

Boundary Discussions and Options

Overview points

- All the boundary options presented here would need fine-tuning. The goal here is to define broad and fundamental boundary options, not precise lines for a referendum. A Phase 2 study could refine the lines once a broad option has been recommended.
- The most fundamental boundary question involves whether Shawnigan Lake and Mill Bay/Cobble Hill should be studied as one combined municipality or as smaller, separate municipalities.
- Whether or not a municipality is created, the boundaries of the fire departments need to be re-examined and adjusted to correct minor alignment issues.
- If Bamberton proceeds, there will have to be a change to the current Malahat FD-Mill Bay FD boundaries whether there is a municipality or not.
- The current overlapping and complex array of service areas makes it impossible to choose a municipal boundary that keeps all service boundaries intact.
- Parts of an improvement district orphaned by putting most of the district into a municipality could simply become CVRD service areas. This would protect their service levels.

Individual issues areas

Cobble Hill farms: It is possible to leave out most of the farm land in Cobble Hill and thereby reduce the chance of a tax rise. This would also mean leaving out Judge Drive and Kala Road, and probably Satellite Park too (there is no easy way to include Satellite Park but not the adjacent farm land).

Braithwaite: The Braithwaite water district straddles the fire department boundary (north part is in Cowichan Bay FD, south part is in Mill Bay FD). Either the water district or the fire district must be split if a municipality is created that includes If the fire boundary is used as the municipal boundary, the water district would have to be split up. It may make more sense, given the non-farm status of most of North Braithwaite, to include the whole water district in the municipality. The municipality could then purchase fire protection from the Cowichan Bay FD until a more permanent service change can be made.

Cobble Hill core: All of Cobble Hill could be left out of the municipality without causing a significant servicing problem. The southern part of Cobble Hill, now served by the Mill Bay FD, could continue to be served by the same fire department, though it would be a municipal department rather than an improvement district department. This part of Cobble Hill would become a service area of the CVRD rather than part of a no-longer existing improvement district.

Bamberton: The proposed development area is currently served by two fire departments -- the Mill Bay FD and the Malahat FD. ***Whether or not a municipality is formed, the development of Bamberton will trigger a restructuring of fire protection in this area.*** Because of this, it would be possible to include the Bamberton area but exclude rest of the Malahat area without causing

any extra fire protection issues. The proposed development area contains few homes covered by the Malahat FD so the loss of service would be minor, and the Malahat FD could receive transitional funding to help offset the loss of tax revenues from putting Bamberton into the municipality.

Goldstream Heights Road: There are three arguments for leaving this area out: (a) It has very significant road lengths and would almost certainly impose a cost inefficiency on the municipality; (b) Residents there chose to live in a remote area, not in the urban core, and share fewer commonalities with residents in the core ; and (C) Residents there have a stronger orientation and more travel to Greater Victoria than other parts of the study area. Conversely, there is one argument for putting it in: It is in the Shawnigan watershed.

Sooke Lake Road: The same three arguments for leaving out Goldstream Heights Road also apply to Sooke Lake Road, but to a lesser degree (for example, the roads are shorter and it is closer to the lake community). Conversely, there is one main argument for putting it in: It is in the Shawnigan watershed.

