

**COUNCIL POLICY:  
SITE ADAPTIVE PLANNING IN URBAN RURAL INTERFACE**



Council Approval Date: February 6, 2019

Department: Development Services

Amended:

---

**1. PURPOSE**

To identify the lands that are to be located within in the Urban-Rural Interface Area (as noted on Attachment 1 to this policy) which are likely to be viewed as candidates for future development; and further, to outline the review process to be undertaken on those lands to ensure that environmental and hazard values identified in the Official Community Plan, or other local character resulting from community consultation, is protected.

**2. SCOPE**

This policy applies to staff when reviewing the following land use applications for properties located within the Urban-Rural Interface area for Council’s consideration:

- a) Zoning Bylaw Amendments;
- b) Official Community Plan Amendments;
- c) Temporary Use Permits; and
- d) Land Use Contract Amendments, including discharges.

**3. DEFINITIONS**

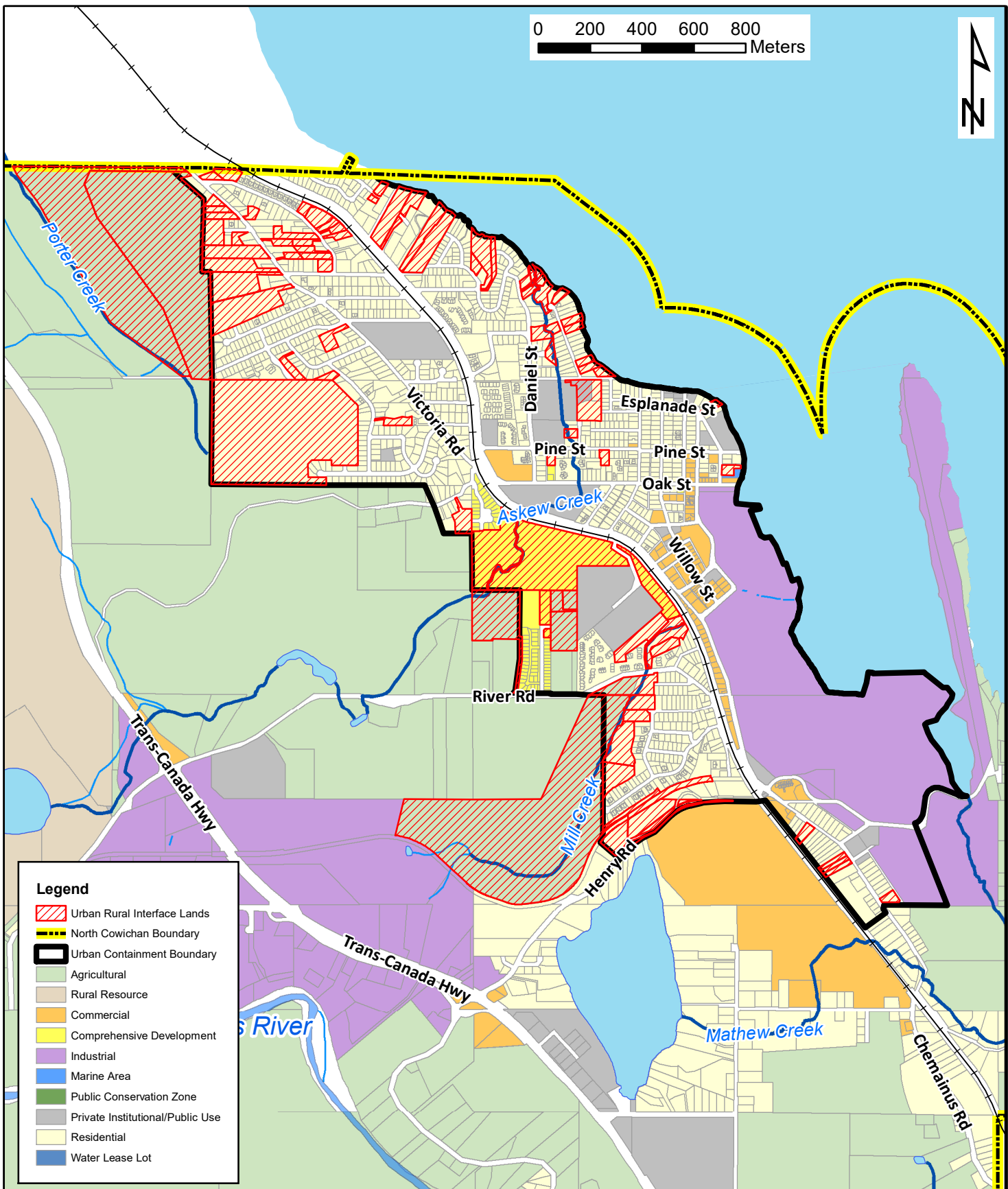
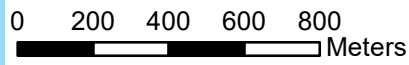
“Site adaptive planning” means using site, terrain, ecosystem, and cultural inventory analyses to determine the most appropriate form and placement of development for a property and designed in consideration of value for natural systems and cultural characteristics.

