

SCHEDULE OF OCP AMENDMENTS FOR BYLAW 4040

PG	CH	SECTION	ORIGINAL	CHANGES	NEW
10	1	Population	<p>In 2021, North Cowichan had a total population of 31,990 (Census Canada, 2021). The population has increased almost 50% since 1991 when it had a population of 21,360, and by 11% since 2011. North Cowichan is projected to reach a population of over 38,612 by 2050, which represents a population increase of 30% over the same 30-year time-frame. However, significant new residential development such as that envisioned within the Bell McKinnon Local Area Plan (see Chapter 3 and Appendix 2) could shift this number significantly.</p>	<p>In 2021, North Cowichan had a total population of 31,990 (Census Canada, 2021). The population has increased almost 50% since 1991 when it had a population of 21,360, and by 11% since 2011. North Cowichan is projected to reach a population of over 38,612<u>50,000</u> by 2050, which represents a population increase of 30<u>57</u>% over the same 30-year time-frame. However, based on the realization of significant new residential development such as that envisioned within the Bell McKinnon Local Area Plan (see Chapter 3 and Appendix 2) could shift this number significantly.</p>	<p>In 2021, North Cowichan had a total population of 31,990 (Census Canada, 2021). The population has increased almost 50% since 1991 when it had a population of 21,360, and by 11% since 2011. North Cowichan is projected to reach a population of over 50,000 by 2050, which represents a population increase of 57% over the same 30-year time-frame, based on the realization of significant new residential development such as that envisioned within the Bell McKinnon Local Area Plan (see Chapter 3 and Appendix 2).</p>
10	1	Population			
11	1	North Cowichan's Population	<p>North Cowichan has a higher median age than the provincial average, and which is steadily increasing. As of the 2016 Census, 25% of the population was over 65. Figure 1.5 projects the change by age group from 2017 to 2050.</p> <p>By 2050 the 85+ age group is expected to increase by 230% as show on the graph, while all other age groups are projected to increase by less than 50%. This shift in</p>	<p><u>North Cowichan has a higher median age than the provincial average, a trend that is expected to continue. As of the 2021 Census, 29% of the population was over 65. Figure 1.5 compares the 2021 age structure with the provincial projection for 2046, noting that total population estimates have been revised by North Cowichan since this age-related analysis.</u></p>	<p>North Cowichan has a higher median age than the provincial average, a trend that is expected to continue. As of the 2021 Census, 29% of the population was over 65. Figure 1.5 compares the 2021 age structure with the provincial projection for 2046, noting that total population estimates have been revised by North Cowichan since this age-related analysis.</p>

