



CVRD

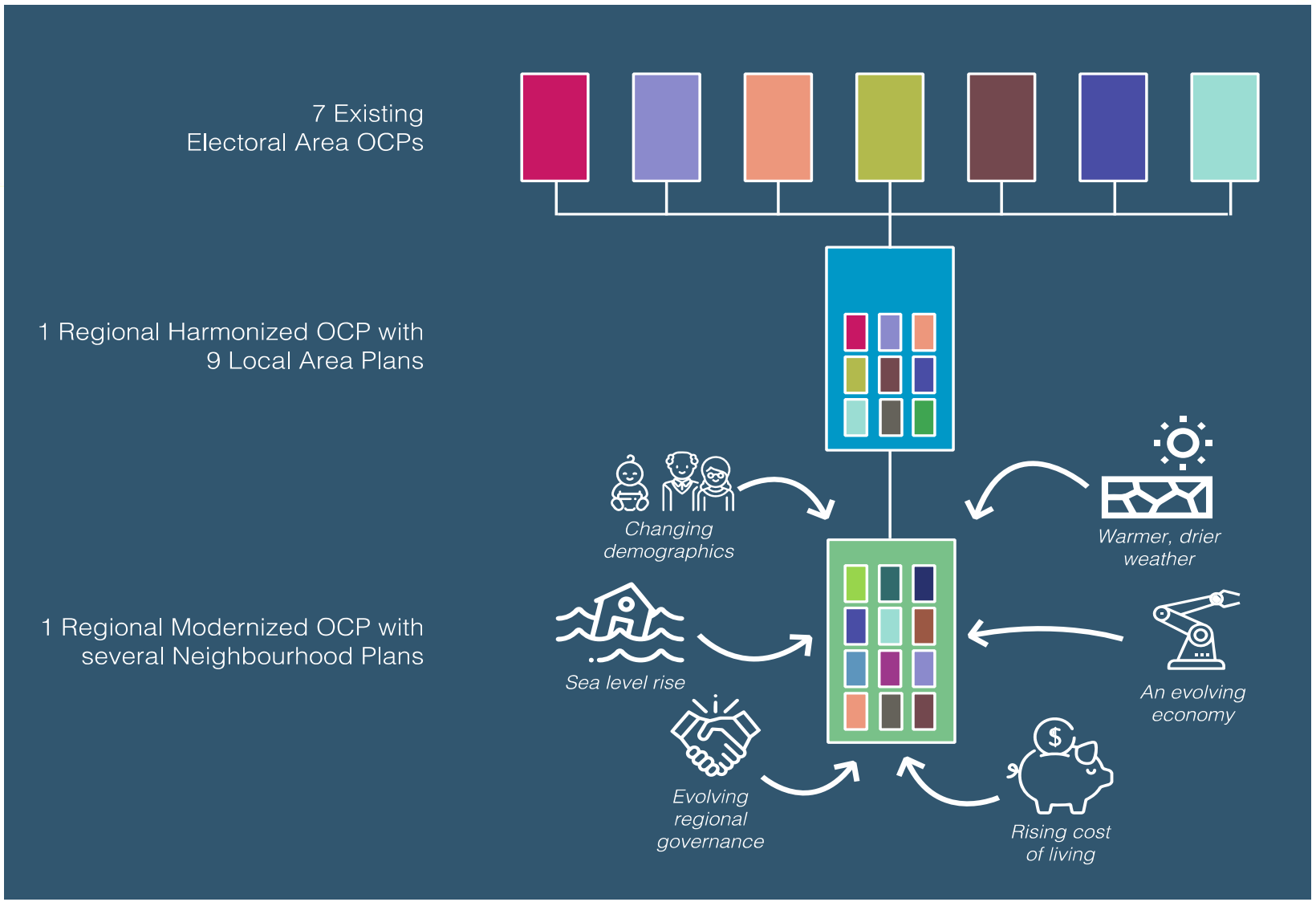
COWICHAN OUR FUTURE

HOCP & MOCP

July 7, 2021



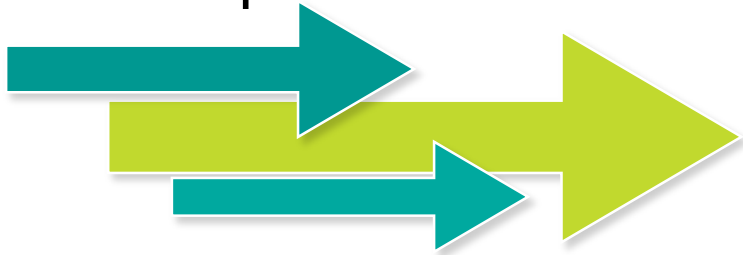
From Harmonized to Modernized



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

