

OCP Policy Language (Growth Management)

Section 2.3 Goals

- (1) *Focus growth and development in established centres strengthening our communities while maintaining individual character.*
- (3) *Encourage and enable a diverse mix of housing types, tenures and levels of affordability to accommodate the needs of the community. Target: increase the number of purpose-built rental units by 20% and new housing units approved and built will be a mix of less than 30% detached and more than 70% attached.*
- (4) *Enhance our natural environment by protecting and regenerating our rural countryside, forests, rivers, lakes and ocean.*

Section 2.3 Climate Action Commitments

- (1) *This OCP therefore contains a policy to commit to maintaining and implementing its Climate Action and Energy Plan. More specifically, the OCP includes climate action policy considerations relating to:*
 - *Infill development, which means only allowing new development where people currently live (i.e. redevelopment in growth centres rather than in rural areas).*
 - *Energy efficiency for new development (construction and operating).*
 - *Increasing tree canopy in urban areas.*
 - *Electric vehicle readiness (creating charging stations etc.).*

Section 3.0 Thoughtful Growth Management

Continuous suburban development is inherently unsustainable since our land base is finite and it is essential to retain significant and connected land areas for agriculture and wildlife. However, affordability problems will result if we do not accommodate local growth to some degree. The compromise is allowing for higher density development in existing centres where people and services are already located that may go more "upwards" instead of "outwards", and allowing for a range of housing types such as suites, carriage houses or ground- entry "plexes" or row house developments and apartments.

This OCP confirms the assertion of the 2011 OCP that a departure from suburban single family subdivisions to more compact, higher density growth in existing centres close to shops, services and infrastructure is needed. This "focused growth" approach means that more land can be protected and regenerated to provide for food production and protection of natural areas that foster biodiversity and ecological health.

Section 3.1 Assignment of Growth

Development in North Cowichan over the past 60 years has largely been car-oriented, suburban/rural residential, and with a high degree of separation between residential uses and

shops, services and employment lands, resulting in poor walkability and high servicing and maintenance costs to taxpayers.

North Cowichan's UCB sets a boundary between developed or serviced urban areas and undeveloped or non-serviced rural and natural areas. Many areas outside of the UCB have access to municipal water service, but further development and fragmentation is either discouraged or restricted.

Section 3.1.1 Defining Success | Objectives

Focus development to the reduced urban containment boundary to protect rural and natural areas from expanded residential development (See Map 2 - Growth & Land Use) and prevent residential intensification that necessitates extension of road networks and increases automobile dependency.

Section 3.1.2 The Municipality Will Strive To:

- a. Direct growth inside the UCB, resisting growth elsewhere.*
- b. Only support significant UCB alterations as part of a comprehensive OCP review, or implementation of a secondary local area or neighbourhood planning process.*
- c. Not support extension of municipal services beyond the UCB to accommodate new residential or commercial development.*
- d. Not approve bylaws, works or projects that would facilitate significant densification beyond the UCB.*

Section 3.2.12 Areas Outside of the UCB

Areas outside of the UCB will be largely protected from any further increased residential development and will continue to be rural, agricultural, natural areas with some industrial employment land designations and commercial areas, which are largely preexisting. Very little housing growth is anticipated in these areas, although there may be some limited context-specific opportunities. Subdivision and stratification are not encouraged and significant mature tree and vegetation cover is maintained throughout these areas.