**4. POLICY**

Where a land use application is received that is identified within the Scope above, and is located in the Urban-Rural Interface Area (as identified on the Map noted as Attachment 1 to this policy) the following actions shall be undertaken:

- a) a demonstrative site adaptive planning analysis will be undertaken and provided as part of the application package.
- b) Council or staff may require that, following public consultation, the site adaptive planning analysis be revised to reflect identified community values related to local character, hazard or environmental features.

# ATTACHMENT 1



**Legend**

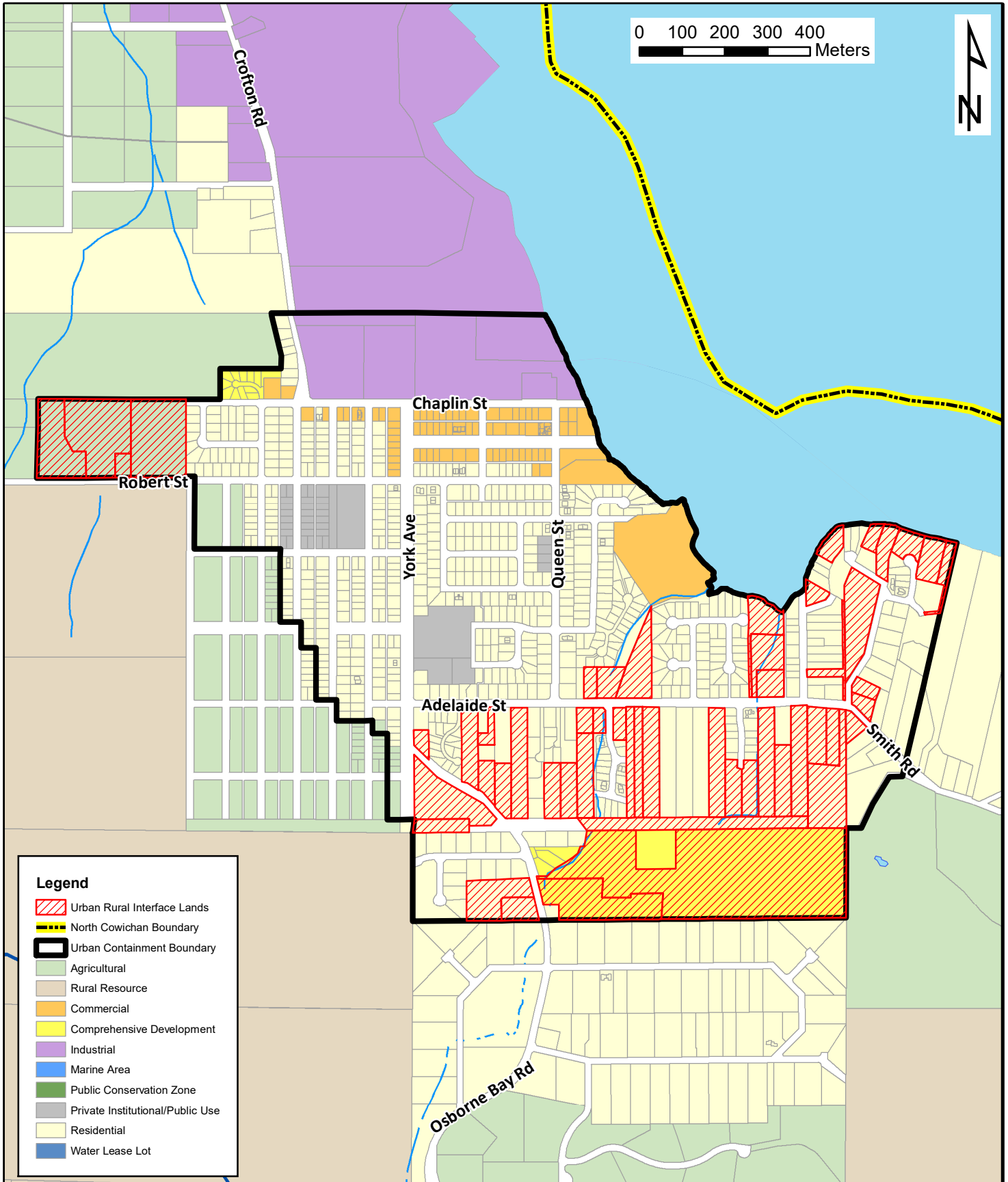
- Urban Rural Interface Lands
- North Cowichan Boundary
- Urban Containment Boundary
- Agricultural
- Rural Resource
- Commercial
- Comprehensive Development
- Industrial
- Marine Area
- Public Conservation Zone
- Private Institutional/Public Use
- Residential
- Water Lease Lot



