

OCP AMENDMENTS ADOPTED BY COUNCIL

General changes for throughout the OCP

- (1) THAT Council endorse the following revisions to the draft Official Community Plan (OCP) recommended by the Manager of Planning included in the report dated March 16, 2022:
- (2) Include parcels 4100, 4111 and 4114 Crosland Place within the urban containment boundary (UCB) and designate as "Neighbourhood";
- (3) Remove the lots on either side of Anzio Road from the UCB;
- (4) Delete policies 3.3.17(n) and 3.3.19(g);
- (5) Split Class 2 scenic roads into two sub-types and re-categorize a number of routes, including additional designations, as per the marked-up Map 2;
- (6) Add "THAT the municipality encourage and promote development plans and site layouts that incorporate CONSERVATION DESIGN and SITE-ADAPTIVE PLANNING principles to cluster housing while allowing for the preservation and acquisition of open space, sensitive ecosystems, and natural features" as policy 6.1.2(a) and renumber ensuing policy numbers; and
- (7) Replace the placeholder in red font on Page 3 of the draft OCP with appropriate acknowledgment statements, which may include material provided by First Nations
- (8) THAT Council amend the Draft Official Community Plan by replacing the heading "*The Municipality will ask developers and landowners to*" with "*Where appropriate, the Municipality will ask developers and landowners to*" on the following pages:
 - (a) Chapter 1 (Introduction), Section 1.3 (Plan Overview) on page 9;
 - (b) Chapter 3 (Thoughtful Growth Management), Section 3.2 (Assignment of Growth) subsection 3.2.6 on page 38;
 - (c) Chapter 3 (Thoughtful Growth Management), Section 3.3 (Land Use Designations) subsection 3.3.5 on page 38;
 - (d) Chapter 4 (Resilient, Inclusive Communities), Section 4.1 (Safe & Healthy Community) subsection 4.1.3 on page 67;
 - (e) Chapter 5 (Attainable Housing: Diverse Housing Mix & Affordability), Section 5.1 (Diverse Housing Mix) subsection 5.1.3 on page 98;
 - (f) Chapter 5 (Attainable Housing: Diverse Housing Mix & Affordability), Section 5.2 (Affordable & Rental Housing) subsection 5.2.3 on page 103;
 - (g) Chapter 7 (Food Security & Local Agricultural Systems), Section 7.2 (Local Agricultural Systems) subsection 7.2.3 on page 132; and,

- (h) Chapter 8 (Local Regenerative Economy), Section 8.1 (Localized, Low Consumption Economy) subsection 8.1.3 on page 141.
- (9) THAT Council amend the Draft Official Community Plan by replacing the following headings throughout the document:
- (a) *"The Municipality Can"* with *"The Municipality Will Strive To"*; and,
 - (b) *"The Municipality can work with others to"* with *"The Municipality will work with others to"*.
- (10) THAT Council amends the draft Official Community Plan (OCP) by replacing the heading *"Climate Action Framework"* with *"Ecological and Climate Action Framework"* on page 22 and directs staff to ensure that wherever the context so demands, subsequent references to *"Climate Action"* be replaced with *"Ecological and Climate Action"*.

Chapter 2: Vision Goals, Principles, & Frameworks

- (11) THAT Council amend Chapter 2 (Vision Goals, Principles, & Frameworks), Section 2.4 (Frameworks) of the Draft Official Community Plan by adding *"Identify opportunities for improvements to the OCP and update the OCP accordingly, following adoption of any Climate Change Risk Management and Adaptation strategies or policies"* as a new policy under the *"Climate Action Framework"* section on page 25.
- (12) THAT Council amend Chapter 2 (Vision Goals, Principles, & Frameworks), Section 2.4 (Frameworks) of the Draft Official Community Plan by replacing the second last bullet on page 26 with *"taking measures to ensure that one group is not harmed disproportionately"*.

Chapter 3: Thoughtful Growth Management

- (13) THAT Council amend Chapter 3 (Thoughtful Growth Management), Section 3.2 (Assignment of Growth) of the Draft Official Community Plan by adding *"Require all applications for zoning amendments for increased density to include a walkability assessment"* as a new policy under section 3.2.4 on page 38.
- (14) THAT Council amend Chapter 3 (Thoughtful Growth Management), Section 3.2 (Assignment of Growth) of the Draft Official Community Plan by inserting the following new paragraph to page 37 following the paragraph beginning with *"The Growth Centres are"*:

"A phasing and implementation plan for development in the Bell McKinnon Growth Centre will be

prepared to ensure:

