

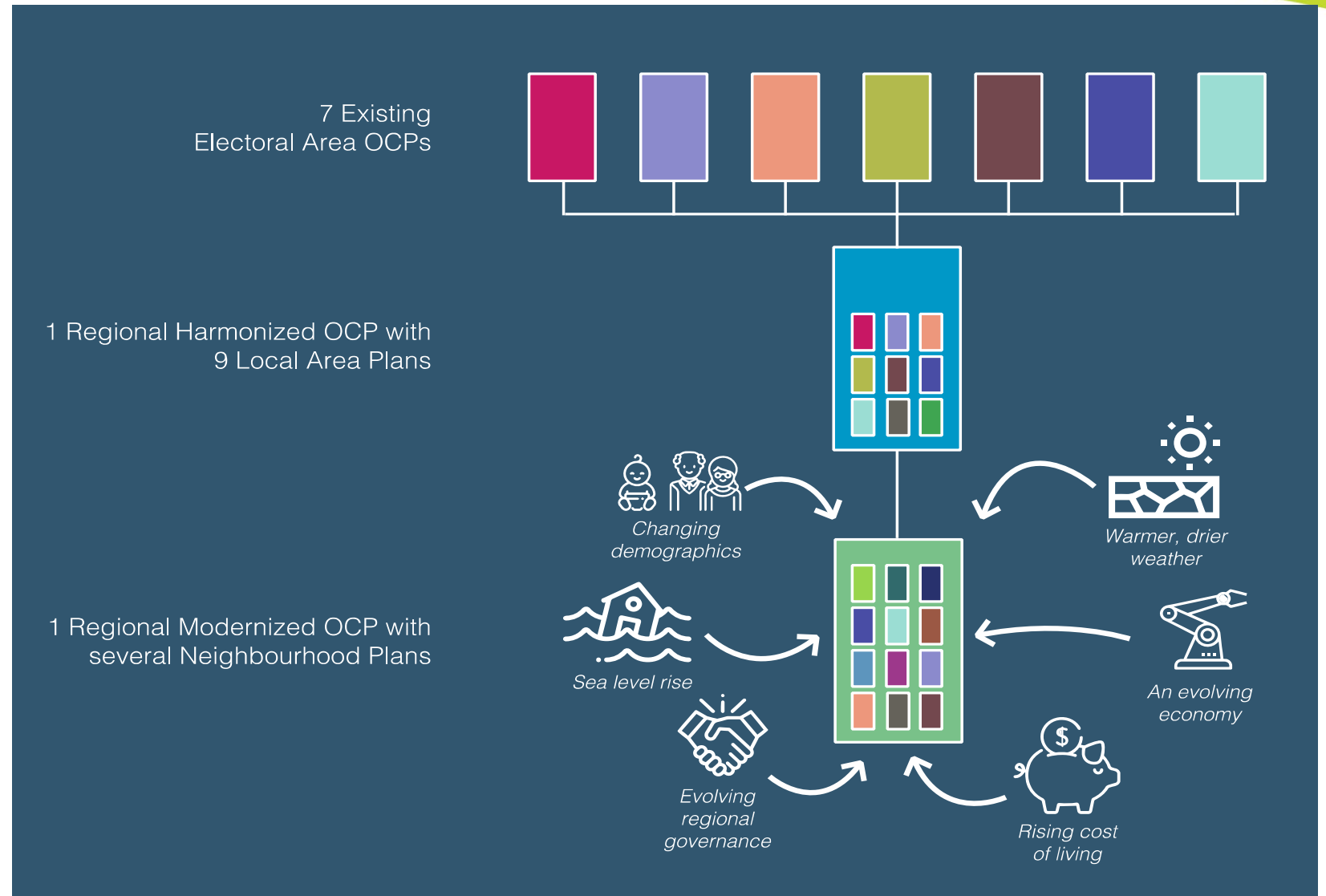


Special EASC
HOCP & MOCP Update
July 7, 2021

Purpose

- HOCP Referrals & Key Changes to Bylaw 4270 – for decision
- MOCP Policy Papers, Social Equity Lens & Indicators – for information
- Engagement & Consultation Plan – for decision
- Timeline – Bylaws, Policies & Plans – for information
- New DRAFT Community Amenity Policy – for information
- APC Bylaw 3544 – for direction
- Recommendations