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			<p>demographics presents challenges and opportunities alike. The Municipality needs to work to meet the service, infrastructure, and land use needs of a changing climate, and an aging population while attracting and retaining young people that contribute to a well-rounded community.</p>	<p><u>The chart illustrates the dramatic aging of the population. By 2046, the 80-84 age group is projected to be the largest single cohort, while the 75-89 age range overall shows explosive growth. This represents a significant shift from 2021, when the largest concentrations were in the 55-74 age range. The 80-84 cohort alone is projected to grow by 169%, while the 85+ population will increase by over 400%.</u></p> <p><u>This demographic shift presents both challenges and opportunities. The Municipality needs to work to meet the service, infrastructure, and land use needs of a changing climate and an aging population, while also attracting and retaining young people and families to contribute to a well-rounded, resilient community.</u></p> <p><u>North Cowichan has a higher median age than the provincial average, and which is steadily increasing. As of the 2016 Census, 25% of the population was over 65. Figure 1.5 projects the change by age group from 2017 to 2050.</u></p> <p><u>By 2050 the 85+ age group is expected to increase by 230% as show on the graph, while all other age groups are projected to increase by less than 50%. This shift in demographics presents challenges and opportunities alike. The Municipality needs to work to meet the service, infrastructure, and land use needs of a changing climate, and an aging population while attracting and retaining young people that contribute to a well rounded</u></p>	<p>The chart illustrates the dramatic aging of the population. By 2046, the 80-84 age group is projected to be the largest single cohort, while the 75-89 age range overall shows explosive growth. This represents a significant shift from 2021, when the largest concentrations were in the 55-74 age range. The 80-84 cohort alone is projected to grow by 169%, while the 85+ population will increase by over 400%.</p> <p>This demographic shift presents both challenges and opportunities. The Municipality needs to work to meet the service, infrastructure, and land use needs of a changing climate and an aging population, while also attracting and retaining young people and families to contribute to a well-rounded, resilient community.</p>
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	1	Figure 1.5 Projected population change, by age group to 2050	<p style="text-align: center;">FIGURE 9. PROJECTED POPULATION CHANGE, BY AGE GROUP TO 2050</p>	<p style="text-align: center;">Projected Population Change by Age Group: 2021 vs 2046</p>	<p style="text-align: center;">Projected Population Change by Age Group: 2021 vs 2046</p>
35	3	<p>Populations, Jobs, and Households</p> <p>The Cowichan Valley Regional District commissioned a report by Rennie Intelligence to forecast anticipated long-term population and employment growth in the Region to 2050. (Long Range Projections of Population, Housing and Employment in the Cowichan Valley Regional District June 12, 2019).¹</p> <p>According to the baseline projection in the report, North Cowichan might expect its population to increase to 38,612 by 2050, an increase of 29% from the 2017 population, or 4% per five-year interval. This is shown in Figure 3.1 below in blue. However, 2021 census data measured a 7.7% population increase between 2016 and 2021; significantly exceeding the incremental prediction from the 2017 report. Based on the 2011 – 2021 time period, the historical trajectory is a 5.3% increase per five year interval. This trajectory, based on more recent data, is shown in Figure 3.1 below in orange, and results in nearly 12,000 new residents between 2021 and 2051, compared to approximately 8,500 under the 4% growth scenario.</p>	<p>The Cowichan Valley Regional District commissioned a report by Rennie Intelligence to forecast anticipated long-term population and employment growth in the Region to 2050. (Long Range Projections of Population, Housing and Employment in the Cowichan Valley Regional District June 12, 2019).¹ <u>Since then, North Cowichan has generated revised population projections, but still relies on the Rennie Report for employment growth projections.</u></p> <p><u>According to the baseline projection in the report, North Cowichan might expect its population to increase to 38,612 by 2050, an increase of 29% from the 2017 population, or 4% per five year interval. This is shown in Figure 3.1 below in blue. However, 2021 census data measured a 7.7% population increase between 2016 and 2021; significantly exceeding the incremental prediction from the 2017 report. Based on the 2011 – 2021 time period, the historical trajectory is a 5.3% increase per five year interval. This trajectory, based on more recent data, is shown in Figure 3.1 below in orange, and results in nearly 12,000 new residents between 2021 and 2051, compared to</u></p>	<p>The Cowichan Valley Regional District commissioned a report by Rennie Intelligence to forecast anticipated long-term population and employment growth in the Region to 2050. (Long Range Projections of Population, Housing and Employment in the Cowichan Valley Regional District June 12, 2019).¹ Since then, North Cowichan has generated revised population projections, but still relies on the Rennie Report for employment growth projections.</p> <p>Revised population projections are significantly higher than earlier ones based on past trends. The COVID pandemic was a significant catalyst for the ongoing housing crisis and marks a break with historical development patterns for a variety of reasons, including acceleration of the remote working phenomenon. Revised projections are now based on housing delivery and the subsequent occupancy of those housing units. This assumes sustained pressure for housing largely by inter- and intra-provincial migrants. This is different from the</p>	

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			<p>¹ See Long Range Projections of Population, Housing and Employment in the Cowichan Valley Regional District (June 12, 2019) here: https://www.cvr.d.ca/DocumentCenter/View/94223/Long-Range-Projections-of-Population-Housing-and-Employment</p>	<p>approximately 8,500 under the 4% growth scenario. Revised population projections are significantly higher than earlier ones based on past trends. The COVID pandemic was a significant catalyst for the ongoing housing crisis and marks a break with historical development patterns for a variety of reasons, including acceleration of the remote working phenomenon. Revised projections are now based on housing delivery and the subsequent occupancy of those housing units. This assumes sustained pressure for housing largely by inter- and intra-provincial migrants. This is different from the approach in previous years when it was assumed that local housebuilding would act in response to modest background population growth and the availability of local jobs. The figure below shows the assumed population growth arising from realizing the build-out of growth areas within this OCP (“business as usual”) and the potential impact of “Bill 44” changes with permit four-units-as-of-right on all residential urban lots.</p>	<p>approach in previous years when it was assumed that local housebuilding would act in response to modest background population growth and the availability of local jobs. The figure below shows the assumed population growth arising from realizing the build-out of growth areas within this OCP (“business as usual”) and the potential impact of “Bill 44” changes with permit four-units-as-of-right on all residential urban lots.</p>
35	3	Populations, Jobs, and Households	<p style="text-align: center;">Population Projections: 4% and 5.3% growth rate per 5 year interval from 2021</p>	<p style="text-align: center;">Total Population Growth</p>	
35	3	Populations, Jobs, and Households	<p>Figure 3.1: Projected Population of North Cowichan, Baseline Scenario (Census, 2021)</p>	<p>Figure 3.1: Projected Population of North Cowichan, Baseline Scenario (Census, 2021)</p>	<p>Figure 3.1: Projected Population of North Cowichan, Baseline Scenario</p>

