



PUBLIC HEARING REPORT
Bylaws No. 3666 and 3667

Following is a summary of the proceedings of the Public Hearing for South Cowichan Official Community Plan Amendment Bylaw No. 3666 and Zoning Amendment Bylaw No. 3667 (Living Forest Communities), applicable to Electoral Area B – Shawnigan Lake, held on Thursday, January 31, 2013, at the Shawnigan Lake Community Centre, 2804 Shawnigan Lake Road, Shawnigan Lake, B.C. at 7:02 p.m.

**HEARING
DELEGATES**

Director B. Fraser, Electoral Area B – Shawnigan Lake, Chairperson
Director M. Walker, Electoral Area A – Mill Bay/Malahat
Director M. Marcotte, Electoral Area H – North Oyster/Diamond

**CVRD STAFF
PRESENT**

Mr. R. Conway, Manager, Planning & Development Department
Ms. Dana Leitch, Planner II, Planning & Development Department
Ms. J. Hughes, Recording Secretary, Planning & Development Department

Members of the Public:
There were approximately 16 members of the public present.

CALL TO ORDER

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

PROCEDURES

Ms. Leitch 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 *Citizen* (Wednesday, January 23, 2013 and Friday, January 25, 2013) and *Leader Pictorial* (Wednesday, January 23, 2013 and Friday, January 25, 2013) and letters had also been sent to adjacent owners and occupiers of the property as required by the *Local Government Act*.

South Cowichan Official Community Plan Amendment Bylaw No. 3666 proposes to amend South Cowichan Official Community Plan Bylaw No. 3510 by replacing the current Community Land Stewardship Designation Policies with new policies that apply to development within the Designation.

Zoning Amendment Bylaw No. 3667 proposes to amend Electoral Area B – Shawnigan Lake Zoning Bylaw No. 985 by rezoning Lots A and B, Blocks 201, 270 and 281, Malahat District, Plan EPP9371 and Lot 26, District Lot 201, Malahat District, Plan VIP78459, from Ecological Conservation, Eco-Forestry, Agro-Forestry, Low Density and Hamlet sub zones to Conservation/Eco-Forestry CD-1A, Rural Residential CD-1B, Rural Residential CD-1C, and Mixed Use CD-1D sub zones. In addition to creating new sub zones, the amendment bylaw also rezones lake surfaces to Water Conservancy (W-1) and includes definitions for “Agro-forestry”, “Conservation covenant”, “Eco-forestry” and “Eco-forestry covenant”.

The proposed Amendment Bylaws apply to the “Elkington Lands”. The purposes of the Amendment Bylaws are to:

1. adjust, on the site, where residential uses are permitted;

2. harmonize zoning with Official Community Plan policy;
3. allow small suites (detached suites) as an alternative to secondary suites;
4. allow "equestrian facility" as a permitted use in the Mixed Use CD-1D Sub-Zone;
5. adjust zoning so that it can be more easily administered.

The proposed amendment does not increase the permitted number of residential units, or decrease the area for conservation and eco-forestry, as those have been established by restrictive covenants.

Ms. Leitch stated that 2 pieces of correspondence had been received from the date the advertising was placed within the local newspapers to the opening of the Public Hearing.

Ms. Leitch gave a Power Point Presentation (EXHIBIT 1) and stated the following:

Subject Site

- Subject site contains three large properties that are located in south Shawnigan Lake, specifically at the southern boundary of the CVRD where it adjoins the CRD watershed and the Sooke Hill Wilderness Park.
- There are a myriad of stream and wetlands on the site that flow into Elkington Pond, Devereux Lake and Stebbings Lake.
- Total land area of the site is approximately 385 hectares (950 acres).
- Access to the subject site is from a strata road that connects via an extension of Trailway to Goldstream Heights Drive.
- There are Conservation Covenants registered on 85% of the subject lands and no development of those lands can occur. Only 15% of the subject site can be developed in accordance with the zoning.