Harmonization to Modernization



Bylaw 4270 – Referrals & Key Changes

Presentations

APC's, Cowichan Tribes, Lyackson
& Malahat First Nation

Referral Comments

- ALC
- APC's
- Islands Trust
- MOTI
- MOA

Agriculture Designation

- Only support subdivision applications that are beneficial to agriculture or that meet the criteria of the Agricultural Land Commission's Homesite Severance policy.
- Strongly supported buffer on non-agriculture lands adjacent to agriculture lands
- Reviewed CVRD GIS ALR mapping

MOTI

- Ensure access is developed to limit impact on existing transportation networks (Commercial, Residential)

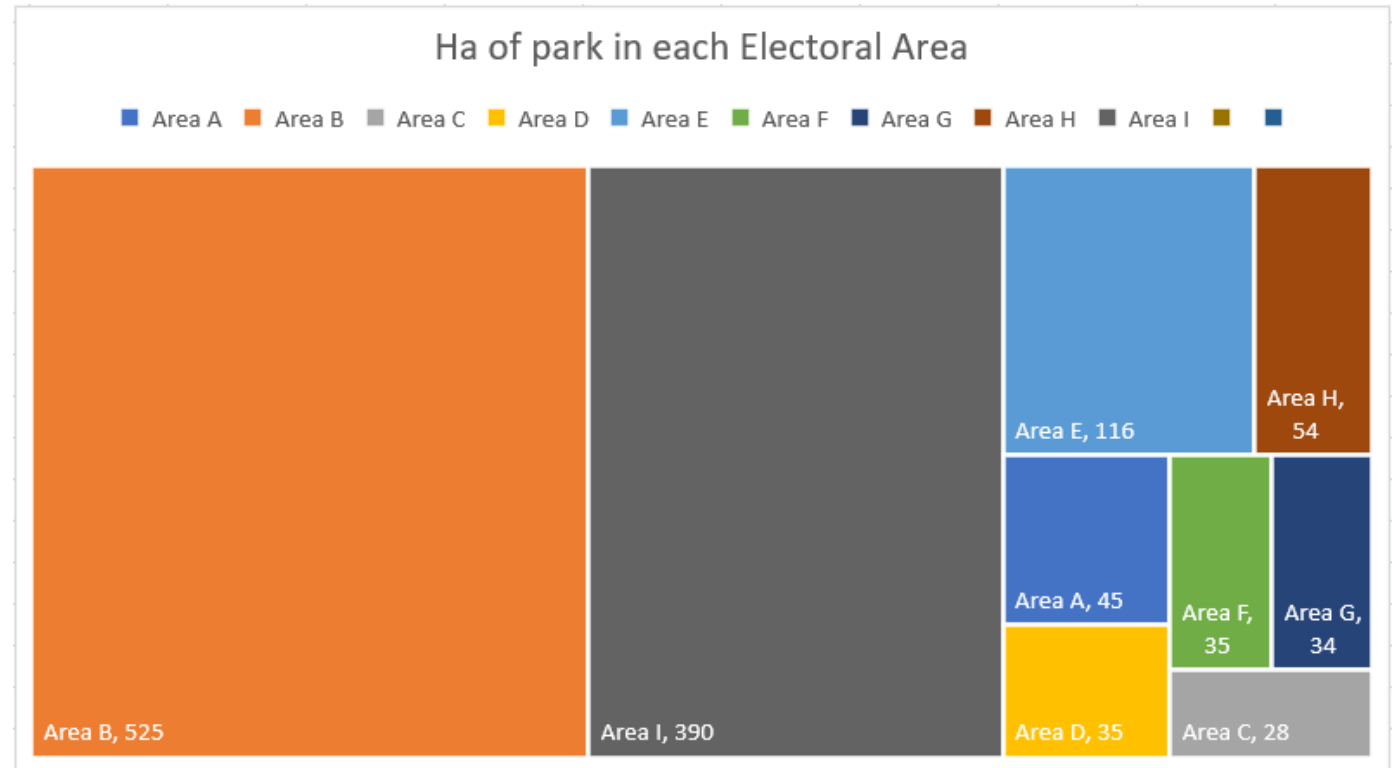
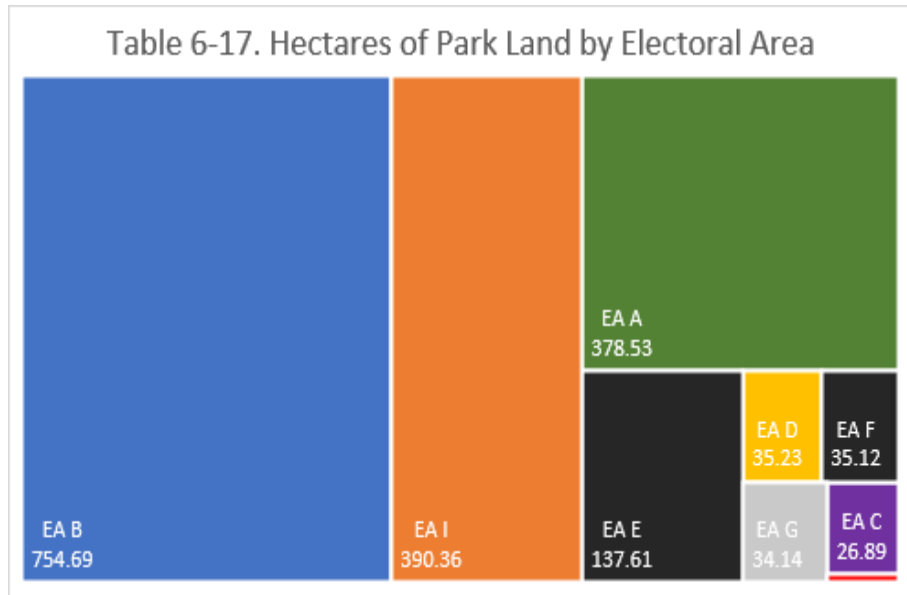
APCs

