



PUBLIC HEARING REPORT
Bylaws No. 3652 and 3653

Following is a summary of the proceedings of the Public Hearing for Official Community Plan Amendment Bylaw No. 3652 and Zoning Amendment Bylaw No. 3653 (Girl Guides of Canada, Camp Creina), applicable to Electoral Area E – Cowichan Station/Sahtlam/Glenora, held on Wednesday, December 5, 2012, at The Hub at Cowichan Station, 2375 Koksilah Road, Cowichan Station, B.C. at 7:05 p.m.

**HEARING
DELEGATES**

Director L. Duncan, Electoral Area E – Cowichan Station/Sahtlam/Glenora,
Chairperson
Director G. Giles, Electoral Area C – Cobble Hill
Director B. Fraser, Electoral Area B – Shawnigan Lake

**CVRD STAFF
PRESENT**

Ms. Alison Garnett, Planner I, Planning & Development Department
Ms. J. Hughes, Recording Secretary, Planning & Development Department

Members of the Public:

There were approximately 14 members of the public present.

CALL TO ORDER

Director L. Duncan chaired the Hearing and called the meeting to order. The Chairperson introduced the Hearing Delegates and CVRD staff present.

Director Duncan explained the following with regard to the proposed application:

- Camp Creina is the subject property for tonight's Public Hearing.
- It is located in Electoral Area E – Cowichan Station/Sahtlam/Glenora and the remainder of the parcel was located in Electoral Area B – Shawnigan Lake.
- The Camp's parcels in Area E were missed during previous Area E OCP and Zoning Bylaw revisions and they are now proposed to be rezoned from A-1 (Primary Agriculture) to A-4 (Agricultural Institutional) to correct the zoning issues.
- Regional Board gave 1st and 2nd Readings to the Bylaws and they are now being presented at the Public Hearing. After the close of the Public Hearing the Minutes will be prepared and forwarded along with the Bylaws to the Regional Board for consideration of 3rd Reading and Adoption.
- Rezoning Applications must follow the *Local Government Act* regulations which is a very prescribed and regulated process.

Director Duncan stated that the file and Amendment Bylaws were located on the side table for review and that submissions must be received at the front table prior to the close of the Public Hearing.

PROCEDURES

Ms. Garnett explained the requirements under Section 890 of the *Local Government Act*. She advised that notice of the Public Hearing was advertised in two consecutive issues of the *Leader Pictorial* (Wednesday, November 28, 2012 and Friday, November 30, 2012) and *Citizen*

(Wednesday, November 28, 2012 and Friday, November 30, 2012) and letters had also been sent to adjacent owners and occupiers of the property as required by the *Local Government Act*.

Official Community Plan Amendment Bylaw No. 3652 proposes to amend Official Community Plan Bylaw No. 1490 by adding policy which would allow for an agricultural/institutional use within the Agricultural designation, subject to certain criteria such as approval from the Agricultural Land Commission and compatibility with neighbouring properties.

Zoning Amendment Bylaw No. 3653 proposes to amend Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Bylaw No. 1840 by creating a new zone – A-4 Agricultural Institutional, and rezoning Parcel L, Section 1, Range 1, Cowichan District, and Parcel M Plan DD822731, Section 1, Range 1, Cowichan District from A-1 (Primary Agriculture) to A-4 (Agricultural Institutional) Zone.

The purpose of Amendment Bylaw Nos. 3652 and 3653 is to rezone the land currently owned and operated by the Girl Guides of Canada - Camp Creina, located on Shaw Road, and permit their current campground/institutional use. The proposed A-4 Agricultural/Institutional Zone would permit the following uses:

- Agriculture;
- Institutional Camping, defined as temporary accommodation in tents and bunkhouses;
- Environmental Protection and Conservation;
- One single family dwelling.

Ms. Garnett stated that no pieces of correspondence had been received at the CVRD office from the date the advertising was placed within the local newspapers to the close of the CVRD office today, December 5, 2012, at 4:30 p.m.

Ms. Garnett further added:

- All of the land is located in the Agricultural Land Reserve (ALR) and approval from the Agricultural Land Commission (ALC) is required.
- Three properties make up Camp Creina and the two subject properties for rezoning are located in Electoral Area E and the other parcel is located in Electoral Area B. The zoning of that parcel will be addressed during the new Zoning Bylaw process for South Cowichan.
- The land will continue to be located in the Agricultural Land Reserve. Both the CVRD and the ALC recognize that Camp Creina has operated since the 1960's, it predates CVRD Bylaws and ALC regulations, but the Girl Guides will still need permission from the ALC for any additional non-farm use in the future.

Ms. Garnett concluded her presentation by stating that copies of both Amendment Bylaws and the file were available on the side table for review.

Correspondence

No correspondence was received.

Location of the File

Director Duncan advised that the Information Binder was available for review on the side table along with copies of the proposed Amendment Bylaws and advised that any letters or submissions which were to be included as part of the Public Hearing record must be received at the front table prior to the close of the Public Hearing.