**URBAN RURAL INTERFACE MAP**

Chemainus - Properties greater than 1675 sqm, within the UCB, and intersecting DPA3/4 elements

|        |                          |
|--------|--------------------------|
| DATE:  | December 11, 2018        |
| TYPE:  | Special Planning Project |
| FILE#: | SPP00040                 |



0 100 200 300 400 Meters



**Legend**

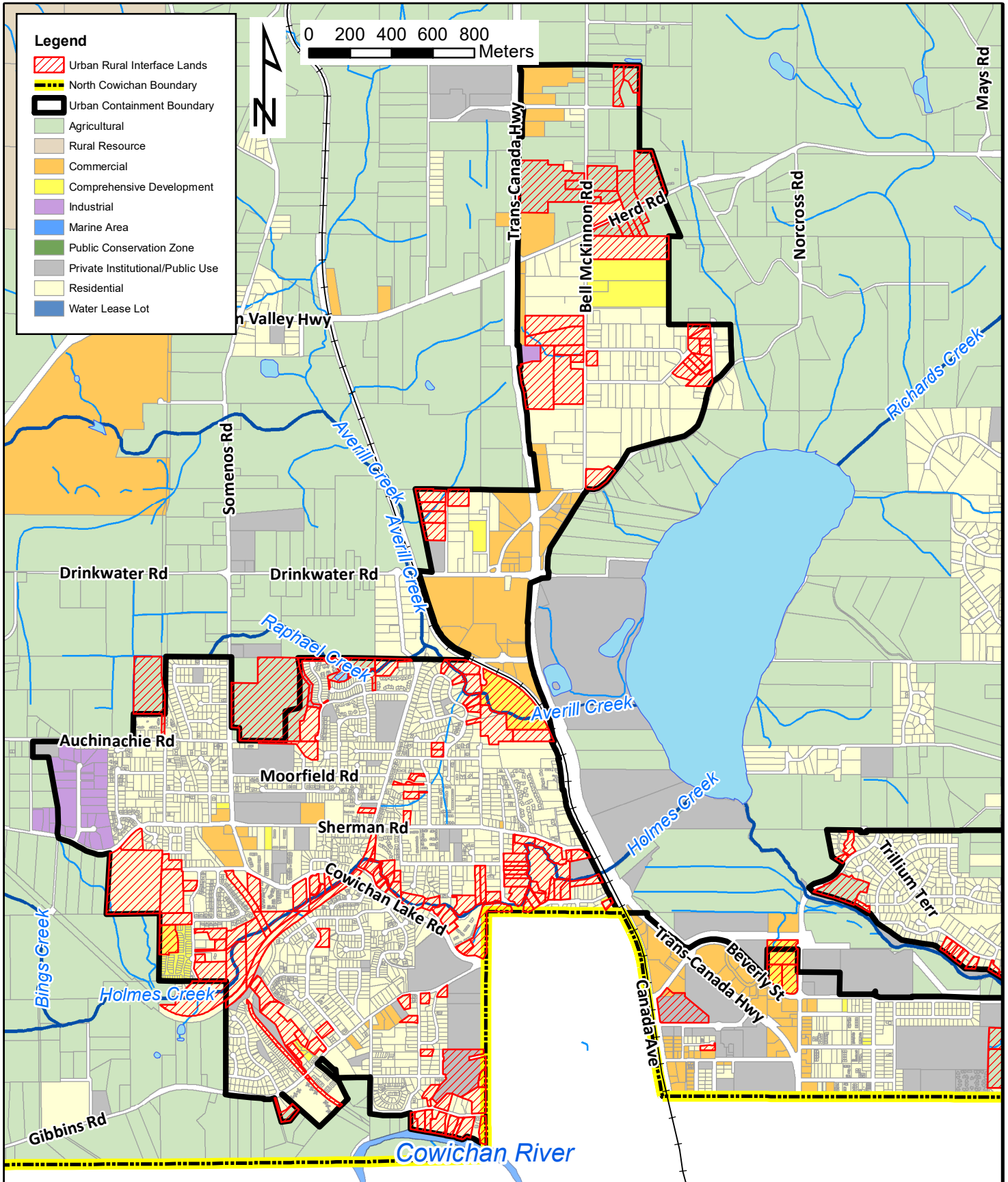
- Urban Rural Interface Lands
- North Cowichan Boundary
- Urban Containment Boundary
- Agricultural
- Rural Resource
- Commercial
- Comprehensive Development
- Industrial
- Marine Area
- Public Conservation Zone
- Private Institutional/Public Use
- Residential
- Water Lease Lot



## URBAN RURAL INTERFACE MAP

Crofton - Properties greater than 1675 sqm, within the UCB, and intersecting DPA3/4 elements