- LAPS – Parks maps updated

Bylaw 4270 Schedule A - Appendix III Indicators

REPLACE Table 6-17

NEW Community Parks, excluding regional and sub-regional parks and excluding recreation areas:



Bylaw 4270 – Key Mapping Changes

- **Schedule C – Development Permit Areas**

- DPA 2: Sensitive Ecosystem Protection
- DPA 5: Wildfire Hazard
- DPA 6: Floodplain Hazard
- DPA 7: Landslide Hazard
- DPA 8: Protection of Farming

- **Schedule D – Agricultural Land**

- Updated Agricultural Land Reserve data

- **Schedule L – Land Use Designations Maps**

- Designation changes to incorporate recently adopted OCP amendment bylaws (Bylaws 4226, 4256, 4301, 4319)

- **Schedule O – Floodplain and Dam Designation Maps: NEW**

- New maps for floodplains as shown in draft Bylaw 4348 Shawnigan Bylaw 4358 Riverbottom Bylaw 4381 Koksilah Flood Mapping (September EASC)
- New maps for dam risk (2018, 2019)

- **Schedule P – Parks and Trails: NEW**

- Updated to reflect current parks and trails CVRD Parks

Bylaw 4373 MOCP

- **Policy Papers - DRAFTED**
- **Social Equity Lens - DRAFTED**
- **Indicators - DRAFTED**
- **Growth Containment Boundaries –DRAFTED with internal review complete**
- **Projections with 2021 Census – Alignment**
- **Land Use Designation Maps – In process**
- **Local Area/Neighbourhood Plan RFP (Summer 2021) – 3 years**
- **Community Circle RFP (Summer 2021)**
- **NEW Modernization Bylaws & Bylaw Reviews**

Modernizing the OCP & Zoning Bylaw

Communicating a Compelling Story

One of the biggest challenges and most important success factors will be clear, concise, and consistent messaging throughout the project.

The Beauty of Simplicity

We acknowledge and appreciate the complexity inherent in this work and we believe there are simple solutions to many of the challenges.



The Transect

An Organizing Framework

This CVRD-specific adaptation has been created to reflect the different landform types and settlement patterns found throughout our vast region.

The illustration isn't meant to be an accurate map or plan of the region.

Rather, its purpose is to:

- communicate patterns and relationships that exist within the region; and
- plant the seeds of a common language for most effectively managing future growth and development.