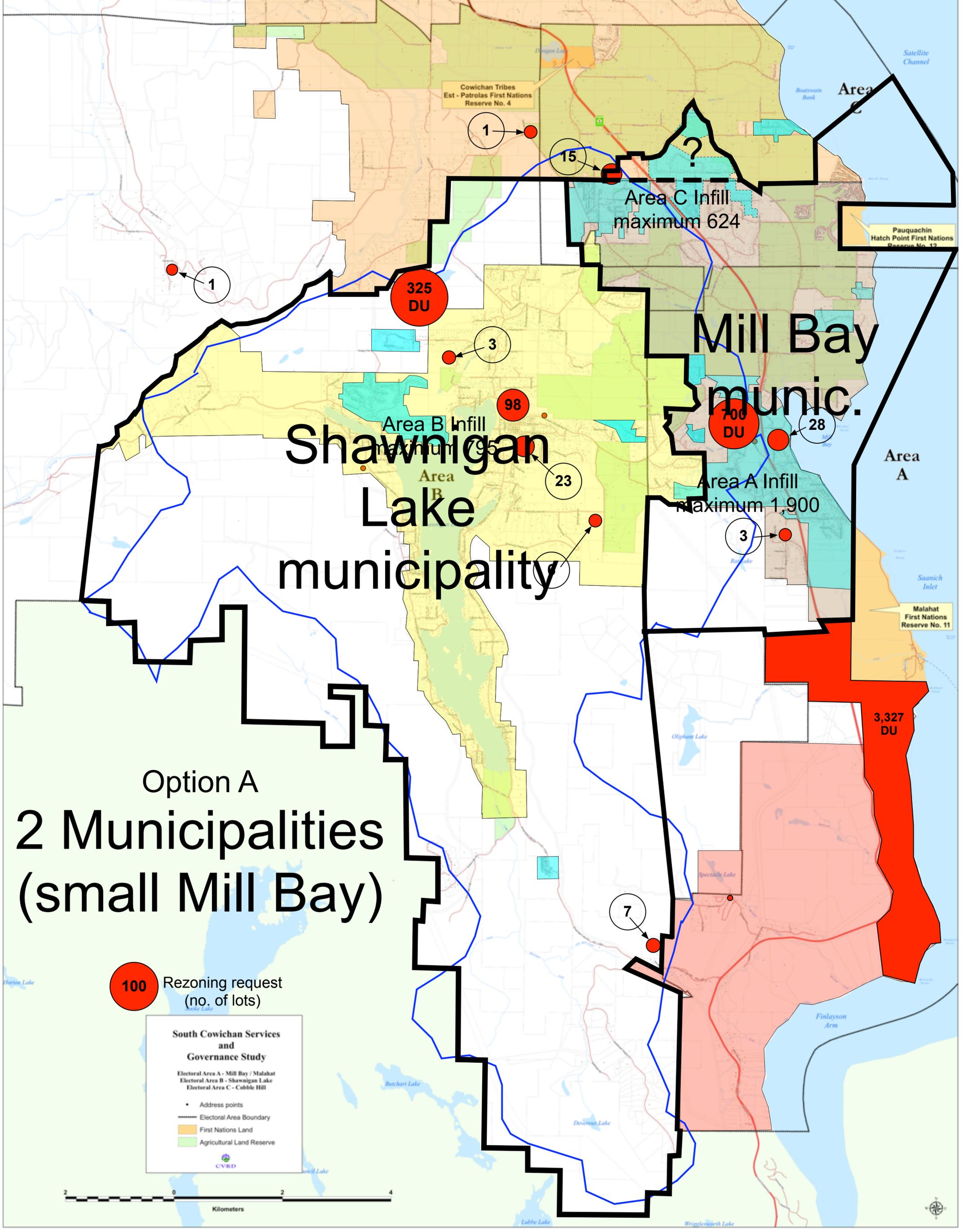
Renfrew Road: As with Goldstream Heights Road, residents on Renfrew Road lie relatively far from the core, have made a lifestyle choice to live in an area with few services and few regulations, and live in an area with larger than average road lengths. However, a distinction needs to be made between those currently within the the fire protection area and those beyond it to the southwest. The southwest properties are also not in the watershed. From a pure financial viewpoint, both could be left out of the municipality in order to reduce the cost inefficiency of their roads; those in the fire coverage area would become part of a CVRD fire service area and purchase their fire protection from the municipality, so there would be no meaningful change. Reasons for putting them in a municipality include the fact that some are in the watershed area and all residents must drive through the lake community to get to shopping and other services.

North of the Koksilah River: There is a strong case for leaving this area out of the municipality, as residents are clearly oriented north to Duncan for community activities and services. They can't get to Shawnigan Lake, Mill Bay, or Cobble Hill without first traveling north out of the area.

Kingburne Road and North Shawnigan: Residents of most of this area must drive north before they can turn south on Thain (or a somewhat circuitous route to Highway 1) to get to the core of Shawnigan Lake or Mill Bay. Their community orientation to the core areas is weaker than is most of the other areas proposed for municipal study. The area is not part of the watershed.

Fundamental questions

- Should Shawnigan Lake be a separate municipality?
- Should Mill Bay be a separate municipality?
- Should Shawnigan Lake and Mill Bay be part of the same municipality?
- Should Bamberton be part of a Mill Bay municipality?
- Should the rest of Malahat be part of a Mill Bay municipality?
- Should the southern part of Cobble Hill be part of a Mill Bay municipality?
- Should all of Cobble Hill (Area C) be included, including the northern farm area?