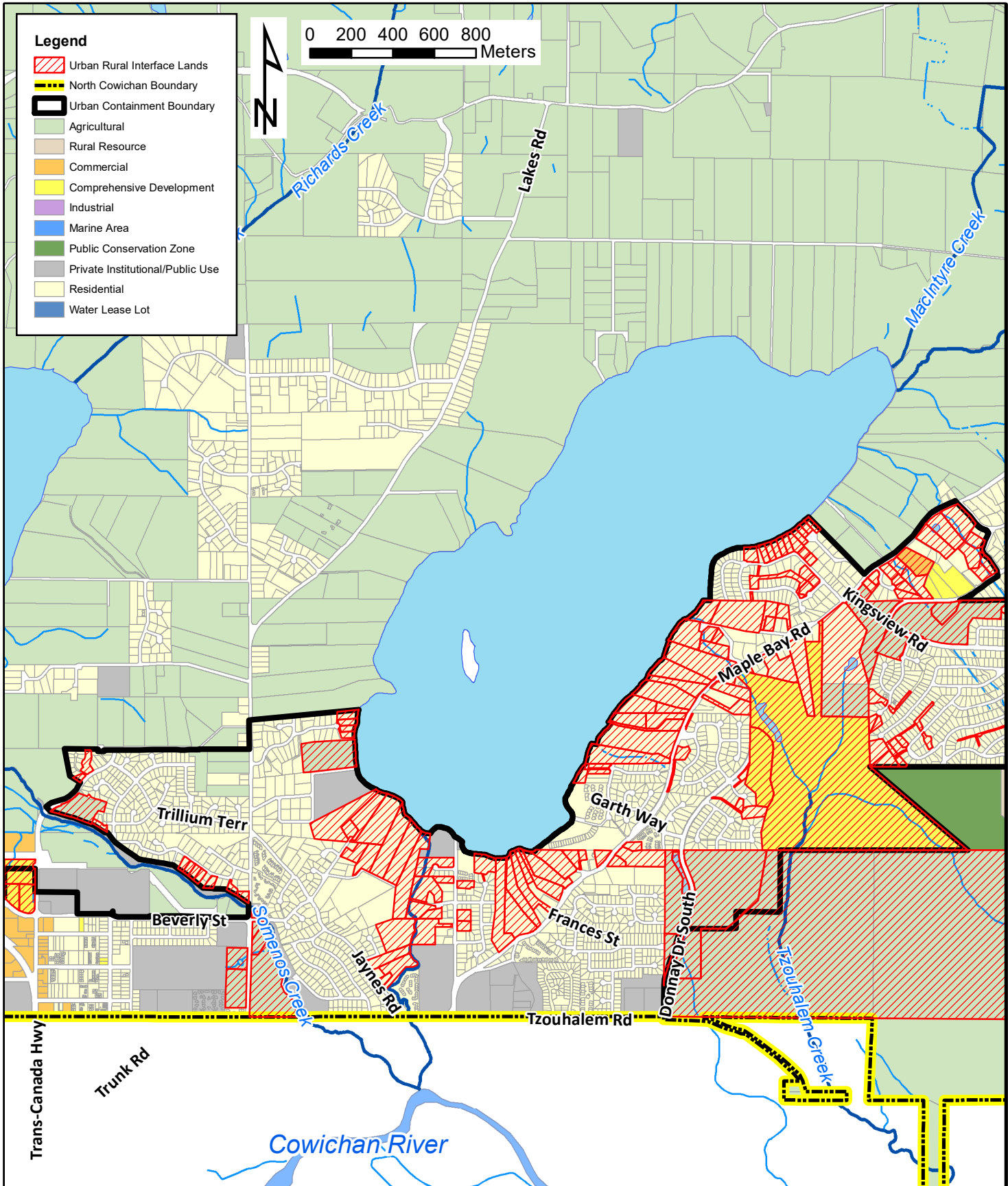
|               |                          |
|---------------|--------------------------|
| <b>DATE:</b>  | December 11, 2018        |
| <b>TYPE:</b>  | Special Planning Project |
| <b>FILE#:</b> | SPP00040                 |



**URBAN RURAL INTERFACE MAP**

South end 1 of 3  
 Properties greater than 1675 sqm, within  
 the UCB, and intersecting DPA3/4 elements