Policy Papers

Part One | Introduction & Context

- overview of the MOCP
- overall vision and goals - draft
- growth containment objectives & boundaries
- plan structure and relationship to the transect
- jurisdictional limitations

Part Two | Policy Direction & Options

- detailed individual chapters providing greater local context and policy direction on the MOCP policy themes:

1. Manage Infrastructure Responsibly
2. Make Distinct, Complete Communities
3. Expand Mobility Options
4. Protect & Enhance Natural Assets
5. Strengthen Local Food & Agricultural Systems
6. Enhance Regional Prosperity
7. Mitigate & Adapt to the Climate Crisis
8. Improve Governance & Implementation

Policy Chapters



Manage Infrastructure Responsibly



Strengthen Local Food & Agricultural Systems



Make Distinct, Complete Communities



Enhance Regional Prosperity



Expand Mobility Options



Mitigate & Adapt to the Climate Crisis



Protect & Enhance Natural Assets



Improve Governance & Implementation

Policy Chapter

CONTEXT

Introduction

Stresses

Objectives

POLICIES

Policy by Transect Area

Complementary Policy

Advocacy Policy

Manage Infrastructure Responsibly

Stresses

- Life Cycle Considerations
- Limits to Capacity
- Oversight & Maintenance
- Increasing Costs, Revenue Shortfalls
- Takeover of Private Systems

Key Topics

- Water
- Wastewater
- Stormwater/Drainage
- Waste management

Objectives

Key objectives include responsible infrastructure management through long-range plans that address growth demands, operational efficiency, and financial and environmental sustainability



Make Distinct, Complete Communities

Stresses

- Urban Sprawl
- Housing Costs
- Out-of-Character Development

Key Topics

- Housing
- Community Design
- Childcare
- Arts, Culture, & Heritage
- Parks & Recreation

Objectives

Key objectives include the planning and design of communities that address resident desires for protecting the unique character of villages and landscapes, and enhancing affordability, health and wellbeing, and inclusivity.



Expand Mobility Options

Stresses

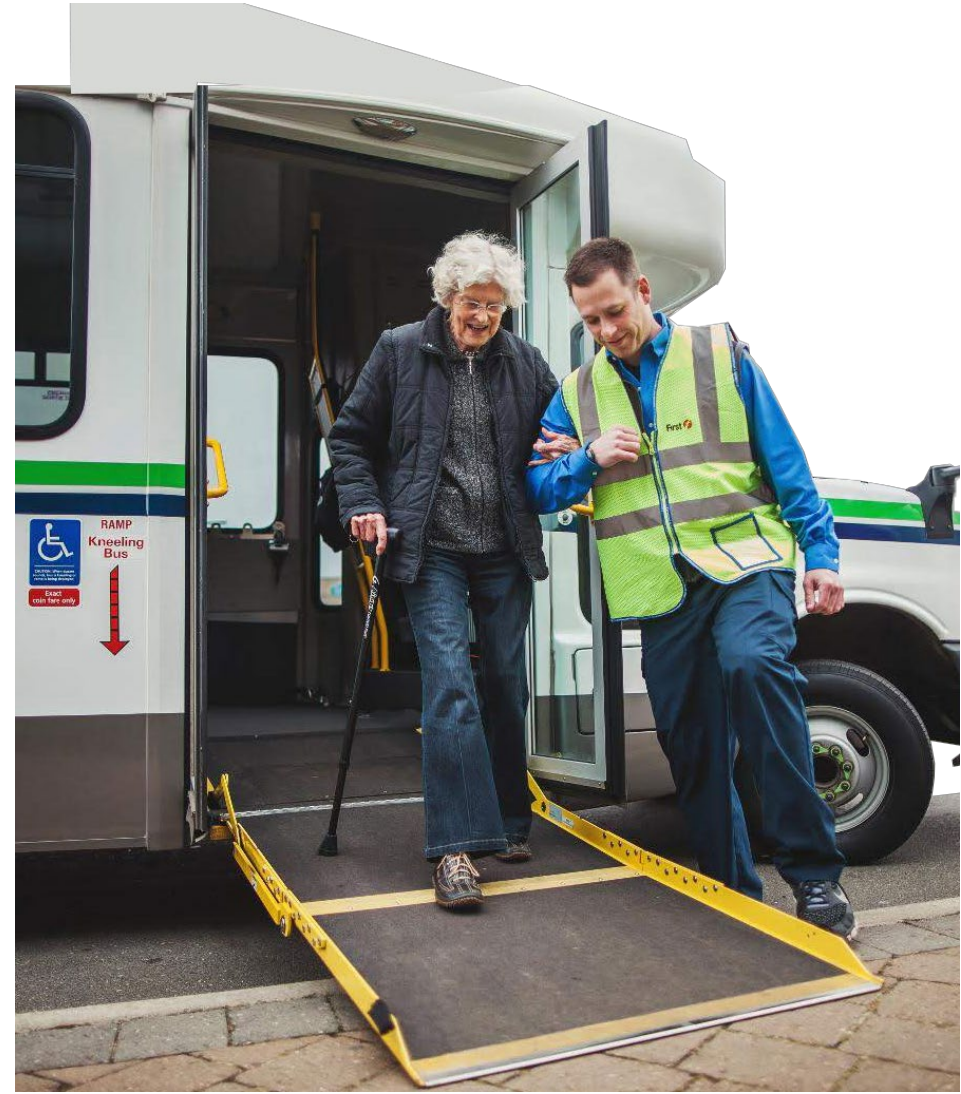
- Geography and Population Density
- Lack of Authority
- Unintegrated Land Use & Transportation Systems
- Gaps in the (Trails) Network

