

Sustainable Communities  
Conference and Trade Show



Conférence et salon professionnel  
sur les collectivités durables

# Creating a Sustainable Vision for North Cowichan



FEDERATION  
OF CANADIAN  
MUNICIPALITIES

FÉDÉRATION  
CANADIENNE DES  
MUNICIPALITÉS



Municipality of  
**North Cowichan**



## Map of North Cowichan



## *Vision*

- **Enhanced Community Engagement**
- **Protect ALR, MFR and ESA's**
- **Increase Density in Growth Centre(s)**
  - Increase Access to Waterfront
  - Create Affordable Housing Strategy
- **Create Jobs Close to Growth Centre(s)**
- **Create Active Transportation Plan and Multi-Use Trail Network to interconnect communities and reduce use of vehicles**
- **Create EDC Strategy**



## ***Enhanced Community Engagement***

**Work with the community to implement the vision and create the plan:**

- Created the Chemainus Advisory Committee to assist with development a Chemainus Town Centre Revitalization Plan
- Create a University Village Plan in collaboration with Vancouver Island University (VIU), School District #79, City of Duncan, CVRD and Cowichan Tribes

**Work with development community to implement plan(s) and with industry to create jobs**



# ***Protect Agricultural Land Reserve (ALR) and Municipal Forest Reserve (MFR)***

## **Strong OCP Policies to protect ALR Extracts of OCP**

- Municipality will protect the agricultural landbase
- Municipality will not permit urban land use and development beyond urban containment boundary
- As part of its commitment to food security, the Municipality will strive to reduce regulatory barriers to increased agricultural and food production

## **Manage MFR for three objectives**

- Sustainable Forestry
- Recreational
  - Multi-Use Trail Development
- Carbon Sequester (*Partner with Pacific Carbon Trust*)



## ***Increased Density of Growth Centres***

### **Four Key Points:**

1. Create a Plan
2. Create a Sound Financial Plan
3. Invest in Infrastructure and Amenities
4. Provide Targeted Incentives



## ***Increased Density of Growth Centres***

### **Create a Plan for Growth Centre(s) that is consistent with OCP and Has Strong Community Support**

- Chemainus Town Centre Revitalization Plan
- University Village
- Crofton Town Centre Plan

### **Stick to the Plan once Developed**

- Provides certainty for residents and development community



## ***Increase Density of Growth Centres***

### **Create a Sound Financial Plan**

- 15% of all Property Tax revenue redirected to Capital Plan
- Update Development Cost Charges (DCC) Bylaw
- Create an Amenity Contribution Policy (LGA s. 904, 905, and 905 (1) Phased Development Agreement)
  - Bonus density
    - Affordable Housing
    - Amenity Contributions
      - Amenity or Cash-in-lieu of Amenity



## ***Increase Density of Growth Centres***

### **Make Strategic Investments in Key Infrastructure and Amenities**

- **Provide Water, Sewer and Road Infrastructure**
  - Establish appropriate DCC rates
  - Improve urban design
  - Active transportation, transit and parking management
  
- **Invest in Key Amenities**
  - New library
  - Community centres
  - Waterfront boardwalks
  - Multi-Use trails
  - Conference centre - Partnering Agreement under the *Community Charter* (s. 21)



## ***Increase Density of Growth Centres***

### **Consider Incentives under LGA and CC**

*(Seek Legal Advice before using these tools)*

- LGA s. 933 (1) permits DCC reductions for the provision of:
  - Not-For-Profit Rental Housing
  - Small Lot Subdivision
  - Low Environmental Impact (e.g. LEED Neighborhood, Build Green)
- CC s. 226 – Tax Exemption
- Reinvest incremental property taxes into Amenities Reserve for specific area (similar to Tax Increment Financing in USA)
- Reduce Permit Fees
- Ensure Competitive Property Tax Structure



## ***Create Jobs Close to Growth Centers***

### **Create Employment Opportunities on Industrial Land Base**

- Create Revitalization Area under CC s. 226
  - Encourage investment by providing tax exemptions for land in a “specified area”. Examples of eligible investments:
    - *Plant Expansion*
    - *Diversify Operation with new facility*
  - Reduction of Tax Burden on Class 4 and 5 industrial users that expand operations



## ***Create a EDC Strategy***

- **Ensure OCP designates adequate land for:**
  - Mixed-Use Commercial
  - Industrial
  - Regional Commercial Centre
- **Establish a Regional Visitor Information Centre**
- **Develop an Integrated Tourism Strategy**
  - Wine Tours
  - Marina Development
  - Multi-Use Trail Development



## *Summary*

- Create a Vision
- Create Town Centre Plan(s)
- Create a Sound Financial Plan
- Make Strategic Investments in Infrastructure and Amenities
- Consider incentives to encourage the “right” developments in the “right” places
- Stick to the Plan



## ***Contact Information***

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**[www.northcowichan.ca](http://www.northcowichan.ca)**

***“Decide What You Want To Do, Then Decide How To Do It”***



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