



The Corporation of the District of North Cowichan

Official Community Plan Amendment Bylaw

BYLAW NO. 4029

A bylaw to amend the urban containment boundary and redesignate the Future Growth Area

WHEREAS the Council of The Corporation of the District of North Cowichan ("Council") wishes to adopt an official community plan amendment pursuant to Part 14 of the *Local Government Act*;

AND WHEREAS during development of the draft Official Community Plan amendment Council considered Section 475 of the *Local Government Act*, and in particular the matters regarding providing early and ongoing opportunities for consultation to the persons organizations and authorities regarding consultations set out in subsections (2)(b); and

AND WHEREAS Council reviewed the draft Official Community Plan amendment in conjunction with its housing needs report pursuant to Section 473.1 of the *Local Government Act*;

NOW THEREFORE the Council of The Corporation of The District of North Cowichan, enacts in open meeting assembled, as follows:

Citation

1 This Bylaw may be cited as "*Official Community Plan Amendment Bylaw No. 4029, 2025*".

Amendment

2 Official Community Plan Bylaw No. 3900, 2022, is amended by:

- (a) deleting the "Future Growth Area Designation" from section 3.2 [Land Use Designations] in its entirety, including the preamble and sections 3.2.14 [Defining Success | Objective] and 3.2.15 [The Municipality will strive to...].
- (b) deleting the words "and remove the area designated as future growth (s.3.2.15)" from section 3.4.4., clause f., in section 3.4 [Community Character and Local Area Planning].
- (c) deleting the following from Section 1 [Bell McKinnon Local Area Plan] from Appendix 2 to Schedule "A":

"Completed in 2018, the LAP pre-dates this OCP and is modified by the Land Use Designations within this OCP (see Map 2 Growth and Land Use Management) which suspend the LAP provisions for all lands north of Herd Road designated as "Future Growth Area". Notwithstanding details shown in the 2018 LAP, a future OCP amendment would be required prior to any development within the Future Growth Area designation."

3 Map 2 – Growth and Land Use Management, of Appendix 1 to Schedule “A” of Official Community Plan Bylaw No. 3900, 2022 is amended by:

- (a) Relocating the Urban Containment Boundary in accordance with Schedule 1, attached to and forming part of this bylaw; and,
- (b) Redesignating the lands shown as “Future Growth” to Commercial, Neighbourhood, Village Residential, and Village Core as indicated in Schedule 1, attached to and forming part of this bylaw.

READ a first time on September 3, 2025.

READ a second time on September 3, 2025.

CONSIDERED in conjunction with all applicable Financial Plans and Waste Management Plans: the North Cowichan 2025-2028 Financial Plan, the Cowichan Valley Regional District Solid Waste Management Plan (as amended) and the Cowichan Valley Regional District Central Sector Liquid Waste Management Plan in accordance with section 477(3)(a) of the *Local Government Act* on_____.

REFERRED to the Cowichan Valley School District on _____.

This bylaw was advertised on the municipality’s _____ site on _____, in the Cowichan Valley Citizen and the Chemainus Valley Courier on _____, and was posted to the municipality’s public notice places on _____.

CONSIDERED at a Public Hearing on _____.

READ a third time on _____.

ADOPTED on _____.

CORPORATE OFFICER

PRESIDING MEMBER