Key Topics

- Sustainable Modes
- Vehicles

Objectives

Key objectives include encouraging the development of infrastructure for more sustainable modes of transportation and reducing car dependency.



Protect & Enhance Natural Assets

Stresses

- Human footprint in natural areas
- Habitat loss, fragmentation, and degradation
- Increase in invasive species
- Climate change

Key Topics

- Natural Asset Framework
- Sensitive Ecosystems
- Watersheds & Airsheds
- Marine & Foreshore (Plan 2022)

Objectives

Key objectives include the development of a natural asset framework as a tool to identify, prioritize, protect, and enhance sensitive ecosystems, while ensuring the continued health of watersheds and airsheds.



Strengthen Local Food Production & Agricultural Systems

Stresses

- Land Conversion & Land Use Conflict
- Water Resource Availability
- Climate Impacts
- Availability of Labour & Farm Worker Housing
- Rising Cost of Living & Farming
- Lack of Food Processing Infrastructure and Connections in Supply Chains

Objectives

Key objectives include the protection of agricultural land and ensuring sustainable practices while enhancing local food security.

Key Topics

- Agricultural Lands
- Food Security & Production



Enhance Regional Prosperity

Stresses

- Rising Global Energy Needs
- High Impact Industrial Areas
- Bedroom Communities
- Seasonal Tourism
- A Changing Commercial Sector

Key Topics

- Employment Lands
- Circular & Innovative Economy
- Tourism

Objectives

Key objectives include providing an adequate amount of employment lands to meet the needs of a growing population and encouraging an emerging, circular, and green economy.



Mitigate & Adapt to the Climate Crisis

Stresses

- Impacts to Water Quality & Quantity
- Threats to Ecosystem Biodiversity
- Risks to Silviculture Activity
- Risks to Agricultural Activity

Key Topics

- Climate Mitigation (Plan 2022 - 2023)
- Climate Resilience & Adaptation

Objectives

Key objectives include reducing transportation, building, and solid waste GHG emissions will strengthen the region's climate resilience and adaptation measures



Improve Governance & Implementation

Key Topics

- Alignment with Other Plans
- Relationship Building
- Equitable Implementation
- Monitoring Progress
- Social Equity