- a. *the urban design vision promised to the community is realised in each phase and that piecemeal or scattered growth in the plan area is avoided;*
- b. *that growth occurs in a logical, incremental manner respectful of the social, economic, environmental and climate objectives of the District as a whole; and*
- c. *that infrastructure costs are recovered to the greatest extent possible and any future financial burdens associated with infrastructure are minimized".*

- (15) THAT Council amend Chapter 3 (Thoughtful Growth Management), Section 3.3 (Land Use Designations) of the Draft Official Community Plan by adding "*Discourage street-facing parking lots in new developments, and instead encourage parking to be located underground or at side or rear of buildings, with screening from adjacent streets*" as a new policy under section 3.3.2 on page 39.
- (16) THAT Council amend Chapter 3 (Thoughtful Growth Management), Section 3.3 (Land Use Designations) of the Draft Official Community Plan by adding "*Require new developments in these areas to include housing and offices above commercial space*" as a new policy under section 3.3.2 on page 39.
- (17) THAT Council amend Chapter 3 (Thoughtful Growth Management), Section 3.4 (Water Use Designations) of the Draft Official Community Plan by adding "*The municipality will pursue opportunities to remediate any ecological and contaminant damage done by historic smelter operations to the Crofton Bay waterfront with the secondary aim of restoring the bay to a state where it is safe and appealing for aquatic and beach recreation*", or something to that effect, as a new policy under section 3.4.8 on page 51.
- (18) THAT Council amend Chapter 3 (Thoughtful Growth Management), Section 3.4 (Water Use Designations) of the Draft Official Community Plan by adding "*Support the continued operation of the Cowichan Bay sawmill and future on-site investments in new equipment and other upgrades, while engaging industry in the ecological restoration of the estuary*" as a new policy under section 3.4.12 on page 52.
- (19) THAT Council amend Chapter 3 (Thoughtful Growth Management), Section 3.4 (Water Use Designations) of the Draft Official Community Plan by adding "*Promote the need for a new Cowichan Estuary Environmental*

Management Plan and assume an active role in its development in close collaboration with the Ministry of Environment, Cowichan Tribes, the CVRD, and key stakeholders" as a new policy under section 3.4.12 on page 52.

- (20) THAT Council amend Chapter 3 (Thoughtful Growth Management), Section 3.4 (Water Use Designations) of the Draft Official Community Plan by adding *"Encourage the revitalization of the Cowichan Estuary Environmental Management Committee, with representatives from local estuary stewardship groups added"* as a new policy under section 3.4.12 on page 52.
- (21) THAT Council amend Chapter 3 (Thoughtful Growth Management), Section 3.4 (Water Use Designations) of the Draft Official Community Plan by adding *"The municipality will advocate for protection of oyster beds and the intertidal seabed from the effects of dragging log booms and for the phasing out of inter-tidal log boom storage in the Cowichan estuary in favour of deep water storage or dry land log sorts"* as a new policy under section 3.4.12 on page 52.
- (22) THAT Council amend Chapter 3 (Thoughtful Growth Management), Section 3.5 (Local Area Planning) of the Draft Official Community Plan (OCP) by inserting additional language, in reference to paragraph 4 on page 56, referencing other policies elsewhere in the OCP related to maintaining rural character.
- (23) THAT Council amend Chapter 3 (Thoughtful Growth Management), Section 3.5 (Local Area Planning) of the Draft Official Community Plan (OCP) by adding *"Update the Blue-Green Network Mapping in the Bell McKinnon Local Area Plan to better align with the Municipality's commitment to identify and acquire open space in this area to improve the connectivity of wildlife habitat corridors"* as a new policy under section 3.5.2 on page 56.

Chapter 4: Resilient, Inclusive Communities

- (24) THAT Council amend Chapter 4 (Resilient, Inclusive Communities) of the Draft Official Community Plan (OCP) by adding a new paragraph under Resilient Community on page 62 to address other aspects of resilience that are dealt with elsewhere in the OCP.
- (25) THAT Council amend Chapter 4 (Resilient, Inclusive Communities), Section 4.4 (Parks & Recreation) of the Draft Official Community Plan by adding *"Consider local traffic management impacts for new or expanded parks and trails facilities"* as a new policy under section 4.4.2 on page 77.

- (26) THAT Council amend Chapter 4 (Resilient, Inclusive Communities), Section 4.4 (Parks & Recreation) of the Draft Official Community Plan by adding "*Preserve rare ecosystems, significant habitats supporting biodiversity, and areas of habitat connectivity through a parkland acquisition strategy*" as a new objective on page 77.
- (27) THAT Council amend Chapter 4 (Resilient, Inclusive Communities), Section 4.6 (Transportation) of the Draft Official Community Plan by adding "*In order to preserve rural character, promote neighbourhood livability, increase walkability/rollability, and improve road safety by reducing crash injury and fatality rates, speed limits will be critically reviewed and lowered where possible*" as a new policy under section 4.6.3, Transportation Planning, on page 87.

