



STAFF REPORT TO COMMITTEE

DATE OF REPORT October 10, 2023
MEETING TYPE & DATE Electoral Area Services Committee of October 18, 2023
FROM: Strategic Initiatives
Land Use Services
SUBJECT: OCP for the Electoral Areas Schedules G and L – Updated
FILE: 3900-4373

PURPOSE/INTRODUCTION

The purpose of this report is to provide the updated draft Bylaw No. 4373 Official Community Plan for the Electoral Areas (OCP) Schedule G Growth Containment Boundaries and Schedule L – Land Use Designations.

RECOMMENDED RESOLUTION

For information.

BACKGROUND

The Cowichan Valley Regional District (CVRD) is developing an Official Community Plan for the Electoral Areas (OCP). This work involves modernization of the Harmonized Official Community Plan for the Electoral Areas (Bylaw No. 4270/HOCP), adopted on October 13, 2021.

CVRD Bylaw No. 4373 Official Community Plan for the Electoral Areas

The development of an organizing framework for Bylaw No. 4373, the OCP, has occurred over the last three years. First, an in-depth analysis of existing land use designations with GIS analysis of density ranges and reviews of existing objectives and policies informed a “transect” of different land types or designations and updated growth containment boundaries. Draft Schedule G – Growth Containment Boundaries and Schedule L – Land Use Designations were first presented to the Electoral Area Services Committee (EASC) October 19, 2021, and updates were presented to the EASC on April 6, 2022.

In the spring of 2022, Community Circles and virtual Advisory Planning Commission (APC) meetings were held to review draft Schedules G and L. In addition, meetings were held with each area Director to review both schedules. In the winter of 2022/2023, Ideas Fairs were held with large maps of Schedules G and L available for viewing and public comments. Concurrently, CVRD staff reviewed the schedules for ongoing refinement. CVRD utilities staff were involved in extensive reviews.

The purpose of this report is to present the updated draft Schedules G and L that are informing the community consultation on the local area plans in October and November 2023.

This staff report follows a presentation by Modus on the Schedule G and L changes at the October 18, 2023, EASC meeting.

Schedules G and L were previously presented to the EASC April 6, 2022.

Attached to this staff report (October 10, 2023) are the following list of changes and explanations:

- Bylaw No. 4373 Schedules G and L Explanation of Changes (Attachment A); and
- Bylaw No. 4373 Schedule G Methodology (Attachment B).

Linked to this staff report (October 10, 2023) are the following Bylaw No. 4373 Schedules:

Schedule G – Growth Containment Boundaries

This schedule sets out the electoral area maps identifying growth containment boundaries in the electoral areas.

Schedule L – Land Use Designations

This schedule sets out electoral area plan maps identifying Land Use Designations in the electoral areas.

ANALYSIS

The purpose of the report is to provide the list of changes to Schedules G – Growth Containment Boundaries and L – Land Use Designations following the presentation of changes. Most changes reflected ongoing community consultation, fabric alignment, updating of designations and improvement of mapping as part of the overall modernization.

FINANCIAL CONSIDERATIONS

Budgeted for 2023.

COMMUNICATION CONSIDERATIONS

The documents attached to this staff report (October 10, 2023) will be posted on the CVRD website planyourcowichan.ca as part of the background documents for the forthcoming local area plan meetings. The Schedules G and L will replace previously posted versions.

A local area plan communications and engagement plan was accepted by the Board (June, 2023).

STRATEGIC/BUSINESS PLAN CONSIDERATIONS

The modernization of growth containment boundaries and land use designations:

1.2) Advances community place-making initiatives

Referred to (upon completion):

- ☐ Community Services (*Cowichan Community Centre, Cowichan Lake Recreation, South Cowichan Recreation, Arts & Culture, Facilities & Transit*)
- ☐ Corporate Services (*Finance, Human Resources, Information Technology, Legislative Services*)
- ☐ Operations (*Utilities, Parks & Trails, Recycling & Waste Management*)
- ☐ Land Use Services (*Community Planning, Strategic Initiatives, Development Services, Building Inspection & Bylaw Enforcement*)

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- ☐ Strategic Services (*Communications & Engagement, Economic Development, Emergency Management, Environmental Services*)

Prepared by:



Coralie Breen, PhD, RPP, MCIP
Manager – Planning – Strategic Initiatives

Reviewed by:



Ann Kjerulf
General Manager

Reviewed for form and content and approved for submission to the Committee:

Resolution:

☒ Corporate Officer

Financial Considerations:

☒ Chief Financial Officer

ATTACHMENTS:

Attachment A – Bylaw No. 4373 Schedules G and L Explanation of Changes
Attachment B – Bylaw No. 4373 Schedule G Methodology