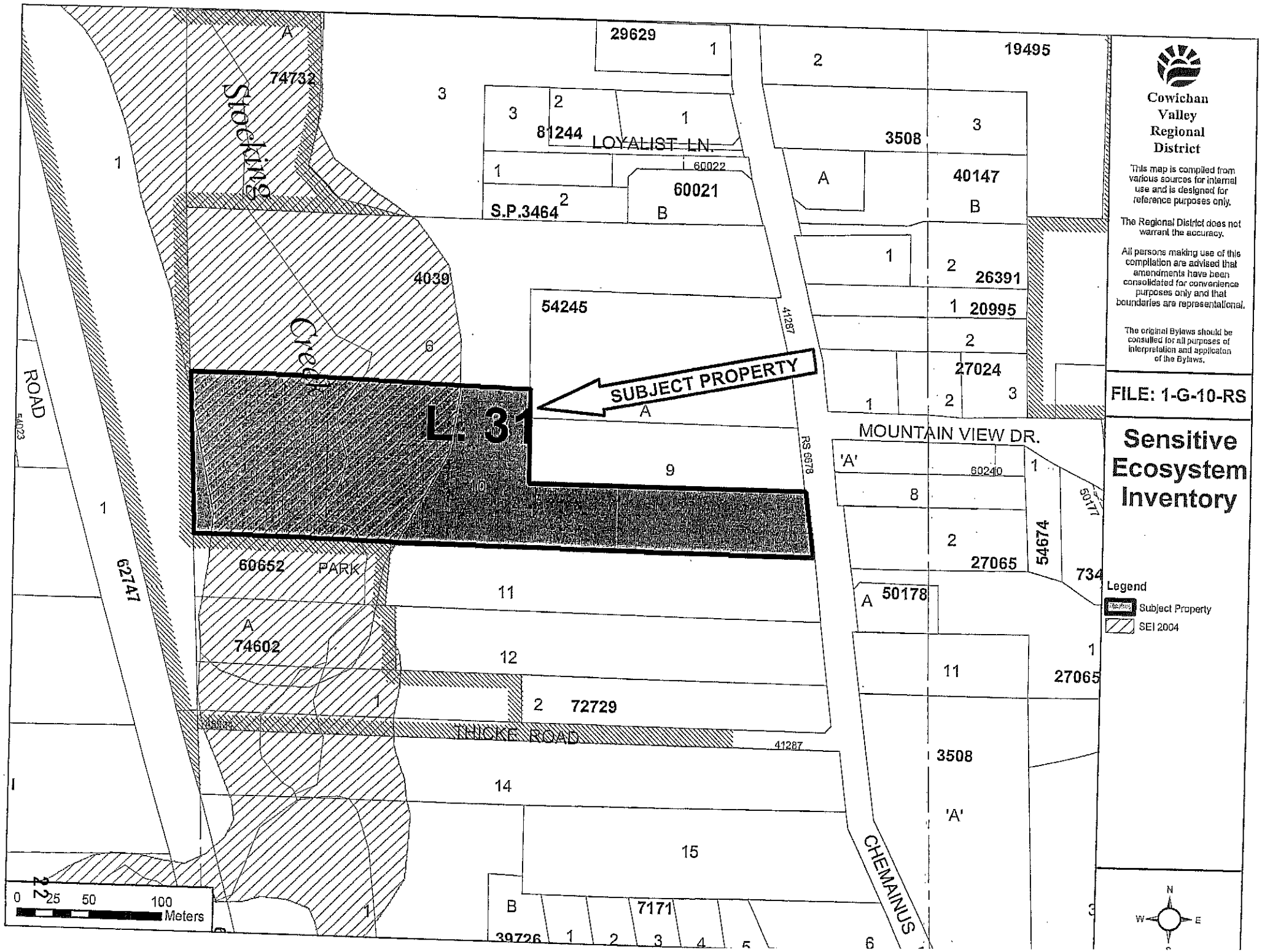
Cowichan Valley Regional District
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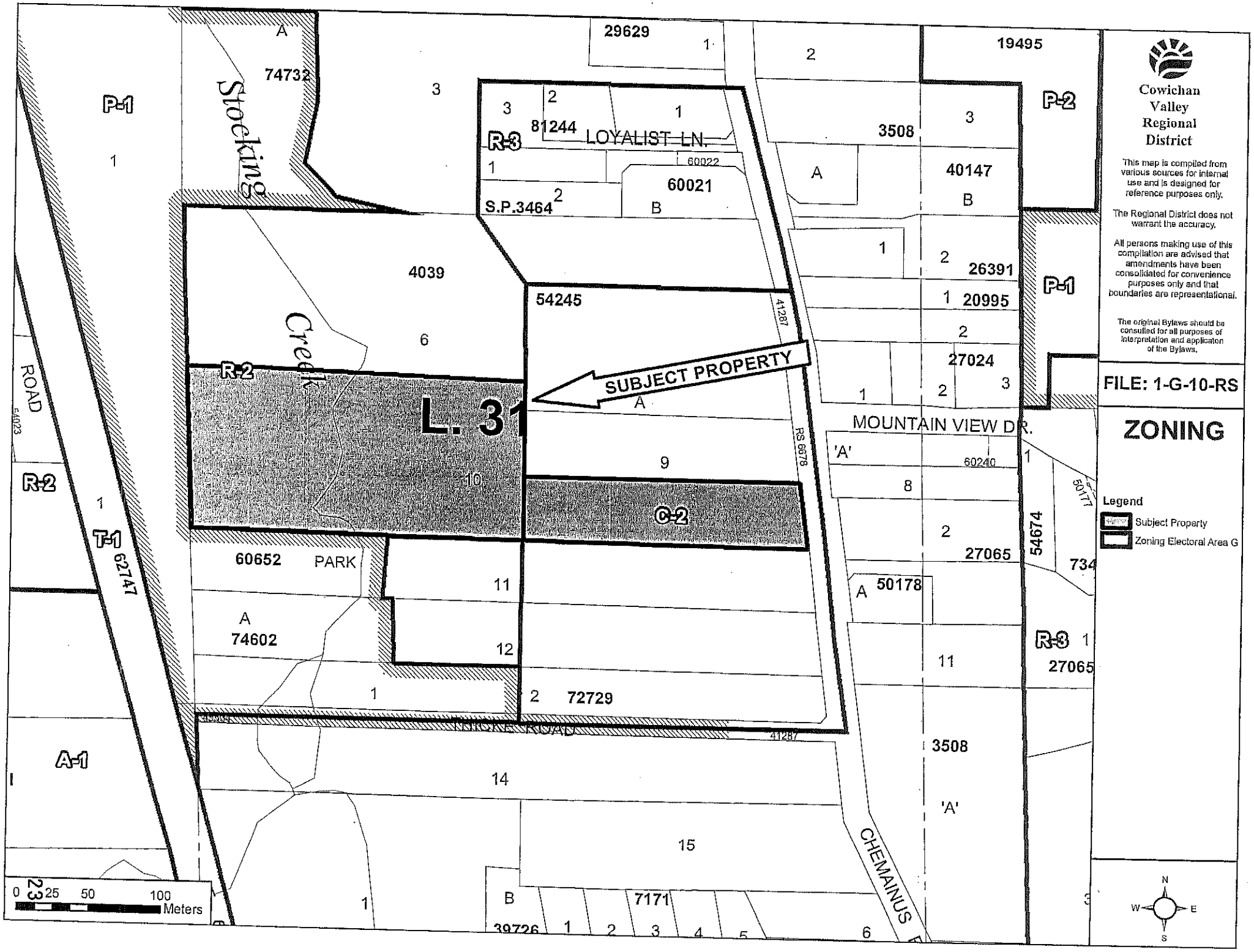
FILE: 1-G-10-RS
Sensitive Ecosystem Inventory
Legend
Subject Property
SEI 2004
SUBJECT PROPERTY
L. 31
Stocking Creek
LOYALIST LN.
MOUNTAIN VIEW DR.
THICKE ROAD
CHEMAINUS
ROAD
PARK
RS 6578
0 25 50 100 Meters
N
W
E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The original Bylaws should be consulted for all purposes of interpretation and applicaton of the Bylaws.
FILE: 1-G-10-RS
ZONING
Legend
Subject Property
Zoning Electoral Area G
SUBJECT PROPERTY
L. 31
R-2
C-2
R-3
P-1
P-2
T-1
A-1
Stocking Creek
LOYALIST LN.
MOUNTAIN VIEW DR.
CHEMAINUS
NICKLE ROAD
PARK
ROAD
0 25 50 100 Meters
N
S
E
W

PLAN OF PROPOSED STRATA DEVELOPMENT OF

LOT 10, DISTRICT LOT 31, OYSTER DISTRICT, PLAN 4039, EXCEPT PART IN PLAN 41287.

SCALE 1 : [redacted]

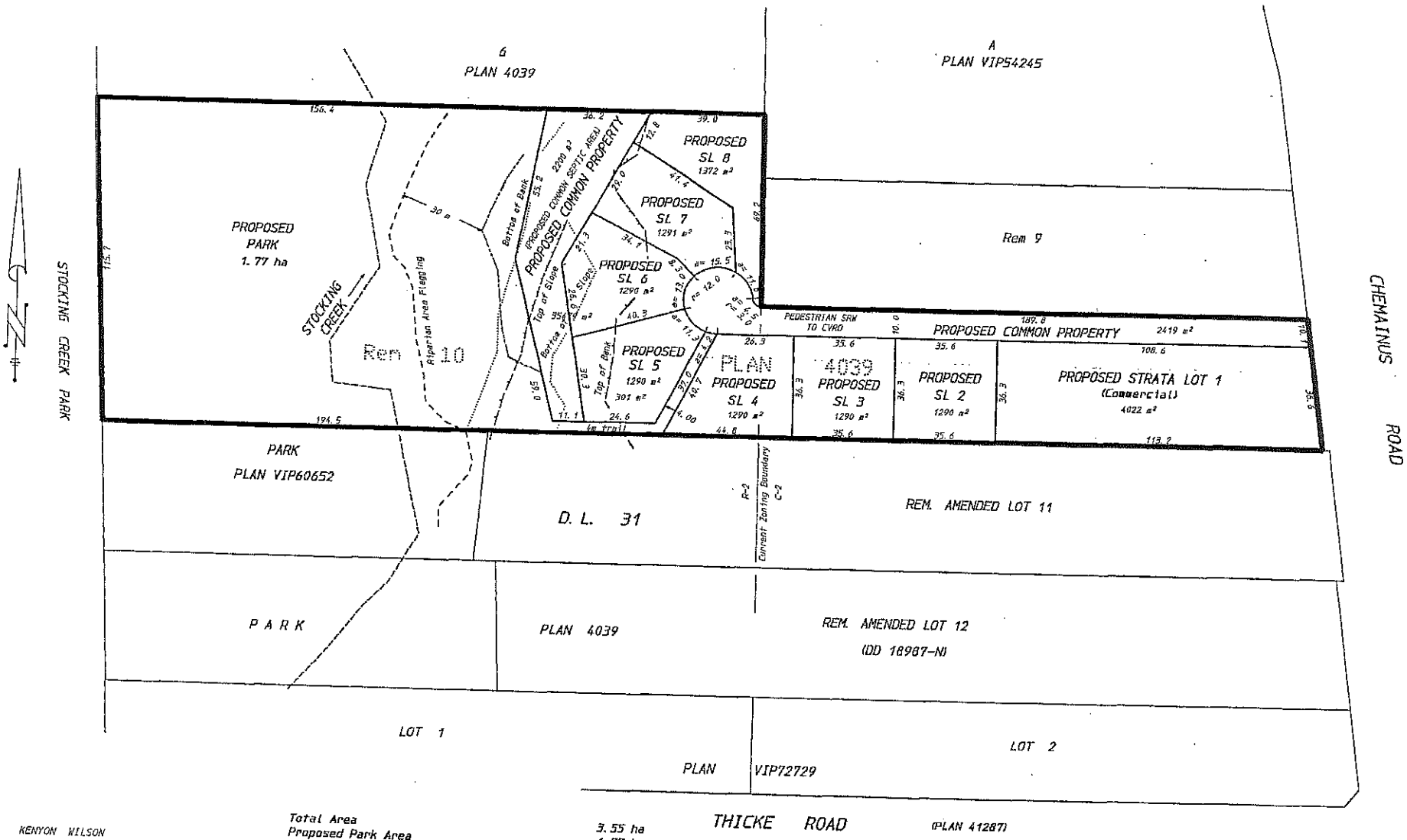
25 0 25 50 75 100 metres

All distances are in metres.

Note: Rem Lot 10 lies within the C.V.R.D. Area G and is Zoned R-2 and C-2.
Bylaw setback requirements are as follows:
R-2 Residential & Accessory Uses

Front	7.5 m
Side (Interior)	3.0 m
Side (Exterior)	4.5 m
Rear	7.5 m

C-2 setbacks for buildings and structures all parcel lines 4.5 m



Total Area	3.55 ha
Proposed Park Area	1.77 ha
Proposed Common Property (adjacent to Park)	0.22 ha
Proposed Common Property (Access)	0.24 ha

KENYON WILSON
PROFESSIONAL LAND SURVEYORS
221 CORONATION AVE.
DUNCAN, B.C. V9L 2T1 (250) 746-4745
FILE 10-7029B.PRO May 10, 2011

24

C·V·R·D

COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3582

A Bylaw For The Purpose Of Amending Official Community Plan Bylaw No. 2500, Applicable To Electoral Area G – Saltair/Gulf Islands

---

WHEREAS the *Local Government Act*, hereafter referred to as the "*Act*", as amended, empowers the Regional Board to adopt and amend official community plan bylaws;

AND WHEREAS the Regional District has adopted an official community plan bylaw for Electoral Area G – Saltair/Gulf Islands, that being Official Community Plan Bylaw No. 2500;

AND WHEREAS the Regional Board wishes to amend its Official Community Plan Bylaw No. 2500;

AND WHEREAS the Regional Board voted on and received the required majority vote of those present and eligible to vote at the meeting at which the vote is taken, as required by the *Act*;

AND WHEREAS after the close of the public hearing and with due regard to the reports received, the Regional Board considers it advisable to amend Official Community Plan Bylaw No. 2500;

NOW THEREFORE the Board of Directors of the Cowichan Valley Regional District, in open meeting assembled, enacts as follows:

1. **CITATION**

   This bylaw shall be cited for all purposes as **"CVRD Bylaw No. 3582 - Area G – Saltair/Gulf Islands Official Community Plan Amendment (Laird/Christie) Bylaw, 2012".**

2. **AMENDMENTS**

   Cowichan Valley Regional District Official Community Plan Bylaw No. 2500, as amended from time to time, is hereby amended as outlined on the attached Schedule A.

3. **CAPITAL EXPENDITURE PROGRAM**

   This bylaw has been examined in light of the most recent Capital Expenditure Program and Solid Waste Management Plan of the Cowichan Valley Regional District and is consistent therewith.

. . . /2

READ A FIRST TIME this _____ day of _____, 2012.

READ A SECOND TIME this _____ day of _____, 2012.

READ A THIRD TIME this _____ day of _____, 2012.

ADOPTED this _____ day of _____, 2012.

_____ _____

Chairperson Secretary

C·V·R·D

SCHEDULE "A"

To CVRD Bylaw No. 3582

Schedule A to Official Community Plan Bylaw No. 2500, is hereby amended as follows:

1. That the following be added to Section 8, General Residential Designation, after Policy 8.9:

   Policy 8.10
   Lands that are located adjacent to the Saltair commercial core and encompass Stocking Creek, a significant environmental feature of public importance, may be eligible for a density bonus zone, provided that the following are integral to the development:
   - The density bonus must be predicated on the permanent land dedication to the CVRD by the owner of the land for which the bonus is provided, for the purpose of expanding Stocking Creek Park.
   - All residential lots are connected to a community water system, and sewage treatment systems comply with provincial regulations.

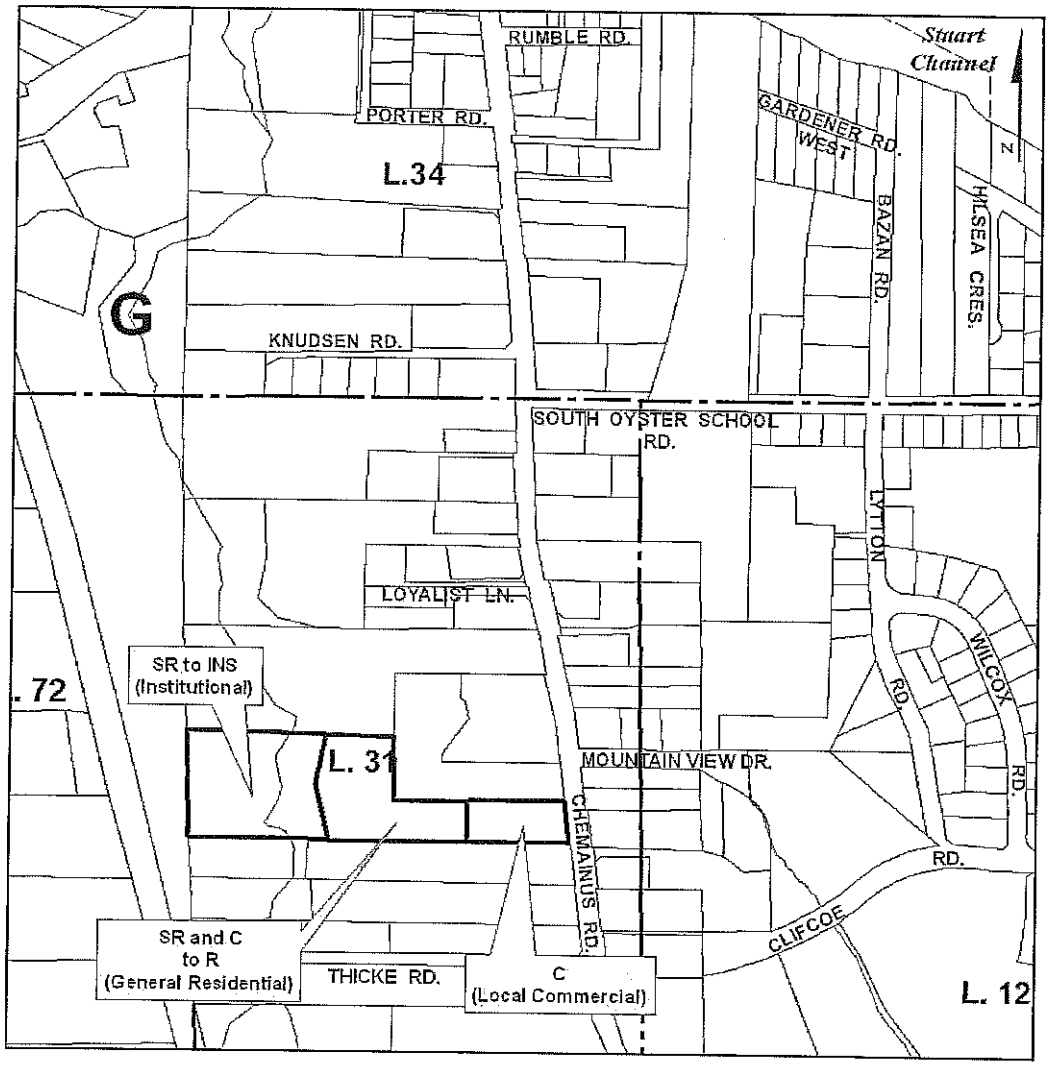
   Policy 8.11
   The density bonus residential zone adjacent to Stocking Creek will be suitable for single family residential use. Lot yield is based on a minimum parcel size of 0.4 hectares, with connection to a community water system, calculated on the gross land area prior to the provision of lands for permanent protection. Smaller lot sizes may be achieved by density averaging, on terms prescribed in the implementing Zoning Bylaw.

   Policy 8.12
   Development within this Stocking Creek density bonus zone will be subject to the Stormwater Management Development Permit Area Guidelines of Section 20 of this OCP.

2. Schedule B to Official Community Plan Bylaw No. 2500 is amended by redesignating part of Lot 10, District Lot 31, Oyster District, Plan 4039, expect part in plan 41287, as shown outlined in a solid black line on Schedule A attached hereto and forming part of this bylaw, numbered Z-3582, from Suburban Residential and Local Commercial to General Residential and Institutional.

PLAN NO. Z-3582

SCHEDULE "B" TO PLAN AMENDMENT BYLAW NO. 3582
OF THE COWICHAN VALLEY REGIONAL DISTRICT



THE AREA OUTLINED IN A SOLID BLACK LINE IS REDESIGNATED FROM

Suburban Residential and Local Commercial TO

General Residential and Institutional APPLICABLE

TO ELECTORAL AREA G

C·V·R·D

COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 3583

A Bylaw For The Purpose Of Amending Zoning Bylaw No. 2524 Applicable To Electoral Area G – Saltair/Gulf Islands

---

WHEREAS the *Local Government Act*, hereafter referred to as the "*Act*", as amended, empowers the Regional Board to adopt and amend zoning bylaws;

AND WHEREAS the Regional District has adopted a zoning bylaw for Electoral Area G – Saltair/Gulf Islands that being Zoning Bylaw No. 2524;

AND WHEREAS the Regional Board voted on and received the required majority vote of those present and eligible to vote at the meeting at which the vote is taken, as required by the *Act*;

AND WHEREAS after the close of the notification period and with due regard to the public comments received, the Regional Board considers it advisable to amend Zoning Bylaw No. 2524;

NOW THEREFORE the Board of Directors of the Cowichan Valley Regional District, in open meeting assembled, enacts as follows:

1. **CITATION**

This bylaw shall be cited for all purposes as **"CVRD Bylaw No. 3583 - Area G – Saltair/Gulf Islands Zoning Amendment Bylaw (Laird/Christie), 2012".**

2. **AMENDMENTS**

Cowichan Valley Regional District Zoning Bylaw No. 2524, as amended from time to time, is hereby amended in the following manner:

a) Section 4.1 is amended by adding "R-4 Stocking Creek Corridor Residential 4" following "R-3 General Residential", and the Table of Contents is amended accordingly.

b) The following is added after Section 5.4, and the remaining sections are renumbered accordingly

5.4 R-4 ZONE – STOCKING CREEK CORRIDOR RESIDENTIAL 4

The purpose of the R-4 zone is to allow medium density residential development in the vicinity of the Saltair commercial core, when a significant land dedication has been made to the community.

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the R-4 zone:

(1) Permitted Uses

The following uses and no others are permitted in the R-4 Zone:

(a) Single family dwelling;

The following accessory uses are permitted in the R-4 Zone:

(b) Bed and Breakfast accommodation;
(c) Buildings and Structures accessory to a principal permitted use;
(d) Residential daycare centre;
(e) Home-based business;
(f) Horticulture

(2) Density, Density Bonus and Amenity Provision

(a) The number of residential parcels that may be created by subdivision in the R-4 Zone shall not exceed two, including any remainder parcel;
(b) Despite Section 5.4.2(a), the number of parcels that may be created by subdivision in the R-4 zone may be increased up to 7 if the condition in Section 5.4.2(c) is met;
(c) In order to develop more than two residential lots, 1.77 hectares of land, in a location acceptable to the Regional District and generally identified as P-1 on Schedule A of Bylaw 3583, shall be transferred to the Regional District in fee simple for nominal consideration, free and clear of all encumbrances of a financial nature, including mortgages, assignments of rents, options to purchase and rights of first refusal, and all other encumbrances including any statutory building scheme not specifically approved in writing by the Regional District, and the costs of transfer including the Regional District's actual, reasonable legal costs paid by the subdivider;
(d) Not more than one dwelling per parcel shall be permitted;
(e) Density averaging is permitted, provided that the average density in any subdivision, including public land dedication, does not exceed one parcel per 0.4 hectares of gross land area, provided the conditions in Section 5.4.2(c) are met;
(f) The smallest parcel size that can be achieved through density averaging is 1200 square metres;
(g) The minimum parcel size in the R-4 Zone is:
    - 1 hectare if not connected to a community water
    - 0.4 hectares if connected to a community water system.

