



C·V·R·D

COWICHAN VALLEY REGIONAL DISTRICT

BYLAW NO. 2486

**A Bylaw for the purpose of amending Official Community Plan Bylaw No. 1945,
applicable to Electoral Area I – Youbou/Meade Creek**

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 F & I – West Cowichan that being Official Community Plan Bylaw No. 1945;

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 notices were published in consecutive issues of the “Lake Gazette” on Wednesday, January 28, 2004 and Wednesday, February 4, 2004 setting forth notice of a public hearing to be held on Monday, February 9, 2004 at 7:00 p.m., in the Lake Cowichan Arena, Curling Lounge, 309 South Shore Road, Lake Cowichan, BC, to hear all those people who deem themselves affected by the amendments 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 Community Plan Bylaw No. 1945;

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

CITATION

1. This bylaw shall be cited for all purposes as the “**CVRD Official Community Plan Amendment Bylaw No. 2486, 2004, Area I – Youbou/Meade Creek (Greg Adams), amendment to CVRD Bylaw No. 1945**”.
2. That Cowichan Valley Regional District Official Community Plan Bylaw No. 1945, as amended from time to time, is hereby amended as outlined on the attached Schedule A.
3. This bylaw has been examined in light of the most recent Capital Expenditure Program of the Cowichan Valley Regional District and is consistent therewith.

READ A FIRST TIME this 10th day of December , 2003.

READ A SECOND TIME this 10th day of December , 2003.

READ A THIRD TIME this 25th day of February , 2004.

ADOPTED with the consent of the Electoral Area Director for Electoral Area I
this 24th day of March , 2004.

Mary Marcotte
Chairperson

J. A. [Signature]
Secretary

SCHEDULE A

to Bylaw No. 2486

Schedule A to West Cowichan Official Community Plan Bylaw No. 1945, is hereby amended as follows:

- 1) That Part Six – Residential Development Policy 6.14 be deleted and replaced with the following Policy 6.14:

“POLICY 6.14:

The residential designations which have been provided for in the Plan area and which are shown on Schedule “B” the Plan Map, are Rural Residential, Suburban Residential, Suburban Lakefront Residential, Urban Residential, Manufactured Home Park Residential, Lakefront Residential, Waterfront Residential, and River Corridor.”

- 2) That Part Six – Residential Development be amended by adding the following land use designation and by adding the following Policies 6.19 and 6.20 after the “SUBURBAN RESIDENTIAL” section, and that existing policies 6.19 through 6.34 be renumbered accordingly:

“SUBURBAN LAKEFRONT RESIDENTIAL POLICIES

POLICY 6.19:

Lands designated as Suburban Lakefront Residential shall have a minimum parcel size of 2000 m² (0.49 acres) and shall be serviced by a community sewer system or a private sewer system owned and operated by a Strata Corporation.

POLICY 6.20:

The Regional Board may consider redesignating ‘Suburban Residential’ lands which are zoned R-2 (Suburban Residential), for Suburban Lakefront Residential use in Electoral Area I subject to the following:

