

**Municipality of North Cowichan
Environmental Advisory Committee
ADDENDUM AGENDA**

Tuesday, May 18, 2021, 1:30 p.m.
Electronically

Pages

4. BUSINESS

- 4.1. Diamond Head Consulting Presentation regarding the Environmental Policy review
 - 4.1.1. *Presentation from Diamond Head Consulting*
- 4.2. Discussion regarding a Green Circular Economy Eco-Industrial Park concept
 - 4.2.1. *Presentation from Environmental Advisory Committee Member Per Dahlstrom*

2 - 13

14 - 18



Municipality of North Cowichan Environmental Policy Review

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Diamond Head Consulting

May 18th, 2021

Municipal Environmental Management



- Key components
- Management:
 - Public lands vs
 - Private property
- Implementation and resources

Sensitive terrestrial ecosystems



Marine Foreshore



Watercourses



Urban Trees



Credit: Marinas.com

Considerations in North Cowichan



- Sensitive ecosystems
- Municipal Forest Reserve
- Agricultural land
- Growth centres & industry



Our Scope of Work



- Comprehensive bylaw/regulation review
 - 7 bylaws & DPAs central to North Cowichan's environmental management
- High-level policy gap analysis
 - 32 policies, bylaws and regulations



Current Policies & Regulations



- North Cowichan has a strong foundation of policy
 - Development permit areas
 - Environmental setbacks
 - Natural hazards
 - Soil removal and deposit

DPA 2 - Marine Waterfront



DPA 3 - Natural Environment

Riparian Areas



Sensitive Ecosystems Inventory

Coastal Bluff (CB)

Terrestrial Herbaceous (HT)

Older Forest (OF)

Riparian (RI)

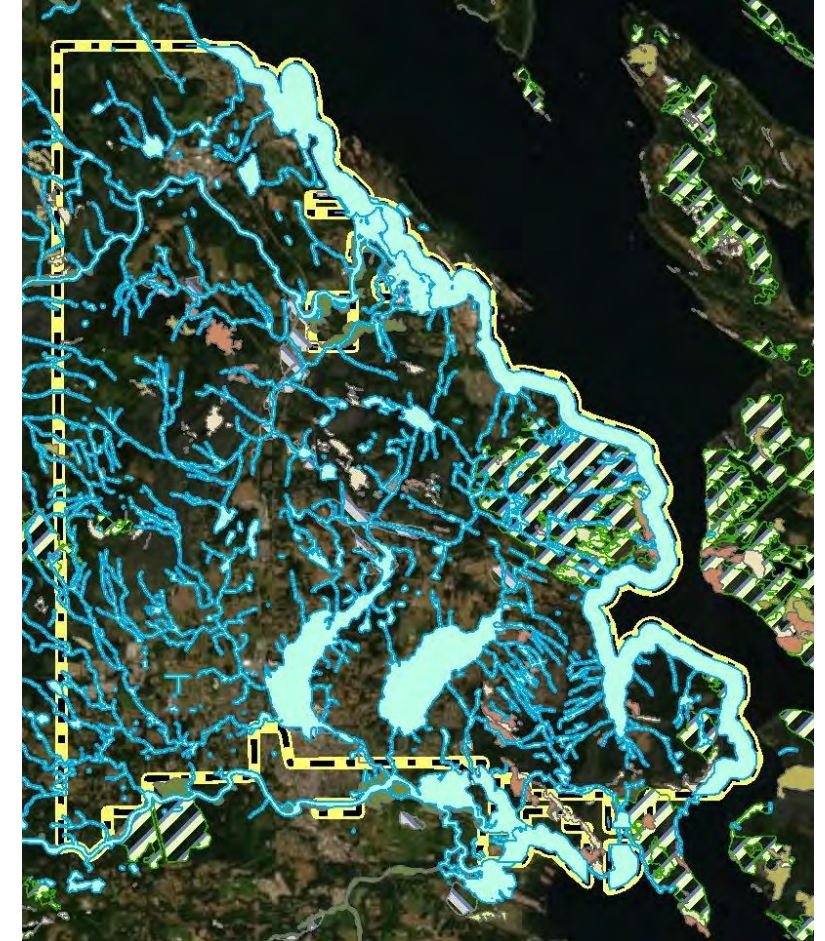
Sparsely Vegetated (SV)

Woodland (WD)

Wetland (WN)

Other (non-DPA) - Seasonally Flooded Agricultural Field (FS)

Other (non-DPA) - Second Growth Forest (SG)

