



## **Background Information**

### **Bell McKinnon Neighbourhood Planning Process**

March 2016

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#### **What is the Bell McKinnon Neighbourhood Plan?**

North Cowichan's 2011 Official Community Plan places the Bell McKinnon area within the Municipality's Urban Containment Boundary, designating it as an area for future urban growth. The Neighbourhood Plan will set high-level direction for appropriate land uses within the Bell McKinnon area so that future growth occurs in a thoughtful, consistent, and coordinated way. In addition to setting the high-level direction, the plan will evaluate what upgrades may be needed to transportation networks (including roads, sidewalks, bike lanes, and transit routes) and other Municipal infrastructure in order to prepare for growth.

#### **What are the timelines for development of the Plan?**

The general outline for the Neighbourhood Planning process is as follows:

- February 17, 2016 – Council endorsed a terms of reference for the Neighbourhood Planning process.
- March 2016 – Preliminary concepts for the Plan were developed by staff and discussed with the community at a public open house.
- April 2016 – Staff will develop a draft Plan, incorporating public input, and engineering servicing evaluations.
- May 2016 – The public will have an opportunity to comment on the draft Neighbourhood Plan; Council will consider first and second reading on the draft Plan.
- June 2016 – The Plan will be refined based of public input and technical data.
- July 2016 – Council will consider third and final reading of the Neighbourhood Plan.

#### **Will the Neighbourhood Plan change the zoning in the Bell McKinnon area?**

Not directly. The Neighbourhood Plan will establish a "roadmap" for ideal patterns of growth and development in the Bell McKinnon area. The Plan itself will likely recommend some different zoning than what currently exists. Once the Plan is completed, individuals or companies wishing to amend current zoning would need to submit a rezoning application to North Cowichan demonstrating how their application is consistent with the Neighbourhood Plan.

## **Will the Neighbourhood Plan result in extension of Municipal services throughout the Bell McKinnon area?**

Not directly. As the Plan is developed, North Cowichan staff will calculate future conceptual land use densities and an engineering firm will model these densities and development scenarios to determine: 1) the ability of existing municipal utilities to handle additional capacities, and 2) what improvements would be needed to facilitate development. This information will help Council and staff set priorities and understand the costs of extending Municipal services in the future.

## **I know that a new regional hospital is proposed in the Bell McKinnon area. What is North Cowichan's role in that process?**

The Cowichan Valley Regional Hospital District (CVRHD) has selected three properties in the Bell McKinnon area as the preferred sites for a future new regional hospital. These properties are 6751, 6771, and 6793 Bell McKinnon Road. They are within North Cowichan's boundaries and are currently zoned R1 (residential rural). The CVRHD has applied to North Cowichan to rezone the properties to allow for the future construction of a new hospital.

## **What will Council consider in making a decision on CVRHD's rezoning application?**

In considering the CVRHD's application, Council will consider a range of information, including but not limited to:

- Conformity of the application with the Official Community Plan;
- Alignment of the application with the Neighbourhood Area Plan that is being developed;
- Staff recommendations about appropriate land uses for the area; and
- Input from the public.

## **When will Council make a decision on the CVRHD's rezoning application?**

Council is considering the CVRHD's rezoning application concurrently with development of the Neighbourhood Plan. It is anticipated that both the Neighbourhood Plan and review of the CVRHD rezoning application will be completed by July 31, 2016.

## **Where else can I get information and provide feedback?**

- Review North Cowichan's Bell McKinnon Neighbourhood Plan webpage: [www.northcowichan.ca/bellmckinnon](http://www.northcowichan.ca/bellmckinnon).
- Sign up to receive email updates about new information and upcoming events: [www.northcowichan.ca/subscribe](http://www.northcowichan.ca/subscribe).
- Send comments or questions to: [bellmckinnon@northcowichan.ca](mailto:bellmckinnon@northcowichan.ca).
- Watch for Bell McKinnon Neighbourhood Plan updates in Council agendas: [www.northcowichan.ca/agendas](http://www.northcowichan.ca/agendas).