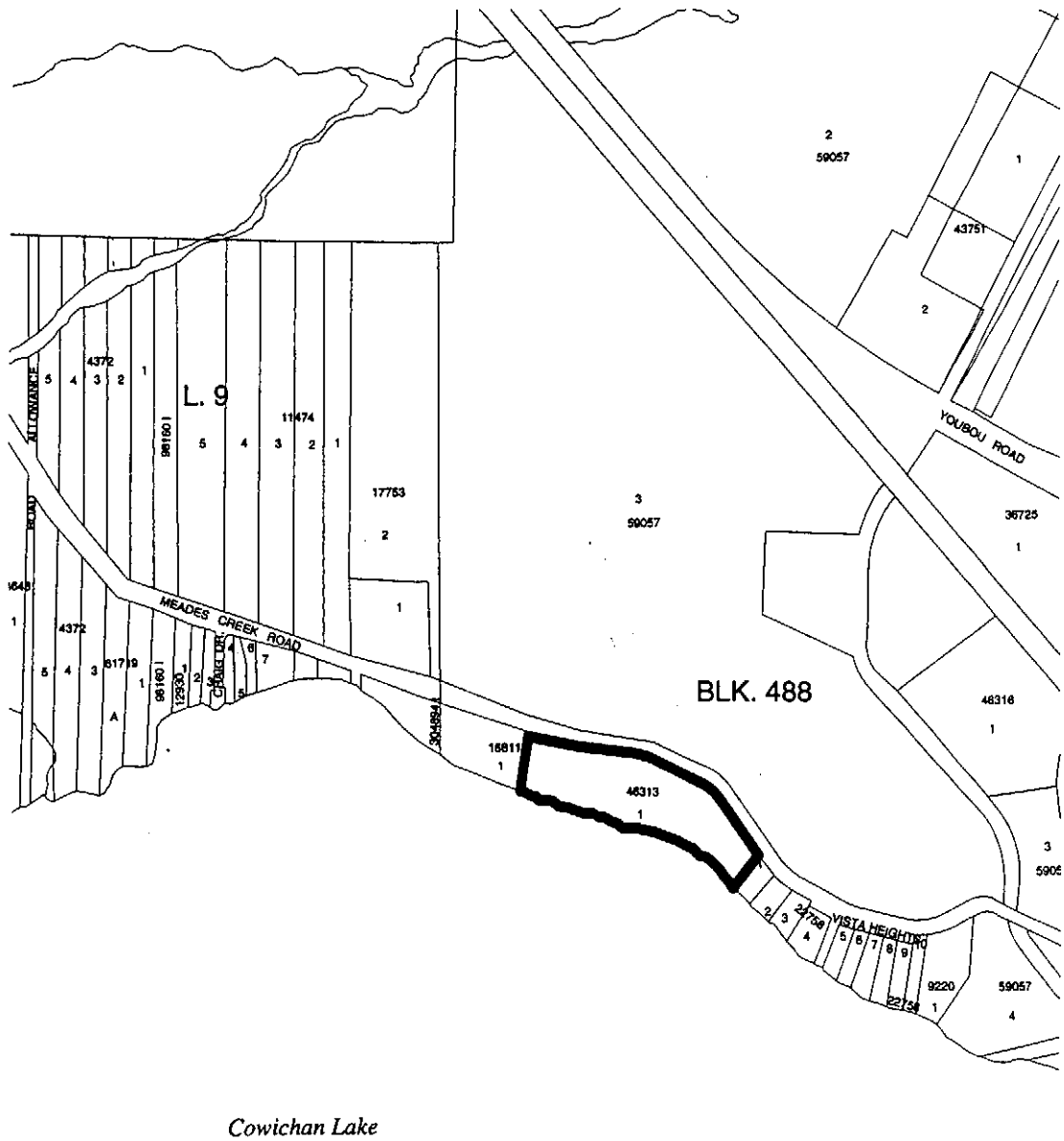
- a) The lands are located on Cowichan Lake;
- b) A community sewer system or private sewer system owned and operated by a Strata Corporation, with an advanced level of effluent treatment be established for the development and provide expansion options to serve adjacent residential subdivisions;
- c) That sensitive riparian areas are protected and that development of the lands be in accordance with the guidelines of the Ministry of Water, Land and Air Protection’s *Environmental Objectives, Best Management Practices and Requirements for Land Developments*.
- d) Such other criteria as may be applied by the Regional Board.”

- 3) That Part 16 Implementation and Administration, be amended by adding the following to the list of Land Use Designations in Policy 16.3:

SLR	“Suburban Lakefront Residential”
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- 4) That Lot 1, Plan 46313, Cowichan Lake District, as shown outlined in a solid black line on Plan number Z-2486 attached hereto and forming Schedule B of this bylaw, be redesignated from Suburban Residential to Suburban Lakefront Residential; and that Schedule B to West Cowichan Official Community Plan Bylaw No. 1945 be amended accordingly.

**SCHEDULE "B" TO PLAN AMENDMENT BYLAW NO. 2486
OF THE COWICHAN VALLEY REGIONAL DISTRICT**



THE AREA OUTLINED IN A SOLID BLACK LINE IS REDESIGNATED FROM
Suburban Residential TO
Suburban Lakefront Residential APPLICABLE
TO ELECTORAL AREA I