Cowichan Tribes Est - Patolas First Nations Reserve No. 4

Area C

Pauquachin Hatch Point First Nations Reserve No. 12

Area A

Malahat First Nations Reserve No. 11

100

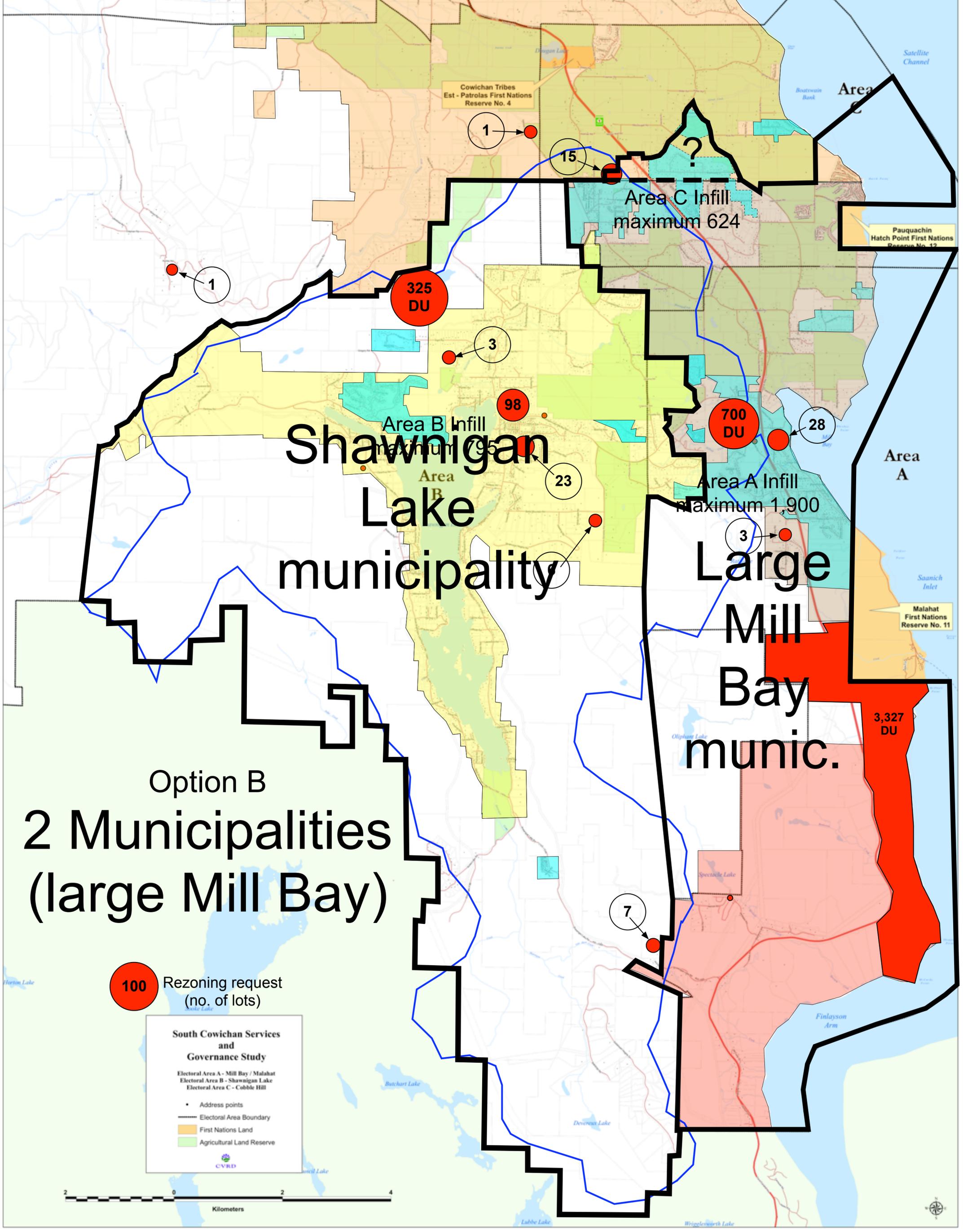
Rezoning request (no. of lots)

South Cowichan Services and Governance Study

Electoral Area A - Mill Bay / Malahat
Electoral Area B - Shawnigan Lake
Electoral Area C - Cobble Hill