**APPLICANT,
Girl Guides of
Canada, Camp
Creina**

Marian Davies, Chairperson for Camp Creina, was present on behalf of the Girl Guides of Canada, regarding Rezoning Application No. 3-E-08RS.

- Back in the 1960's Norah Creina Denny blazed a trail from Riverside Road through to the property to go camping on the site.
- They acquired a second smaller parcel in order for them to put in a new driveway for the Camp.
- They have been using the property for well over 50 years.
- Norah Creina Denny was also involved in the founding of Queen Margaret's School and she is a very notable person in the Cowichan Valley.
- Rezoning Application came about when they built the first real building on site which they call their bunkhouse and it also contains their first on-site flush toilet. The proposed bunkhouse is not considered a barn for agricultural use and they had to get the approval from the ALC for the bunkhouse.

QUESTION PERIOD

Director Duncan opened the public question period of the Public Hearing. He stated that the Public Hearing Delegates and staff members could answer questions at this time, and that after the close of the Question Period and the opening of the official Public Hearing there could be no questions taken.

Chelsy

- Likes the orange leaves that fall from the maple trees.

Courtney

- Camp Creina is cozy and enjoys camping.

Charlotte

- Enjoys hanging out with friends and the amazing time they have.

Rebecca

- Camp Creina has lots of forest and it is all nature.

Shelby

- Likes the room they have on the trails and going for nature walks.

Gerry

- Camp Creina is a home away from home and she loves it.

Dana

- Likes all the different campsites and shelters available for camping.

Sandra

- Her girls have gone through Camp Creina from Sparks up to Pathfinders enjoying all their adventures, stories they have told and camping on the property.

**Genevieve
Singleton**

- Naturalist for the Camp Creina and stated it is a terrific place to connect children to nature.

Marian Davies

- Has tented on site for many years and has loved every minute of it.

Director Duncan

Asked for further questions from the public present regarding the proposed Amendment Bylaws and reminded the public that all submissions must be received at the front table prior to the close of the Public Hearing.

Charlotte

What does agriculture mean?

Director Duncan

- Agriculture deals with the production of food whether plants or animals and in 1972 lands in the Province of BC that were identified as having high agricultural value or potential were put into the ALR. Those lands are protected in perpetuity for agricultural purposes.
- If ALR lands are required for other than agricultural purposes and if it is

deemed to be in the public interest an application must be made to the CVRD and ALC for permission.

- ALC has reviewed Camp Creina's rezoning application and they do permit the campground on the subject property along with the other permitted agricultural uses in the zone.

Director Duncan

Asked for further questions from the public present three times regarding Official Community Plan Amendment Bylaw No. 3652 and Zoning Amendment Bylaw No. 3653.

**PUBLIC
COMMENTS**

The Public Hearing was then opened to those members of the public present who deemed themselves affected by the proposed Amendment Bylaws. Chair Duncan reminded the public that the Information Binder was available for review located on the back table along with copies of the proposed Amendment Bylaws, and that all submissions must be received at the head table prior to the close of the Public Hearing.

Director Giles

The public comment section of the Public Hearing is the opportunity for the public to give their comment on whether they support or oppose the subject application.

Chelsy

- In favour of the rezoning as it would help them.

Courtney

- In favour as it would improve on what they already have.

Charlotte

- In favour as it makes more sense as they do not farm the property, they just use it for camping.

Shelby

- In favour as property is used as a camp and not a farm.

Janice Freugh

- Caretaker for Camp Creina and very much in favour of the rezoning.

Sandra Winter

- Supports the application as it more accurately reflects the use of the land.

Director Duncan

- Asked for further comments from the public present regarding the proposed Amendment Bylaws, the file was available on the side table for review and that submissions must be received at the front table prior to the close of the Public Hearing.

Marian Davies

- In favour of the Amendments Bylaws as they have had over 50 years of girls camping on the property and the new zone will keep it that way in the future.

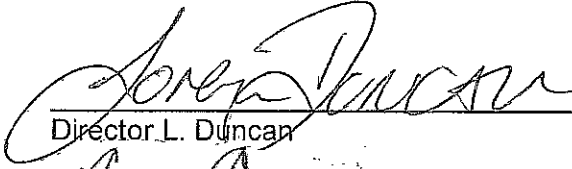
ADJOURNMENT

Chairperson Duncan asked for public comments or submissions three times from the public present regarding Official Community Plan Amendment Bylaw No. 3652 and Zoning Amendment Bylaw No. 3653.

Chairperson Duncan declared the Public Hearing closed at 7:29 p.m.

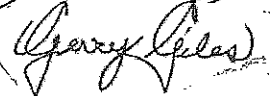
CERTIFICATION:

We attended the Public Hearing on Wednesday, December 5, 2012, and hereby certify that this is a fair and accurate report of the Public Hearing.




Director L. Duncan

Date

Jan 2, 2013

Director G. Giles

Date

Dec 21, 2012

Director B. Fraser

Date

Jan 3, 2013

Alison Garnett, Planner I

Date

Dec 21, 2012

Jennifer Hughes, Recording Secretary

Date

December 21, 2012