(3) Setbacks

The following minimum setbacks apply in the R-4 Zone:

Type of Parcel Line	Residential and Accessory Use Buildings and Structures
Front, Excluding Garage Entrance	4.5 metres
Front or Side Exterior Garage Entrance	6 metres
Side Interior	3 metres from one side property line;1 metre from the opposite side property line
Side Exterior	4.5 metres
Rear	4.5 metres

(4) Height
The height of all principal buildings and structures in the R-4 Zone shall not exceed 7.5 metres, and the height of all accessory buildings shall not exceed 5 metres, except in accordance with Section 3.8 of this Bylaw.

(5) Parcel Coverage
The parcel coverage in the R-4 Zone shall not exceed 15 percent for all buildings and structures.

(6) Landscaping
Where a parcel adjoins a commercially zoned lot, a minimum landscaped buffer of 3 metres is required.

(7) Parking
Off-street parking in the R-4 Zone shall be provided in accordance with Section 3.13 of this Bylaw.

c) Appendix One Minimum Parcel Size Summary is amended by adding the following after "R-3 General Residential":

Zone	Parcels Not Served by Community Water System	Parcel Served by Community Water System	Parcel Served by Community Water and Community Sewer System
R-4 Stocking Creek Corridor Residential 2	0.4 ha	0.4 ha	1 ha

d) Schedule B (Zoning Map) to Electoral Area G – Saltair/Gulf Islands Zoning Bylaw No. 2524 is amended by rezoning part of Lot 10, District Lot 31, Oyster District, Plan 4039, expect part in plan 41287, as shown outlined in a solid black line on Schedule A attached hereto and forming part of this bylaw, numbered Z-3583, from R-2 (Suburban Residential) and C-2 (Local Commercial) to R-4 (Stocking Creek Corridor Residential 4) and P-1 (Parks 1 Zone).

e) Schedule B (Zoning Map) is amended by adding Stocking Creek Corridor Residential 4 (R-4) to the legend.

3. **FORCE AND EFFECT**

This bylaw shall take effect upon its adoption by the Regional Board.

READ A FIRST TIME this ____ day of _____ , 2012.

READ A SECOND TIME this _____ day of _____ , 2012.

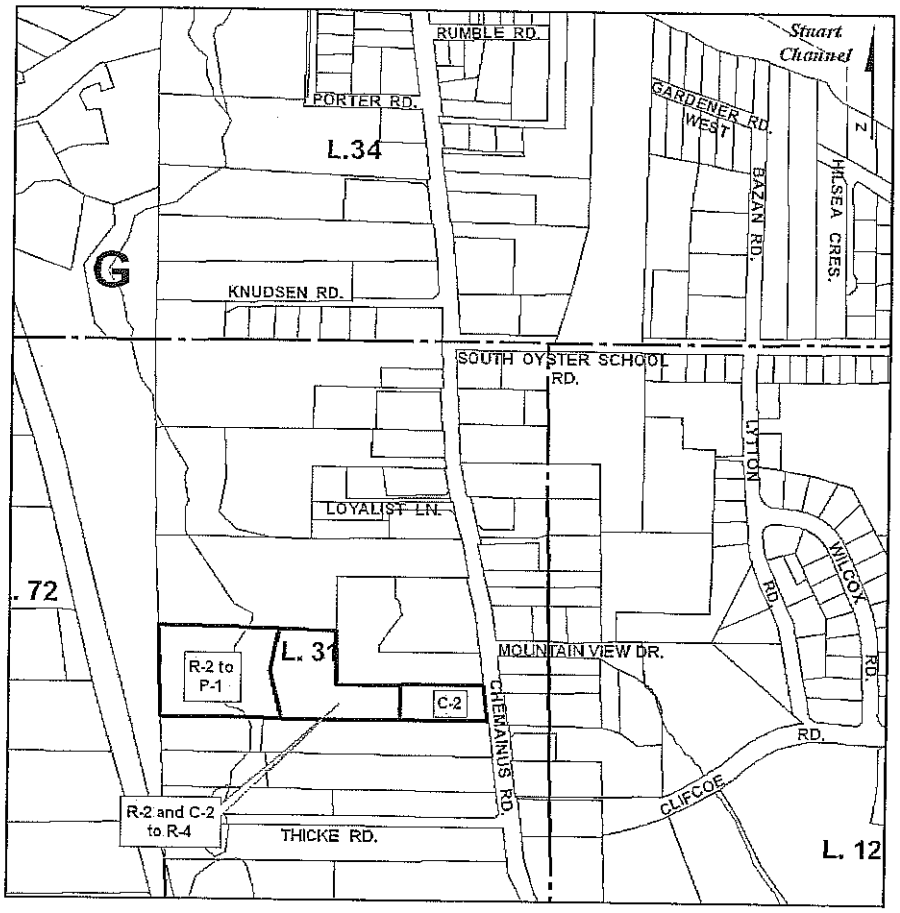
READ A THIRD TIME this _____ day of _____ , 2012.

ADOPTED this _____ day of _____ , 2012.

_____ _____
Chairperson Secretary

PLAN NO. Z-3583

SCHEDULE "A" TO ZONING AMENDMENT BYLAW NO. 3583
OF THE COWICHAN VALLEY REGIONAL DISTRICT



THE AREA OUTLINED IN A SOLID BLACK LINE IS REZONED FROM

R-2 (Suburban Residential) and C-2 (Local Commercial) TO

R-4 (Stocking Creek Corridor Residential 4) and P-1 (Parks 1) APPLICABLE

TO ELECTORAL AREA G

R2

C·V·R·D

STAFF REPORT

ELECTORAL AREA SERVICES COMMITTEE MEETING
FEBRUARY 21, 2012

DATE:	February 14, 2012	**FILE NO:**	**0540-20-EASC-11**
FROM:	Sybille Sanderson, A/General Manager, Public Safety		
SUBJECT:	Fire Protection-North Oyster Budget (350)		

Recommendation/Action:
That it be recommended to the Board that the Fire Protection-North Oyster 2012 Budget be adjusted to increase the tax requisition to the new maximum requisition as per "CVRD Bylaw No. 3573 – North Oyster Fire Protection Service Amendment Bylaw, 2011" with the additional funds to be transferred to Capital Reserves.

Relation to the Corporate Strategic Plan:
To ensure reliable essential services.

Financial Impact: *(Reviewed by Finance Division: _____)*
The proposed 2012 budget has an increase in requisition of $11,713, however due to the assessment increase the cost per $100,000 has decreased by $4.93.

Background:
North Oyster Fire Hall is rapidly deteriorating and all efforts to get borrowing approval have failed. Since repair/replacement of this facility is necessary in the near future, we need to ensure funding.

Director Marcotte has requested that this requisition be increased to its maximum amount with the additional funds put into Capital Reserves.

Submitted by,

Sybille Sanderson

Sybille Sanderson
A/General Manager, Public Safety

R3

C·V·R·D

STAFF REPORT

ELECTORAL AREA SERVICES COMMITTEE MEETING
FEBRUARY 21, 2012

DATE:	February 14, 2012	**FILE NO:**	**0540-20-EASC-11**
FROM:	Sybille Sanderson, A/General Manager, Public Safety		
SUBJECT:	Fire Protection-Mesachie Lake Budget (351)		

Recommendation/Action:
That it be recommended to the Board that the Fire Protection-Mesachie Lake 2012 Budget be approved.

Relation to the Corporate Strategic Plan:
To ensure reliable essential services.

Financial Impact: *(Reviewed by Finance Division:*)
The tax requisition will stay the same as 2011 however there is a net decrease of $1.68 per $100,000 of assessed value.

Background:
Mesachie Lake Fire Department has the smallest budget and tax base within the regional district fire services and pride themselves in providing excellent emergency services to their community and beyond. With the extensive responsibility for emergency response along the Pacific Marine Circle Route, there is a need to pursue additional funding options before this service becomes an overwhelming tax on the firefighters and the local taxpayers.

The 2012 Budget ensures that the fire department is able to provide essential fire protection to the community.

Submitted by,

Sybille Sanderson

Sybille Sanderson
A/General Manager, Public Safety

R4

C·V·R·D

STAFF REPORT

ELECTORAL AREA SERVICES COMMITTEE MEETING
FEBRUARY 21, 2012

DATE:	February 14, 2012	FILE NO:	0540-20-EASC-11
FROM:	Sybille Sanderson, A/General Manager, Public Safety		
SUBJECT:	Fire Protection-Cowichan Lake Budget (352)		

Recommendation/Action:
That it be recommended to the Board that the Fire Protection-Cowichan Lake 2012 Budget be approved.

Relation to the Corporate Strategic Plan:
To ensure reliable essential services.

Financial Impact: *(Reviewed by Finance Division:*
The tax requisition will have a net increase of $1,951 that results in a decrease of $7.65 per $100,000 of assessed value.

Background:
Lake Cowichan Fire Department provides a contract for service to some residents of Electoral Areas F & I. In return we fund a portion of their fire department expenses. Lake Cowichan Fire Department has recently undertaken a Fire Underwriters' Survey process to determine some ways to increase service capacity with mutual and automatic aid that has the potential to provide reduction to insurance costs for home owners. At this time we are not aware of any impact this may have on future budgets.

The 2012 budget ensures that the fire department is able to provideng essential fire protection to the community.

Submitted by,

Sybille Sanderson

Sybille Sanderson
A/General Manager, Public Safety

R5

C·V·R·D

STAFF REPORT

ELECTORAL AREA SERVICES COMMITTEE MEETING
FEBRUARY 21, 2012

DATE:	February 14, 2012	**FILE NO:**	**0540-20-EASC-11**
FROM:	Sybille Sanderson, A/General Manager, Public Safety		
SUBJECT:	Fire Protection-Saltair Budget (353)		

Recommendation/Action:
That it be recommended to the Board that the Fire Protection-Saltair 2012 Budget be approved.

Relation to the Corporate Strategic Plan:
To ensure reliable essential services.

Financial Impact: *(Reviewed by Finance Division:* _____)
The increase in tax requisition will have a net increase of $4,325 or $0.09 per $100,000 of assessed value.

Background:
Ladysmith and North Cowichan – Chemainus Fire Departments provide a contract for service to residents Saltair with the Lagoon Bridge being the boundary between the two fire services. In return we fund a portion of their fire department expenses.

The 2012 budget ensures that the fire department is able to provideng essential fire protection to the community.

Submitted by,

Sybille Sanderson

Sybille Sanderson
A/General Manager, Public Safety

R6

C·V·R·D

STAFF REPORT

ELECTORAL AREA SERVICES COMMITTEE MEETING
FEBRUARY 21, 2012

DATE:	February 13, 2012	**FILE NO:**	**0540-20-EASC-11**
FROM:	Sybille Sanderson, A/General Manager, Public Safety		
SUBJECT:	Fire Protection-Sahtlam Budget (354)		

Recommendation/Action:
That it be recommended to the Board that the Fire Protection-Sahtlam 2012 Budget be adjusted by moving $60,000 from Transfer/General Capital Fund to SCBA.

Relation to the Corporate Strategic Plan:
To ensure reliable essential services.

Financial Impact: *(Reviewed by Finance Division:* _____)
The tax requisition has increased by $44,065 compared to 2011, the increase will have a net impact of $14.54 per $100,000 of assessed value. The increase in tax requisition was meant to replace Truck 51 but due to the urgent need to replace the SCBAs, this will now be deferred to 2013.

Background:
Sahtlam Fire Rescue has been using SCBA's from Survivair. Several years ago another company took over and since then it has become increasingly difficult to obtain servicing for this essential personal protective equipment.

To ensure the safety of the firefighters, all SCBA equipment (12 units) needs to be replaced promptly as all efforts to have the existing equipment serviced have failed.

The 2012 budget includes the purchase of new SCBA equipment to ensure that the department is able to provide essential fire protection to the community.

Submitted by,

Sybille Sanderson

Sybille Sanderson
A/General Manager, Public Safety

R7

C·V·R·D

STAFF REPORT

ELECTORAL AREA SERVICES COMMITTEE MEETING
FEBRUARY 21, 2012

DATE:	February 14, 2012	**FILE NO:**	**0540-20-EASC-11**
FROM:	Sybille Sanderson, A/General Manager, Public Safety		
SUBJECT:	Fire Protection-Malahat Budget (355)		

Recommendation/Action:
That the MFA funding be increased from $225,000 to $265,000 and that the requisition be lowered from $178,777 to $151,237. and CHD 74,390 - 67,930

Relation to the Corporate Strategic Plan:
To ensure reliable essential services.

Financial Impact: *(Reviewed by Finance Division.)*
The increase in tax requisition is $30,306 or $33.43 per $100,000 of assessed value. This is a 20.4% increase. The additional funds are necessary to purchase a new first line Type 2 Engine.

Background:
Malahat Fire Rescue provides emergency services to residents of Malahat, Capital Regional District and individuals travelling the Trans Canada Highway. The Capital Regional District and CVRD just approved a five-year contract for payment for this service. At this time there is no mechanism to obtain any funding for the many responses to motor vehicle incidents on the Trans Canada Highway.

The 2012 budget includes the purchase of a new Type 2 Engine. A first line Engine may not be over 20 years old so the current Engine needs replacement. Costs will be covered by a combination of tax requisition, transfer from reserve and MFA funding.

In an attempt to lower the requisition from the 20.4% increase, staff are recommending increasing the MFA funding from $225,000 to $265,000 which will lower the CVRD's share of the requisition to $151,237 which is a 2% increase from 2011.

Submitted by,

Sybille Sanderson

Sybille Sanderson
A/General Manager, Public Safety

R8

C·V·R·D

STAFF REPORT

ELECTORAL AREA SERVICES COMMITTEE MEETING
FEBRUARY 21, 2012

DATE:	February 14, 2012	**FILE NO:**	**0540-20-EASC-11**
FROM:	Sybille Sanderson, A/General Manager, Public Safety		
SUBJECT:	Fire Protection-Eagle Heights Budget (356)		

Recommendation/Action:
That it be recommended to the Board that the Fire Protection-Eagle Heights 2012 Budget be approved.

Relation to the Corporate Strategic Plan:
To ensure reliable essential services.

Financial Impact: *(Reviewed by Finance Division:)*
The increase in tax requisition will have a net increase of $19,347 or $4.25 per $100,000 of assessed value.

Background:
City of Duncan Fire Department provides a contract for service to residents Eagles Heights and Glenora. In return we fund a portion of their fire department expenses.

The 2012 budget ensures that the fire department is able to provideng essential fire protection to the community.

Submitted by,

Sybille Sanderson

Sybille Sanderson
A/General Manager, Public Safety

R9

C·V·R·D

STAFF REPORT

ELECTORAL AREA SERVICES COMMITTEE MEETING
FEBRUARY 21, 2012

DATE:	February 14, 2012	FILE NO:	0540-20-EASC-11
FROM:	Sybille Sanderson, A/General Manager, Public Safety		
SUBJECT:	Fire Protection-Honeymoon Bay Budget (357)		

Recommendation/Action:
That it be recommended to the Board that the Fire Protection-Honeymoon Bay 2012 Budget be amended to increase the tax requisition by $5,038 to bring it back up to the 2011 tax requisition of $165,077.

Relation to the Corporate Strategic Plan:
To ensure reliable essential services.

Financial Impact: *(Reviewed by Finance Division:* _____)
The tax requisition has a net decrease of $5,038 or $2.96 per $100,000 of assessed value.

Background:
Honeymoon Bay Fire Hall needs a new roof and a new Tanker. These purchases will be funded through a combination of Reserves and MFA Funding.

Staff is requesting that the 2012 tax requisition be increased by $5,038 to be consistent with the 2011 tax requisition of $165,077. The difference will be used to lower the transfer from reserve as these funds will be needed in future years to purchase fire equipment.

The 2012 Budget ensures that the fire department is able to provide essential fire protection to the community.

Submitted by,

Sybille Sanderson

Sybille Sanderson
A/General Manager, Public Safety

R 10

C·V·R·D

STAFF REPORT

ELECTORAL AREA SERVICES COMMITTEE MEETING
FEBRUARY 21, 2012

DATE:	February 14, 2012	FILE NO:	0540-20-EASC-11
FROM:	Sybille Sanderson, A/General Manager, Public Safety		
SUBJECT:	Fire Protection-Youbou Budget (358)		

Recommendation/Action:
That it be recommended to the Board that the Fire Protection-Youbou 2012 Budget be approved as provided.

Relation to the Corporate Strategic Plan:
To ensure reliable essential services.

Financial Impact: *(Reviewed by Finance Division:*)
The tax requisition will have a net increase of $1,276 or $2.47 per $100,000 of assessed value.

Background:
Youbou Fire Rescue provides emergency services to residents of Youbou and is currently developing both Mutual and Automatic Aid Agreement with the Town of Lake Cowichan that would further benefit residents of Area I.

The 2012 budget ensures that the fire department is able to provide essential fire protection to the community.

Submitted by,

Sybille Sanderson

Sybille Sanderson
A/General Manager, Public Safety

R11

C·V·R·D

STAFF REPORT

ELECTORAL AREA SERVICES COMMITTEE MEETING OF FEBRUARY 21, 2012

DATE: February 14, 2012 **FILE NO:**

FROM: Brian Farquhar, Manager Parks & Trails Division **BYLAW NO:**

SUBJECT: Community Parks and Trails 2012 Budget Background Report

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Recommendation/Action:
That the Committee provide further direction if desired.

Relation to the Corporate Strategic Plan:
The Community Parks and Trails 2012 Budgets are in compliance with the Goals and Objectives of the Strategic Plan.

Financial Impact: *(Reviewed by Finance Division:* _____)

The financial impact is dependent upon the recommendations made by the Committee and ultimately approved by the Regional Board.

Further to the CVRD 2012 Annual Budget Booklet you have been provided, the comments below provide a further explanation to budgets administered through the Community Parks and Trails Program. The Electoral Area Community Parks and Trails budgets are inclusive of feedback received from individual Parks and Recreation Commissions during the Fall 2011 budget planning process.

Electoral Area A Community Parks (231)

Expenditures

- General expenditures for this function remain at similar levels as last year, with minor increases to the parks operations maintenance and the summer playground program offset by reductions in major and minor capital. Project work with available major and minor capital funding remain undefined at this time.

Revenues

- The requisition remains at the same level as 2011.

Electoral Area B Community Parks (232)

Expenditures

- General expenditures for this function remain at similar levels as last year, with minor additional costs attributed to the parks operations maintenance and inclusion of funding for invasive species management. Minor capital includes Old Mill Park parking lot/trail access upgrades, development of three public road ends for lake access and playground improvements. Under major capital Phase II work is proceeding at Shawnigan Hills Athletic Park and preliminary Phase III works will be initiated. Major capital also includes replacement of the Memory Island Park pit toilet.

Revenues

- The requisition is increased by $10,000 from 2011, with these funds applied to invasive species management in Shawnigan Lake parks. Revenues also include a $105,000 Transfer from Reserves and $390,000 in short term borrowing for possible parkland purchase in 2012

Electoral Area C Community Parks (233)

Expenditures

- General expenditures for this function remain at similar levels as last year, with minor increases to the parks operations maintenance and an increase to the summer playground program to expand this program offering. Minor Capital works includes a new trail at Watson Park, site improvements and landscaping at the Cobble Hill Common. Major Capital is budgeted for a new washroom facility at Quarry Nature Park.

Revenues

- The requisition remains at the same level as 2011, with a $221,000 Transfer from Reserves for both the new washroom building and possible parkland purchase in 2012 inclusive of $200,000 in short term borrowing if required.

Electoral Area D Community Parks (234)

Expenditures

- General expenditures include minor adjustments for annual parks maintenance and an increase in the summer parks student work crew project time. Major capital identifies a new roadside trail along Wilmot Road. Short term borrowing is also included in the budget for a potential parkland purchase.

Revenues

- The requisition remains at the same level as 2011. Transfer from Reserves and short term borrowing highlighted in the budget are for possible parkland purchase in 2012.

Electoral Area E Community Parks (235)

Expenditures

- General expenditures include a minor increase for annual parks maintenance. Minor Capital projects include Busy Place Creek Trail, Johns Road Picnic Area and Boys Road information kiosk. Major capital project work is focused on the Sahtlam Trail initiative. Short term borrowing and Transfer from Reserves are also included in the budget for potential parkland purchase.

Revenues

- The requisition is increased by $20,000 from 2011, with these funds applied to major capital project work. Transfer from Reserves and short term borrowing highlighted in the budget are for possible parkland purchase in 2012.

Electoral Area F Community Parks (236)

Expenditures

- General expenditures include a minor increase for annual parks maintenance. Minor capital work in 2012 will be focused on new pilings and floats at Central Park and Lily Beach swim areas.

Revenues

- A reduced overall assessment value in Electoral Area F in 2012 requires a reduction in the requisition by $1,264 to $144,282 from the $145,546 approved in 2011.

Electoral Area G Community Parks (237)

Expenditures

- General expenditures include minor increases for annual parks maintenance and Minor Capital projects at Centennial Park to repave the sport court and improve the park entrance.

Revenues

- The requisition remains at the same level as 2011. Transfer from Reserves and short term borrowing highlighted in the budget are for possible parkland purchase in 2012.

Electoral Area H Community Parks (238)

Expenditures

- General expenditures (Minor Capital) reduced due to a lower surplus than available in the prior year. Minor Capital works planned include revitalization of Elliotts Beach day use area and new public beach access development at Raise Road.

Revenues

- The requisition is increased by $9,000 from 2011, with these funds applied to minor capital projects and parks maintenance.

Electoral Area I Community Parks (239)

Expenditures

- General expenditures include minor increased costs for annual parks maintenance.

Revenues

- The requisition remains at the same level as 2011.

Bright Angel Park (281)

Expenditures

- General expenditures include minor increases in operational expenses and Major Capital for a new park washroom facility.

Revenues

- The requisition remains at the same level as 2011 with a significant surplus carryforward applied to the planned Capital Project.

South Cowichan Parks (282)

Expenditures

- General expenditures include minor increases in maintenance expenses and application of Major Capital funding to the Mill Bay Historic Church rehabilitation Phase I.

Revenues

- The requisition is increased by $3,750 from 2011, with these funds applied to major capital project work. The large surplus carryforward is applied to the Phase I rehabilitation of the Mill Bay Historic Church.

Saltair Recreation (456)

Expenditures

- General expenditures include increases to minor capital and consulting services, with a focus towards establishing a local community hall in Saltair.