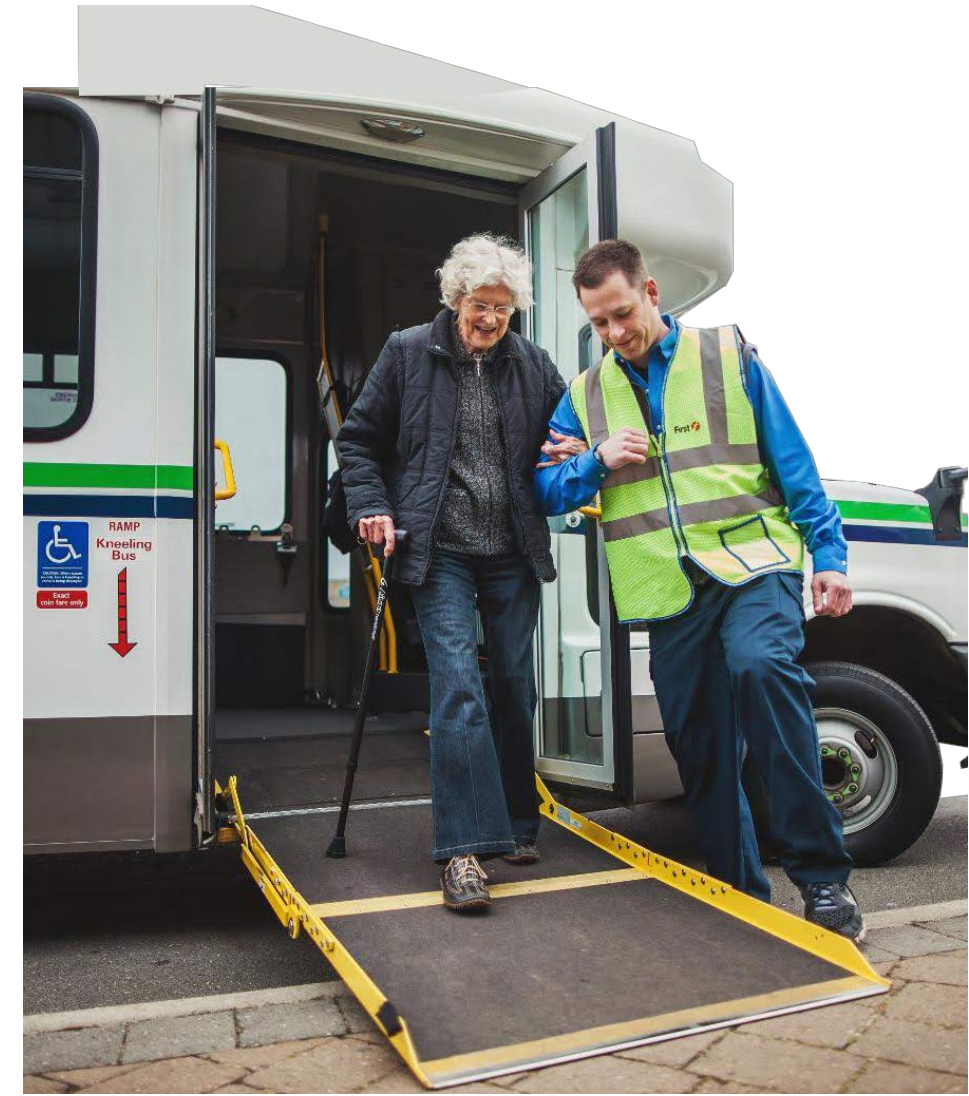
- Geography and Population Density
- Lack of Authority
- Unintegrated Land Use & Transportation Systems
- Gaps in the (Trails) Network

