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April 4, 2025

File No. 5360-30

Anthony Price, Development Planner
Planning and Building
Municipality of North Cowichan
7030 Trans Canada Highway, Box 278
DUNCAN BC V9L 3X4

Dear Anthony:

Re: Letter of Rationale for Zoning Amendment Application for Shipping Containers Located at Bings Creek Recycling Centre, 3900 Drinkwater Road

The Cowichan Valley Regional District (CVRD) is submitting this Letter of Rationale as required by the Municipality of North Cowichan (MNC) to support the Zoning Amendment Application for the nineteen (19) existing shipping containers and allow for an additional six (6) shipping containers to be added for future growth, should they be needed, for a total of twenty-five (25) shipping containers located at Bings Creek Recycling Centre, 3900 Drinkwater Road, Duncan (the Site).

The CVRD Bings Creek Recycling Centre is currently zoned Industrial Heavy Zone I2. As Section 40.1(b) of MNC Zoning Bylaw 1997, No. 2950 stipulates a maximum of ten (10) shipping containers on the Site, we are hereby applying for a zoning bylaw amendment to permit the nineteen (19) existing shipping containers and allow for an additional six (6) shipping containers, should they be needed, for a total of twenty-five (25) shipping containers, to be used as temporary storage at the Site.

While the Site is used primarily for the management of regional solid waste collection and transfer services, the Site also provides much-needed temporary and secure storage to support other regional services, including CVRD Utilities Division (storage of tools and equipment for water- and sewage-related services), CVRD Parks and Trails Division (storage of tools and equipment for park construction and maintenance services) and Cowichan Search and Rescue Society (CSARS, storage of expensive and critical equipment for regional rescue operation services).

CSARS is operating from the Site as per the CVRD Board decision and a signed Memorandum of Understanding. Pending construction of the new CSARS facility in the future, the CVRD wishes to ensure that CSARS' current nine (9) shipping containers remain on site.

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Given that vandalism, theft, and rising construction costs are of great concern for all four operations at the Site, shipping containers provide a cost-effective, secure temporary storage solution that does not impose an additional burden on regional taxpayers.

Please accept this Letter of Rationale to support our Zoning Amendment Application for the shipping containers located at the Bings Creek Recycling Centre.

Please contact the undersigned at 250.746.2546 if you have any questions regarding this Zoning Amendment Application.

Kind Regards,



Ilse Sarady, Senior Manager
Recycling & Waste Management

IS:pl