Current Zoning

- Zoning of the subject site is the Community Land Stewardship 1 Zone. This Zone is a Comprehensive Zone and includes five Sub-Zones: the Ecological Conservation, Eco-Forestry, Agro-Forestry, Low Density (A, B, C) and Hamlet Sub-Zones.
- This site specific zone was applied to the subject lands in 2010.

CVRD Zoning Amendment Bylaw No. 3667

Proposes to modify the zoning that applies to the subject lands by:

- Introducing new definitions for agro-forestry use, conservation covenant, eco-forestry use, and eco-forestry covenant.
- Introducing a covenant clause to the zoning regulations.
- Introducing small suites to the residential sub-zones.
- Removing language regarding watercourse setbacks for buildings and structures.
- Consolidating the existing Ecological Conservation Sub-Zone, the Eco-Forestry Sub-Zone and the Agro-Forestry Sub-Zone into a single Sub-Zone called the Conservation/Eco Forestry CD-1A Sub-Zone.

Adding the following uses to the Conservation/Eco Forestry CD-1A Sub-Zone:

- A minimum parcel size regulation of 80 hectares.
- A maximum building size for the ecological education centre.
- A gross floor area maximum for the ecological education centre.
- Ecological conservation, eco-forestry use, agroforestry use as permitted uses.

- An increase in building height for agro-forestry from 10 metres to 12 metres; and
- An increase in building setbacks from 10 metres to 15 metres.

The current Low Density A,B,C, and Hamlet Sub Zones are being renamed Rural Residential CD-1B, CD-1C, and Mixed Use CD-1D Sub-Zones in the proposed Zoning Amendment Bylaw.

The current Low Density Sub-Zone A is being renamed and replaced with a Sub-Zone called the Rural Residential CD-1B Sub Zone.

Adding the following uses to the Rural Residential CD-1B Sub Zone:

- Ecological conservation and ecological education.
- A minimum parcel size regulation and a maximum parcel size regulation (of 1.5 ha on parcels where a single family dwelling use is permitted).
- A maximum building size limit for agricultural processing, wood processing and manufacturing processing of 500 square metres.

The current Low Density B Sub-Zone is being renamed and replaced with a Sub-Zone entitled the Rural Residential CD-1C Sub-Zone.

This Sub-Zone contains the same uses as the existing Zoning Bylaw, with the introduction of:

- Ecological conservation and ecological education as permitted uses.
- A minimum parcel size regulation and a maximum parcel size regulation (of 1.5 ha on parcels where a single family dwelling use is permitted).
- A new density regulation where not more than one single family dwelling and one accessory dwelling are permitted per parcel of land; and
- A maximum building size limit for agricultural processing, wood processing and manufacturing processing of 500 square metres.

Zoning Amendment Bylaw No. 3667 also proposes to remove the following regulations from the current zoning for the subject site:

- Building size limits for agro-forestry processing, greenhouses, and accessory buildings (was 1500 square metres).
- Maximum site area where soil, fill, and rock could be excavated and extracted onsite (was 2 ha in size).
- Building footprint for non-habitable buildings and structures associated with wood processing, sawmills, timber manufacturing, greenhouses and education and recreational facilities was removed (in the 2010 Zoning Bylaw it was limited to a 10 metre height and 2000 square metres for a building footprint).
- Minimum parcel size regulation for parcels connected to a community water and sewer system within the Rural Residential CD-1C Sub-Zone; and
- Maximum floor area for the community centre, for the guest house; and the maximum floor area for the convenience store contained within the Mixed Use CD-1D Sub-Zone.

Current OCP Designation

- South Cowichan Official Community Plan designates the subject site as Community Land Stewardship Designation.
- Designation was developed specifically for the subject site when the site was rezoned in 2010.

Official Community Plan Amendment Bylaw No. 3666 proposes to amend the South Cowichan OCP by replacing the existing South Cowichan Official

Community Plan Community Land Stewardship Policies with a set of new policies that reflect the changes in zoning proposed for the subject site.