Revenues

- The requisition is increased by $16,500 from 2011, with these funds applied to minor capital and consultants.

Community Parks and Trails (279)

Expenditures

- The overall Community Parks and Trails expenditures are similar to the 2011 level, with exceptions being increases in 2012 to account for wage adjustments and parks fleet vehicle operating costs, whilst reductions are made several items inclusive of legal expenses, miscellaneous equipment, promotion and program supplies. The removal of the GIS allocation from the Community Parks and Trails budget in 2012, which in 2011 was $18,135, has also adjusted the requisition accordingly.

Revenues

- The function includes a minor surplus carryforward from 2011 and the 2012 requisition is decreased by $6,338 to account for expenditure adjustments as noted above.

Submitted by,

Brian Farquhar
Manager
Parks and Trails Division
Parks, Recreation & Culture Department

BF/ca

Approved by:
General Manager:

_____

R12

C·V·R·D

STAFF REPORT

ELECTORAL AREA SERVICES COMMITTEE MEETING OF FEBRUARY 21, 2012

DATE: February 14, 2012 **FILE NO:**

FROM: Tom R. Anderson, General Manager **BYLAW NO:**

SUBJECT: 2012 Budget Background Report

Recommendation/Action:
That the Community Planning budget by amended to reduce expenditures by $83,340 and the Requisition be reduced accordingly. And, further, that the Committee provide further direction if desired.

Relation to the Corporate Strategic Plan:
The Planning and Development Department 2012 Budget is in compliance with the Goals and Objectives of the Strategic Plan.

Financial Impact: *(Reviewed by Finance Division:* _____)
The financial impact is dependent upon the recommendations made by the Committee and ultimately voted on by the Regional Board.

Background:
In big picture terms, the most significant changes this year come from the fact that the previous Bylaw Enforcement Budget (328) has been eliminated and the $230,000 annual expenditures have been absorbed by the new Inspections and Enforcement budget and the Community Planning budget. As well, 60% or $213,000 of the GIS budget is now being funded from the Community Planning budget which is an increase of $142,576. Substantial efforts have been made to reduce the impacts that these changes have brought about.

The comments below provide further explanation to the numbers provided in the CVRD 2012 Draft Budget Booklets that all Directors have been provided.

Animal Control (310)

Expenditures

- General expenditures for this function will remain at similar levels as last year including the costs associated with the Animal Control Contractor which just recently went through a tendering process with the SPCA being awarded a new 3 year contract. It should be noted that the $500 contribution to the Friends of Furries which is a citizen group from Thetis Island that take care of stray animals, has been left in the budget for 2012 and is found under the Contract for Services account.

Revenues

- Revenues from Dog Tags and Licenses are expected to remain at similar levels as last year. As our Surplus carried over from 2011 has decreased by almost $3,000 there is a need to increase the requisition by almost $2,000 to $21,942. It should be noted to Directors that this requisition was once as high as $31,000 in 2004 – 06.

Inspections and Enforcement (320)

The Building Inspection Division was consolidated with the Bylaw Enforcement Division last year so it is appropriate to blend the two budgets together into this one budget. This budget is the former Building Inspection budget so all new numbers identified in 2012 have increased or decreased in association with that 2011 budget.

As previously noted by our GM of Corporate Services, funding for the GIS function has been adjusted so that the function is now paid for by the Community Planning (60%) and by General Government (40%). All functions that previously paid for GIS have had their budgets reduced accordingly including this budget which you will see below. Also, under this new budget, legal expenses for Inspections and Enforcement will only pay for expenses incurred by this function. The majority of all legal expenses will be paid for by the Community Planning function which incurs the bulk of legal expenses in this Department. Other details of the key changes to this budget are noted below.

Expenditures

- Most General Expenditures have increased slightly as a result of the merging of the Building Inspection and Bylaw Enforcement budgets. Of specific note is that Salaries and Benefits have increased to accommodate the addition of our Bylaw Enforcement Officer. The Allocation for the GIS function has been eliminated as noted above which results in the saving of $26,347. The Digitization of building files will continue in 2012 and are expected to be completed this year. This very arduous task is absolutely essential as we move towards a Corporate File system. As noted previously, Legal Services are projected to cost this function $20,000 and Contract for Services for the RCMP Lake Patrol Program is budgeted for the usual $13,000.

Revenues

- Building Permit fees for 2011 came in lower than projected last year. However, staff are projecting a slightly better year this year knowing that there are some significant projects ready to go. The requisition is proposed to be increased by $89,833 to cover the decrease in the surplus carried forward from 2011 of $91,640.

Community Planning (325)

Significant overall changes to this budget include the provision for paying 60% of the GIS function and the adjustments that have had to be made as a result of no longer paying all but still paying the bulk of all legal costs associated with the Department. Details are noted below.

Expenditures

- Of most significance is the increase in Legal Services to $118,704 to pay for legal opinions and bylaw enforcement resulting from infractions to planning related bylaws. Conversely, the Allocation to Bylaw Enforcement has been reduced by $133,403 over last year due to the restructure of the Building Inspection and Bylaw Enforcement

Divisions. Allocation to GIS has increased by $142,576 to $213,208 to accommodate the new funding structure for that function.

- Further review of this budget could result in a couple of cost savings. In speaking with our GM of Corporate Services, it has been determined that the Benefits account could safely be reduced by $35,000 and our Allocations for IT, GIS, HR and Building Costs could be reduced by $48,340 for a total savings of $83,340.

Revenues

- Revenues are projected to remain at similar levels as last year, however, the Surplus carried forward from 2011 is down by $17,859. The end result is a need to increase the Requisition by $139,281 or 9% over last year. Given the opportunity to reduce expenditures by $83,340. as noted above, this increase in Requisition could be decreased to $55,941 or 3.7%.

Thetis Island Wharf (490)

- No major expenditures are expected in 2012. The requisition will remain at the same level as the last several years in order to build up reserves in the likelihood that significant repairs will be required in future years.

Thetis Island Boat Launch (491)

- No major expenditures are expected in 2012. As with the Wharf, the requisition will remain at the same amount as in previous years in order to build up a reserve in the event that significant repairs are required in future years.

Submitted by,

Tom R. Anderson,
General Manager
Planning and Development Department

TRA/ca

R 13

C·V·R·D

STAFF REPORT

ELECTORAL AREA SERVICES COMMITTEE MEETING OF FEBRUARY 21, 2012

DATE:	February 10, 2012	**FILE NO:**	6600-01
FROM:	Ann Kjerulf, MCIP, Planner III Community and Regional Planning Division	**BYLAW NO:**	N/A
SUBJECT:	2011 Census Population & Dwelling Counts		

Recommendation/Action:
Receive as information.

Relation to the Corporate Strategic Plan:
The Corporate Strategic Plan is premised on the assumption that *"the Cowichan Region is expected to continue to see steady population growth in the years ahead. In light of this reality, the CVRD seeks to manage this growth to encourage sustainable development and manage resources so that the quality of life enjoyed today will be preserved and enhanced for future generations"*. The Plan contains numerous objectives and strategic actions for sustainable land use, healthy environment, service excellence, viable economy, safe and healthy community and sustainable infrastructure.

Financial Impact: (Reviewed by Finance Division: N/A)

Background:
The federal census has been undertaken every five years since the establishment of the *Statistics Act* in 1971. The primary purpose of the census has been to measure the pace of economic growth and urbanization. The census has been an invaluable tool, particularly for local governments, who can use the data to analyze which areas within their jurisdiction have experienced the fastest population growth, and which areas have declined in population, thereby allowing for service delivery to be adjusted according to population changes. This information helps decision-makers to meet the various challenges of managing their communities, including building infrastructure and housing, as well as improving transportation links, public services and the environment. Census information is particuarly important to the preparation of Official Community Plans, which are required in accordance with the *Local Government Act* to include polices respecting the residential development required to meet anticipated housing needs over a period of at least 5 years.

Discussion:
On February 8, 2012, Statistics Canada released the first of its 2011 census products, including population and dwelling counts. Table 1 incorporates this data to census population counts dating back to 1986. The population of the CVRD increased 4.4% compared to 7.0% provincially and 5.9% nationally during the 2006 to 2011 intercensal period. Within incorporated areas, North Cowichan had the largest population growth (1,250 people) while Ladysmith had the largest rate of growth (5.1%). Both the City of Duncan and Town of Lake Cowichan experienced population declines. Within the electoral areas, Area B (Shawnigan Lake) had the largest population increase (565 people) while Area A (Mill Bay/Malahat) had the largest rate of growth (7.9%). Areas C, D and H also experienced

population increases. Area I had the greatest population decrease (minus 60 people) and experienced a negative growth rate (-5.1%). Areas E, F, and G also declined in population.
These changes are reflective of national and provincial trends of population growth in and near urban centres and population declines in rural areas and particularly in communities whose economies are dependent on single industries. The City of Duncan is a notable exception to this general trend, which is likely attributed to mortality rates exceeding birth rates and lack of in-migration.

TABLE 1. COWICHAN VALLEY REGIONAL DISTRICT CENSUS POPULATION (1986 – 2011)

	1986	1991	1996	2001	2006	2011	2006-11 Change	Growth Rate
CVRD (Total)	**52,790**	**60,685**	**70,978**	**71,998**	**76,929**	80,332	3,403	4.4%
Duncan	4,040	4,300	4,588	4,699	4,986	4,932	-54	-1.1%
North Cowichan	18,675	21,375	25,305	26,148	27,557	28,807	1,250	4.5%
Ladysmith	4,395	4,875	6,456	6,587	7,538	7,921	383	5.1%
Lake Cowichan	2,170	2,240	2,858	2,827	3,012	2,974	-38	-1.3%
Area A - Mill Bay/Malahat	2,425	2,820	3,259	3,416	4,073	4,393	320	7.9%
Area B - Shawnigan Lake	3,725	5,435	6,591	7,081	7,562	8,127	565	7.5%
Area C - Cobble Hill	2,525	3,340	4,287	4,545	4,530	4,796	266	5.9%
Area D - Cowichan Bay	2,350	2,515	2,721	2,689	2,823	2,971	148	5.2%
Area E - Cowichan Koksilah	3,160	3,440	3,828	3,805	3,878	3,854	-24	-0.6%
Area F -Cowichan Lake South/Skutz Falls	1,620	1,645	1,762	1,763	1,685	1,649	-36	-2.1%
Area G - Saltair/Gulf Islands	2,270	2,485	2,429	2,358	2,249	2,221	-28	-1.2%
Area H - North Oyster/Diamond	1,925	2,125	2,357	2,250	2,269	2,332	63	2.8%
Area I - Youbou/Meade Creek	1,240	1,195	1,426	1,149	1,171	1,111	-60	-5.1%
Cowichan 1	-	1,488	1,691	1,191	1,797	2,337	540	30.1%
Chemainus 13	-	562	557	557	684	683	-1	-0.1%
Malahat 11	-	-	99	98	90	102	12	13.3%
Halalt 2	-	110	132	115	152	160	8	5.3%
Kuper Island 7 (Penelakut)	-	271	185	302	361	446	85	23.5%
Theik 2	-	32	39	29	41	31	-10	-24.4%
Oyster Bay 12	-	66	69	58	89	89	0	0.0%
Malachan 11	-	87	163	184	199	162	-37	-18.6%
Tsussie 6	-	73	86	67	73	88	15	20.5%
Squaw-hay-one 11	-	39	42	45	43	40	-3	-7.0%
Cowichan Lake 1					15	33	18	120.0%
Kil-Pah-Las 3					5	0	-5	-100.0%
Est-Patrolas 4					15	41	26	173.3%
Tzart-Lam 5					32	32	0	0.0%

Table 2 provides dwelling counts and population density calculations for areas within the Cowichan Valley Regional District. Notably, nearly all incorporated areas and electoral areas meet or exceed the provincial average with respect to the percentage of private dwellings occupied by usual residents. The exceptions are Area F (Cowichan Lake South/Skutz Falls), Area G (Saltair/Gulf Islands) and Area I (Youbou/Meade Creek). This is due to either: a higher proportion of seasonal or second home owners to usual residents within these communities, a higher proportion of vacant dwellings to occupied dwellings, or a combination thereof. Duncan has the highest population density (2,381.7 people/km^2) and Area F (Cowichan Lake South/Skutz Falls) has the lowest population density (0.9 people/km^2).

TABLE 2. COWICHAN VALLEY REGIONAL DISTRICT DWELLING COUNTS & POPULATION DENSITY

	Land Area (km^2)	Total Private Dwellings 2011	% Private Dwellings Occupied by Usual Residents	Population Density (per km^2)
Duncan	2.07	2,533	94%	2,381.7
North Cowichan	195.54	12,686	95%	147.3
Ladysmith	11.99	3,564	96%	660.6
Lake Cowichan	8.05	1,458	91%	369.6
Area A - Mill Bay/Malahat	49.31	1,890	94%	89.1
Area B – Shawnigan Lake	306.5	3,421	90%	26.5
Area C – Cobble Hill	22.59	2,195	96%	212.3
Area D – Cowichan Bay	15.67	1,356	94%	189.7
Area E – Cowichan Koksilah	134.83	1,600	96%	28.6
Area F – Cowichan Lake South/Skutz Falls	1792.58	870	82%	0.9
Area G – Saltair/Gulf Islands	294.69	1,318	75%	7.5
Area H – North Oyster/Diamond	83.09	1,108	92%	28.1
Area I – Youbou/Meade Creek	505.79	884	62%	2.2
Indian Reserves	59.5	1039	94%	71.3
Total CVRD	3,474.55	35,922	92%	23.1
Total BC	922,509.29	1,945,365	91%	4.8

Summary:

This report has been provided as information. It is expected that the 2011 Census population data will be used in forthcoming studies, plans and reports to CVRD committees and the Board of Directors. Other census products will be released by Statistics Canada later this year (i.e. Age/Sex (May 29), Families/Households/Marital Status/Dwelling Type (Sept. 19), Language (Oct. 24). The results of the National Household Survey, which replaced the long form census, are expected to be available in 2013. For more information, a supplemental report prepared by BC Stats is attached.

Submitted by,

Ann Kjerulf, MCIP
Planner III, Community and Regional Services Division
Planning and Development Department

Reviewed by:
Division Manager:

Approved by:
General Manager:

AK/ca

Jackie Storen
(250) 216-2291
Jackie.storen@gov.bc.ca
February 2012

Census shows BC Population still Growing Strong

2011 Census: Highlights from the Population and Dwelling Release

Today, Statistics Canada released the population and dwelling counts from the 2011 Census. These data cover Canada, the provinces and territories as well as communities down to the census sub-division level (e.g., municipalities and Indian Reserves).

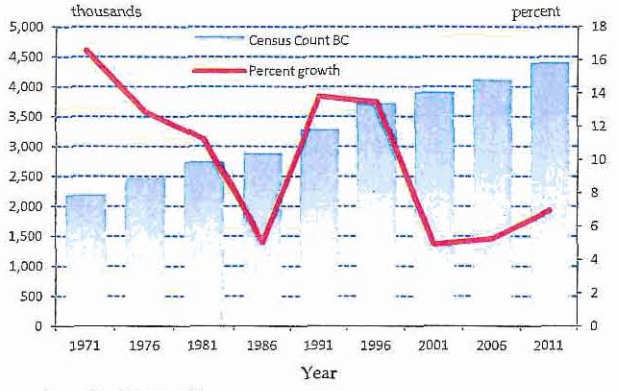
This is the first of four census releases over the next nine months. The next release (May 29th, 2012) will profile census counts by age and sex.

Provincial Highlights

Last May, the 2011 Census counted 4,400,057 persons in BC, up 286,570 (+7.0%) from the 2006 Census.

Population growth picked up speed when compared to the last two census cycles. Between 2001 and 2006 the census reported an increase of 5.3% in BC and between 1996 and 2001 an increase of 4.9% was recorded.

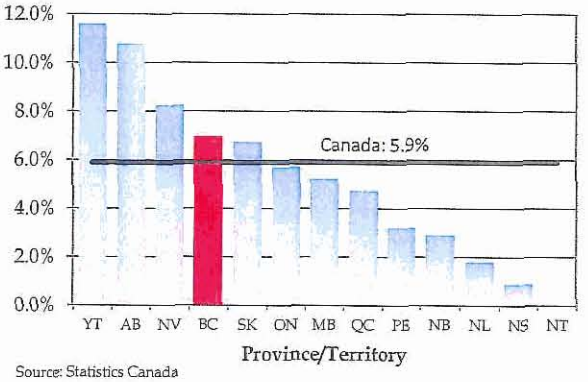
BC Population and Percent Growth
(1971 to 2011 Census Counts)



Source: Statistics Canada

Compared to Canada and the other provinces, BC's population growth of 7.0% was second only to Alberta (10.8%) and above the national increase of 5.9%. Our share of the total Canadian population remained about the same at 13.1%.

Population Growth (%) by Province and Territory
(2006 to 2011 Census Counts)



Source: Statistics Canada

Regional Breakdown

Overall the bulk of the population increases were concentrated in the already heavily populated regions of the province - the Lower Mainland, East and Southern portions of Vancouver Island and the Interior.

The Greater Vancouver region reported growth of 9.3% for an increase of nearly 200,000 persons between 2006 and 2011. Over 60% of the BC population now resides in this region.

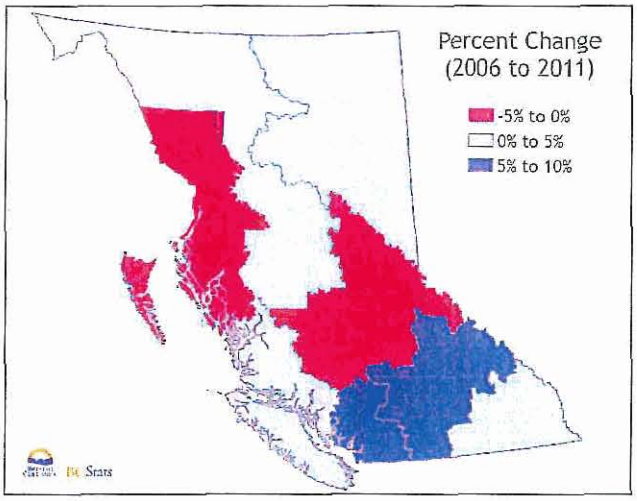
A significant proportion of the fastest growing communities were located in Greater Vancouver, including Port Moody (+19.9%), Surrey (+18.6%), Pitt Meadows (+13.5%), and New Westminster (+12.7%).

However, the fastest growing area was the Central Okanagan which observed an increase of nearly 11%

(+17,600) over the five year period. The majority of this increase was driven by Kelowna which had the fourth highest growth rate (10.8%) among all census metropolitan areas (CMA) in Canada.

The Cariboo and North Coast were the only two regions to report population declines. In 2006, the Kootenays and Northern regions (with the exception of the oil and gas rich Peace River area) all reported population declines.

Development Region Population Change: 2006 to 2011



As noted in the previous census, BC's rural population as a share of the total continues to decline with 13.8% of the population living in rural areas compared to 14.6% in 2006. At the national level, 18.9% of the population lived in rural areas. BC is one of only four provinces in which the rural share is below the national average. Ontario (14.1%), Alberta (16.9%) and Quebec (19.4%) are the other three jurisdictions.

Municipalities

Of all 161 municipalities in BC, approximately 70% (112) recorded a population increase between 2006 and 2011. These 112 municipalities comprise approximately 85% of the total population in BC.

The fastest growing municipality overall was Langford with a reported increase of 30.1% (+6,769 persons), while the District Municipality (DM) of Kitimat observed the largest decline.

Of the ten fastest growing municipalities, four were located in the Greater Vancouver area and included Port Moody, Surrey, Pitt Meadows and New Westminster. Conversely, of the ten municipalities that reported the smallest increases or a decline, five were located on Vancouver Island as follows: Central Saanich, Port Alberni, Oak Bay, Sidney and Esquimalt.

Top and Bottom Ten Municipalities in terms of Population Growth according to the 2006 and 2011 Census

Municipality	2011	2006	Change	% Change
Langford CY	29,228	22,459	6,769	30.1
Lake Country DM	11,708	9,606	2,102	21.9
Port Moody CY	32,975	27,512	5,463	19.9
Kent DM	5,664	4,738	926	19.5
Surrey CY	468,251	394,976	73,275	18.6
Sooke DM	11,435	9,699	1,736	17.9
Squamish DM	17,158	14,949	2,209	14.8
West Kelowna DM	30,892	27,214	3,678	13.5
Pitt Meadows CY	17,736	15,623	2,113	13.5
New Westminster CY	65,976	58,549	7,427	12.7
Central Saanich DM	15,936	15,745	191	1.2
Port Alberni CY	17,743	17,548	195	1.1
Williams Lake CY	10,832	10,744	88	0.8
Oak Bay DM	18,015	17,908	107	0.6
Sidney T	11,178	11,315	-137	-1.2
Revelstoke CY	7,139	7,230	-91	-1.3
Prince Rupert CY	12,508	12,815	-307	-2.4
Hope DM	5,969	6,185	-216	-3.5
Esquimalt DM	16,209	16,840	-631	-3.7
Kitimat DM	8,335	8,987	-652	-7.3

Capital Region District (CRD) Highlights

Relative to the provincial level (7.0%), growth in the Capital Regional District (CRD) was not as strong at 4.3%. The CRD accounts for about 360,000 persons, or about 8.2% of the provincial population.

The highest growth in the CRD is concentrated largely in the Western Communities and beyond. Langford is by far the leader at 30.1%, followed by Sooke (17.9%), Highlands (11.4%), Colwood (9.6%) and View Royal (7.0%).

Esquimalt (-3.7%) and Sydney (-1.2%) were the only communities in the Region to see population declines, while Metchosin held relatively steady with a 0.7% increase.

Components of Population Growth

Note: The characteristics of the population such as age, sex, census families, marital status and other socio-economic variables won't be available until later in the year and into next year, however, we do have some indications.

Just over 80% of the population gain between 2006 and 2011 was due to migration. International migration accounted for most of the gain (65%), while interprovincial migration represented 15%. The rest (19%) was due to natural increase.

The migration of seniors to B.C. (i.e., those 65+) represented less than 3% of the total over the 2006 to 2011 period.

Just over 70% of the immigrants to B.C. over the 2006 to 2011 period were from Asian countries, followed by European (13.1%) and the rest of North America (5.4%). China alone accounted for one fifth (22%) of the immigrants to BC, with India accounting for 13%.

2011 Census Highlights

The Census was conducted in May 2011.

For 60% of Canadian households a census letter replaced the traditional paper questionnaire to encourage respondents to complete the census online. This was a first in census history. It's worth noting that BC had the highest internet response rate among the provinces and territories, at 60.5%.

The questions normally asked on the census long form were asked in the National Household Survey (NHS). This survey was voluntary and went to one in three Canadian households. The census long form used to be mandatory and went to one in five households.

This is the first of four census releases in 2012. The information collected in the 2011 census will be released over the next nine months:

February 8, 2012: Population and dwellings

May 29, 2012: Age and sex

September 19, 2012: Families, households and marital status; structural type of dwelling and collectives

October 24, 2012: Language

A release schedule for the NHS results has not yet been announced by Statistics Canada. However, BC Stats expects the first data from this survey to be available in early 2013.

Is Everyone Counted in the Census?