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



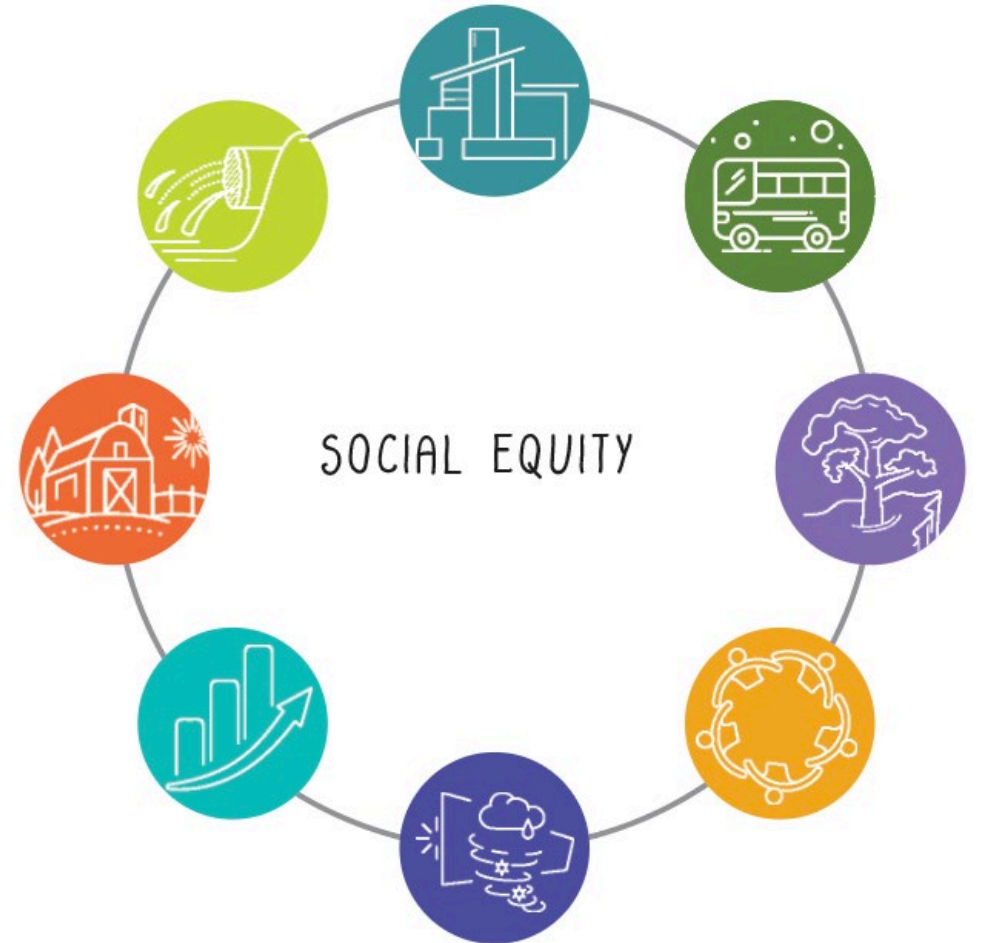
Equity Lens

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!**

Engagement Tools

Community Circles

Engagement Activities

The following table summarizes engagement goals and activities by project phase. This plan was created to include best practices and models from the International Association for Public Participation.

Phase	Engagement Activities
Phase 1: Harmonization	Community Circles, Community Posters, Newspaper and radio ads, Bang the Table!!
Phase 2: Modernization	Community Circles, Community Posters, Newspaper and radio ads, Bang the Table!!

Legal Requirements

Local governments are required under Section 475 of the Local Government Act to follow a consultation plan when developing or amending an official community plan, and to hold a public hearing as well.

Bylaw 4270 Engagement

Bylaw 4270 had extensive review by the Electoral Area APCs over a two-year period. Open houses were held in 2019 and 2020. The bylaw was updated in 2021.

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 - Shawigan 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, A through I. 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 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
- 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

ays 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



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?