The revised policies within the Official Community Plan Amendment Bylaw pertain to:

- Purpose of the Community Land Stewardship Designation.
- Allocation of ecologically-based forestry land on the site and the conservation covenants registered on the land.
- Maximum permitted residential density within the Community Land Stewardship designation and legal descriptions of the subject lands.
- Requirement for clustered dwellings and commercial accommodation to be connected to a community water and community water system.
- Identification of the new uses in the Zoning Amendment Bylaw.
- Implementing zoning bylaw floor area limits for buildings in the CLS Zone.
- Covenant requirement introduced within the implementing zoning amendment bylaw; and
- Recognition that the Community Land Stewardship and associated sub-zones location on the subject site should be interpreted as approximate and do not follow an exact surveyed boundary.

Official Community Plan Amendment Bylaw No. 3666 will not change or modify:

- Existing Community Land Stewardship objectives within the existing Plan; or
- Existing Eco-forestry, Agro-forestry, Low Density area, and Hamlet area plan policies currently in the Plan.

Ms. Leitch also identified an error that will be corrected in proposed OCP Policy 14.4 that presently stated: 5 dwelling units to Lot B, District Lot 201.... and 77 to Lot 26, District Lot 201..., and clarified it should read as follows 77 dwelling units would be permitted on Lot B, District Lot 201... and 5 dwellings on Lot 26, District Lot 201....

Process So Far:

- The applicants applied to make some modifications to the existing zoning in April 2012.
- In the fall of 2012, the Advisory Planning Commission (APC) visited the site and was supportive of the proposed zoning modifications.
- CVRD Planning Staff wrote a report to the Electoral Area Services Committee (EASC) in September 2012. At this meeting the EASC gave direction to staff to draft the Zoning and Official Community Plan Amendment Bylaws and schedule a public hearing.
- Staff provided a verbal update on the Zoning and OCP Amendment Bylaws to the EASC in December 2012.
- SCOCOP Amendment Bylaw No. 3666 and Zoning Amendment Bylaw No. 3667 received First and Second Readings from the CVRD Board of Directors on December 12, 2012.

Next Steps:

- The public hearing minutes will be placed on a future Board meeting agenda along with SCOCOP Amendment Bylaw No. 3666 and Zoning Amendment Bylaw No. 3667 for consideration of Third Reading and Final Adoption of the Bylaws.
- The CVRD Board will decide if the Bylaws receive Third Reading and Final Adoption.

Correspondence

The following items were received and are attached to the Minutes as

Exhibits:

- 1) CVRD Power Point Presentation (EXHIBIT 1);
- 2) Email and attached letter dated January 31, 2013, from Mary Desmond, Shawnigan Lake Watershed Watch (EXHIBIT 2);
- 3) Letter dated January 31, 2013, from Brandy Gallagher, OUR Ecovillage (EXHIBIT 3);
- 4) Letter dated January 30, 2013, from Brian H. Butler, V.I. Specialty Rocks Ltd. (EXHIBIT 4);
- 5) Letter dated January 31, 2013, from Barry Gates (EXHIBIT 5).

Location of the File

Director Fraser 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,
Living Forest
Communities/Doug
Makaroff**

Doug Makaroff, President of Living Forest Communities, was present with regard to Rezoning Application No. 1-B-12RS and he stated the following:

- Began looking at the subject property in 2008 at which time they carried out a baseline assessment that reviewed the geological process on the land as well as undertaking many studies and charting the 35 wetlands on the site.
- They identified the role and physical function of the subject property as it is located at the headwaters of the Shawnigan Watershed, along with what its overall function is within the Watershed.
- Identified the 35 different eco systems found on site.
- In conjunction with Cowichan Tribes an archaeological assessment was completed.
- Studies were carried out to determine where 85% of the highest conservation value was located on site and where the 15% was best suited for clustered residential development.
- Identified that there was less than 15% that had human disturbance on it in the past and it was determined that any new residential clustered development or the agro forestry would be placed on those lands.
- Held their own public meetings asking for community participation in their design which resulted in them identifying the three development clustered hamlet areas.
- They realized that where they had a mixture of agriculture and housing located on the subject property was some of the best fertile agricultural soils. The proposed rezoning would provide them additional flexibility within the area that was called the Agro Forestry Zone to be able to move some of the houses around.
- 1st Trailhead Hamlet and the 3rd Ridgeview Hamlet were not moving only the lots located within the Agro Forestry now called the Midlands area were moving as they would like to have a little more flexibility in that area.
- Property also falls within a Development Permit Area which is a very detailed process that has to be followed.
- Three hamlets will be located on the Elkington Forest property with 77 home sites proposed. The area that has been designated for eco-forestry, conservation or agriculture has stayed the same.
- A great deal of work has been carried out for the forest management in conjunction with the Land Conservancy. Land Conservancy registered the restrictive covenants on the land for eco-forestry and conservation purposes. Because those covenants are in place there is an assurance that the land will have beautiful mature trees on it in 150-200 years.
- Preservation of a forest is not managed and governed through zoning by

the Planning Department. That jurisdiction is under the responsibility of groups like FSC and Eco Trust Canada.

- Covenants registered against the property are signed by Land Conservancy and CVRD.

QUESTION PERIOD

Director Fraser 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.

Cliff Evans,

- 3109 Filgate Road
- How much old growth is located on the property?

Doug Makaroff

- Asked Barry Gates to respond to the question.

Barry Gates

- Approximately 70% of the property was 70-80 years in age.
- In 100 years they hope there will be another 70% of old growth stands on the property. The goal is to get it back to the structure of an old growth forest.

Cliff Evans

- Will the development be a closed gate community or open to the public?

Doug Makaroff

- Open community, containing a firehall, community centre, parklands and access onto the Trans Canada Trail.
- Will be building a staging area for trailer parking on site for horseback and bicycle riders.

Cliff Evans

- Who will be paying for the firehall on site?

Doug Makaroff

- He, as the developer, would be paying for the new firehall.

Cliff Evans

- Other than Stebbings Road is there another fire escape route from the subject property?

Doug Makaroff

- A lot of work has been carried out on fire preservation and it has been designed as a fire smart community.
- Two covenants are already in place that deals with fire preservation, including fuels management, trails and timber management and universal escape routes if there was ever to be a fire in the area. Covenants also contain restrictions on building and fencing materials that can be used on the site.
- There will be multiple routes in and out of the site.

Cliff Evans

- Will the lakes on the subject property be open to the public?

Doug Makaroff

- The pond on site is more of a wildlife sanctuary rather than a fishing pond.
- Rigglesworth Lake located off their property, down the Trans Canada Trail, would be better served for fishing.

Jennifer Young,

- 670 Shawnigan Lake Road, Malahat
- If someone wanted to rezone in the future would that process go through the CVRD or would Elkington be self-governing?

Doug Makaroff

- The lands fall within the CVRD's jurisdiction and the subject area would never be self-governing.

