



CVRD

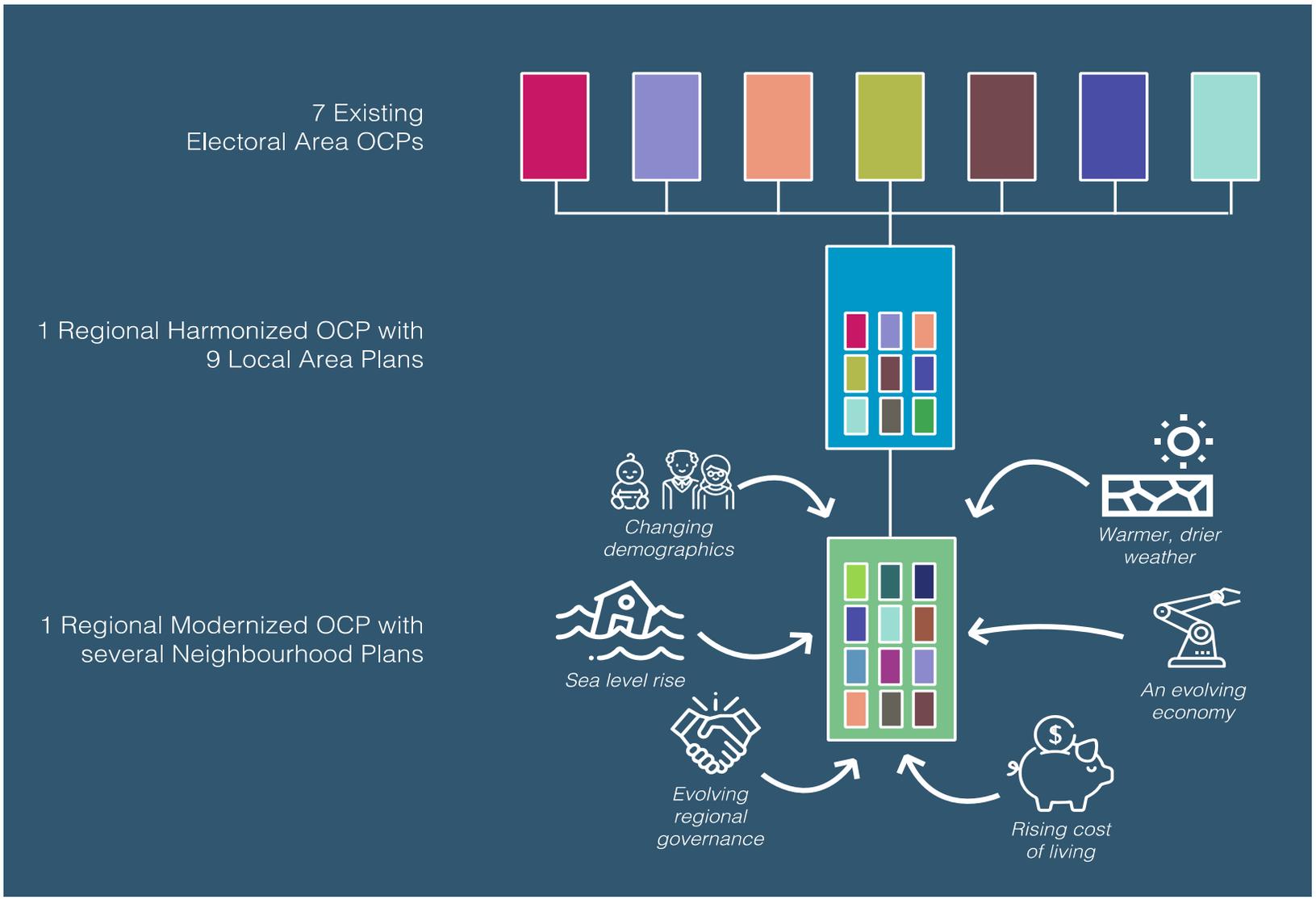
COWICHAN OUR FUTURE

HOCP & MOCP

July 7, 2021



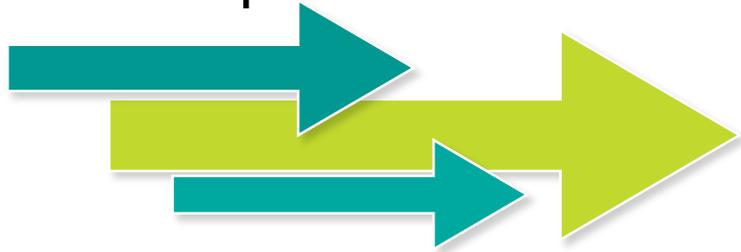
From Harmonized to Modernized



From Harmonized to Modernized

A *Harmonized*

Regional OCP will improve the CVRD's planning process by creating consistent planning tools with which to evaluate land use and development.



A *Modernized*

Regional OCP will further align our shared vision and values and identify new ways to address regional challenges such as growth management and climate change.



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.



