

**TOWN OF LAKE COWICHAN
BYLAW NO. 1061-2021**

A BYLAW TO AMEND THE OFFICIAL COMMUNITY PLAN BYLAW NO. 1022-2019

WHEREAS the *Local Government Act* provides that a local government may adopt and amend one or more official community plans to guide decisions on planning and land use management;

AND WHEREAS the Council of the Town of Lake Cowichan deems it necessary to amend Bylaw 1022-2019 to allow for changes with respect to land use and zoning requirements;

NOW THEREFORE, the Council of the Town of Lake Cowichan in open meeting assembled enacts as follows:

1. **TITLE**

This bylaw may be cited for all purposes as the "Town of Lake Cowichan Official Community Plan Amendment Bylaw No. 1061-2021".

2. **AMENDMENT**

The Official Community Plan Bylaw, cited as the "Town of Lake Cowichan Official Community Plan Bylaw No. 1022-2019" is hereby amended with the following revisions:

1. The addition of Map 3 Watercourse and Streamside Protection Development Permit Area (DPA 1) as shown in Schedule A attached to and forming part of this bylaw.
2. The replacement of Map 5 Natural Hazard Lands –Wildfire Development Permit Area (DPA 5) with a new Map 5 Natural Hazard Lands –Wildfire Development Permit Area (DPA 5) as shown in Schedule B attached to and forming part of this bylaw.
3. Section 6.2 Watercourse and Streamside Protection Development Permit Area (DPA 1) is amended as follows:

3.1 Article 6.2.4 1) a) is deleted and replaced with:

No development shall occur within a Streamside and Watercourse Development Permit Area, or within the area as modified by a Streamside Protection and Enhancement Area (SPEA) prepared by a Qualified Environmental Professional, except for the following:
(b) and (c) are to remain as existing.

3.2 Article 6.2.4 2) and 2) a) is amended by replacing the term 'SPEA' with 'Watercourse and Streamside Protection Area' in the two instances.

3.3 Article 6.2.4 2) b) is amended by inserting the phrase,
'a Streamside Protection and Enhancement Area (SPEA) may be inserted
so that it now reads as follows:

b) where not specified on Map 3, or when believed to be less than 30 metres,
a Streamside Protection and Enhancement Area (SPEA) may be determined

by a Qualified Environmental Professional (QEP) acting in accordance with the Riparian Areas Regulations of the Fish Protection Act;

3.4 The addition of a guideline under Subsection 6.2.4 Guidelines:

- 1) a) an environmental assessment by a Qualified Environmental Professional (QEP) to determine a Streamside Protection and Enhancement Area (SPEA) for riparian areas.

3.5 Article 6.2.4 is amended by replacing the term 'SPEA' with 'Streamside and Watercourse Protection Area' in all eight (8) instances in which it occurs.

4. FORCE AND EFFECT

That upon adoption of this bylaw, Bylaw No. 1061-2021, the "Town of Lake Cowichan Official Community Plan Bylaw No. 1022-2019" shall hereby be amended and take effect with the amendment hereto attached.

READ A FIRST TIME on the ___rd day of, ____ 2021.

READ A SECOND TIME on the ___rd day of, ____ 2021.

PUBLIC HEARING held on the ___th day of _____, 2021.

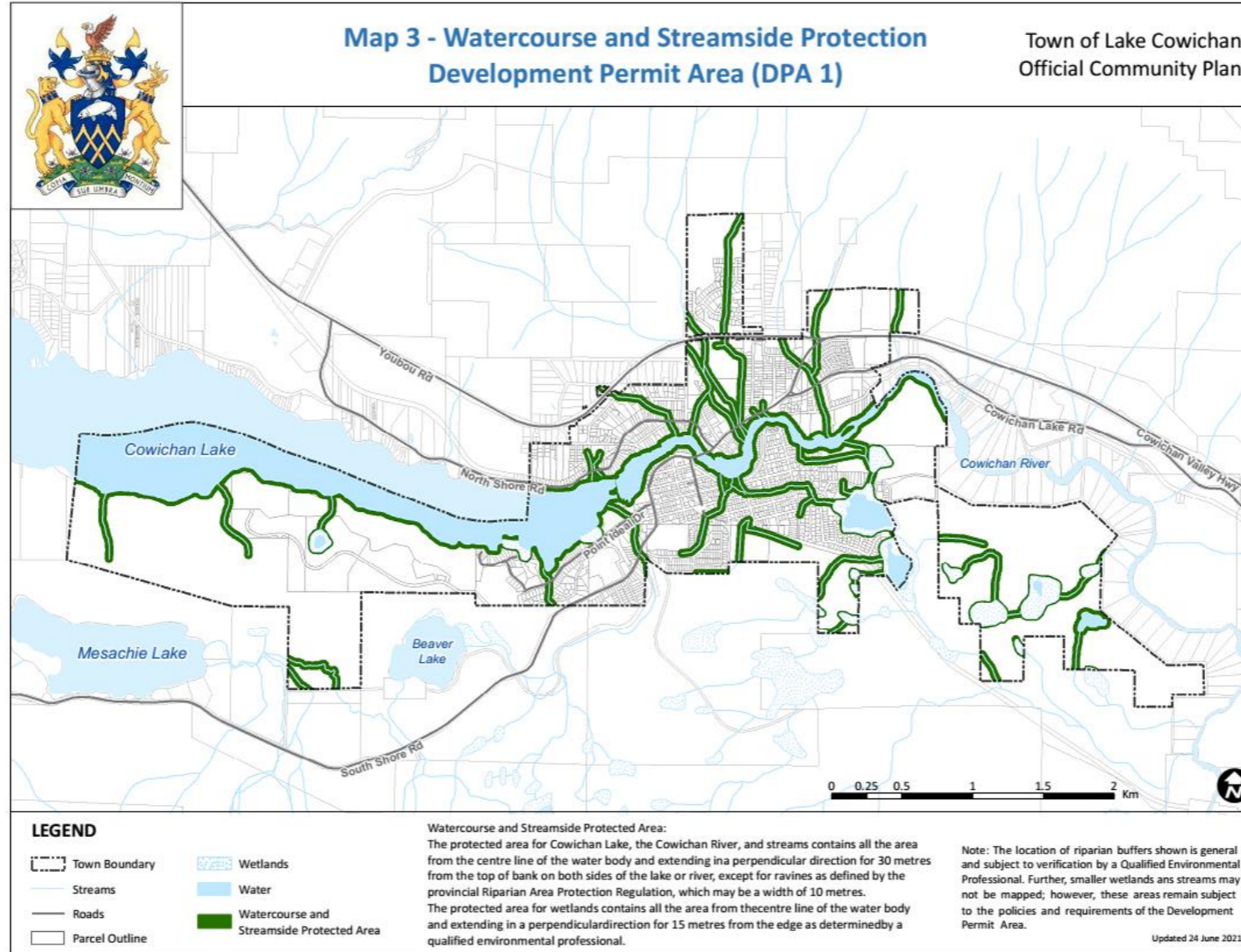
READ A THIRD TIME on the ___th day of _____, 2021.

RECONSIDERED, FINALLY PASSED and ADOPTED by the Municipal Council of the Town of Lake Cowichan on the ___th day of _____, 2021.

Bob K. Day
Mayor

Joseph A. Fernandez
Corporate Officer

SCHEDULE "A" Attached to and forming part of Bylaw No. 1060-2021



SCHEDULE "B" Attached to and forming part of Bylaw No. 1060-2021