Brent Beach,

- 1656 Shawnigan Lake Road

- Riparian references have been removed from the proposed Bylaws but noted the property was still subject to the Riparian Regulations and asked if it was wise to remove those regulations from the Official Community Plan (OCP)?
- Doug Makaroff** ➤ Stated it was redundant to state a 15 m setback for riparian areas regulations.
- Brent Beach** ➤ Understood the riparian areas setbacks used to say 30 m.
- Dana Leitch** ➤ Clarified that when any work was carried out on property that was located 30 m from a watercourse or tributary watercourse that is fish bearing there is a requirement to obtain a Riparian Areas Development Permit. The riparian areas regulations are Provincial and have been adopted under all CVRD OCP's, making it redundant to have it listed within the Zoning Bylaw.
- Rob Conway** ➤ The riparian areas regulations are a Province wide standard for protecting streams. The Province mandated all local governments to implement them into their planning process and regulations.
- Brent Beach** ➤ What would happen if the Department of Fisheries abandoned all rivers in Canada overnight?
- Rob Conway** ➤ If the riparian regulations were to be dissolved the CVRD does have in place a development permit process to protect streams, lakes and other watercourses.
- Brent Beach** ➤ Has the CVRD done anything with regard to the Department of Fisheries and Oceans having stopped their managing of rivers in the CVRD?
- Rob Conway** ➤ Local governments have taken on a greater responsibility from the Provincial Government with regard to streams and watercourses.
- Barry Gates** ➤ 85% of that forest land is certified and it contains very stringent riparian areas regulations that are in covenanted areas found around the lakes and streams on the site.
- Brent Beach** ➤ Where can that map and information be found?
- Barry Gates** ➤ It is one of the hand-outs on the side table and is listed under comprehensive zones.
- Jennifer Young** ➤ Concerned that the fire escape plan is heavily treed with only one route in and out which is Stebbings Road.
- Doug Makaroff** ➤ Accesses are Stebbings to the north, Trailway to Goldstream Heights and an alternate access route located under the BC power line.
➤ Thinning will also be carried out on site for fire zone preservation and they will be working closely with the Capital Regional District Fire Centre.
- Barry Gates** ➤ Forest area is getting very mature and they do work closely with the Capital Regional District Fire Centre who runs joint patrols in the summertime.
➤ Site is patrolled very vigorously from the Capital Regional District Fire staff.

- Jennifer Young** ➤ How does the Capital Regional District access the site?
- Barry Gates** ➤ They have given the Capital Regional District keys for the gates on the site, and through Stebbings and Goldstream Heights Roads.
- Jennifer Young** ➤ Stebbings Road off Goldstream Heights Road is the only paved road to the site.
- Barry Gates** ➤ There is also an emergency fire access off the Trans Canada down to the end of Goldstream Heights Road that can also be accessed into the Trailway and the south-end of the property.
- Jennifer Young** ➤ Can fire trucks access that part of the site?
- Barry Gates** ➤ Yes, they can access it in an emergency.
- Brandy Gallagher** ➤ OUR Eco Village, 1565 Baldy Mountain Road
➤ With the proposed Bylaw changes what is being lost or being gained?
- Doug Makaroff** ➤ Gaining more flexibility with where the houses will be located and where the agriculture will be located on site.
➤ In terms of ecological education they have done a lot of work and carried out studies.
➤ Proposed Bylaw changes give them more flexibility on site.
➤ Have also identified the integrated water resource management system on site where the four ponds are located. The retention will be slow released thereby creating a lessened impact on Shawnigan Creek. It will also be an area for irrigation of the agricultural lands and a 4th stage of polishing for the effluent system.
➤ There will also be a reservoir for fire fighting on site.
➤ Have carried out a lot of work to incorporate more sustainable living on site, for example they wanted to have secondary suites that could house arts & crafts studios and other businesses on the site in order to have less commuting to and from the site.
➤ Sustainability Transportation Plan with approximately 20 different strategies has been carried out to identify many different ways to control the number of trips to and from the site and that plan will be given to all future homeowners.
- Brandy Gallagher** ➤ Fully supports people moving into that area with a learning component.
- Doug Makaroff** ➤ Secondary suites are larger in size, they are stand alone and they are a way at having a secondary home that was affordable.
- Cliff Evans** ➤ How will the proposed fire hall be staffed with fire fighters, what will be the setup with regard to fire hydrants and will it be turned over to the CVRD?
- Doug Makaroff** ➤ Fire hydrants will be located on site.
➤ Firehall will be a satellite to the Malahat Volunteer Fire Department.
➤ Within the strata rules and regulations there will be an incentive for the first four residents who live on site to take the annual courses to become volunteer members to get a discount off their strata fees.
➤ Prior to the 60th building permit they will be providing a type 2 pumper truck for the hall and prior to that time the Malahat Fire Chief will be lending an under utilized fire truck to the location.
➤ Will be following all CVRD fire protection guidelines that are in place.