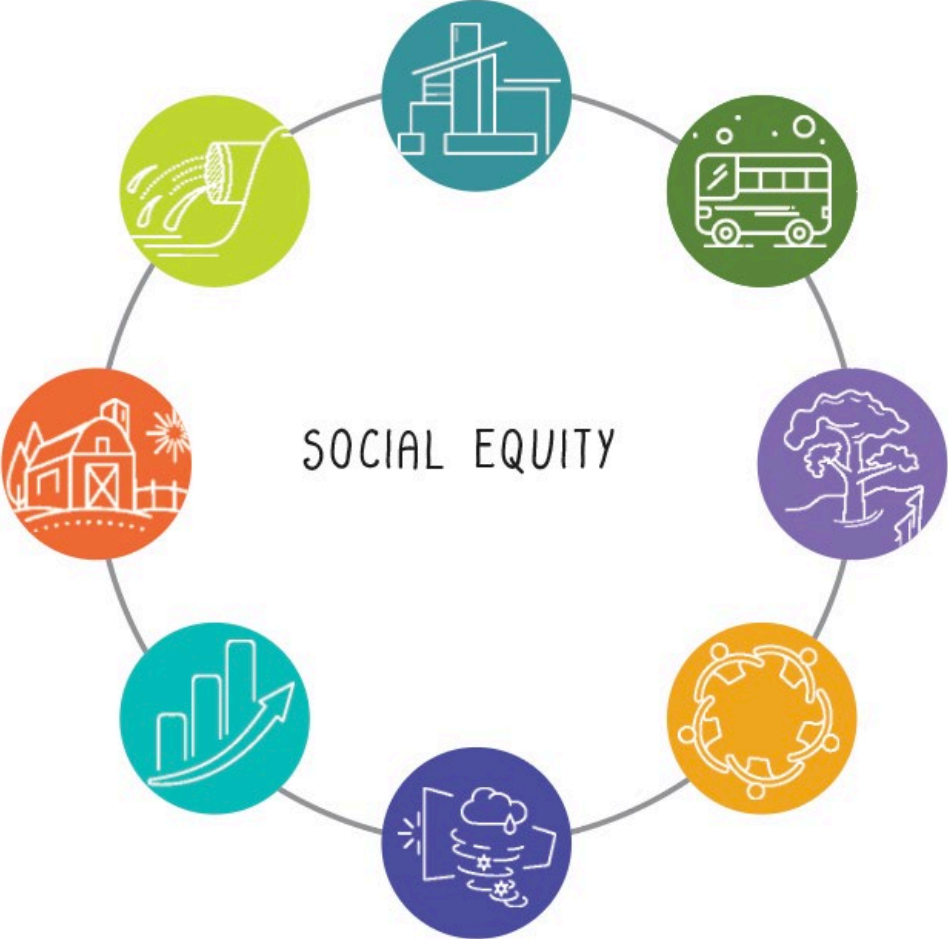
Equity Lens

Across BC, our communities are experiencing growing inequities in resources, access, and power

Social equity applies to each policy chapter and is key in decision making

 PRIORITIZE

 IMPLEMENTATION CONSIDERATIONS



Monitoring Progress

Indicators are grouped by the OCP Goals and include additional general growth management indicators as a way to better understand where focus may be needed over the years to successfully implement the whole plan.



GROWTH MANAGEMENT

- GI.25 Total growth statistics** - Monitoring the demographics and growth rates of the community on a regular basis is an important basis for policy.
- GI.26 Percentage of growth occurring within Urban Containment Boundaries (UCB)** - The CVRD wants to pursue compact growth and protect its rural areas and monitoring the % of growth in/out of the UCBs is important for informing policy and investment decisions in infrastructure.
- GI.27 Percentage of growth within 1km of village nodes** - Growth near mixed use village nodes decreases travel distances and builds community.

MANAGE INFRASTRUCTURE RESPONSIBLY

- GI.28 Percentage of population serviced by CVRD (or private) utility services** - Compact growth needs to be in serviced areas and monitoring growth in /out of these areas is important information for planning and infrastructure investment decisions.
- GI.29 Sub-Areas (and population) with stressed water supplies** - This indicator shows areas and the level of severity of where water supplies need attention and investment.
- GI.30 Solid waste stream statistics** - The solid waste in the region is trucked to other regions for disposal which entails significant climate emissions. Monitoring these flows informs policy and programs to minimize and divert waste from landfills.

Engagement & Consultation Plan

How we engage matters. Specifically, within the current and on-going global health context. Here's what we're doing to connect in safe and effective way as we consult on the MOCP policy papers:

Key Focus for Fall/Winter 2021/2022

- First Nations Consultation
- Community Circles - Public

Communication Tools

- New videos - Community Circles, Transect, short videos on each of the 8 policy areas
- Bang the Table!
- Ads, radio, posters, social media – Instagram

Follow us @cvrdlanduse launching today!



Posters
Key Dates | Fall 2021

Engagement Tools

Community Circles

Engagement Activities

Legal Requirements

Bylaw 4270 Engagement

Attachment AK

CVRD
MOCP Engagement & Consultation Plan

Goals

1. Build strong inclusive relationships.
2. Build community understanding of land use planning.
3. Partner with First Nations in the pursuit of shared objectives and joint ventures.
4. Create a regional vision.