Chapter 5: Attainable Housing: Diverse Housing Mix & Affordability

- (28) THAT Council amend Chapter 5 (Attainable Housing: Diverse Housing Mix & Affordability), Section 5.1 (Diverse Housing Mix) of the Draft Official Community Plan by adding "*Consider ways to streamline development approval processes for projects that align with the Municipality's affordable housing and environmental policies*" as a new policy on page 97.
- (29) THAT Council amend Chapter 5 (Attainable Housing: Diverse Housing Mix & Affordability), Section 5.2 (Affordable & Rental Housing) of the Draft Official Community Plan by deleting Policy 5.2.2 (m) and inserting "*Where appropriate, Council may consider effectually waiving development cost charges and building permit fees by offsetting those fees through grants*" in its place on page 102.

Chapter 6: Regeneration and Protection of the Natural Environment

- (30) THAT Council amend Chapter 6 (Regeneration and Protection of the Natural Environment), Section 6.1 (Ecosystem Health, Biodiversity & Critical Habits) of the Draft Official Community Plan by inserting "*Identify opportunities for improvements to the OCP and update the OCP accordingly, following adoption of a biodiversity protection policy*" after Policy 6.1.2(b) on page 109.
- (31) THAT Council amend Chapter 6 (Regeneration and Protection of the Natural Environment), Section 6.1 (Ecosystem Health, Biodiversity & Critical Habits) of the Draft Official Community Plan by adding "*The municipality will consider developing an Invasive Species Management Plan*" as a new policy under section 6.1.2 on page 109.

- (32) THAT Council amend Chapter 6 (Regeneration and Protection of the Natural Environment), Section 6.3 (Trees & Forests) of the Draft Official Community Plan by adding *"The municipality will consider setting urban forest canopy cover targets for existing and future residential and commercial areas and developing a retro-fit canopy cover plan for deficient areas"* as a new policy under section 6.3.2 on page 118.

Chapter 7: Food Security & Local Agricultural Systems

- (33) THAT Council amend Chapter 7 (Food Security & Local Agricultural Systems), Section 7.2 (Local Agricultural Systems) of the Draft Official Community Plan by adding *"Total farm sales"* under section 7.2.1 for progress will be measured by on page 130.
- (34) THAT Council amend Chapter 7 (Food Security & Local Agricultural Systems), Section 7.2 (Local Agricultural Systems) of the Draft Official Community Plan by deleting Policies 7.2.2 (ad) and inserting *"Promote water conservation by restricting the use of domestic lawn watering in order to preserve the water supply and the aquifers for agricultural uses and ecosystems"* in its place on page 132.
- (35) THAT Council amend Chapter 7 (Food Security & Local Agricultural Systems), Section 7.2 (Local Agricultural Systems) of the Draft Official Community Plan by adding *"Prevent new development, both within and outside of the ALR, from impacting downstream agricultural lands in watersheds, increasing runoff, compromising farmland drainage, or otherwise disrupting hydrology"* as a new policy under section 7.2.2 on page 131.

Chapter 8: Local Regenerative Economy

- (36) THAT Council amend Chapter 8 (Local Regenerative Economy) by deleting the first sentence in the quote on page 135 by William Rees.
- (37) THAT Council amend Chapter 8 (Local Regenerative Economy), Section 8.2 (Serving Well Being) of the Draft Official Community Plan by amending Policy 8.2.2 (a) on page 143 to read *"to work toward ensuring that all community members have access to the basic needs of food, shelter, water, and education"*.

- (38) THAT Council amend Chapter 8 (Local Regenerative Economy), Section 8.3 (Local Economic Development Environment) of the Draft Official Community Plan by amending Policy 8.3.2 (k) on page 145 by moving the language beginning "*Not All technological innovations...*" to the end of the policy to the opening paragraph on page 144.
- (39) THAT Council amend Chapter 8 (Local Regenerative Economy), Section 8.3 (Local Economic Development Environment) of the Draft Official Community Plan by amending Policy 8.3.3 (a) on page 146 to read as "Share their approaches to "living wage", community contribution, climate action and reducing environmental impact when applying for a business licence.

Chapter 10: Development Permits

- (40) THAT Council refer the motion

"Council amend Chapter 10 (Development Permits), Section 10.4 (DPA-4 Hazard Lands) of the Draft Official Community Plan by adding visual objectives and development guidelines to achieve those objectives on page 173, in respect to Map 2 documenting Visually Prominent Slopes on page 183."

to staff for proper placement.