Policy Papers

Part One | Introduction & Context

- overview of the MOCP
- overall vision and goals
- growth containment objectives
- 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



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 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 (TBC)

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



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
- 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



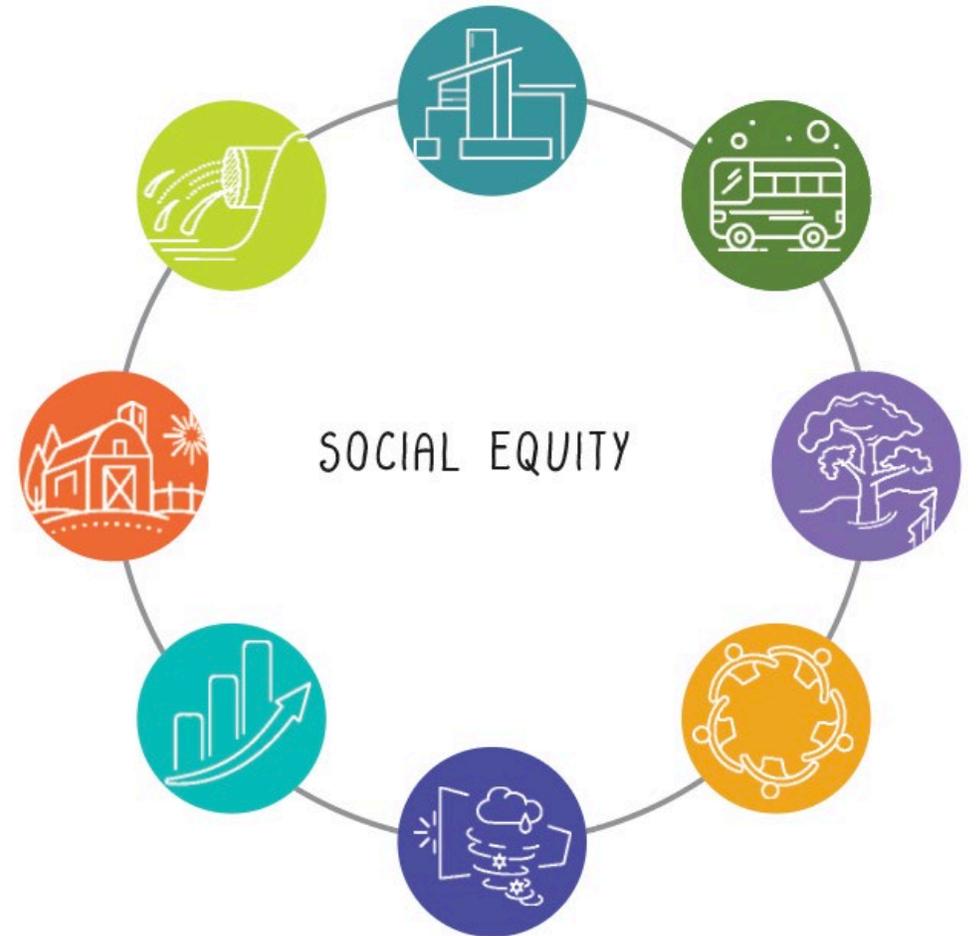
Equity Lens

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

Social equity applies to each policy chapter and should be central 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 make sure we connect with the most people in a safe and effective way:

- A social media campaign including the new Land Use Services Instagram account
- New video – Community Circles
- More videos! (Including short videos on each of the 8 policy areas)
- Community Circles
- Community Posters
- Newspaper and radio ads
- Bang the Table!! (to replace PlaceSpeak)
- First Nations Consultation
- **Follow us @cvrdlanduse launching today!**

The collage shows various sections of the plan, including:

- Engagement Tools:** Lists tools like Community Circles, Posters, and Bang the Table.
- Engagement Activities:** Summarizes engagement goals and activities by project phase.
- Legal Requirements:** Mentions Section 475 of the Local Government Act.
- Goals:** Lists goals like 'Build strong inclusive relationships' and 'Partner with First Nations'.
- Principles:** Lists principles like 'Open', 'Inclusive', 'Prepared', and 'Collaborative'.
- Background:** Describes the CVRD's development of an Official Community Plan for 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 staff will host community circles in each Electoral Area – Local Area Plans
- Community Circles – encouraged in addition in each community
- Community circle ‘toolkits’
- Facilitator training will be provided including a facilitators guide book
- Community Circle video
- **Deliverables:** ‘Ideas Book’ and ‘Ideas Fair!’

HOW DO I GET INVOLVED?

Step 1: Gather a group

This could be an existing group you are already meeting with, or you can bring together a group of family members, friends or colleagues. You can come together because of shared geography or a common interest in a policy area. Don't have a group? We will post information on our website about sessions being hosted by staff and instructions on how to sign up.

Step 2: Pick a topic

The Modernized OCP will be organized around the following draft goals. We encourage you to pick one or more of the topics below. If we have missed an area to consider please choose "other":

5. Strengthen local food systems
6. Enhance regional prosperity
7. Mitigate & adapt to climate crisis
8. Improve governance & implementation

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 / Sahtiam / 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?



circle on your local area plan.

ing workshops to support you in hosting your own be available.

es and will include for your reference:

OCP and ideas

tays on track and is inclusive of all members

Circles': 175 Ingram Street, Duncan BC V9L 1N8

ort hosting a session please contact: @cvrdd.bc.ca





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

- Official Community Plan
- Zoning Bylaw
- Other Bylaws

	2020				2021				2022				2023
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
BYLAWS													
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					
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