It should be noted that not everyone is counted in the census and some are counted more than once. Statistics Canada undertakes a series of 'coverage studies' to assess the net impact of missing or over-counted people and households. The difference between the number of people missed and those counted too often is commonly referred to as the 'net census undercount'. In 2006 the estimated net census undercount for BC was 121,551 or 2.87% of the BC population; this compares to 2.67% for Canada. While the coverage studies effort is well under way, we won't know the net undercount for the 2011 Census until the Fall of 2013.

For more information on the 2011 Census please visit the BC Stats website at **Census of Canada** or the Statistics Canada **2011 Census** website.

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STAFF REPORT

ELECTORAL AREA SERVICES COMMITTEE MEETING OF FEBRUARY 21, 2012

DATE:	February 13, 2012	**FILE NO:**	3360-01-D/CB/FLO
FROM:	Ann Kjerulf, MCIP, Planner III Community and Regional Planning Division	**BYLAW NO:**	
SUBJECT:	Cowichan Bay Float Home Regulations		

Recommendation/Action:
That staff initiate a process to amend the Electoral Area D Cowichan Bay Official Settlement Plan Bylaw No. 925 and Electoral Area D Zoning Bylaw No. 1015 to regulate float homes in Cowichan Bay Village.

Relation to the Corporate Strategic Plan:
The Corporate Strategic Plan, under the broad topic of Healthy Environment, includes an objective to "*protect the environment from harm*" including a strategic action to "*develop policies and guidelines to protect sensitive areas*".

Financial Impact: (Reviewed by Finance Division: N/A)

Background:
The Cowichan Estuary is one of the most biologically diverse ecosystems in the world, supporting a wide variety of fish, wildlife and birds. First Nations have strong cultural ties to the Cowichan Estuary for food, social and ceremonial purposes. Furthermore, Cowichan Bay is important economically for marine-dependent businesses, and commercial fishing and marine tourism operators in particular. It is also a popular destination for both visitors and residents.
On January 12, 2012 CVRD Engineering & Environmental Services staff brought an information report forward to the Engineering Services Committee regarding the number of float homes utilizing moorage in Cowichan Bay. Following a field survey in September 2011, staff reported a total of 16 float homes were present in Cowichan Bay and that one of these homes was properly connected to the Cowichan Bay Community Sewer System. The issue was referred back to staff to research options to address the issue and forward a report for consideration of the Electoral Area Services Committee.

Discussion:
Float homes have been present in Cowichan Bay Village for a long period of time and offer benefits to the local community as they contribute to the scenic seaside character of Cowichan Bay, accommodate a lifestyle opportunity for people who wish to live on the water, and provide human surveillance in support of crime prevention. However, their presence has also raised concerns including a formal enforcement complaint received earlier this year from a local citizen. Recently, the issue seems to be escalating due to changes in nearby float home communities (i.e. Maple Bay and Genoa Bay) where regulations and corresponding requirements for sewage discharge have been introduced by the District of North Cowichan.

In 2007, the Electoral Area D Director expressed concerns regarding the amount of sewage being discharged into Cowichan Bay from float homes and live-aboards. CVRD Engineering staff consulted with marina owners and offered sewer capacity units at the rate of $3,500 per unit as follows:

- 1 float home is equivalent to 0.5 capacity units; and
- 1 live-aboard is equivalent to 0.33 capacity units.

Units were subsequently purchased by the Masthead Marina, Cowichan Bay Marina Pier A, Pier 66 Marina, and Bluenose Marina. A corresponding zoning amendment was made to the W-3 Zone:
Any dock facilities in association with a marina shall:

(a) Possess at least one sewage pump-out that is permanently connected to the Cowichan Bay Community Sewer System, along with a system for ensuring that moored boats with head facilities only use tha pump-out; or

(b) If not equipped with a sewage pump-out, submit a detailed sewage management plan in report format to the CVRD for approval by the Development Services and Engineering Services departments. This report will indicate that contracts are in place with owners of a sewage pump-out for effluent disposal, and further, will describe the methods by which the boats' sewage will be regularly collected and transferred.

To date, one float home has been connected to the Cowichan Bay Sewer System. It is assumed the remaining float homes are discharging liquid waste directly into Cowichan Bay.

Direct discharge of liquid waste to the marine environment presents a hazard to both human and environmental health and contravenes the federal *Shipping Act*. Float homes are not permitted by Electoral Area D Zoning Bylaw No. 1015. Furthermore, the Cowichan Bay Village Area is within the jurisdiction of the Cowichan Estuary Environmental Management Plan and any proposed uses which increase the footprint of structures on the water surface are required to be approved in accordance with this Plan.

Through the Electoral Area D – Cowichan Bay Official Community Plan (OCP) process, consultation has supported float homes as a legitimate use in Cowichan Bay and an important contributor to community character. However, the community has also directed that the health of Cowichan Bay and the estuary is paramount. As such, the draft OCP includes a number of policy statements, attached as Appendix A, respecting float homes and waste discharge in Cowichan Bay.

It is expected that the draft Official Community Plan will be brought forward to the CVRD Board later this spring and that the draft implementing land use/zoning bylaw will be brought forward this fall. However, staff believe that the float home issue should be dealt with expediently given the significant public and environmental health concerns. Dealing with the float home issue as part of the OCP process would mean that, realistically, the issue would not be resolved for at least another year. It further has the potential to complicate the Official Community Plan process which is intended to create a broad policy framework to manage growth and development across the entire Plan Area, not just in Cowichan Bay Village.

Staff are requesting permission to immediately initiate amendments to the existing Official Settlement Plan and zoning bylaw respecting that the following will be key elements of this process:

- Consultation with marina operators and residents of float homes and live-aboards;
- Consultation with First Nations and senior government agencies including Cowichan Tribes, the Ministry of Environment (Ecosystems and Tenures Branches), and Fisheries and Oceans;
- Consultation with the District of North Cowichan;
- Identification of existing uses that may be legally non-conforming (if present prior to the adoption of zoning) through air photo analysis and other methods;
- Consideration of environmental impacts;
- Consideration of parking impacts;

- Consideration for the aesthetic impacts, including impacts on form, character and views, in Cowichan Bay Village; and
- Consideration of impacts on the Cowichan Bay Sewer System.

Conclusion:

This report has been provided in response to direction from the Engineering Services Committee. The discharge of liquid waste into Cowichan Bay is a public and environmental health concern which should be resolved without further delay. The Electoral Area Service Committee may consider the following options (Option A is recommended).

Options:

OPTION A: That staff initiate a process to amend the Electoral Area D Cowichan Bay Official Settlement Plan Bylaw No. 925 and Electoral Area D Zoning Bylaw No. 1015 to regulate float homes in Cowichan Bay Village.

OPTION B: To defer consideration of policies and regulations respecting float homes in Cowichan Bay to the Electoral Area D – Cowichan Bay Official Community Plan and implementing bylaw processes.

OPTION C: To pursue immediate enforcement of float homes in contravention of Bylaw No. 1015.

Submitted by,

Ann Kjerulf, MCIP
Planner III, Community and Regional Services Division
Planning and Development Department

AK/ca

Reviewed by:
Division Manager:

Approved by:
General Manager:

APPENDIX A – DRAFT OFFICIAL COMMUNITY PLAN POLICIES RESPECTING FLOAT HOMES AND LIQUID WASTE MANAGEMENT IN COWICHAN BAY

1. *Float homes are a recognized element of the Village's maritime character, although at the time of writing this Plan are not adequately regulated for sewage disposal. Through the implementing land use bylaw and other CVRD bylaws, a limited number of float homes may be permitted subject to an approved development permit, CVRD approved connection to community sewer and water systems and authorization from the Province.*

2. *The CVRD will not support any proposed expansion to a water lot, lease or license where float homes or a pump-out facility are present and not properly connected to the community sewer system.*

3. *Rezoning proposals to expand marinas shall be considered subject to the following criteria:*

   (i) The redevelopment of the marina will prevent the release of contaminants and raw sewage into the marine environment, consistent with provincial and federal regulations.

   (ii) Marinas with pump-out facilities will be required to ensure that these facilities are properly functioning, are connected to the community sewer system, and employ a system to ensure that moored boats with head facilities use that pump-out; marinas without pump-out facilities will submit a detailed sewage management plan to the CVRD for approval, specifying how sewage from moored boats will be disposed of;

   (iii) Marinas will be required to provide the necessary infrastructure to allow float homes within its water lease to properly connect to the community sewer system;

   (iv) Additional shading of the sea floor and water column will be minimized through the use of materials which allow light penetration;

   (v) Shower/toilet and waste/recycling/composting facilities are provided on-site;

   (vi) To offset the impacts on parking, cash-in-lieu for required parking stalls shall be paid to the CVRD in accordance with the applicable implementing bylaw.

4. *The CVRD will strongly discourage the direct discharge of liquid waste from marine vessels, live-aboards and float homes into Cowichan Bay.*

5. *As a condition of use, the implementing land use bylaw will require the connection of a float home to a CVRD operated community sewer system.*

6. *All marinas in Cowichan Bay, with pump-out facilities, shall maintain these facilities in accordance with applicable environmental regulations.*

7. *The CVRD supports in principle federal government enforcement of the Canada Shipping Act Regulations for the Prevention of Pollution from Ships and for Dangerous Chemicals with respect to the discharge of liquid waste to the marine environment.*

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STAFF REPORT

ELECTORAL AREA SERVICES COMMITTEE MEETING OF FEBRUARY 21, 2012

DATE: February 15, 2012 **FILE NO:** 12-REG-11BE

FROM: Nino Morano, Bylaw Enforcement Officer **BYLAW NO:**

SUBJECT: Feral/Stray Cats

Recommendation/Action:
This report is provided for information and further direction if desired.

Relation to the Corporate Strategic Plan: N/A

Financial Impact: *(Reviewed by Finance Division: N/A)*

Background:

The following motion was passed at the October 4, 2011 EASC meeting where it was resolved:

> "That staff be directed to investigate what feral cat issues exist in the CVRD electoral areas and how other jurisdictions and the local Animal Control officers deal with the situation, and report back to the EASC."

The term "feral cats" may not be an accurate description as domestic cats in certain situations (i.e. abandoned, neglected, stray) can have the same characteristics and effects within the community.

After contacting several different agencies and local governments, there does not seem to be a consistent way in dealing with these cats in the CVRD, their nuisance and the impacts they create.

The CVRD does not have a bylaw that regulates cats in any way. Complaints regarding feral cats are forwarded to the SPCA who operate under their Provincial mandate when dealing with these matters. The CVRD has a contract with the SPCA but it is solely for the control of dogs. Issues regarding feral or stray cats may not always fall under the SPCA mandate as there may not be an element of cruelty taking place. The SPCA should not, and likely cannot, continually receive cats of this nature as their shelter is filled with domesticated cats at most times of the year and is not able to accommodate the anticipated capacity. Euthanasia at the SPCA is utilized infrequently and only as a "last resort".

The municipalities in the CVRD have different ways of dealing with cats. North Cowichan, Duncan, Lake Cowichan and Ladysmith contract Coastal Animal Services Ltd. to undertake animal control with different agreements with each on handling cats. Cats may be surrendered

to the Coastal Animal Services at no cost as long as they originate from North Cowichan and Duncan. After four (4) days these cats will be put up for adoption, or if they are feral or unadoptable for health reasons, they are taken to the vet for euthanasia. The City of Duncan pays half the cost of euthanasia and North Cowichan pays the full cost. Lake Cowichan and Ladysmith do not have bylaws regulating cats with public queries handled in the same manner as the CVRD, generally. Coastal Animal Services Ltd. does not accept cats from these jurisdictions.

It is unknown how cats are handled within First Nations lands although the SPCA does get involved in some cases on these lands in certain situations.

One organization that has helped resolve this issue in the Cowichan Valley is the Cowichan Cat Rescue. This organization operates mainly from North Cowichan to Mill Bay (North to South) and from Cowichan Bay to Sahtlam (West to East). They feel that the best solution to this problem with feral cats is their TNR ("Trap, Neuter, Return") program rather than the traditional approach of euthanasia. This organization relies on donations and grants to function. They feel they have controlled serious problems in the Skinner Road area of North Cowichan and Sahtlam in the past three (3) years. Attached to this report is a submission from Jean Hamilton explaining their mandate and role with feral/stray cats.

The issue of what to do with stray/feral cats arises on a regular basis with local governments but as you can see above there does not appear to be a consistent manner in which they deal with the matter.

Submitted by,

Nino Morano,
Bylaw Enforcement Officer
Inspections and Enforcement Division
Planning and Development Department

Reviewed by:
Division Manager:

Approved by:
General Manager:

NM/ca
attachment

Nino Morano

From: Cowichan Cat Rescue [cowcatrescue@shaw.ca]
Sent: Saturday, January 07, 2012 6:01 PM
To: Nino Morano
Subject: Feral cat report

Cowichan Cat Rescue

PO Box 677

Duncan, B.C.

V9L 3Y1

Tel: (250) 743-6500

Behind every feral cat lies a human failure

January 7, 2012
Cowichan Valley Regional District
attn: Electoral Area Services Committee

Dear Sirs;
The following request has been received by Cowichan Cat Rescue:

" That staff be directed to investigate what feral cat issues exist in the CVRD electoral areas and how other jurisdictions and the local Animal Control officers deal with the situation, and report back to EASC."

Can you provide some clarity to this issue as it relates to jurisdictions in the CVRD (4 municipalities – Duncan, North Cowichan, Ladysmith, Lake Cowichan & 9 Electoral Areas – Shawnigan Lake, Cobble Hill, Mill Bay, Cowichan Bay, Sahtlam/Glenora, Honeymoon Bay, Youbou, Saltair and North Oyster & First Nations Reserve Land). It would be beneficial if you could provide some ball-park figures. Any other insight on this topic would be much appreciated including whether or not ferals and strays are one in the same or treated differently or if you have any ideas that may significantly reduce this problem. "

Definitions:

Feral, wild and domestic are simply labels for three stages of socialization. Domestic cats are born and raised as family pets; wild cats are the offspring of those domestic cats, but not raised as family pets or, having started life as pets, have been lost or abandoned and are now surviving outdoors; ferals are the offspring of wild cats. All kittens, whether born domestic, wild or feral, can be socialized to be domestic (pet) cats if they are caught while they are less than 8 weeks old.

Many strayed or abandoned wild cats can be re-socialized if they are caught and brought into a home. Adult ferals generally cannot be socialized, although many of them do form attachments to the people who feed them.

Feral and wild cats tend to gather wherever they find a food source to support them, whether this be dumpsters behind apartments and restaurants, a good supply of the rodents that form a large part of their diet, or food supplied by human benefactors. These groups form colonies and as long as the food supply lasts they will remain in that area and reproduce at a rapid rate – one unspayed female can, within a few short years, be responsible for producing hundreds and even thousands of kittens. None of these colony cats are native animals – they are all there as a result of humans who have allowed their un-fixed cats to roam or have deliberately abandoned them. A *significant source for such colonies is low income cat owners, who can not afford the costs* associated with having their pets spayed or neutered, and poorly educated cat owners, who do not understand the necessity for fixing their pets.

SPCA jurisdiction:

The local SPCA branch handles problems arising from domestic cats in many but not all of the of the CVRD jurisdictions – found cats, lost cats, owner surrenders and cruelty cases. They are able in some but by no means all cases to take in tame stray cats. The SPCA does not have programs and policies in place for feral or wild cats, nor does it offer low cost spay/neuter programs in any of the CVRD jurisdictions. The SPCA does not have the resources, economic or physical, do handle more than a small fraction of the domestic cats that seek their assistance. Because they attempt to operate as a 'no kill' shelter, they are not able to take in feral or wild cats, and have a "wait list' for domestic cats.

Coastal Animal Services jurisdiction:

Coastal has the animal control contract in the area, but they have even less resources to deal with cats, domestic or feral, than the SPCA does. Coastal historically has killed the wild and feral cats that are brought to them.

Cowichan Cat Rescue's mandate:

Cowichan Cat Rescue (CCR) is a registered charity that operates a Trap, Neuter, Return (TNR) program specifically for wild and feral cats. This is a volunteer run donor supported organization, with no budget for any expenses other than veterinary fees. Cats older than 8 weeks are trapped, spayed or neutered, vaccinated against a number of diseases, treated for parasites and health problems, and returned to their point of origin, with arrangements in place for a person or group to take on the feeding and management of the cats after their return. Kittens are removed and placed in foster homes, where they are socialized and, at approximately 8 to 10 weeks of age are spayed or neutered, vaccinated, treated for parasites, and then adopted out as pet kittens. In

addition, CCR provides low cost spays and neuters for cats belonging to people living below the poverty line, as funding permits. We believe this program is the single most effective way to prevent the growth of further feral colonies in the Valley and to reduce the pressure on the SPCA and Coastal.

CCR does not operate in Ladysmith or North Oyster, which are served by similar groups from the Nanaimo area, nor on Cowichan Tribes lands, although we have worked with the Malahat First Nations. Nor do we operate our feral cat program in Lake Cowichan, Youbou, or Honeymoon Bay, which areas are served by a separate rescue group, Lake Cowichan Animal Rescue Society, which works with ferals in those areas. We do, however, provide our low cost spay/neuter service in those areas served by LCARS and would be willing to extend the low cost program to the remaining areas of the CVRD should funding permit.

The nature of the problem:

Uncontrolled feral cat populations can become a serious problem. In addition to the fighting, yowling, spaying and defecating that make them so unpopular in any residential area, such colonies often become diseased and unhealthy, with a potential to spread diseases to domestic cats. A large colony can have an impact on local wildlife and birds, and once the colony becomes too large for the food available, there is a period when there is much suffering and death, both from starvation and from injuries sustained as the cats fight for the remaining food and territory. Kittens born in such circumstances have less than a 20% chance of surviving their first year and if they make it that far, they still only have a 2 or 3 year life expectancy. It is a brutal life for these creatures.

Solutions:

For many years and in many areas, extermination of wild or feral cats was attempted as a solution to the growing presence of feral cats. While there are still people who believe this is the most simple and direct way of dealing with the problem, it does not actually work. The phenomenon known as the 'vacuum effect' renders 'trap and kill' ineffective. As long as the food source remains other cats will simply move into the same area and carry on fighting, mating and reproducing. There is no long term noticeable reduction in the population of feral cats as a result of such programs. In addition, all too often pet cats are rounded up and killed along with the ferals.

In other jurisdictions by-laws & licensing have been tried as a way of controlling cat populations. Domestic cat numbers per household are usually limited, cats are required to be kept indoors or wear identification if they are outdoors, and spay and neuter is mandatory for any cats not a part of a registered breeder's cattery. Various methods are suggested for dealing with feral colonies, ranging from extermination to requiring the registration of colonies and an active TNR/adoption plan to be in place for every colony. Some areas have tried to make the person who is feeding the

ferals legally responsible for them. While these programs sound as though they would work, the fact is that many jurisdictions which have brought in such by-laws have found them to be completely unsuccessful. Compliance is very low and opposition is very strong. The costs of running such programs in the face of strong opposition far exceed the income from license fees and fines. And rather than reducing the numbers of feral and wild cats, such programs are apt to increase them. Those who have unlicensed cats are reluctant to take them to the vet for sterilization, since they are afraid of being reported. Those who cannot afford the surgery are not going to license their cats and, if a complaint about those cats is made, the cats will all too often be put out the back door to take care of themselves. The result is more unfixed cats out there breeding and creating more and bigger colonies.

The single proven most effective way to deal with cat over population and feral cat colonies is through spay/neuter programs, combined with public education. Feral cat colonies stop expanding and then actually start to reduce in size once 85% to 90% of the cats have been fixed. Recent research conducted in the US has determined that the vast majority of pet cats, approximately 80%, are already fixed, with the biggest exception being those cats belonging to low income people. The offspring of those cats soon form a pool of unwanted and unfixed kittens who all too often end up lost or discarded. Every year the SPCA is filled to overflowing with the unwanted results of unfixed pet cats – and these are the lucky ones. Many more are added to the feral cat population every year. A look around the community bears this out – virtually every low cost housing development in this area has a feral colony attached to it, and those colonies are constantly being replenished by more unwanted, abandoned formerly domestic cats and kittens.

However, the TNR program operated by CCR since 1999 has been remarkably effective in preventing the uncontrolled growth of feral colonies in the Valley. A huge colony (rumoured to be in the vicinity of 300 cats) in the Skinner Road area has been reduced to perhaps a dozen cats through TNR and adoptions over the last 10 years. A 100+ cat colony in the Sahtlam area that was producing over 100 kittens per year took 5 years to get under control, but now contains less than 40 cats, all fixed, vaccinated and healthy. No kittens have been born there for 3 years. As time goes on there are less and less of these huge colonies and we are optimistic that as long as adequate funding can be found to continue our programs there could be no more such colonies within 5 years.

In 2011 CCR spayed and neutered almost 500 cats and kittens, all but about 75 of them being feral. Some 90 kittens have been removed from the colonies , socialized and fixed, and adopted out. The remaining cats were domestic cats and kittens, some spayed/neutered under our annual "Spay Day" and the remainder under the Pepsi Refresh Everything grant won by CCR in order to create a low cost program. That grant was in the amount of $10,000.00 and it is allowing CCR to fix almost 100 cats for low income families between June, 2011, and June, 2012, at which time the funding will run out. Continuing and expanding these programs will provide the most humane and effective method of dealing with the problem of cat overpopulation in the Valley, ultimately

reducing the populations to the point that neither the SPCA nor Coastal will be dealing with the annual over abundance of cats and kittens in the shelters, and no neighbourhood will have to deal with the presence of uncontrolled feral colonies.

We have reviewed the correspondence sent by Pacific Animal Foundation to the Mayors and Councils of BC municipalities in 2011 and absolutely endorse the information and recommendations set out there and in their 2009 correspondence. Copies of these may be found at http://www.pacificanimal.org/municipalemail2.html and we ask that you review and include that correspondence as part of these submissions. CCR has been offering a solution for many who are dealing with feral cats since 1999. We believe that we can not only provide a humane solution that will in time eliminate the existence of feral colonies in the Valley, but that with some assistance with funding, in the realm of $10,000.00 annually for a period of three (3) years and to be reviewed thereafter, we could also offer a continuing year round low cost spay/neuter program for low income cat owners. Such a program would, within a few short years, greatly reduce the burden of domestic cats and kittens on the SPCA and Coastal Animal Services, with no additional costs to those organizations and no significant increase in animal control costs within the CVRD.

Thank you for giving us this opportunity to address this issue. If you have any questions or require further information about any aspect of this matter please do not hesitate to contact us.

Respectfully submitted,

Jean Hamilton
Cowichan Cat Rescue

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STAFF REPORT

ELECTORAL AREA SERVICES COMMITTEE MEETING OF FEBRUARY 21, 2012

DATE: February 21, 2012 **FILE NO:**

FROM: Tanya Soroka, Parks and Trails Planner **BYLAW NO:**

SUBJECT: Enter into a Permit to Construct with the BC MoT for three Road ends on Shawnigan Lake; Electoral Area B – Shawnigan Lake;

Recommendation/Action:
To enter into a permit to construct agreement with BC MoT for the following three undeveloped road ends leading to Shawnigan Lake: Worthington Road, Bell-Irving Road and May Road, all to be developed under the Electoral Area B Community Parks function as public accesses to the Lake.