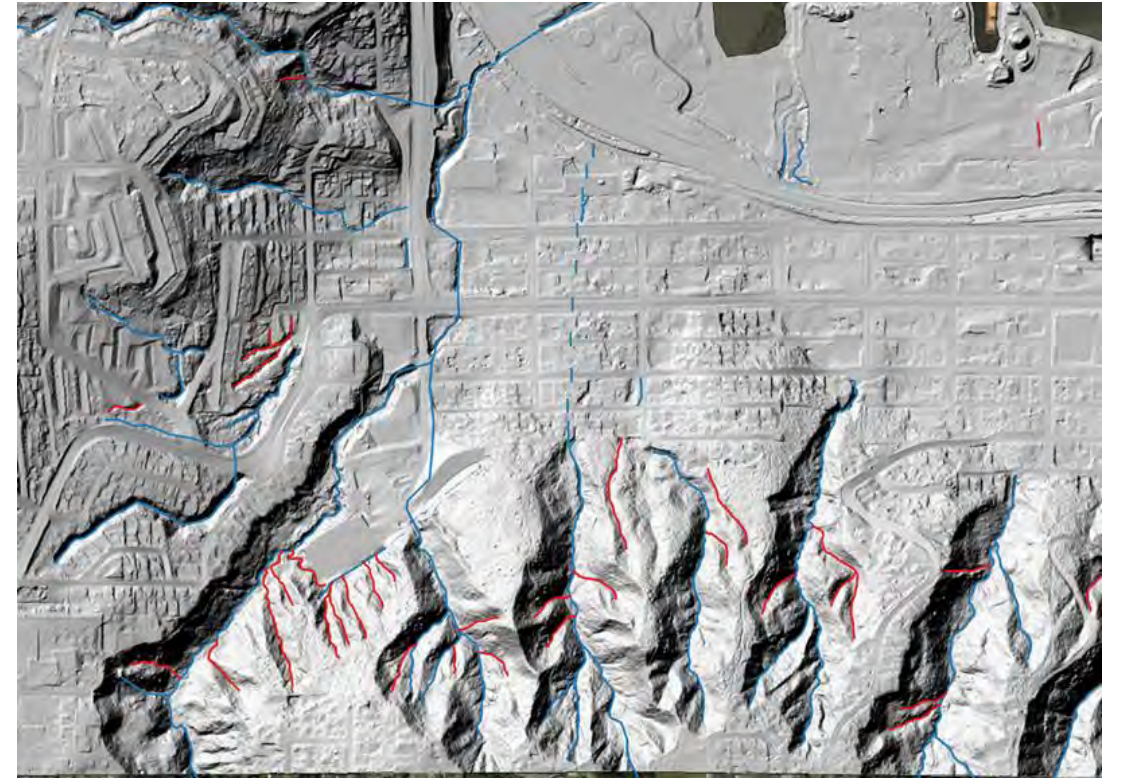


Recommendations



Policy improvements :

- Mapping of sensitive features
- Updated development permit guidelines
- Tree protection
- Enhance watercourse protection
- Legislative references & professional qualifications
- Restoration guidelines



Opportunities for Leadership



- Invasive species management
- Landscape level protection & connectivity



Opportunities for Leadership



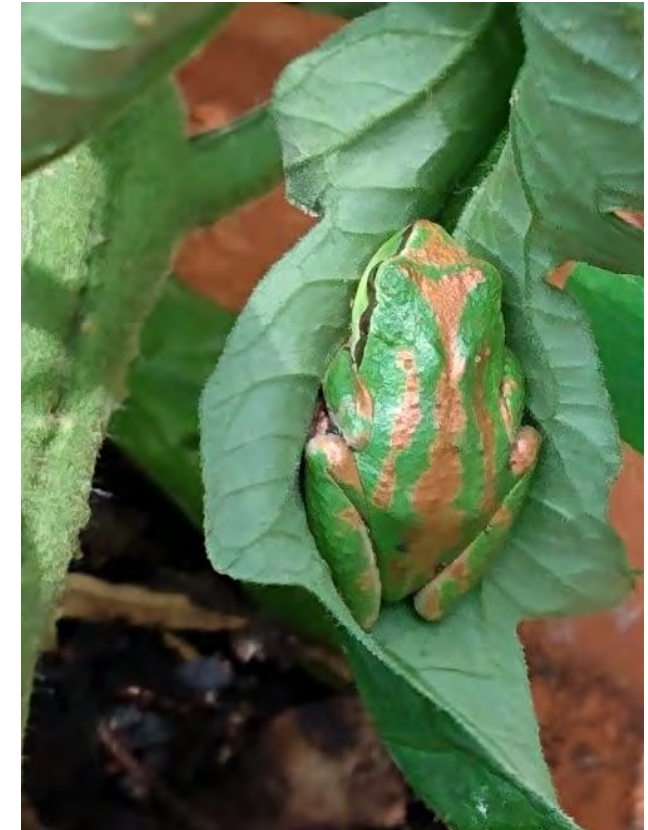
- Land clearing pre-development & tree protection
- Public support & education, and enforcement



Priorities for Implementation



- Short-term priorities
 - Update DPAs definitions, guidelines, legislative references & professional qualifications
 - Confirm community support for new or updated environmental policies



Priority for Implementation



- Medium-term priorities
 - DPA Restoration guidelines
 - Watercourse protection review
 - Consider tree protection measures
 - Staffing/resourcing needs assessment
- Long-term
 - Missing policies



Implementation & Resourcing



- Environmental leadership requires:
 - Higher-level policies with community-supported, clearly defined goals & performance standards
 - Sufficient staffing capacity & resourcing to implement and enforce policies





Questions?

Three Arguments in Support of Eco-Industrial Parks in MNC

Creating Economic Safe Zones to build Sustainable models for Industry in our Community

- Lack of Industrial land in General in South Vancouver Island
- Lack of Appropriately zoned Industrial Land
- Highest Bidder End Game
- Companies with the highest profits tend to win
- Leads to an industrial landscape with lower social benefits

EIPs support Circular Economy Energy and Waster Reduction Initiatives aligned with EAC and OCP goals

- Reduce, Reuse, Recycle, Repurpose Business Philosophies
- Business opportunities include Waste (Plastic, textiles, oil, etc) Upcycling
- Biogas capture
- Environmental Energy Research and Development
- Carbon capture initiatives

Municipal Source of Revenue for other local Environmental initiatives

- MNC would retain and manage the land as the lessor
- This would be a continuous and growing source of sorely needed revenue
- Gives local businesses a foothold in their environmental lower profit world
- Not subject to arbitrary rate hikes by a strictly for profit conventional corporate Landlord

MNC Eco-Industrial Park was needed yesterday

- We have the means and opportunity now
- I believe we have will to say yes and commit

- The Municipality of North Cowichan has the opportunity to show the rest of Canada how a mid-sized community can create environmental gains while paying for those benefits for generations to come