- Address points
- Electoral Area Boundary
- First Nations Land
- Agricultural Land Reserve





Option B
2 Municipalities
(large Mill Bay)

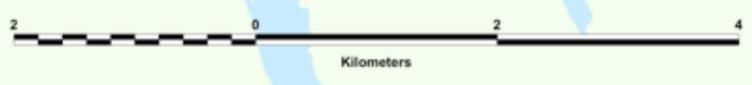
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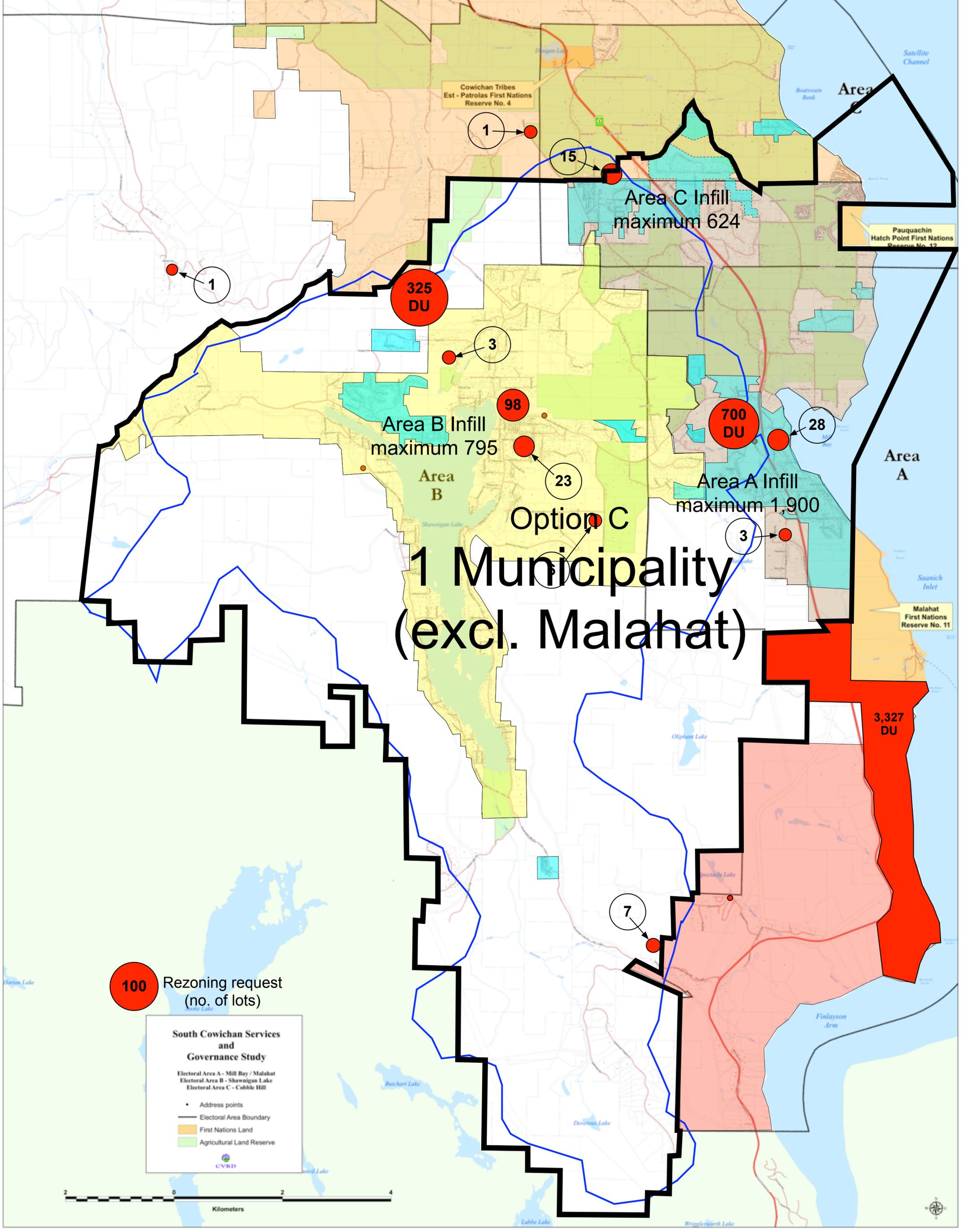
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CVRD