- Cliff Evans** ➤ What types of commercial businesses could be located on the site?
- Doug Makaroff** ➤ The ability is there to have three different areas; one being value added manufacturing/timber manufacturing, second being anything to do with food processing (berries, hazel nuts, etc.) and thirdly eco-tourism (Trans Canada Trail is a destination for people coming to learn about the environment).
➤ Every one of the homes will be permitted a bed & breakfast or secondary suite.
- Cliff Evans** ➤ Will there be a corner store on site?
- Doug Makaroff** ➤ Proposed community centre will have space for a coffee shop that could possibly contain the basic household needs and some seasonal produce sales.
➤ Not critical to have a store on site with only 77 homes in the development.
- Cliff Evans** ➤ Will there be garbage and recycling collected from the site?
- Doug Makaroff** ➤ CVRD will service the garbage and recycling pickup.
- Cliff Evans** ➤ What amenities have they given the CVRD?
- Doug Makaroff** ➤ 85% of the site is protected as an amenity along with a full 5% that has been dedicated as parkland.
➤ Within the park area they will also be building a washroom facility, barbeque facility, benches, and an area for children to play.
- Brent Beach** ➤ How do people get to the large park located on the site?
- Doug Makaroff** ➤ That area is not intended for public access as it is an environmental conservation area.
- Director Fraser** ➤ Asked for further questions from the public present regarding Bylaws No. 3666 and 3667.
- Jennifer Young** ➤ How many homes will be permitted to have a bed and breakfast?
- Doug Makaroff** ➤ Under the current zoning a home is permitted to have up to 3 bedrooms and one of those rooms could be used as a bed and breakfast.
➤ Expecting 1, 2 or 3 homes may possibly have a bed and breakfast operation within them as they anticipate the Trans Canada Trail will be bringing people into the site.
- Jennifer Young** ➤ Will it be a separate dwelling or a suite in the existing house for the bed and breakfast accommodation?
- Doug Makaroff** ➤ Most likely a separate bedroom in the house.
- Jennifer Young** ➤ What kind of impact will that have on traffic in the area?
- Doug Makaroff** ➤ Boulevard Transportation carried out a transportation study on their behalf to identify the impact from the proposed 77 homes and it was determined it would be negligible or be a very small impact.
➤ Study was carried out at the main intersections in the area and the impact

of the development was less than 1% at any one of those intersections.

- Jennifer Young** ➤ Was the study carried out at the Malahat/Shawnigan Lake turnoff?
- Doug Makaroff** ➤ Study was carried out at Malahat/Shawnigan Lake, Stebbings/Shawnigan Lake and Goldstream/Stebbing.
- Director Fraser** Asked for further questions from the public present three times regarding South Cowichan Official Community Plan Amendment Bylaw No. 3666 and Zoning Amendment Bylaw No. 3667.
- 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 Fraser reminded the public that the Information Binder was available for review located on the side 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.
- Bill Turner** ➤ 57930 W. Saanich Road
 ➤ Volunteer with Land Conservancy of British Columbia responsible for partnerships.
 ➤ Land Conservancy of British Columbia is presently a covenant holder along with the CVRD on the 85% of the property dedicated as the environmental conservation area.
 ➤ Proposed changes will not impact the covenant, they would only strengthen and support it.
- Brian Butler** ➤ Ella Road, Sooke, BC.
 ➤ Owns property located immediately to the north and to the south of the subject property.
 ➤ Objects to another rezoning of the property.
 ➤ They operate a legally permitted and zoned resource facility that extracts rock and limestone.
 ➤ They share a 2.7 km border of the subject property and they have been there for approximately 10 years noting they are not in full production but hope to be one day.
 ➤ Proposed amendment will be increasing the density on site with the allowance of separate secondary suites that would be located only 500 feet away from their mine. Do not need more residential located 500 feet away from their quarry.
 ➤ Increasing the density of residential development located next to an ongoing mine is not the best plan as they blast, extract and crush on their site.
 ➤ They follow all the regulatory requirements in place and are mindful of their neighbours but noted that there will be complaints received from the subject property.
 ➤ Irresponsible action by the CVRD to allow the rezoning and they will hold the CVRD partially responsible for any conflict issues that may arise.
 ➤ Notice should be put on property titles that advise potential purchasers of the adjacent industrial use.
- Brandy Gallagher,** ➤ OUR Ecovillage, 1565 Baldy Mountain Road
 ➤ When their development started years ago they wanted to create an international showcase for ecological design. At times they felt they were alone in the woods but noted after 15 years of hard work they now have grown with others like the Cowichan Bay Wildlife Education Centre and