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

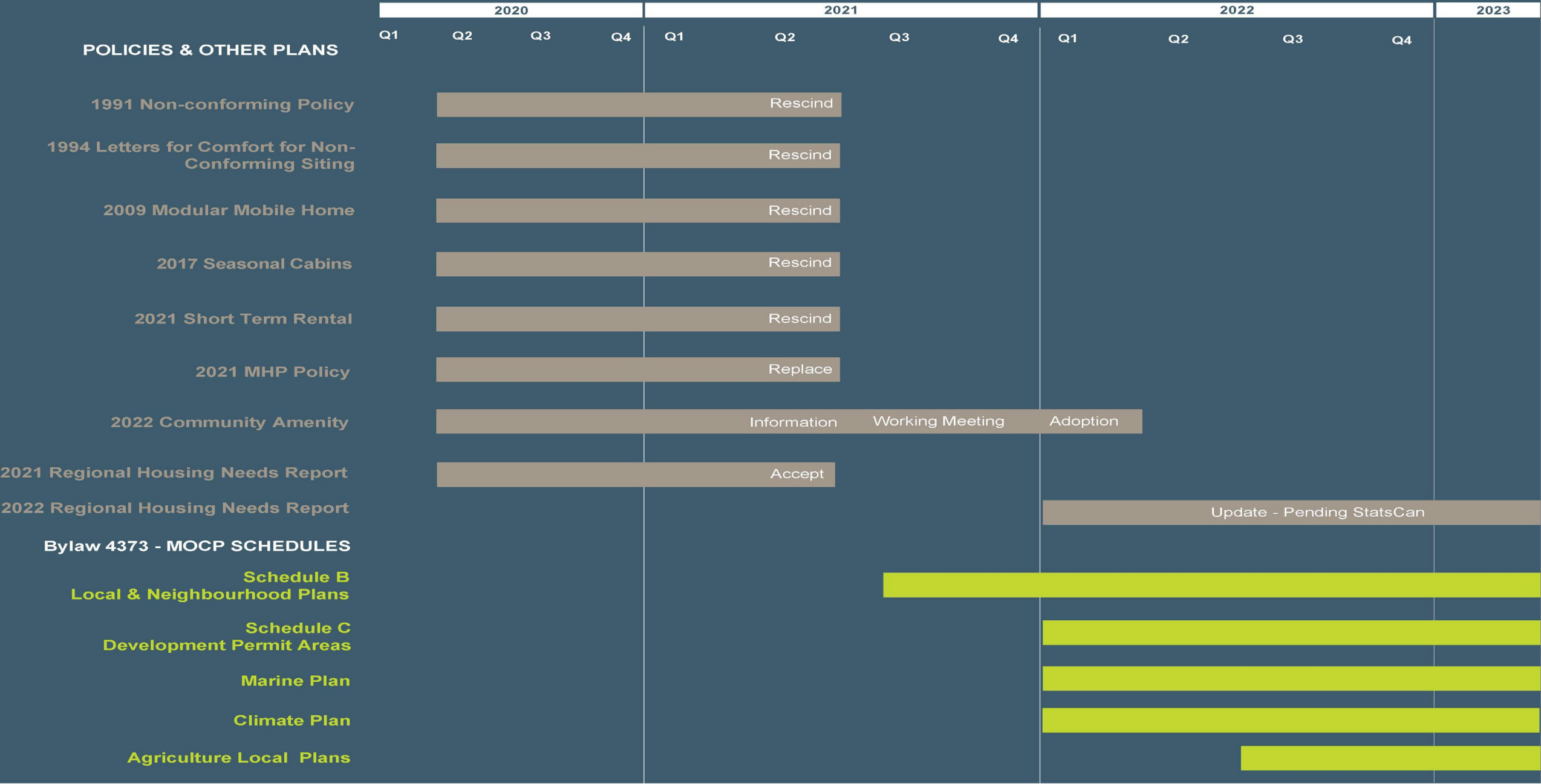
Official Community Plan

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 Houses2nd				2ndPH3rd & Adoption								
erniz Modernized OCP 1.0 (Bylaw 4373)	Open Houses				Policy PapersGCB AnalysisEngagement & Consultation Plan				Community CirclesIdeas Fair1st & Referrals				
Modernized OCP 2.0													
Modernized ZB (Bylaw 4374)					Analysis								
Revision Bylaw (Bylaw 4329)	2nd				3rd & Adoption								
Zoning Consistency Bylaw (Bylaw 4330)	2nd				PH3rd & Adoption								
Works and Servicing (Bylaw 4331)					3rd & Adoption								
Protection of Eagle and Osprey Nests (Bylaw 4342)					1stReferrals				2nd3rd & Adoption				
Environmental Protection (Bylaw 4343)					3rd & Adoption								
Shawnigan Lake Flood Mapping (Bylaw 4348)					3rd & Adoption								
Cannabis Uses in the Electoral Areas (Bylaw 4349)					2nd & PH3rd & Adoption								
Riverbottom Flood Mapping (Bylaw 4358)					3rd & Adoption								
Shawnigan High Water Mark Definition (Bylaw 4360)					2nd & PH3rd & Adoption								
Manufactured Home Parks (Bylaw 4367)					1st & 2nd3rd & Adoption								
Malahat Retention (Bylaw 4375)					1st & Referrals2nd				3rd & Adoption				
Koksilah Flood Mapping (Bylaw 4381)					3rd & Adoption								

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



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