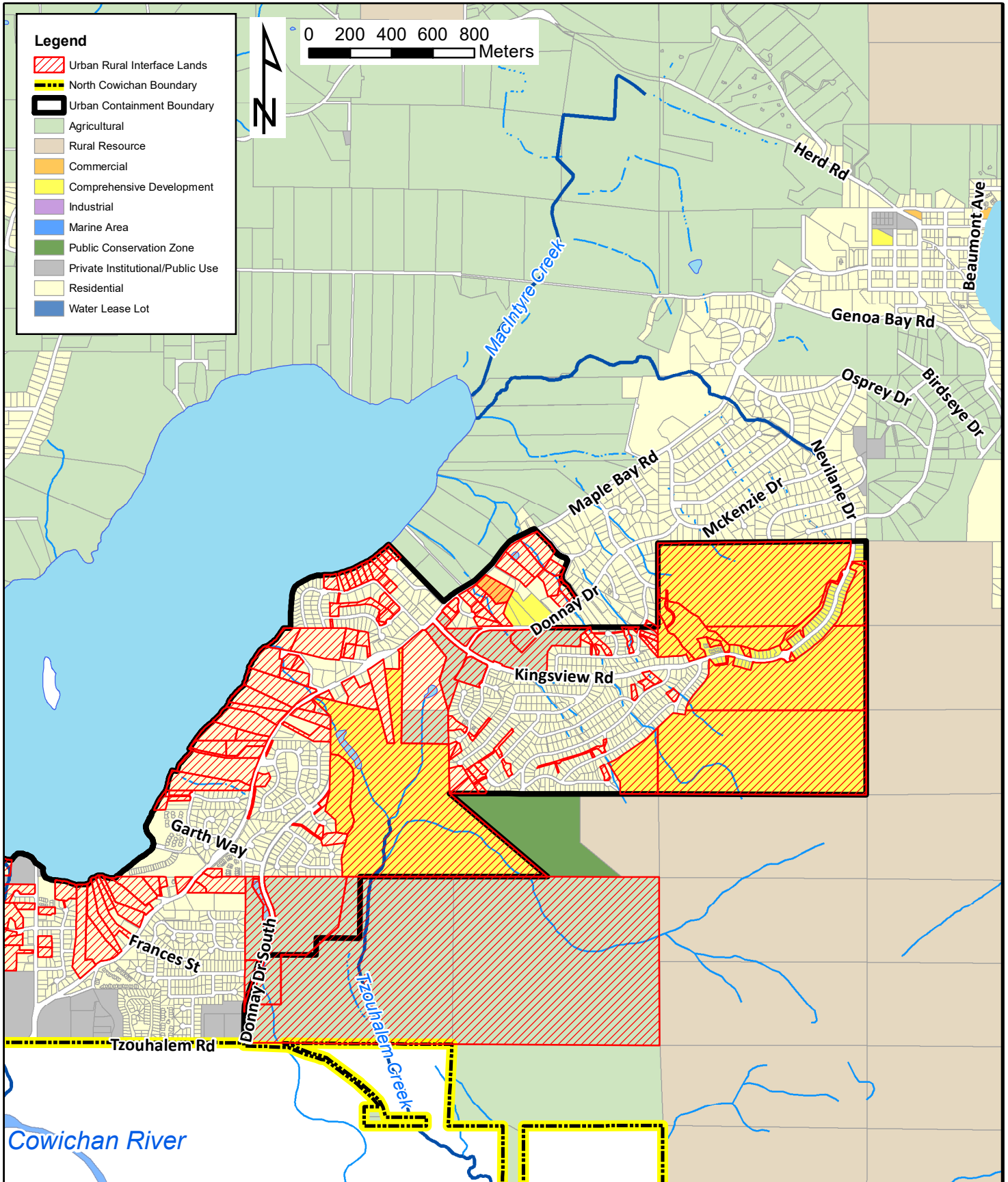
|        |                          |
|--------|--------------------------|
| DATE:  | December 11, 2018        |
| TYPE:  | Special Planning Project |
| FILE#: | SPP00040                 |



**URBAN RURAL INTERFACE MAP**

South end 2 of 3  
 Properties greater than 1675 sqm, within  
 the UCB, and intersecting DPA3/4 elements

|        |                          |
|--------|--------------------------|
| DATE:  | December 11, 2018        |
| TYPE:  | Special Planning Project |
| FILE#: | SPP00040                 |



**URBAN RURAL INTERFACE MAP**

South end 3 of 3  
 Properties greater than 1675 sqm, within  
 the UCB, and intersecting DPA3/4 elements

|        |                          |
|--------|--------------------------|
| DATE:  | December 11, 2018        |
| TYPE:  | Special Planning Project |
| FILE#: | SPP00040                 |