Relation to the Corporate Strategic Plan:
Promote a *Safe and Healthy Community - by providing exceptional recreation, cultural and park services:*

1. Promote a healthy lifestyle strategy to help residents live healthier lives through taking part in parks, recreation and culture services.
2. Promote pedestrian and cyclist friendly roadways and trails between communities and neighbourhoods.
3. Develop a partnerships strategy to ensure parks, recreation and culture planning and coordination occurs throughout the Region.

Financial Impact: *(Reviewed by Finance Division: N/A)*

Background:
There has been a progressive change in the Shawnigan Lake area over the years from recreational, seasonal type of waterfront properties to more residential, year-round properties. There are generally limited developed public access opportunities around Shawnigan Lake, while there has been an increase in popularity for seasonal use such as swimming, beach related activities and recreational boating (water skiing, jet skiing etc.). Many residents of Shawnigan Lake have for years been wanting more public access to Shawnigan Lake, as most of the beach accesses are currently located on the east side of the Lake.

A few residents have, in the past, requested that a public beach access be built in specific road ends. In recent years the local Shawnigan Lake Parks Commission has been looking to acquire numerous road ends for beach accesses and have now prioritize the list down to 3 road ends for acquisition in 2012 (Worthington Road, Mayo Road and Bell-Irving Road) under a permit with

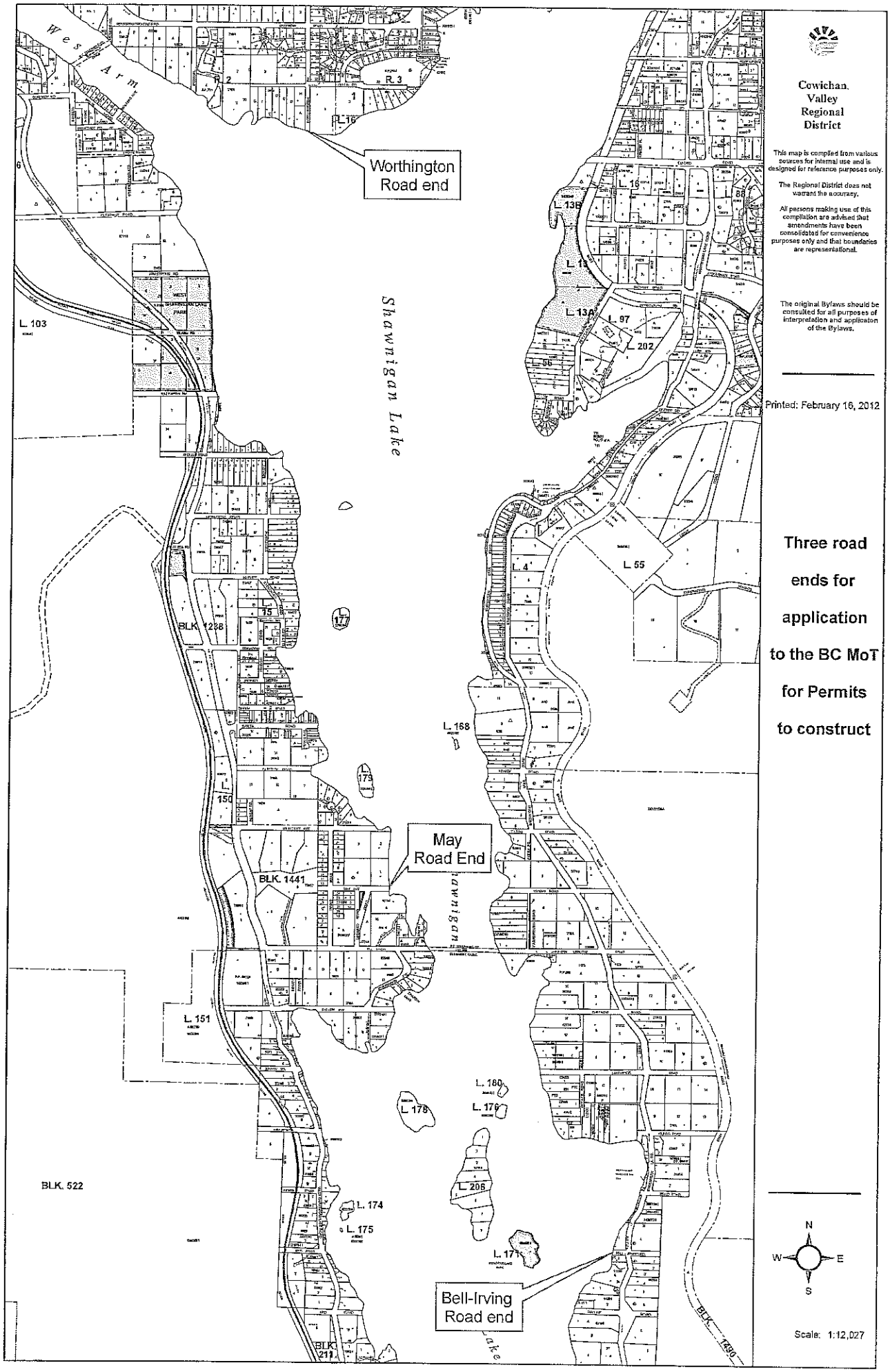
BC MoT to have trails and park amenities constructed to provide waterfront access for public use. Funding for construction of the three beach accesses will be covered under the Electoral Area B Community Parks Budget.

Submitted by,

Tanya Soroka
Parks and Trails Planner
Parks and Trails Division
Parks Recreation and Culture Department

Reviewed by: *Division Manager:*
Approved by: *General Manager:*

TS/ca


Worthington Road end
May Road End
Bell-Irving Road end
Shawnigan Lake
West Arm
L. 103
L. 16
L. 13B
L. 13A
L. 97
L. 202
L. 56
L. 4
L. 55
L. 168
L. 179
L. 150
L. 151
L. 180
L. 176
L. 178
L. 206
L. 174
L. 175
L. 171
BLK. 1238
BLK. 1441
BLK. 522
BLK. 211
BLK. 1290
Cowichan Valley Regional District
This map is compiled from various sources for internal use and is designed for reference purposes only.
The Regional District does not warrant the accuracy.
All persons making use of this compilation are advised that amendments have been consolidated for convenience purposes only and that boundaries are representational.
The original Bylaws should be consulted for all purposes of interpretation and application of the Bylaws.
Printed: February 16, 2012
Three road ends for application to the BC MoT for Permits to construct
N
W
E
S
Scale: 1:12,027

R 17

C·V·R·D

STAFF REPORT

ELECTORAL AREA SERVICES COMMITTEE MEETING OF FEBRUARY 21, 2012

DATE: February 21, 2012 **FILE NO:**

FROM: Tanya Soroka, Parks and Trails Planner **BYLAW NO:**

SUBJECT: Enter into a Permit to Construct with the BC MoT for Wilmot Road in Cowichan Bay; Electoral Area D – Cowichan Bay;

Recommendation/Action:
To enter into a permit to construct agreement with the BC MoT for a trail in the section of Wilmot Road right of way in front of the Cowichan Bay Estates Development to be managed under the Electoral Area D Community Parks function.

Relation to the Corporate Strategic Plan:
Promote a *Safe and Healthy Community - by providing exceptional recreation, cultural and park services:*

1. Promote a healthy lifestyle strategy to help residents live healthier lives through taking part in parks, recreation and culture services.
2. Promote pedestrian and cyclist friendly roadways and trails between communities and neighbourhoods.
3. Develop a partnerships strategy to ensure parks, recreation and culture planning and coordination occurs throughout the Region.

Financial Impact: *(Reviewed by Finance Division: N/A)*

Background:
A Phased Development Agreement (PDA) was signed in 2011 between the CVRD and the Cowichan Bay Estates Ltd to ensure Parks and Trails commitments as well as other requirements through the Planning Department are followed-through during this four phased development. As part of Phase 1 a trail was to be constructed and paid for by the developer within the Wilmot Road right of way with the BC MoT approving the construction prior to it being turned over to the CVRD for management under the Electoral Area D Community Parks function. The specifics of the PDA that the Regional Board approved were:

"The owner must construct a 1.8 metre wide multi-use pathway along Wilmot Road across the frontage of the Land, The pathways shall be constructed consistent with the District Trail Type 5 – roadside pathway standard with a cart path gravel surface. The trail shall be located within Ministry of Transportation and infrastructure right of way. The pathway must be constructed prior to final subdivision approval of Phase 1 and the construction of the trail contemplated by this section is subject to the approval of both the MoT and the District."

This trail was completed in 2011 and reviewed and approved by the BC MoT as well as the CVRD Parks and Trails Division in late 2011. A permit to construct agreement between the CVRD and the BC MoT needs to be secured at this time in order for the CVRD to start maintaining the trail. The trail will be maintained under the Electoral Area D Community Parks Budget.

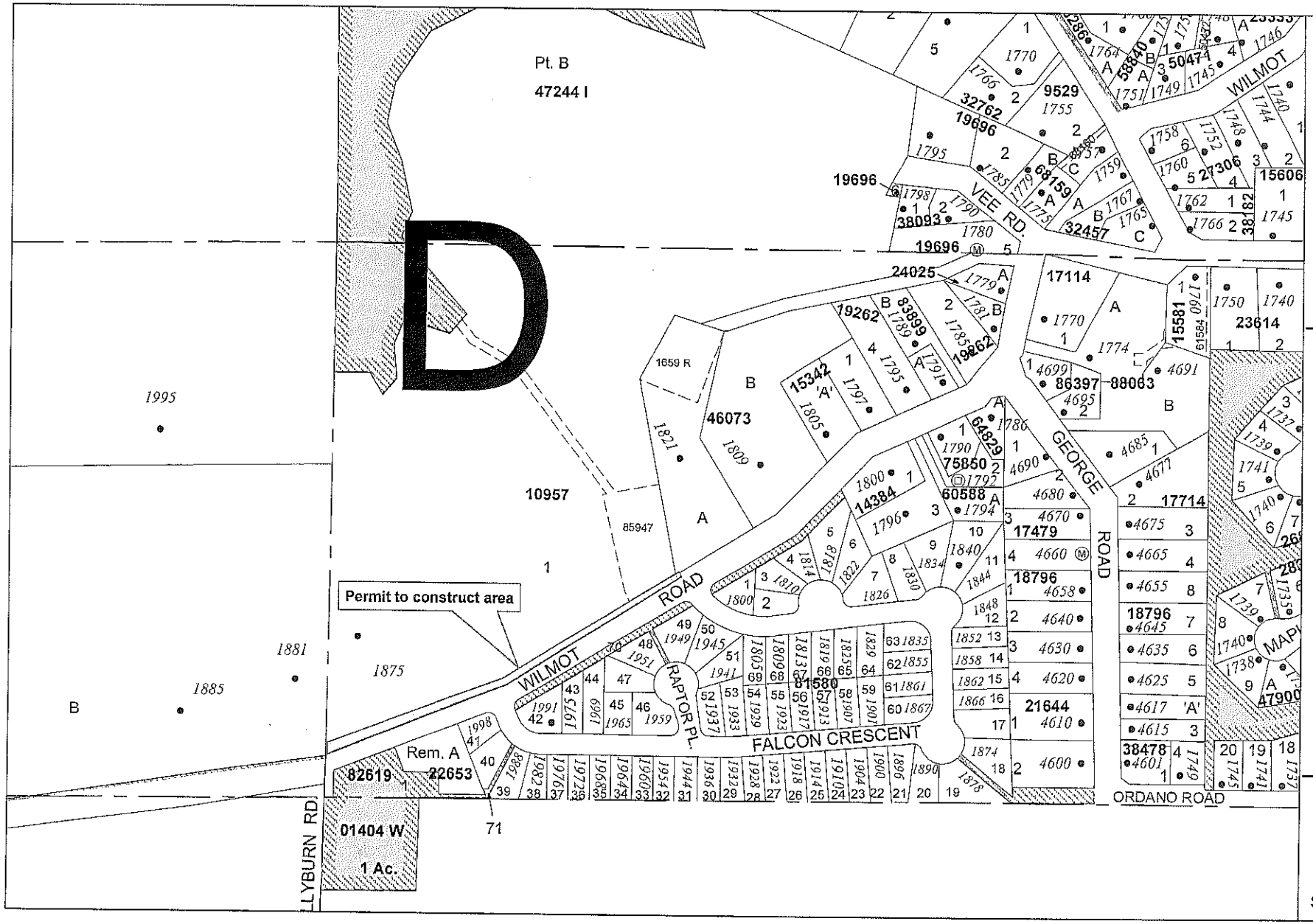
Submitted by,

Tanya Soroka
Parks and Trails Planner
Parks and Trails Division
Parks Recreation and Culture Department

TS/ca

Reviewed by:
Division Manager:

Approved by:
General Manager:



Cowichan Valley Regional District

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The Regional District does not warrant the accuracy.

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Printed: February 16, 2012

Wilmot Road Permit to construct application with BC MoT

N W E S

Scale: 1:2,490

R18

C·V·R·D

STAFF REPORT

ELECTORAL AREA SERVICES COMMITTEE MEETING OF FEBRUARY 21, 2012

DATE:	February 13, 2012	**FILE NO:**	
FROM:	Brian Duncan, Manager, Inspections and Enforcement Division	**BYLAW NO:**	
SUBJECT:	2943 Mountain Road (Ross)		

Recommendation/Action:
For information only.

Relation to the Corporate Strategic Plan: N/A

Financial Impact: *(Reviewed by Finance Division: N/A)*

Background:
At the EASC meeting of February 7, 2012, Mr. Ross approached the Electoral Area Services Committee as a delegation to question the CVRD Manufactured Home Policy. He had purchased a used mobile from a park in Ladysmith and moved it to his property on Mountain Road without benefit of a building permit. When approached, he applied for a permit but was unable to provide CSA Certification to the Building Inspector. For this reason he questioned the validity of our policy.

After Mr. Ross's presentation, Director Duncan asked for a staff report on the issue, outlining possible solutions for compliance. Arrangements were made with Mr. Ross to conduct a site visit the next day with both myself and the Building Inspector to determine if the mobile met the requirements of the policy. Upon inspection, it has been determined that the mobile does meet the requirements of our policy and Mr. Ross has made application for a Development Permit. The Development Permit will be addressed at a future EASC meeting.

Submitted by,

Brian Duncan,
Manager
Inspections and Enforcement Division
Planning and Development Department

Approved by:
General Manager:

BD/ca

R19

C·V·R·D

STAFF REPORT

ELECTORAL AREA SERVICES COMMITTEE MEETING OF FEBRUARY 21, 2012

DATE: February 13, 2012 **FILE NO:**

FROM: Tom R. Anderson, General Manager **BYLAW NO:**

SUBJECT: Cowichan Tribes Proposed Land Use Plan

Recommendation/Action:
That the Chair of the Regional District write a letter to the Cowichan Tribes supporting their funding request to the Real Estate Foundation for their proposed Land Use Plan.

Relation to the Corporate Strategic Plan: N/A

Financial Impact: *(Reviewed by Finance Division: N/A)*

Background:
The attached correspondence from the Cowichan Tribes requests a letter of support for their grant application to the Real Estate Foundation for funding to undertake a Land Use Plan on Cowichan Tribes lands. As indicated, the Plan is a necessary starting point to the Tribes implementing other regulatory bylaws.

From a Planning perspective, the Regional District is encouraged to throw its full support behind such an worthwhile initiative.

Submitted by,

Tom R. Anderson,
General Manager
Planning and Development Department

TRA/ca
attachment

From: Referral Coordinator [mailto:Referral.Coordinator@cowichantribes.com]
Sent: Friday, February 10, 2012 11:03 AM
To: Kate Miller
Subject: Land Use Plan and Letter of support

Good morning Kate,

This is just a follow up to my phone call yesterday. I am wondering if you would be able to give us a letter of support for a grant application that we are doing to the Real Estate Foundation for funding a Land Use Plan. We send in an application and it was well received and all we have been asked to do is get letters of support from the three local governments surrounding the reserve lands. As you know, this LUP is needed to complete a full comprehensive community plan and to start working and implementing bylaws.

If you would like me to write the letter for you to sign, please let me know.

Thanks a lot.

Helen

Helen Reid
Referrals Coordinator
Cowichan Tribes
5760 Allenby Road
Duncan, BC V9L 5J1
250.748.3196 ext 283

Please consider the environment before printing this message.

PRIVILEGE & CONFIDENTIALITY NOTICE: The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. If you are not the intended recipient, it may be unlawful for you to read, copy, disclose or otherwise use the information on this communication. If you received this transmittal in error, please contact the sender and delete the material immediately.

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COWICHAN VALLEY REGIONAL DISTRICT

SUBMISSION FOR A GRANT-IN-AID (ELECTORAL AREAS)

Financial Services Department

Submitted by Director M. WALKER Area A

Grantee: Ecole Mill Bay PAC Grant Amount $ 500.00

NAME: ECO STRAWBANZA

ADDRESS: 3175 Cobbles Hill Rd
Mill Bay, B.C.
V0R-2P3

Contact Phone No: 250-929-3343

PURPOSE OF GRANT: To promote Green Living for families in the Cowichan Valley

REQUESTED BY: M. Walker
Director Requesting Grant

ACCOUNT NO.	AMOUNT	HST CODE
01-2-1950-0385-111	500.00	10.0

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BUDGET APPROVAL

VENDOR NO.

Disposition of Cheque:

Mail to above address:

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COWICHAN VALLEY REGIONAL DISTRICT

SUBMISSION FOR A GRANT-IN-AID (ELECTORAL AREAS)

Financial Services Department

Submitted by Director M. WALKER Area A

Grantee: Grant Amount $250.00

NAME: Cowichan Spirit of Women's Centre

ADDRESS: 1 KENNETH ST

DUNCAN, B.C V9L 5G3

Contact Phone No: 250-715-3893

PURPOSE OF GRANT: To help serve the women & children in the Cowichan Valley

REQUESTED BY: M. Walker

Director Requesting Grant

ACCOUNT NO.	AMOUNT	HST CODE
01-2-1950-0105-111	250.00	10.0

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VENDOR NO.

Disposition of Cheque:

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RECEIVED

The Cowichan Spirit of Women Women's Resource Centre

One Kenneth Street, Duncan, B.C. V9L 5G3

Phone (250)715 3893 Faxsimile (250) 748 3509

e-mail spiritofwomen1@gmail.com or e-mail helgal@shaw.ca

2012 01 27

Chair Robert Hutchins and Directors

Cowichan Valley Regional District

Re Grant in Aid

Dear Chair Hutchins,

The *Cowichan Spirit of Women* have received $100 to $500 grants in aid from many electoral areas of the *Cowichan Valley Regional District* over the years and are requesting grants from all the directors. The *society*, organized in 1992, seek funds to operate the *Women's Virtual Resource Centre* and run other programs and projects. The *Women's Resource Centre* opened eighteen years ago and was run by volunteers and coordinator(s) as funds permitted.

Information and help are given by phone and e-mail and newsletters are distributed. Meetings are held in lower *Duncan City Hall* at 1:30 PM Wednesdays as needed. *Movies* are usually shown the last Tuesday night of the month at *Sands Reception Centre* in Duncan. Cooperative events with *Cowichan Women Against Violence Against Women Society* and *Cowichan Intercultural Society* were ongoing and very successful, notably **International Women's Day** at the *Eagles Hall*.

We aim to serve the women and children in the *Cowichan Valley* which helps men too. Our mandate is "women helping women" which builds a cohesive community for all.

All that we do together increases our profile in the community and ensures our continued success. Your contribution to a project such as sponsoring underemployed students in a course at approximately $100 to $200 each, co-sponsoring International Women's Day or assisting with the operation of the *Women's Virtual Resource Centre* would be greatly appreciated. Thank you for your careful consideration of this important request for a grant in aid. On behalf of the *Cowichan Spirit of Women*, I thank you.

Respectfully yours

H. Lambrecht

Helga Lambrecht, Organizer, *CSW (250)* 748-8722 or (250) 744-8922 cell.

Chair
Board
Feb 4/12

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C3

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COWICHAN VALLEY REGIONAL DISTRICT

Administrative Services

SUBMISSION FOR A GRANT-IN-AID (ELECTORAL AREAS)

Submitted by Director Bruce Fraser Area B

Grantee: Grant Amount $ 1000.00

NAME: Frances Kelsey Secondary School

ADDRESS: PO Box 279 Mill Bay BC V0R 2P0

Contact Phone No: 250-743-6916

PURPOSE OF GRANT: Cowichan Valley RD Electoral Area B Shawnigan Lake Award

REQUESTED BY: Bruce Fraser
Director Requesting Grant

ACCOUNT NO.	AMOUNT	HST CODE
01-2-1950-0103-112	1000.00	10.0

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VENDOR NO.

Disposition of Cheque:

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FRANCES
KELSEY
SECONDARY SCHOOL

P.O. BOX 279 MILL BAY, BRITISH COLUMBIA, V0R 2P0 TEL (250) 743-6916 • FAX (250) 743-6915
SCHOOL DISTRICT 79 (COWICHAN VALLEY)

October 20, 2011

Cowichan Valley Regional District Electoral Area B Shawnigan Lake
Mr. Ken Cossey
Box 368
Shawnigan Lake, BC V0R 2W0

Dear Mr. Ken Cossey :

At this time, our attention is once again focused on scholarships and bursaries, which are awarded annually to our graduating students.

We take this opportunity to thank you for the steadfast support shown our students in the past. The importance of these awards increases as the cost of further education escalates. There is no doubt that this help often makes a significant difference to many individual students.

Please let us know if your organization will be able to donate to the program again this year. If so, please initial that all information is correct or revise the attached information sheet and return it by mail or fax (250-743-6980) or email it to nwheeler@sd79.bc.ca to Ms. Norma Wheeler by Friday, January 20, 2012.

Thank you for your support.

Sincerely,

Mr. Ian Grbavec
Scholarship and Bursary Chairperson

IG/njw
Encl.

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FEB 14 2012
Administrative Services

C 4

CVRD

COWICHAN VALLEY REGIONAL DISTRICT

SUBMISSION FOR A GRANT-IN-AID (ELECTORAL AREAS)

Submitted by Director Bruce Fraser Area B

Grantee: Grant Amount $ 1000.00

NAME: Cowichan Secondary School

ADDRESS: 2652 Jamer St. Duncan BC V9L 2X2

Contact Phone No: 250-746-4435

PURPOSE OF GRANT: Cowichan Valley R.D. Area B Scholarship & Bursaries

REQUESTED BY: Bruce Fraser
Director Requesting Grant

ACCOUNT NO.	AMOUNT	HST CODE
01-2-1950-0205-112	1000.00	10.0

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VENDOR NO.

Disposition of Cheque:

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original letter sent in Nov. (FOR FILE)

COWICHAN SECONDARY SCHOOL

2652 James St., Duncan, BC V9L 2X2 Tel: (250) 746-4435 Fax: (250) 746-1561

Nov. 18, 2011

Dear Sir/Madam:

Re: **COWICHAN VALLEY REGIONAL DISTRICT, AREA B**

We are beginning to prepare our Scholarships and Bursaries Booklet for the 2012 graduation year. Your generosity to our students has always been greatly appreciated. By recognizing their achievements and investing in their future, you are giving them not only the financial assistance they need to pursue their goals, but also the encouragement that our community believes in their potential.