1 Municipality (excl. Malahat)

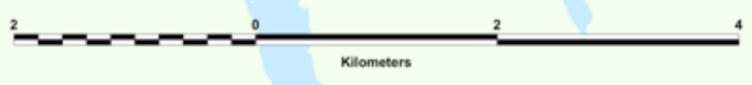
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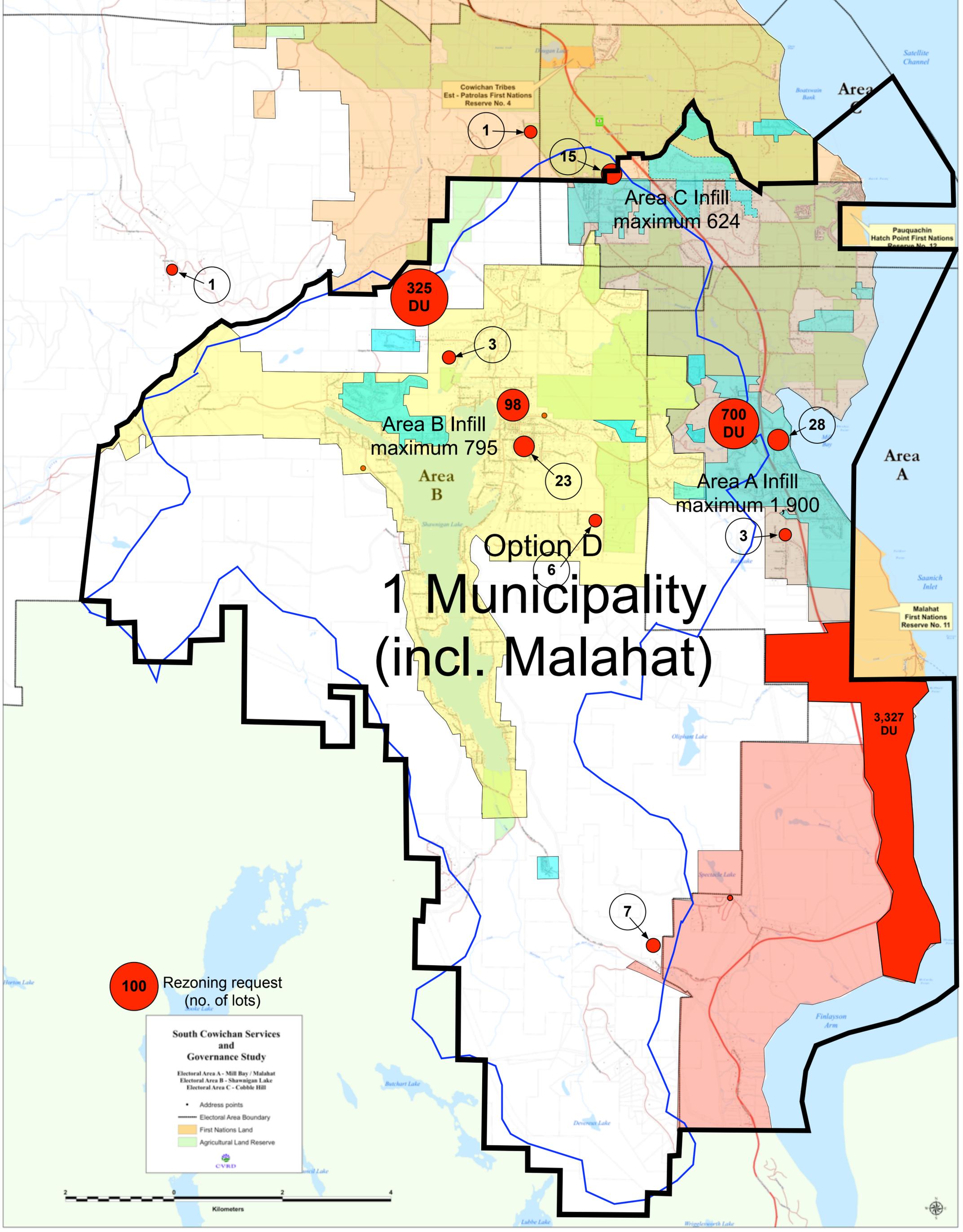
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100 Rezoning request
(no. of lots)

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CVRD