Principles

Open | Be willing to listen and explore new ideas.
Inclusive | Equitably incorporate diverse people, voices, ideas and information.
Prepared | Ensure the design, organization, and process serve a clearly defined purpose.
Transparent | Be clear and honest about the process.
Collaborative | Encourage participants to work together to advance the common good.

Background

The Cowichan Valley Regional District (CVRD) is developing an Official Community Plan for the electoral areas. This work involves the harmonization and then the modernization of seven electoral area official community plans and eight zoning bylaws to create one Official Community Plan for the Electoral Areas (including complementary local area plans) and one zoning bylaw for the following nine electoral areas:

- Area A - Mill Bay / Malahat
- Area B - Shawnigan Lake
- Area C - Cobble Hill
- Area D - Cowichan Bay
- Area E - Cowichan Station / Sahtlam / Glenora
- Area F - Cowichan Station / Sahtlam / Glenora
- Area G - Saltair
- Area H - North Oyster / Diamond
- Area I - Youbou / Meade Creek

Risk

Currently, the Cowichan Valley Regional District has official community plans for each of the nine electoral areas. Although 1. While the land use policy indicated in all of the plans is generally similar, the bylaws were drafted at different times and use different language. To provide greater consistency and clarity regarding land use policy, the Regional Board authorized the replacement of these plans with a single Official Community Plan for the Electoral Areas. This work is being approached in two phases:

Phase I Harmonization
Harmonization of the seven electoral area official community plans into one Official Community Plan for the Electoral Areas (Bylaw No 4270).

Phase II Modernization
Modernization of the Official Community Plan for the Electoral Areas (Bylaw No 4373) and modernization of the eight electoral areas zoning bylaws into one Zoning Bylaw for the Electoral Areas.

Community Circles

No one is in front and no one is behind. The circle is meant to facilitate equal opportunity for everyone to share ideas about the cowichan valley. Here are some details:

- CVRD led Community Circles – Local Area Plans and some policy areas
- Resident led Community Circles
- Community circle ‘toolkits’ including workbooks
- Facilitator training late 2021/early 2022
- Advertise fall 2021 to begin circles early 2022
- **Deliverables:** ‘Ideas Book’ and ‘Ideas Fair!’



HOW DO I GET INVOLVED?

Attachment AL

COMMUNITY CIRCLES PRIMER

PROJECT BACKGROUND

The Cowichan region is changing. Population growth, an evolving economy and a changing climate require regional coordination and local action. To support this coordinated effort the CVRD is updating its Official Community Plan (OCP) for the Electoral Areas, the main tool guiding how we use land and shape our communities. The CVRD is in the process of “harmonizing” the existing electoral area OCPs into one OCP for the electoral areas and is now moving towards modernizing it to address regional trends. The result of this process will be an OCP for the electoral areas that will set the foundation for the Cowichan Valley to be an attractive place to live, work, play and learn for years to come. Now is where you come in. We need a plan that reflects the lived experience of our community members. To do this, we need your voice.

WHAT IS A COMMUNITY CIRCLE?

A community circle is a small group of people talking about the CVRD’s future guided by a discussion toolkit. This is a way for you to gather with other CVRD community members on your own time to explore topics relating to the OCP, exchange ideas and record and submit them to the CVRD.

WHO CAN PARTICIPATE?

Do you live, work, play or learn here? Then we want to hear what you have to say. This work includes considerations for the following areas:

- Area A - Mill Bay / Malahat
- Area B - Shawnigan Lake
- Area C - Cobble Hill
- Area D - Cowichan Bay
- Area E - Cowichan Station / Sahtlam / Glenora
- Area F - Cowichan Lake South / Skutz Fall
- Area G - Saltair
- Area H - North Oyster / Diamond
- Area I - Youbou / Meade Creek

HOW WILL THE CIRCLES CONTRIBUTE TO CVRD WORK?

The ideas from the community circles will be published in an ‘Ideas Book’. This book will directly influence the policy areas as well as the corresponding goals and objectives of the MOCP.