Please confirm your continued support by completing the attached questionnaire and return it at your earliest convenience, if possible before January 3rd, 2012

Thank you for your support.

Yours truly,

COWICHAN SECONDARY SCHOOL

V MacDowell

Venessa MacDowell

Scholarship/Bursary Chairperson

/vl

Encl.

Original: France Copies to: Dir Fraser

Board:

Feb 8/12

File #

Important Date:

Scholarship and Bursary Award Night: Wed. June 6th, 2012 at 7:00 pm

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C5

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COWICHAN VALLEY REGIONAL DISTRICT

Administrative Services

SUBMISSION FOR A GRANT-IN-AID (ELECTORAL AREAS)

Submitted by Director Bruce Fraser Area B

Grantee: Grant Amount $ 11,500

NAME: Inspire (Non Profit Arts Council)

ADDRESS: Attn. Lynn Weaver c/o
Moondance Dynamic Arts School
PO Box 439 Shawnigan Lake BC V0R 2W0

Contact Phone No: 250-743-5846

PURPOSE OF GRANT: Creation of an Arts Group Community gathering capacity + funding of annual series of community arts events

REQUESTED BY: Bruce Fraser
Director Requesting Grant

ACCOUNT NO.	AMOUNT	HST CODE
01-2-1950-0392-112	11,500.00	10.0

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BUDGET APPROVAL

VENDOR NO.

Disposition of Cheque:

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***Inspire!* Shawnigan Lake Arts, Culture, and Heritage Society** (pending status)

Contact Person: Lynn Weaver, co-founder
Phone: 250 743 5846
Email: InspireShawnigan@gmail.com

February 10th, 2012

To Whom It May Concern:

Grant in Aid Request
Amount requested: $11,500

Start date: March 1, 2012
End date: December 31, 2012

I am writing on behalf of *Inspire!* Shawnigan Lake Arts, Culture, and Heritage Society (pending society status approval).
Our Vision is of Shawnigan Lake as a creative centre, where art, culture, and heritage is accessible to all, and integrated into people's lives.

We are seeking funds to begin our long-term endeavors to this end. We feel the work resulting from this Grant In Aid will be of benefit to the Shawnigan community at large, as we:
- feel that arts, culture, and heritage are essential to a vibrant and healthy community
- include *Placemaking* in our mandated goals; in other words, we will use arts, culture, and heritage specifically for community-building actions
- include in our budget a cooperative community gathering space, with arts, culture, and heritage as the focal point to gathering community.

Please find attached a detailed budget and timeline, list of Directors, and our Vision, Mission, and Values.

Thank you for your consideration.

Sincerely,

Lynn Weaver
Co-founder, *Inspire!*
Shawnigan Lake Arts, Culture and Heritage Society (pending status)

Inspire! Shawnigan Lake Arts, Culture, and Heritage Collective

VISION

Our Vision is of **Shawnigan Lake as a creative centre**,
where art, culture, and heritage is integrated into people's lives;
all people have access to art, culture, and heritage;
all people are able to participate in art, culture, heritage;
value art, culture, and heritage
and are enriched by art, culture, and heritage.

MISSION

Inspire! funds, supports, and fosters development of art, culture, and heritage on behalf of the people of Shawnigan Lake. We seek to inspire and deliver creativity & expression.

VALUES

- Arts, culture, and heritage are essential to a vibrant and healthy community
- Excellence and diversity of expression are imperative
- Integrity, transparency, accountability and ethical practice is mandatory

We value:

Creative Community

We are a community that inspires each other to push boundaries, to take risks, and to develop new ideas and solutions for the present and future.

Learning

We promote and foster a creative culture that stimulates personal and professional growth.

Diversity

We believe our strength rises from the diversity of our personal attributes and our cultural backgrounds.

Communication

We promote and practice clear, respectful, and positive communication in the achievement of personal and professional success.

Environmental Leadership

We are proud of our home in the Cowichan Valley, and accept leadership as an environmentally responsible and sustainable organization.

Current as at January 5, 2012, L. Weaver.

MANDATE

Inspire! is an independent body, created and mandated by the residents of Shawnigan Lake to carry out the following responsibilities:

- managing and carrying out arts, cultural, and heritage funding programs
- presenting a three to five (3-5) year Arts, Culture, and Heritage Plan to be adopted on an annual basis
- managing funds for approved programs
- advising on arts, cultural, and heritage policy
- exploring partnerships and initiatives with other community groups, funding bodies, and foundations

ORGANISATIONAL GOALS

Driven by fulfillment of the Mission, our goals are:

- To foster development of art, culture, and heritage in the community, including co-hosting an annual *Placemaking* event
- To conduct ongoing Program Review
- To practice excellent governance, financial sustainability, and environmental leadership
- To develop a plan for future growth, collaborations, and opportunities

***Inspire! Shawnigan*: Arts, Culture, and Heritage Society (pending status)**

Contact Person: Lynn Weaver, co-founder
Phone: 250 743 5846
Email: InspireShawnigan@gmail.com

Founding Board Members, 2012:

Cheryl Bakke-Martin
cheryl@inspirations-studio.com
250 929 6913

Janet Cundall
jcundall@yahoo.com
250 743 6279

Terry Dheensaw
tdheensaw@shaw.ca
250 743 9949

Laura Lee
lauralee99@hotmail.com
250896 4664

Lynn Weaver
moondancearts@yahoo.ca
250 743 5846

Inspire!

Shawnigan Lake Arts, Culture & Heritage Collective

Current as at January 5, 2012, L Weaver.

Grant-in-Aid BUDGET - PROJECT OVERVIEW

Last Revised: 9/2/12

Inspire! Shawnigan Lake Arts, Culture, and Heritage Society

Start Date: March 1st, 2012

End Date: December 31st, 2012

Project Dates--->	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total Budget
Community Arts Space, Shawnigan Village: Facilities Costs											
rent	550	550	550	550	550	550	550	550	550	550	5,500
insurance (content + liability)	1,100										1,100
phone	30	30	30	30	30	30	30	30	30	30	300
internet	36	36	36	36	36	36	36	36	36	36	360
equipment	170										170
Total Facilities Costs											*7,430*
Administrative Costs											
name request	30										30
incorporation	100										100
CVAC membership	50										50
logo	100										100
website		500	30	30	30	30	30	30	30	30	740
signage	600										600
brochure or rack card											
graphic design		50									50
printing		100									100
contract administrator	500	500	500	500	500	500	500	500	500	500	5,000
Free-to-Public Workshop Project											
see budget attached											1,000
Total Administrative Costs											*7,770*
Total Facilities and Administrative Costs											***15,200***
Facilities Revenue											
other user groups	150	150	150	150	150	150	150	150	150	150	1,500
space rental											400
commission											100
Donations in Kind											
furniture											200
volunteer hours											500
Free-to-Public Workshops Revenue											
see budget attached											1,000
CVRD Grant in Aid											11,500
Total Revenue											15,200

C6

C·V·R·D

COWICHAN VALLEY REGIONAL DISTRICT

SUBMISSION FOR A GRANT-IN-AID (ELECTORAL AREAS)

Submitted by Director WALKER Area A

Grantee: Grant Amount $1500.00

NAME: CMS FOOD BANK

ADDRESS: 2740 Lashburn Rd

Mill Bay BC V0R 2P1

Contact Phone No:

PURPOSE OF GRANT: To Help Support Needing Families in This Area A

REQUESTED BY:
Director Requesting Grant

ACCOUNT NO.	AMOUNT	HST CODE
01-2-1950-0333-111	1500.00	10.0

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BUDGET APPROVAL

VENDOR NO.

Disposition of Cheque:

Mail to above address:

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C7

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COWICHAN VALLEY REGIONAL DISTRICT

SUBMISSION FOR A GRANT-IN-AID (ELECTORAL AREAS)

Submitted by Director WALKER Area A

Grantee: Grant Amount $ 2000.00 (4 X 500.00)

NAME: FRANCIS KELSEY SCHOOL

ADDRESS: P.O. BOX 279
MILL BAY, B.C.

Contact Phone No: 743-6916

PURPOSE OF GRANT: TO SUPPORT STUDENTS IN THE MILL BAY AREA

REQUESTED BY: M. Walker
Director Requesting Grant

ACCOUNT NO.	AMOUNT	HST CODE
01-2-1950-0103-111	2000.00	10.0

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BUDGET APPROVAL

VENDOR NO.

Disposition of Cheque:

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C8

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COWICHAN VALLEY REGIONAL DISTRICT

SUBMISSION FOR A GRANT-IN-AID (ELECTORAL AREAS)

Submitted by Director WALKER Area A

Grantee: Grant Amount $ 1500.00

NAME: Cowichan THERAPEUTIC

ADDRESS: 1843 Tzouhalem Rd

Duncan, BC.

Contact Phone No: 746-1028

PURPOSE OF GRANT: HELPING INDIVIDUALS WITH VARIOUS DISABILITIES in our Community

REQUESTED BY: M. Walker

Director Requesting Grant

ACCOUNT NO.	AMOUNT	HST CODE
01-2-1950-0276-111	1500.00	10.0

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BUDGET APPROVAL

VENDOR NO.

Disposition of Cheque:

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Cowichan Therapeutic Riding Association
at Providence Farm 1843 Tzouhalem Rd., Duncan, B.C. V9L 5L6

C.V.R.D.
RECEIVED
JAN - 3 2012

CVRD Electoral Area A
175 Ingram Street
Duncan, BC V9L 1N8

Dear CVRD Electoral Area A

I am writing today in appreciation of your most generous contributions to the Cowichan Therapeutic Riding Association (CTRA). Your support of our program has come at a very fortunate time for CTRA. With recent decisions by a number of large foundations and corporate funders (based out of our large local urban centres) to exclude the geographic area of the Cowichan Valley, this year has left us with a real and urgent need for support. I cannot stress how much your generous and timely donation has meant to us during this difficult time.

The Cowichan Therapeutic Riding Association (CTRA) has been helping individuals with various disabilities in our community for a quarter century. Through the power of the human-equine bond, therapeutic riding helps our clients achieve anything from basic goals of physical therapy and increased independence/self confidence to dreams of Para-competition and National Representation. CTRA promotes and facilitates access to horses as a therapeutic alternative for all members of our community.

Your support has helped us cover our rising overhead costs – such as the care and maintenance of our therapy horses. Our special horses require a large amount of food and care in order to be fit, healthy, and happy to do their job assisting clients living with disabilities. Examples of these expenses include the provision of good quality hay and grain, veterinary care (both routine and emergency), and training necessary to their purpose as therapy horses. In addition, our horses require proper bedding for their stalls, well-fitting adaptive equipment, and spaces for recreation and relaxation (adequately fenced and reasonably sized "turn out" paddocks).

Your donation directly enables CTRA to maintain our program operations without increasing user fees for our participants. By helping to keep our fee structure as non-prohibitive as possible, your contributions have directly contributed to program accessibility for persons with disabilities. Your assistance has helped CTRA deconstruct economic barriers to this unique form of therapy and as such, has directly improved the lives of persons living with disabilities.

We thank you so very much for your support. We invite you, your friends, and family any time to visit us on site to see your support "in action." We know you will be deeply moved by the difference your contributions have made – we know we have been.

Best regards,

Jennifer Barnes van Elk,
Executive Director, CTRA
Jennifer@ctra.ca

Phone: (250)746-1028 ❖ Fax: (250)746-1033 ❖ e-mail: ctra@telus.net
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IN 1

AREA F PARKS ADVISORY COMMITTEE MINUTES

Honeymoon Bay Community Hall February 17, 2011

Called to order at 19:00 hours. David Lowther in the chair.

Attendance: Brian Peters, Bill Bakkan, Bob Burden, Shirley Burden, Sharon Wilcox, Dick Ormond, Ray Wear, Dave Darling, Ian Morrison, Guy Patten.

Excused: Carolyn Leblanc.

MSC: to adopt the Agenda.

MSC: to approve the Previous Minutes.

Elections conducted by Area Representative Ian Morrison.

Chair:	David Lowther	acclaimed
Vice Chair:	David Darling	acclaimed
Secretary:	Carolyn Leblanc	acclaimed

Committee Assignments

Pier Review Committee: Brian Peters, Bill Bakkan
Lawn Bowling: Bob and Shirley Burden
Ongoing Projects: Ray Wear

MSC: to Adjourn at 19:25

IN 2

CVRD

MINUTES OF ELECTORAL AREA I (Youbou/Meade Creek) AREA PLANNING COMMISSION MEETING

DATE: February 7, 2012
TIME: 7:00pm

MINUTES of the Electoral Area I Planning Commission meeting held on the above noted date and time at the Youbou Upper Community Hall, Youbou, BC. Called to order by Mike Marrs at 7:02pm.

PRESENT:
Chairperson:
Vice-Chairperson:
Members: Jeff Abbott, Shawn Carlow, George deLure, Bill Gibson, Mike Marrs, Gerald Thom

ALSO PRESENT:
Alternate Director: Brooke Hodson
Recording Secretary: Tara Daly

REGRETS: Director Pat Weaver

GUESTS: Mike Tippett, Manager Community & Regional Planning Division CVRD
Rob Conway, Manager Development Services Division CVRD

AGENDA:
It was Moved and Seconded to accept the agenda.
MOTION CARRIED

MINUTES:
It was Moved and Seconded to accept the minutes of December 6, 2011 as circulated.
MOTION CARRIED

ELECTIONS:
- Elections were held for Chairperson and Vice-chairperson

It was Moved and Seconded that Mike Marrs assume the Chairperson position by acclamation and George deLure assume the Vice-Chairperson position by acclamation.
MOTION CARRIED

DELEGATIONS:
- **CVRD Staff M. Tippett and R. Conway** offered information about the structure of the Planning and Development Department and answered questions from the Commission
- **Discussion included** current zoning, by-law enforcement issues, derelict vehicles, attitude of some that it's okay to 'do it and ask for forgiveness', SPEA regulations

- Staff explained generally how recommendations from the APC are dealt with by CVRD staff and Area Directors and encouraged members to speak with the author of Staff Reports if they have questions
- M. Marrs to invite Brian Duncan, Manager of the Building Inspection Division CVRD to an upcoming meeting
- Updated information for APC Handbook was handed out that included updated terms

ANNOUNCEMENTS:

- **Next Meeting on March 6, 2012**
  Upper Community Hall, Youbou, starting at 7pm

The meeting was adjourned at 8:25pm

/s/ Tara Daly
Secretary

IN 3

Area D Parks Commission AGM Minutes

Bench School, Cowichan Bay

January 17,2012

Meeting called to order : 6:10 p.m.

Present: Lori Iannidinardo, Kerrie Talbot, Stephen Garnett, Bruce Clarke, Val Townsend

Regrets: Megan Stone

Commission Business

Elections (Donna Einarsson)

1. Appointed for two year term until Dec. 31, 2012: Kerrie Talbot and Megan Stone
2. Elected for two year term until Dec. 31, 2012: Bruce Clarke, Stephen Garnett, Val Townsend, Roger Southern, Dave Nisbet
   Moved by Stephen Garnett; seconded by Bruce Clarke. Carried

Minutes from last meeting (November 15, 2010) Passed.

New Business

1. Expansion of Bench School Playground: Tanya Froese, a parent from the Bench School PAC, gave a presentation about expanding the playground for greater usage by the community including making adaptations for children with special needs. PAC has put aside $14,000 to install playground by June 2012. They have already put $5000 towards equipment. They are working with RECTECH Co. in Vancouver and are looking at accessibility grants (eg. Using recycled materials). Tanya will get specific quotes and get back to Commission. This information will be given to the CVRD, with the possibility of working in partnership. New signage would also be needed for playground (24/7). A request will also be made from PAC, Commission, and Highways.
2. Maritime Centre "Heritage Parks"display: We agreed to providing storyboard ideas to Suzan LaGrove at the Maritime Centre by Feb. 18. Kerrie has a lead . CVRD and T.W. Patterson (local historian) are other possible sources.
3. Update on Coverdale Watson Park: Regulation sized tennis courts have been finished with proper surface and fencing. Surface will be curing over the next year and then used for multi-court activities. Request was made for gatekeeper to lock up tennis court AND park gate.
4. Trail connects: Seaside Rd., Deighton Rd., extension to Sparwood. Pond at Polo Rd. still needs to be named. New trail is proposed from Longwood to Deighton Rd. The purpose of this trail construction project is to connect beach paths and get people off the busy roads. Two trails have been allocated at the Park Place subdivision, but nothing has been yet made official. There is a strong need to make this official before more

construction. Glen Rd. was originally designed for trails 35 years ago, but there is strong resistance from present owners.

5. Other projects:
    - The Landing's strata committee has requested that CVRD work in partnership with them to beautify the corner of Wilmot and Cowichan Bay Rd. Ron Cook and Dave Ego are the contacts.
    - Fisherman's Wharf (Federal Government) has 70 new slips in place. 24 parking spots are proposed.
    - Hayes log dump is proposed as part of Parks.
    - OCP is still doing survey (new deadline Feb. 15)
    - Master plan needs to be ratified.

Meeting adjourned at 7:25 p.m.

Next meeting on Feb. 21, 2011 @ 6:00 p.m. @ Bench School

IN 4

Feb 2, 2012

7:00 p.m.

Minutes of the Electoral Area B Advisory Planning Commission held on the above noted date and time at Shawnigan Community Centre .

Present:
APC members: Graham Ross-Smith, Sara Middleton, Cynara de Goutiere, Roger Painter Rod MacIntosh, Chris Hennecker, Grant Treloar, Dave Hutchinson, Bruce Stevens, Jennifer Morros

Director: Bruce Fraser
Alternate Director: Kelly Musselwhite

Guests: Mike Tippet

ORDER OF BUSINESS

1) Introductions.

2) Agenda Review

3) Minutes of January meeting
Motion to approve minutes of June, 2011. **Motion** seconded and carried.

4) Roger reviewed overview of APC and his duties as Chair expectations of APC members.
Stressed communication on response to meeting attendance, and review of minutes.

5) Mike Tippet gave extended overview of APC, it's place in the CVRD structure, our responsibilities and the rules.

6) Director's Report:

- Addressed the likelihood of privately owned Forestry blocks coming up for rezoning in spite of conflict with the OCP.

- Shawnigan Station has applied for completion of development on upper side of road. They need more houses to ramify sewage treatment system of existing homes. CVRD is working with them to tweak this within the established parameters. Sewage treatment is now working class A.

- First Director's meeting Feb 6th 7:00 Elsie Miles

- Sager Property. Kelly Musselwhite spoke to this. Three partners, Sagar, McGee and Gibson working through barrage of obstacles and Catch-22's. Community and CVRD on one side.

- Improvement District has approved a Fire Station for South End.

8)
Motion to adjourn meeting. Meeting Adjourned.

C·V·R·D

MEMORANDUM

DATE: February 7, 2012

TO: Tom R. Anderson, General Manager, Planning and Development Department

FROM: Brian Duncan, Manager, Inspections and Enforcement Division

SUBJECT: **BUILDING REPORT FOR THE MONTH JANUARY 2012**

There were 16 Building Permits and 0 Demolition Permit(s) issued during the month of January, 2012 with a total value of $ 3,357,420.

Electoral Area	Commercial	Institutional	Industrial	New SFD	Residential	Agricultural	Permits this Month	Permits this Year	Value this Month	Value this Year
"A"	2,100,000			300,900	44,160		4	4	2,445,060	2,445,060
"B"				283,880	4,800		2	2	288,680	288,680
"C"							0	0	0	0
"D"		110,000			23,040		3	3	133,040	133,040
"E"			0		49,560	6,000	4	4	55,560	55,560
"F"					75,000		1	1	75,000	75,000
"G"				360,080			2	2	360,080	360,080
"H"							0	0	0	0
"I"							0	0	0	0
Total	**$ 2,100,000**	**$ 110,000**	**$ -**	**$ 944,860**	**$ 196,560**	**$ 6,000**	**16**	**16**	**$ 3,357,420**	**$ 3,357,420**

B. Duncan, RBO
Manager, Inspections and Enforcement Division
Planning and Development Department

BD/db

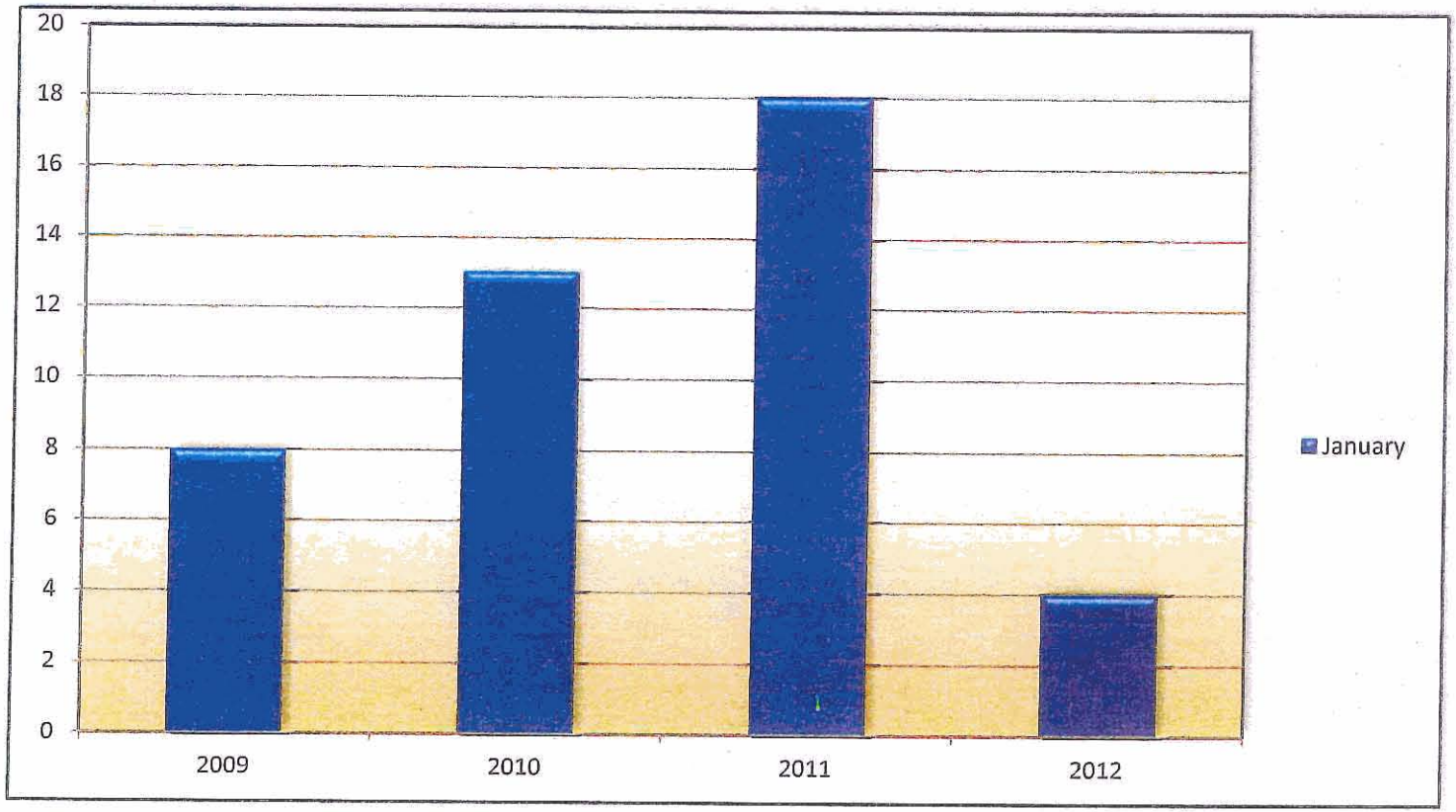
NOTE: For a comparison of New Housing Starts from 2009 to 2012, see page 2
For a comparison of Total Number of Building Permits from 2009 to 2012, see page 3