they have over 10,000 people per year that they interface with. Education has also improved but they cannot keep up with those educational requirements and demands.

- Want to also support eco forestry and agro forestry in the Cowichan region.
- Have requested a sustainability tour of the south Island and Elkington is included within that tour as that property is an eco-tourism destination place.
- Supports the development and wants to see more focus on education centres like what is being proposed at Elkington.

Cliff Evans,

- 3109 Filgate Road
- Has lived approximately 800 m from a gravel pit for 20 years and understands Mr. Butler's potential future concerns with the proposed development, as he also noted if the proposal goes forward there will be complaints.
- Area located near Mr. Butler's gravel pit and crushing area should be looked at and that portion of the subdivision should not be built there.
- Against the proposal the way it has been presented at the Hearing.

**Jennifer Young,
670 Shawnigan Lake
Road**

- 670 Shawnigan Lake Road, Malahat
- Has lived on the Malahat in her house since November 29, 1989 and they were living on their property before the rock and limestone quarries and mines now located in the area.
- Understands the complaints about the rock crushing and rock screening noise and noted she was there before any of those businesses.
- Looks back at what they had and now it is gone.
- Supports an eco-system that promotes growth for the environment.
- Gravel pits and quarries are located all over the CVRD and people are being displaced from their homes. Agreed if the quarry was there first the residential boundary should be moved back from it.
- Need areas to be preserved and saved and if this application will protect the environment on this site she then supports the application.

Director Fraser

- Asked for further comments from the public present regarding South Cowichan Official Community Plan Amendment Bylaw No. 3666 and Zoning Amendment Bylaw No. 3667.

Brandy Gallagher

- Industry standards around residential needs should be further investigated with regard to conservation and preservation and how it interfaces between humans and industry.

Brent Beach

- Understood advertising for the Hearing was carried out in the Duncan newspapers but noted there is a Shawnigan newspaper and suggested that the CVRD advertise in the Shawnigan Focus as it is received by every Area B resident.

Cliff Evans

- In favour of the ecological part of the proposed subdivision and rezoning but is not in favour of the residential buildings located close to any mining operations and stated that portion of the development should be changed.


ADJOURNMENT

Chairperson Fraser asked for public comments or submissions three times from the public present regarding South Cowichan Official Community Plan Amendment Bylaw No. 3666 and Zoning Amendment Bylaw No. 3667.

Chairperson Fraser declared the Public Hearing closed at 8:23 p.m.

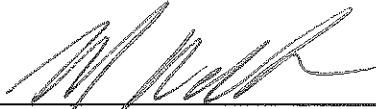
CERTIFICATION:

We attended the Public Hearing on Thursday, January 31, 2013, and hereby certify that this is a fair and accurate report of the Public Hearing.




Director B. Fraser

Date Mar 4 2013



Director M. Walker

Date March 4 / 2013



Director M. Marcotte

Date Feb. 27, 2013



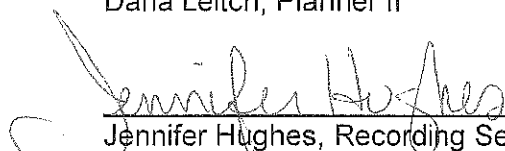
Rob Conway, Manager

Date March 4, 2013



Dana Leitch, Planner II

Date March 4, 2013



Jennifer Hughes, Recording Secretary

Date February 22, 2013