WHEN IS THIS HAPPENING?



bring together a group of shared geography or a nation on our website about

We encourage you to pick please choose “other”:

food systems
prosperity
climate crisis
ance & implementation
area plan.

port you in hosting your own

your reference:

clusive of all members

Street, Duncan BC V9L 1N8

please contact:



Directors' Workshop

MOCP policy papers

Growth Containment Boundaries

Social Equity

Indicators

Community Circles

Amenity Policy

COMMUNITY PLANNING BYLAWS & POLICIES | TIMELINE (2020 - 2023)

- Official Community Plan
- Zoning Bylaw
- Other Bylaws

Bylaws	2020				2021				2022				2023
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Harmonized OCP (Bylaw 4270)	Open Houses			2nd	2nd		PH	3rd & Adoption					
Modernized OCP 1.0 (Bylaw 4373)	Open Houses				Policy Papers		GCB Analysis	Engagement & Consultation Plan		Community Circles		Ideas Fair	1st & Referrals
Modernized OCP 2.0													
Modernized ZB (Bylaw 4374)					Analysis								
Revision Bylaw (Bylaw 4329)				2nd	3rd & Adoption								
Zoning Consistency Bylaw (Bylaw 4330)				2nd			PH	3rd & Adoption					
APC Bylaw (Bylaw 3544)											3rd & Adoption		
Works and Servicing (Bylaw 4331)								3rd & Adoption					
Protection of Eagle and Osprey Nests (Bylaw 4342)							1st	Referrals	2nd	3rd & Adoption			
Environmental Protection (Bylaw 4343)								3rd & Adoption					
Shawnigan Lake Flood Mapping (Bylaw 4348)								3rd & Adoption					
Cannabis Uses in the Electoral Areas (Bylaw 4349)					2nd & PH		3rd & Adoption						
Riverbottom Flood Mapping (Bylaw 4358)								3rd & Adoption					
Shawnigan High Water Mark Definition (Bylaw 4360)					2nd & PH		3rd & Adoption						
Manufactured Home Parks (Bylaw 4367)					1st & 2nd		3rd & Adoption						
Malahat Retention (Bylaw 4375)							1st & Referrals		2nd	3rd & Adoption			
Koksilah Flood Mapping (Bylaw 4381)							3rd & Adoption						

Recommendations

That it be recommended to the Board:

- That “**CVRD Bylaw No. 4270** – Cowichan Valley Regional District Official Community Plan for the Electoral Areas Bylaw, 2021” (OCP) be forwarded to the Board for consideration of rescinding second reading.
- That “**CVRD Bylaw No. 4270** – Cowichan Valley Regional District Official Community Plan for the Electoral Areas Bylaw, 2021” be amended as outlined in the staff report to the July 7, 2021 Electoral Area Services Committee meeting.
- That “**CVRD Bylaw No. 4270** – Cowichan Valley Regional District Official Community Plan for the Electoral Areas Bylaw, 2021” be forwarded to the Board for consideration of second reading as amended.
- That “**CVRD Bylaw No. 4270** - Cowichan Valley Regional District Official Community Plan for the Electoral Areas Bylaw, 2020” be considered in conjunction with the CVRD’s Five Year Financial and Solid Waste Management Plans.
- That a public hearing be held for “**CVRD Bylaw No. 4270** – Cowichan Valley Regional District Official Community Plan for the Electoral Areas Bylaw, 2021” with all electoral area directors as delegates.

Recommendations

That it be recommended to the Board:

- That “**CVRD Bylaw No. 4329** – Cowichan Valley Regional District Bylaw Revision Bylaw (Official Community Plan and Zoning Bylaws), 2021” be forwarded to the Board for consideration of third reading and adoption.
- That a public hearing be held for “**CVRD Bylaw No. 4330** – Zoning Bylaw Harmonization Bylaw, 2021” with all electoral area directors as delegates.
- That in respect of any official community plan amendment bylaw that has already been prepared and that would be incapable of being adopted if Bylaw No. 4270 is adopted, staff be authorized to revise the amendment bylaw prior to presentation to the board for third reading or adoption, to the extent permitted by section 470 (1) (b) of the *Local Government Act* and required to enable the Board to adopt the bylaw as an amendment to the new OCP.
- That the **Communications and Engagement Plan** for the OCP Modernization process be approved.
- That staff prepare a report on recommendations to amend “**CVRD Bylaw 3544** Advisory Planning Commission Establishment Bylaw 2011