FEB 7

C·V·R·D

Total of New Housing Starts

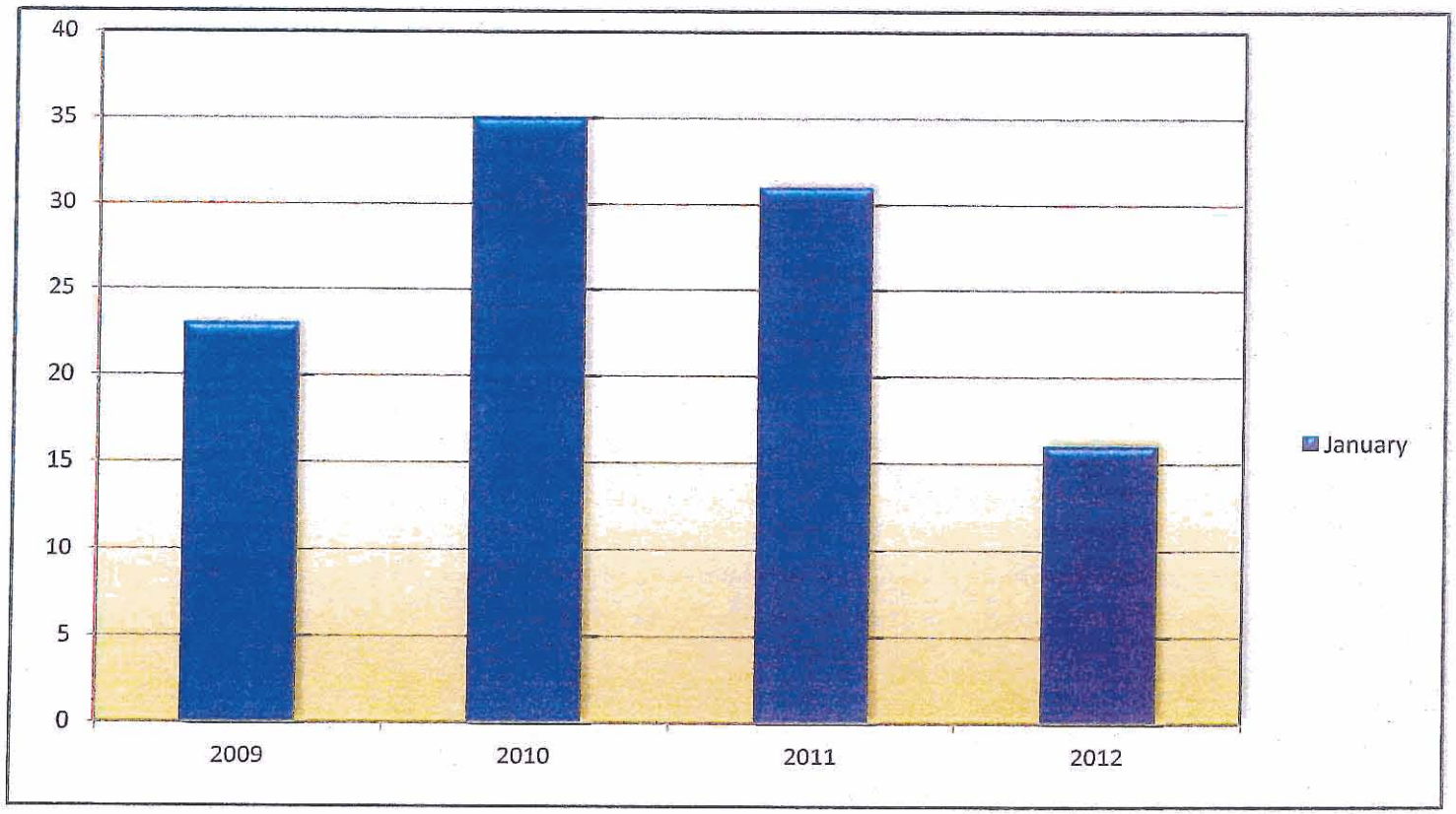
	2009	2010	2011	2012
January	8	13	18	4
YTD Totals	8	13	18	4



C·V·R·D

Total Building Permits Issued

	2009	2010	2011	2012
January	23	35	31	16
YTD Totals	**23**	**35**	**31**	**16**



IN 6

C·V·R·D

Cowichan Valley Regional District
Planning and Development Department
2011 YEAR END REPORT

PART ONE: THE CVRD PLANNING AND DEVELOPMENT DEPARTMENT

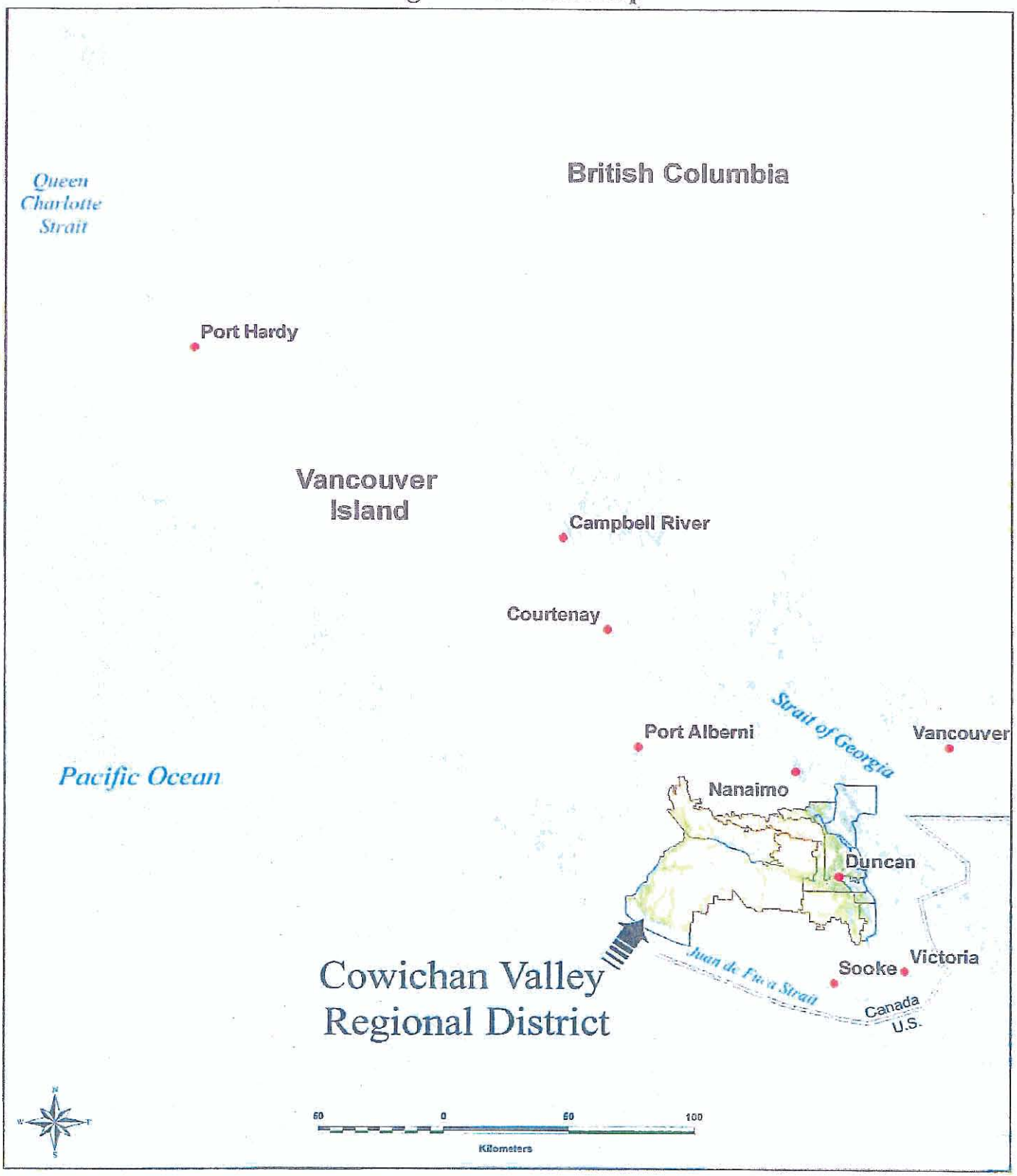
1.1 INTRODUCTION

This report provides statistical information respecting land use and building applications received by the Cowichan Valley Regional District Planning and Development Department during 2011. Although this document is generally limited to providing a statistical summary of applications, the Department has many additional responsibilities related to motions arising from the Electoral Area Services Committee and other committees of the Regional Board. A primary responsibility not covered in this report is to provide long range plans for the nine electoral areas. The department also provides guidance and information to assist CVRD elected officials in making sound and informed decisions. Advice is based on technical considerations or is given with the over-arching principle being protection of the community ("public") interest over the long term, while being respectful of private property owners' individual interests.

Another role of the Planning and Development Department is to help the public and private sector to access and understand past, present and future planning and development issues, policies and trends, by gathering, analyzing and reporting information. The Department responds to inquiries for information from the public, students, businesses, governments and non-profit agencies. Such requests range from basic to complex. Staff response time varies in accordance with the complexity of the inquiry received as well as the number of inquiries received at that time.

PART TWO: GEOGRAPHICAL CONTEXT

Cowichan Valley Regional District
Planning and Development Department
Regional Context Map



Cowichan Valley Regional District

Planning and Development Department

Electoral Area Map

PART THREE: DEPARTMENTAL ACTIVITY REPORT

3.1 OFFICIAL COMMUNITY PLAN (OCP)/ZONING AMENDMENTS

Number of OCP/Zoning Amendment Applications Received By Electoral Area

	A	B	C	D	E	F	G	H	I	Total
1980	4	5	5	0	7	5	1	1	0	28
1981	0	4	4	2	6	4	5	3	2	30
1982	6	5	4	0	1	5	2	0	1	24
1983	4	7	3	2	4	2	2	0	2	26
1984	4	2	2	0	3	3	0	1	0	15
1985	6	5	4	0	7	2	1	5	2	32
1986	6	2	1	4	4	1	3	0	2	23
1987	6	5	4	1	5	4	2	2	2	31
1988	6	3	6	2	2	1	0	2	0	22
1989	6	4	2	0	3	1	1	3	0	20
1990	9	3	1	4	4	0	5	2	0	28
1991	6	7	2	2	4	3	0	5	0	29
1992	7	8	6	3	6	1	0	1	2	34
1993	4	4	1	1	4	5	2	1	0	22
1994	3	4	3	3	3	4	0	4	1	25
1995	2	2	1	1	1	3	1	1	0	12
1996	2	1	0	2	2	0	0	0	0	7
1997	6	4	1	0	1	1	1	1	1	16
1998	1	3	2	2	1	2	1	0	0	12
1999	6	5	0	3	1	1	0	1	0	17
2000	0	1	2	2	1	1	0	1	0	8
2001	1	6	3	0	0	1	0	0	0	11
2002	2	4	0	2	1	2	0	1	4	16
2003	2	7	2	1	0	1	0	1	1	15
2004	2	8	4	3	2	3	0	2	0	24
2005	4	8	5	0	1	1	1	2	3	25
2006	5	8	5	3	3	1	0	3	3	31
2007	5	15	2	2	7	4	0	3	2	40
2008	5	6	1	4	3	3	2	1	0	25
2009	7	1	1	4	0	1	1	1	1	17
2010	5	3	1	4	3	1	1	0	0	17
2011	2	4	0	0	2	2	0	2	0	12

3.2 SUBDIVISION ACTIVITY

Number of Subdivision Referrals Received By Electoral Area										
	A	B	C	D	E	F	G	H	I	Total
1992	15	26	18	4	24	2	8	6	2	105
1993	18	37	12	9	15	8	10	9	5	123
1994	10	37	16	7	12	7	7	7	2	105
1995	3	16	4	10	9	9	3	4	3	61
1996	3	5	6	8	4	2	2	4	4	38
1997	3	9	3	3	3	7	4	5	0	37
1998	8	7	2	1	4	7	1	3	0	33
1999	5	13	3	2	5	1	3	1	0	33
2000	12	6	4	5	4	2	4	7	0	44
2001	5	9	5	3	3	4	0	4	2	35
2002	9	15	4	2	6	4	3	5	2	50
2003	6	18	2	9	9	4	1	3	3	55
2004	11	22	5	14	5	6	1	10	2	76
2005	12	23	9	5	7	9	24	6	5	100
2006	8	17	6	6	6	4	2	12	10	71
2007	12	19	4	12	6	6	5	8	8	80
2008	5	17	4	10	7	4	2	6	5	60
2009	5	9	5	1	6	8	1	2	0	37
2010	4	12	3	2	4	3	3	3	3	37
2011	9	11	2	6	4	2	2	3	0	39

Potential Number Of Parcels Created - By Electoral Area										
	A	B	C	D	E	F	G	H	I	Total
1992	52	97	48	3	47	9	8	37	15	316
1993	69	68	78	3	26	11	3	3	56	317
1994	37	59	177	20	57	16	7	5	38	416
1995	21	25	43	22	18	10	20	6	16	181
1996	8	32	54	3	17	10	10	3	14	151
1997	38	60	13	14	13	16	4	5	45	208
1998	1	19	1	7	6	0	3	15	0	52
1999	5	64	8	3	8	1	2	1	0	92
2000	17	18	30	9	7	1	5	10	0	97
2001	3	18	17	8	3	5	0	11	50	115
2002	79	31	4	1	3	6	3	6	52	185
2003	11	72	13	91	9	6	1	19	81	303
2004	88	96	25	154	5	9	1	10	13	401
2005	50	90	43	8	6	33	65	7	14	316
2006	74	86	29	9	15	10	2	11	34	270
2007	372	229	9	73	13	4	12	7	33	752
2008	13	40	8	48	13	4	3	2	76	207
2009	25	18	14	0	29	15	2	18	0	121
2010	22	22	3	93	74	2	0	3	0	219
2011	11	28	2	27	6	2	16	13	0	105

3.3 AGRICULTURAL LAND RESERVE (ALR) APPLICATIONS

Number of ALR Applications Received By Electoral Area

	A	B	C	D	E	F	G	H	I*	Total
1985	2	1	4	1	2	0	1	4	NA	15
1986	2	1	3	4	2	0	0	2	NA	14
1987	2	3	5	6	1	0	0	2	NA	19
1988	2	2	3	2	5	0	1	1	NA	16
1989	0	2	5	4	8	0	2	3	NA	24
1990	1	1	8	2	6	0	3	1	NA	22
1991	0	2	2	2	4	1	0	1	NA	12
1992	2	2	4	3	7	0	1	3	NA	22
1993	2	1	6	1	4	1	0	2	NA	17
1994	2	2	3	0	5	0	2	1	NA	15
1995	0	0	2	2	6	0	0	1	NA	11
1996	1	1	1	1	1	0	0	3	NA	8
1997	1	1	2	1	4	1	0	1	NA	11
1998	1	2	1	1	3	1	1	3	NA	13
1999	1	2	2	0	1	0	0	0	NA	6
2000	0	2	2	2	1	0	1	0	NA	8
2001	0	2	0	0	3	0	1	1	NA	7
2002	1	2	0	1	3	0	0	1	NA	8
2003	1	2	0	2	4	1	0	1	NA	11
2004	1	3	5	4	2	2	1	3	NA	21
2005	1	3	2	0	2	0	0	1	NA	9
2006	2	2	3	4	3	1	0	6	NA	21
2007	2	3	2	0	3	1	0	1	NA	12
2008	0	1	2	1	4	1	0	0	NA	9
2009	0	1	3	3	2	0	0	2	NA	11
2010	1	2	1	1	4	0	1	0	NA	10
2011	0	1	3	1	2	0	0	1	NA	8

**There are no ALR lands within Electoral Area I (Youbou/Meade Creek).*

3.4 DEVELOPMENT PERMIT APPLICATIONS

Number of Development Permit Applications Received By Electoral Area

	A	B	C	D	E	F	G	H	I	Total
1980	3	0	0	3	2	0	1	1	0	10
1981	0	3	0	0	5	0	0	0	0	8
1982	2	0	2	1	2	0	0	1	0	9
1983	2	0	0	0	1	0	0	1	0	4
1984	1	0	0	1	2	0	0	0	0	4
1985	0	0	1	2	4	10	1	3	0	12
1986	0	0	0	0	0	0	0	2	0	2
1987	0	0	1	0	0	0	0	0	0	1
1988	0	0	1	0	0	0	0	0	0	1
1989	0	0	0	0	1	0	2	0	0	3
1990	0	0	0	0	0	0	1	4	0	5
1991	4	0	0	0	0	0	0	4	0	8
1992	2	0	1	0	4	0	2	2	0	11
1993	3	0	1	0	2	0	0	1	0	7
1994	2	1	1	0	1	0	1	1	0	7
1995	0	0	1	2	2	2	0	7	0	14
1996	3	0	0	0	2	0	0	3	0	8
1997	3	0	0	0	3	1	0	0	0	7
1998	1	0	1	1	1	1	2	1	0	8
1999	2	0	0	0	0	3	0	0	0	5
2000	2	1	0	2	2	0	1	1	0	9
2001	6	0	1	0	1	1	1	1	0	11
2002	0	0	1	0	2	1	0	0	0	4
2003	3	1	0	0	1	0	2	0	1	8
2004	3	4	1	1	1	1	1	3	0	15
2005	9	1	0	2	6	2	9	10	2	41
2006	6	10	1	0	5	3	3	7	10	45
2007	11	18	3	0	11	15	5	6	27	96
2008	4	8	2	6	7	3	3	6	7	46
2009	5	2	0	7	8	2	3	3	5	35
2010	7	19	1	1	7	4	8	4	8	59
2011	9	7	1	6	10	2	3	0	3	41

3.5 DEVELOPMENT VARIANCE PERMIT APPLICATIONS

Number of Development Variance Permit Applications Received By Electoral Area

	A	B	C	D	E	F	G	H	I	Total
1986	0	0	1	1	2	0	0	1	2	7
1987	2	2	3	1	3	0	0	1	0	12
1988	4	4	3	5	6	0	2	1	2	27
1989	3	6	4	5	4	0	0	4	3	29
1990	1	3	4	4	6	0	3	1	0	22
1991	3	2	3	2	3	1	3	0	2	19
1992	3	3	1	0	0	0	1	1	1	10
1993	2	4	3	4	1	0	1	0	4	19
1994	2	6	2	5	2	2	0	1	3	23
1995	0	2	2	1	0	0	0	0	2	7
1996	0	4	2	4	2	1	0	3	1	17
1997	3	4	0	2	2	0	1	1	1	13
1998	3	3	3	2	2	2	4	2	1	22
1999	2	0	3	2	3	0	1	0	1	12
2000	2	5	2	2	0	0	4	1	0	16
2001	2	8	9	0	4	1	0	1	1	26
2002	0	6	1	3	4	0	0	1	0	15
2003	0	2	2	2	2	1	3	1	3	16
2004	8	5	1	1	2	2	3	1	1	24
2005	3	8	0	2	0	1	3	3	1	21
2006	2	7	2	2	1	1	4	4	4	27
2007	16	4	3	5	4	3	0	3	4	42
2008	8	2	1	0	5	1	1	0	5	23
2009	3	8	1	0	4	0	1	0	3	20
2010	3	5	2	2	2	2	4	1	1	22
2011	0	2	4	1	1	2	0	0	3	13

3.6 BOARD OF VARIANCE APPLICATIONS

Number of Board of Variance Applications Received By Electoral Area

	A	B	C	D	E	F	G	H	I	Total
1980	1	4	2	1	2	5	5	1	1	17
1981	5	10	0	7	3	5	5	7	3	44
1982	10	12	2	2	11	3	3	3	1	55
1983	10	12	5	3	13	3	3	4	5	60
1984	12	9	2	2	12	1	1	4	8	60
1985	4	3	5	6	3	6	6	6	6	43
1986	3	11	3	3	2	2	2	4	0	30
1987	4	8	7	7	3	0	0	2	8	40
1988	0	1	1	0	2	1	1	0	1	7
1989	5	2	2	3	1	1	1	0	2	17
1990	2	2	2	1	3	3	3	0	0	15
1991	3	3	4	2	1	2	2	1	3	19
1992	4	5	6	1	3	2	2	0	0	22
1993	4	4	1	1	1	1	1	1	0	14
1994	2	5	3	2	3	5	5	1	2	24
1995	2	6	0	0	1	1	1	3	1	15
1996	4	4	3	3	1	1	1	2	2	20
1997	2	4	1	0	0	0	0	1	0	8
1998	0	2	0	0	2	1	1	0	0	6
1999	0	0	0	1	0	1	0	0	1	3
2000	0	0	0	0	0	0	0	0	0	0
2001	0	0	0	0	0	0	0	0	0	0
2002	0	1	0	0	0	0	0	0	0	1
2003	0	0	0	0	0	0	0	0	0	0
2004	0	1	0	0	0	0	0	0	0	1
2005	0	0	0	0	0	0	0	0	1	1
2006	0	0	0	0	0	0	0	0	0	0
2007	0	0	0	0	0	0	0	0	0	0
2008	0	0	0	0	1	1	0	0	0	2
2009	0	0	0	0	0	0	0	0	0	0
2010	0	0	0	0	0	0	0	0	0	0
2011	0	0	0	0	0	0	1	0	0	1

3.7 NEW HOUSING STARTS

New Housing Starts
By Electoral Area

	A	B	C	D	E	F	G	H	I	Total
1980	41	85	23	20	27	13	23	28	4	264
1981	32	121	31	25	46	37	13	40	8	353
1982	10	52	6	4	7	10	15	14	5	123
1983	14	64	15	14	23	13	10	12	8	173
1984	17	37	18	12	17	10	6	13	3	133
1985	11	34	6	8	9	9	8	13	0	98
1986	18	24	15	9	18	12	9	11	3	119
1987	17	63	44	8	10	10	9	17	3	181
1988	34	68	121	17	13	9	14	18	4	298
1989	40	143	130	16	10	14	14	15	2	384
1990	33	108	92	15	20	11	27	32	2	340
1991	29	89	66	15	35	21	20	24	8	307
1992	36	205	89	16	54	27	24	44	15	510
1993	50	81	76	5	28	14	13	20	24	311
1994	42	72	120	16	55	9	15	21	15	365
1995	24	35	50	13	19	10	22	14	9	196
1996	19	26	43	16	21	11	8	28	8	180
1997	38	38	54	12	22	15	5	8	3	195
1998	24	29	18	5	13	5	10	6	5	115
1999	18	53	32	4	12	8	8	10	3	148
2000	50	23	18	2	5	7	4	3	4	116
2001	17	29	23	2	6	6	5	7	3	98
2002	21	65	37	8	4	6	8	7	4	160
2003	22	58	20	21	17	8	4	8	4	161
2004	47	59	23	49	22	6	5	14	4	229
2005	68	39	15	47	17	(-8)	12	41	20	251
2006	46	62	15	28	17	16	17	15	28	244
2007	61	86	9	45	16	12	10	18	15	272
2008	47	71	20	17	18	12	13	13	15	227
2009	23	83	44	12	5	2	3	2	17	191
2010	41	80	34	21	19	6	16	10	11	238
2011	44	40	17	27	18	10	7	18	12	193

3.8 RESIDENTIAL BUILDING PERMITS ISSUED

Number of Residential Building Permits Issued By Electoral Area

	A	B	C	D	E	F	G	H	I	Total
1989	74	214	171	54	46	37	50	43	28	717
1990	72	183	128	44	62	32	54	61	18	654
1991	70	186	130	52	73	43	44	54	21	673
1992	77	201	157	34	112	51	48	84	26	790
1993	82	184	128	19	73	41	38	53	39	657
1994	82	190	173	38	94	32	43	62	38	752
1995	64	111	85	31	60	34	43	47	25	500
1996	23	48	48	15	27	13	14	18	16	222
1997	68	94	101	15	49	29	26	27	11	420
1998	53	86	51	17	41	18	34	23	20	343
1999	46	104	71	16	29	21	20	23	16	346
2000	37	74	44	19	28	16	22	11	11	262
2001	44	78	51	18	22	23	21	24	12	293
2002	41	118	74	15	22	16	24	25	12	347
2003	50	116	52	35	37	27	27	27	13	384
2004	70	121	48	60	40	16	22	29	14	420
2005	91	123	38	52	40	24	34	54	34	490
2006	65	128	47	40	38	31	36	29	44	458
2007	100	150	35	67	41	23	29	41	35	521
2008	88	134	40	37	49	34	41	34	31	488
2009	58	162	76	28	33	33	24	34	32	480
2010	67	133	68	43	42	19	37	30	25	464
2011	69	89	34	45	41	26	31	36	26	397

Value of Residential Building Permits Issued By Electoral Area ($)

(not adjusted for inflation)

	A	B	C	D	E	F	G	H	I	Total
1989	3,415,094	9,559,113	10,184,058	1,338,374	810,371	1,041,471	1,308,280	1,309,758	235,856	29,202,375
1990	3,130,058	8,752,282	7,553,512	1,394,803	1,845,689	989,410	2,676,166	3,157,001	358,317	29,857,238
1991	3,302,572	8,301,059	7,749,058	1,919,421	3,163,640	1,785,795	2,003,924	2,560,522	773,310	31,559,301
1992	4,050,473	13,986,338	9,280,492	2,225,043	4,818,697	2,468,241	2,592,562	4,078,473	1,603,248	45,103,567
1993	5,806,014	9,310,183	7,437,511	488,771	3,036,522	1,733,947	1,883,075	2,249,702	2,247,355	34,193,080
1994	5,639,937	11,195,065	14,316,822	1,999,876	5,790,247	1,091,248	2,120,179	3,143,945	1,972,520	47,269,839
1995	4,077,789	5,347,235	6,590,402	1,751,620	2,780,916	1,308,439	1,827,224	1,996,211	1,303,028	26,982,864
1996	1,314,365	2,661,758	3,625,972	1,721,682	1,697,315	754,566	719,151	1,338,590	940,029	14,773,428
1997	5,474,060	5,775,397	7,665,226	1,427,070	3,259,836	1,491,321	1,492,852	2,009,203	436,496	29,031,461
1998	3,043,682	5,321,380	3,604,434	781,141	1,890,584	768,885	2,068,015	658,756	681,124	21,818,001
1999	2,657,999	6,236,665	5,156,143	932,130	1,988,646	648,364	1,021,862	1,451,831	697,330	20,790,970
2000	4,990,189	3,602,720	3,213,814	722,380	707,739	464,274	1,103,349	704,828	649,331	16,158,624
2001	3,350,828	4,522,494	3,753,005	1,221,870	765,172	913,916	1,143,195	2,111,279	355,238	18,136,997
2002	2,997,385	8,077,426	5,925,903	1,326,327	784,469	553,963	1,338,915	1,862,403	628,258	23,495,049
2003	4,011,699	8,817,990	3,599,587	2,878,921	2,685,783	1,155,962	916,436	1,546,135	785,417	26,397,930
2004	6,985,553	8,777,395	3,573,219	5,834,417	3,018,220	779,063	1,072,030	2,291,712	567,901	32,899,510
2005	9,935,928	7,474,224	2,712,342	5,354,645	2,565,088	823,379	1,885,779	6,344,587	2,731,641	39,829,613
2006	6,384,207	9,993,765	2,204,188	4,207,257	1,990,634	1,517,734	2,672,659	1,936,214	4,055,384	34,962,042
2007	9,580,866	14,244,023	2,383,767	5,363,788	2,730,959	2,036,931	1,879,812	3,592,433	2,426,116	34,303,633
2008	10,532,070	14,237,670	3,843,967	2,705,130	3,744,801	2,325,817	3,151,954	2,718,737	2,269,179	45,529,325
2009	5,935,540	13,973,396	7,775,580	2,246,675	1,426,465	1,279,150	2,544,605	2,302,220	3,387,530	40,871,161
2010	9,023,743	15,048,575	7,425,819	6,298,440	4,444,089	1,038,166	4,271,410	1,617,250	2,404,102	51,571,594
2011	10,126,570	7,704,963	3,923,395	5,026,970	4,607,220	2,176,175	2,851,655	4,254,060	3,182,750	43,853,758

**Prior to 2004 agricultural building permits were included under the residential building permit category*

3.9 COMMERCIAL BUILDING PERMITS ISSUED

Number of Commercial Building Permits Issued By Electoral Area

	A	B	C	D	E	F	G	H	I	Total
1989	3	0	3	4	2	0	0	0	4	16
1990	4	1	3	6	4	2	0	2	1	23
1991	4	3	6	2	3	1	1	2	2	24
1992	16	1	4	6	2	1	0	2	3	35
1993	9	8	2	2	4	0	0	3	0	28
1994	2	3	4	6	1	1	1	1	0	19
1995	4	1	3	4	1	0	0	0	1	14
1996	0	3	1	5	0	0	0	1	0	10
1997	2	5	19	8	1	3	1	2	2	43
1998	3	1	3	4	5	3	0	0	0	19
1999	1	4	7	2	1	0	0	2	0	17
2000	0	1	4	0	0	0	0	1	0	6
2001	3	1	1	3	0	1	0	3	2	14
2002	8	1	1	5	0	12	2	1	1	31
2003	4	4	1	2	2	7	2	1	0	21
2004	4	4	2	4	0	7	1	0	1	23
2005	4	4	5	2	0	7	0	1	0	26
2006	0	6	9	4	3	2	1	2	0	27
2007	2	7	4	2	3	4	1	3	0	26
2008	4	9	2	2	3	1	2	1	2	26
2009	1	1	1	5	1	0	0	1	4	14
2010	4	2	1	5	3	0	0	2	0	17
2011	3	2	2	4	0	0	0	1	0	12

Value of Commercial Building Permits Issued By Electoral Area ($)

(not adjusted for inflation)

	A	B	C	D	E	F	G	H	I	Total
1989	62,400	0	149,726	44,450	120,000	0	0	0	58,900	435,476
1990	595,158	7,500	192,828	55,125	182,300	58,080	0	52,256	2,304	1,145,551
1991	1,876,400	50,000	1,158,000	34,500	215,000	60,000	21,000	87,750	108,860	3,611,510
1992	3,767,236	500,000	259,243	51,665	58,000	140,000	0	84,400	253,808	5,114,352
1993	533,800	1,597,455	24,700	160,000	167,767	0	0	320,000	0	2,803,722
1994	24,600	23,900	30,992	485,980	45,217	104,832	70,000	1,000	0	786,521
1995	36,500	250,000	53,880	136,150	4,000	0	0	0	103,000	583,530
1996	0	299,000	0	120,160	0	0	0	8,736	0	427,896
1997	182,000	98,480	2,792,300	440,555	1,360	300,377	42,000	72,520	9,000	3,938,592
1998	59,000	10,000	908,000	56,080	261,240	85,246	0	0	0	1,379,566
1999	18,252	67,500	116,160	4,284	600	0	0	38,000	0	244,796
2000	0	100,000	110,000	0	0	0	0	1450000	0	1,660,000
2001	1,160,360	115,730	170,000	91,800	0	58,400	0	467,595	197,500	2,261,385
2002	1,171,127	8,800	1,000	316,000	0	93,847	55,000	55,800	28,020	1,729,594
2003	224,410	420,000	560,000	118,575	303,700	65,569	256,800	40,000	0	1,989,054
2004	50,000	966,094	643,150	239,510	0	33,020	40,000	0	10,000	1,742,264
2005	24,000	43,696	135,000	17,200	21,000	66,703	0	68,210	0	375,729
2006	0	287,858	2,719,012	142,109	881,975	21,868	11,440	10,000	0	4,074,262
2007	200,000	235,934	190,000	12,360	1,284,545	242,400	109,200	734,000	0	3,008,439
2008	55,000	340,068	575,000	205,000	366,300	111,750	7,500	97,050	520,000	2,277,668
2009	3,000,000	108,150	406,275	377,500	84,990	0	0	3,600	336,000	4,316,515
2010	328,700	25,480	100,000	128,750	447,500	0	0	159,000	0	1,189,430
2011	314,800	24,100	82,500	35,500	0	0	0	100,000	0	556,900

3.10 INDUSTRIAL BUILDING PERMITS ISSUED

Number of Industrial Building Permits Issued By Electoral Area

	A	B	C	D	E	F	G	H	I	Total
1990	0	0	3	0	6	1	0	1	1	12
1991	0	0	0	0	7	1	0	1	0	9
1992	0	0	4	0	8	1	0	0	0	13
1993	1	0	2	0	6	0	0	1	0	10
1994	2	0	1	0	8	1	1	2	0	15
1995	2	0	0	1	4	0	0	1	2	10
1996	0	0	0	0	8	1	0	0	0	9
1997	1	0	1	0	7	0	0	0	0	9
1998	0	0	1	0	6	0	0	0	0	7
1999	2	0	0	0	5	0	0	0	0	7
2000	0	0	4	1	5	1	1	0	1	13
2001	0	0	0	0	6	2	0	0	0	8
2002	1	0	2	0	5	3	1	1	0	13
2003	1	0	3	0	8	1	0	0	0	13
2004	0	0	1	1	4	0	1	0	0	7
2005	2	0	1	0	2	1	1	1	0	8
2006	0	1	2	0	6	0	0	0	0	9
2007	0	0	2	0	1	1	0	0	0	4
2008	0	3	1	2	1	1	2	1	2	13
2009	1	3	0	2	2	0	0	1	1	10
2010	1	2	3	1	2	0	0	1	0	10
2011	0	0	1	0	3	0	0	1	0	5

Value of Industrial Building Permits Issued - By Electoral Area ($)

(not adjusted for inflation)

	A	B	C	D	E	F	G	H	I	Total
1990	0	0	170,000	0	669,390	53,170	0	35,000	165,000	1,092,560
1991	0	0	4,000	0	247,448	10,800	0	645,900	0	908,148
1992	0	0	266,500	0	524,882	30,600	0	0	0	821,982
1993	69,435	0	60,000	0	490,800	0	0	250,000	0	870,235
1994	167,980	0	60,000	0	1,460,040	180,000	18,000	188,000	0	2,074,020
1995	140,600	0	0	800,000	457,680	0	0	21,500	94,522	1,514,302
1996	0	0	0	0	462,750	0	0	0	0	462,750
1997	62,660	0	381,560	0	893,000	0	0	0	0	1,337,220
1998	0	0	30,000	0	316,558	0	0	0	12,000	358,558
1999	314,034	0	0	0	159,800	0	0	0	0	473,834
2000	0	0	511,400	300,000	327,570	150,000	130,000	0	30,000	1,448,970
2001	0	0	0	0	798,687	70,480	0	0	0	869,167
2002	90,000	0	202,994	0	205,000	435,000	42,000	30,472	0	1,005,466
2003	24,998	0	529,600	0	554,803	33,600	0	0	0	1,143,001
2004	0	0	170,000	10,000	193,920	0	54,600	0	0	429,520
2005	0	114,768	32,760	0	82,040	0	55,200	270,000	0	554,768
2006	0	1,300,000	278,800	0	1,001,680	0	0	0	0	2,580,480
2007	0	0	0	40,800	100,000	0	0	0	0	140,800
2008	0	3,202,400	400,000	0	39,000	0	0	8,696,000	0	12,337,400
2009	26,350	657,980	0	350,000	271,800	0	0	10,000	785,460	2,101,590
2010	45,000	424,790	86,500	25,000	625,000	0	0	15,000	0	1,221,290
2011	0	0	16,000	0	2,218,720	0	0	7,920	0	2,242,640

3.11 INSTITUTIONAL BUILDING PERMITS ISSUED

Institutional Building Permits Issued By Electoral Area

	A	B	C	D	E	F	G	H	I	Total
1990	3	3	3	3	0	3	1	2	1	19
1991	1	2	2	2	3	1	0	0	0	11
1992	2	5	2	2	2	3	2	3	3	24
1993	2	7	2	0	0	0	1	2	0	14
1994	5	5	1	3	3	2	1	1	2	23
1995	6	4	5	1	0	1	1	0	2	20
1996	0	0	0	1	0	2	1	0	2	6
1997	5	5	4	1	2	2	2	1	2	24
1998	6	3	3	2	2	1	0	1	1	19
1999	3	1	0	0	2	1	0	0	1	7
2000	3	2	4	2	2	1	1	0	0	15
2001	4	7	1	0	0	1	0	0	0	13
2002	5	7	0	0	1	1	1	0	0	15
2003	0	2	0	0	3	0	0	0	1	6
2004	8	5	1	0	3	0	0	0	0	17
2005	2	5	2	0	0	0	0	1	1	11
2006	3	3	1	0	0	0	0	0	0	7
2007	0	0	2	0	1	1	0	0	0	4
2008	3	1	2	2	3	0	2	2	0	15
2009	0	4	0	1	2	0	0	1	0	8
2010	3	3	0	0	1	1	0	1	1	10
2011	2	6	1	1	1	0	2	0	0	13

Value of Institutional Building Permits Issued By Electoral Area ($)

(not adjusted for inflation)

	A	B	C	D	E	F	G	H	I	Total
1990	321,712	32,740	130,500	135,000	0	31,408	17,000	63,000	0	596,360
1991	12,960	825,000	165,000	65,120	73,760	0	0	0	0	1,128,880
1992	130,000	1,783,140	124,917	35,000	11,232	549,818	120,155	2,137,376	1,125,440	6,017,078
1993	180,000	1,420,300	210,500	0	0	0	12,000	53,500	0	1,876,300
1994	390,000	926,000	17,500	125,000	22,688	258,000	30,000	85,000	32,000	1,866,188
1995	457,120	968,700	652,620	80,000	0	716,000	80,000	0	115,210	3,069,650
1996	0	0	0	2,000	0	22,112	14,400	0	187,154	225,666
1997	437,550	556,743	61,063	1,920	55,400	103,928	75,000	20,000	261,500	1,573,108
1998	2,403,000	3,170,000	76,320	265,000	53,328	19,575	0	94,750	0	6,081,973
1999	50,186	82,740	0	0	65,000	3,500	0	0	3,000	204,426
2000	1,181,000	127,650	3,008,455	1,353,780	40,800	20,000	638,300	0	0	6,369,985
2001	385,000	3,845,746	1,768	0	0	17,408	0	0	0	4,249,922
2002	5,648,600	1,292,512	0	0	5,900	20,000	352,000	0	0	7,319,012
2003	3,000,000	535,000	0	0	240,178	0	0	0	30,000	3,805,178
2004	1,000,715	5,425,342	5,000	0	186,600	0	0	0	0	6,804,257
2005	12,850,000	306,616	10,000	0	0	17,628	0	0	175.000	13,341,616
2006	200,000	7,070,522	20,000	0	0	0	0	0	0	7,290,522
2007	0	0	1,062,800	0	32,186	0	0	0	0	1,094,986
2008	10,187,000	1,713,650	678,652	0	160,000	13,500	225,000	0	0	12,977,802
2009	0	1,429,375	0	7,500	165,240	0	0	5,000	0	1,607,115
2010	8,120,000	194,340	0	0	30,720	45,000	0	40,000	3,000	8,433,060
2011	666,450	4,273,320	5,000	1,000	19,500	0	20,000	0	0	4,985,270

3.12 AGRICULTURAL BUILDING PERMITS ISSUED BY ELECTORAL AREA

Agricultural Building Permits Issued By Electoral Area

	A	B	C	D	E	F	G	H	I	Total
2004	1	3	2	1	7	1	2	4	0	21
2005	1	2	3	3	6	0	0	2	0	17
2006	0	3	5	7	6	1	0	1	0	23
2007	3	4	2	0	12	2	0	2	0	25
2008	2	1	2	2	3	0	2	2	0	14
2009	1	0	2	1	3	0	0	0	0	7
2010	1	2	1	1	3	0	1	0	0	9
2011	0	3	3	2	2	1	0	1	0	12

Value of Agricultural Building Permits Issued By Electoral Area ($)

(not adjusted for inflation)

	A	B	C	D	E	F	G	H	I	Total
2004	40,000	137,000	25,000	10,000	142,000	25,168	35,880	44,600	0	459,648
2005	0	53,500	60,050	351,084	79,575	13,468	0	47,880	0	605,557
2006	0	85,000	216,000	96,780	150,000	10,000	0	61,880	20,000	639,660
2007	186,140	27,958	12,500	0	1,335,311	40,000	0	105,000	0	1,706,909
2008	27,000	75,000	103,000	130,000	89,000	0	136,000	160,000	0	720,000
2009	7,500	194,000	116,500	25,000	226,560	6,000	0	15,500	0	591,060
2010	100,000	85,000	1,000,000	150,000	165,500	0	20,000	0	0	1,520,500
2011	0	132,000	1,848,055	127,000	648,000	17,280	0	1,000	0	2,773,335

**Prior to 2004 agricultural building permits were included under the residential building permit category.*

3.13 TOTAL BUILDING PERMITS ISSUED

Number of Building Permits Issued - By Electoral Area

	A	B	C	D	E	F	G	H	I	Total
1989	81	212	178	59	55	37	49	46	30	747
1990	80	188	137	53	69	38	55	68	20	708
1991	77	191	133	56	80	44	45	56	22	704
1992	96	209	168	44	115	58	51	85	33	859
1993	94	198	134	21	83	42	39	59	39	709
1994	91	198	178	48	106	36	46	67	39	809
1995	77	116	93	37	65	34	43	49	30	544
1996	51	94	89	32	71	35	32	31	28	463
1997	76	104	125	24	59	34	28	31	15	496
1998	63	91	59	24	54	24	34	24	22	395
1999	50	98	73	18	36	19	20	23	17	354
2000	40	77	56	23	35	18	24	12	12	298
2001	51	86	53	21	28	27	21	27	14	328
2002	44	111	71	17	24	28	25	27	9	356
2003	57	123	57	38	57	35	29	30	15	441
2004	83	133	54	66	54	24	26	33	15	488
2005	100	134	50	57	48	32	35	59	35	549
2006	68	141	64	51	53	34	37	32	44	524
2007	105	161	45	69	58	31	30	46	35	580
2008	100	154	51	44	61	37	49	42	33	571
2009	58	148	75	35	40	33	21	32	37	479
2010	85	151	74	51	53	20	37	28	26	525
2011	79	100	40	54	48	28	34	38	26	447

Value of Building Permits Issued - By Electoral Area ($)

(not adjusted for inflation)

	A	B	C	D	E	F	G	H	I	Total
1989	3,637,994	9,683,613	10,360,437	1,387,824	1,232,679	1,047,421	1,308,280	1,571,188	375,756	30,605,192
1990	4,046,928	8,792,522	8,046,840	1,584,928	2,697,379	1,132,068	2,693,166	3,307,257	525,621	32,826,709
1991	5,191,932	9,176,059	9,076,058	2,019,041	3,699,848	1,856,595	2,024,924	3,294,172	882,170	37,220,799
1992	7,947,709	16,269,478	9,931,152	2,311,708	5,412,811	3,188,659	2,712,717	6,300,249	2,982,496	57,056,979
1993	6,589,249	12,327,938	7,732,711	648,771	3,695,089	1,733,947	1,895,075	2,873,202	2,247,355	39,743,337
1994	6,222,517	12,144,965	14,425,314	2,610,856	7,318,192	1,634,080	2,238,179	3,417,945	2,004,520	52,016,568
1995	4,712,009	6,565,935	7,296,902	2,767,770	3,242,596	2,024,439	1,907,224	2,017,711	1,615,760	32,150,346
1996	1,314,365	2,960,758	3,625,972	1,843,842	2,160,065	776,678	733,551	1,347,326	1,127,183	15,889,740
1997	6,156,274	6,430,620	10,900,149	1,869,545	4,209,596	1,895,626	1,609,852	2,101,723	706,996	35,880,381
1998	5,852,403	7,996,119	4,618,754	1,102,221	2,521,710	873,706	2,068,015	753,506	708,124	26,494,558
1999	3,040,471	6,386,905	5,272,303	936,414	2,214,046	651,864	1,021,862	1,489,831	700,330	21,714,026
2000	6,171,189	3,898,369	6,799,338	2,376,160	1,075,309	662,114	1,239,932	2,154,828	679,331	25,056,570
2001	4,896,188	8,483,970	3,924,773	1,313,670	1,563,859	1,060,204	1,143,195	2,578,874	552,738	25,517,471
2002	9,907,112	9,378,738	6,129,897	1,642,327	996,369	1,102,810	1,787,915	1,948,675	656,278	33,550,121
2003	7,311,107	9,778,990	4,689,187	2,997,496	4,516,464	1,255,131	1,173,236	1,826,135	825,417	34,373,163
2004	8,076,268	15,305,831	4,446,369	6,063,927	3,540,740	837,251	1,202,510	2,336,312	577,901	42,387,109
2005	22,809,928	7,992,804	2,950,152	5,722,929	2,747,703	921,178	1,940,979	6,730,677	2,906,641	54,722,991
2006	6,584,207	18,737,145	5,438,000	4,446,146	4,024,289	1,549,602	2,684,099	2,008,094	4,075,384	49,546,966
2007	9,967,006	14,507,915	3,649,067	5,416,948	5,483,001	2,319,331	1,989,012	4,431,433	2,426,116	40,254,767
2008	20,801,070	19,568,788	5,600,619	3,040,130	4,399,111	2,451,067	3,520,454	11,726,787	2,789,179	73,897,195
2009	9,059,390	16,362,901	8,298,355	3,006,675	2,175,055	1,285,150	2,544,605	2,336,320	3,837,790	48,906,241
2010	17,617,443	15,778,185	8,612,319	6,602,190	5,712,804	1,083,166	4,291,410	1,831,252	2,407,105	63,935,874
2011	11,107,820	12,134,383	5,874,950	5,190,470	7,493,440	2,193,455	2,871,655	4,244,980	3,182,750	54,293,903