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36	3	Housing Needs	<p>Housing units are projected to increase from 12,820 (2017) to 16,519 in 2050 (an increase of 3,699 or 29%). Housing needs were projected and broken down by ground-oriented and apartment style. Figure 3.3 shows the anticipated housing needs up to 2050. It indicates there will be a significantly higher demand for ground oriented units, than apartment units. However, the rate of increase for apartments will be higher than those for ground-oriented units; a 27% increase for ground-oriented and a 40% increase for apartment.</p> <p>The 2021 census recorded 13,741 dwellings in North Cowichan, a 7.3% increase on the 2017 figure, roughly consistent with the 6.9% population increase over the same period.</p> <p>Given the intensive and sustained pressure on the housing market (local, regional and national) in recent years, housing needs may significantly exceed these projections.</p>	<p><u>The 2021 census recorded 13,741 dwellings in North Cowichan, a 7.3% increase on the 2017 figure, roughly consistent with the 6.9% population increase over the same period</u></p> <p><u>Following the Housing Statutes Amendments Act which ushered in “four units as of right” on urban lots the Municipality commissioned housing build out projections. For the purposes of infrastructure planning, housing units are projected to increase from 12,820 (2017) to 16,519 as high as 28,232 in 2053 (an increase of 13,699 or 2986%).</u></p> <p><u>Housing needs were projected and broken down by ground-oriented and apartment style. Figure 3.3 shows the anticipated housing needs up to 2050. It indicates there will be a significantly higher demand for ground-oriented units, than apartment units. However, the rate of increase for apartments will be higher than those for ground-oriented units; a 27% increase for ground-oriented and a 40% increase for apartment.</u></p> <p><u>The 2021 census recorded 13,741 dwellings in North Cowichan, a 7.3% increase on the 2017 figure, roughly consistent with the 6.9% population increase over the same period.</u></p> <p><u>These projections are reflective of Given the intensive and sustained pressure on the housing market (local, regional and national) in recent years combined with a federal and provincial policy context designed to deliver significant amounts of housing in excess of historical trajectories, housing needs may significantly exceed these projections.</u></p>	<p>The 2021 census recorded 13,741 dwellings in North Cowichan, a 7.3% increase on the 2017 figure, roughly consistent with the 6.9% population increase over the same period.</p> <p>Following the Housing Statutes Amendments Act which ushered in “four units as of right” on urban lots the Municipality commissioned housing build out projections. For the purposes of infrastructure planning, housing units are projected to increase from 15,187 (2022) to as high as 28,232 in 2053 (an increase of 13,280 or 86%).</p> <p>These projections are reflective of the intensive and sustained pressure on the housing market (local, regional and national) in recent years combined with a federal and provincial policy context designed to deliver significant amounts of housing in excess of historical trajectories.</p>
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				<p><u>New units will be a mix of apartment and ground oriented. Growth in single family housing will be the lowest as there is insufficient land available to accommodate this typology in large numbers. Apartments are expected to predominate within the growth centres, whereas townhouses and “plexes” will contribute elsewhere within residential neighbourhoods.</u></p>	
36	3	Housing Needs	<p style="text-align: center; font-size: small;">Figure 3.2: Projected Housing Needs.</p>	<p style="text-align: center; font-size: small;">Chart 1.1: Total Units Growth</p>	<p style="text-align: center; font-size: small;">Chart 1.1: Total Units Growth</p>
37	3	Housing Needs	<p>Jobs are expected to increase from 11,310 to 14,542 (an increase of 3,232 or 29%). Figure 3.4 below shows labor numbers by occupation for 2050 as well as the % difference from 2017. The most significant difference is that the education, health and information sector is expected to increase its percentage of total jobs by 5%.</p>	<p>Jobs are expected to increase from 11,310 to 14,542 (an increase of 3,232 or 29%) <u>although these projections have not yet been revised in light of changed population and housing unit estimates.</u> Figure 3.4 below shows labor numbers by occupation for 2050 as well as the % difference from 2017. The most significant difference is that the education, health and information sector is expected to increase its percentage of total jobs by 5%.</p>	<p>Jobs are expected to increase from 11,310 to 14,542 (an increase of 3,232 or 29%) although these projections have not yet been revised in light of changed population and housing unit estimates. Figure 3.4 below shows labor numbers by occupation for 2050 as well as the % difference from 2017. The most significant difference is that the education, health and information sector is expected to increase its percentage of total jobs by 5%.</p>
37	3	Housing Needs Assessment Report	<p>The 2021 Housing Needs Assessment completed in parallel to this OCP explored both quantitative and qualitative data to help understand the current state of housing and the types of units that will be required in the future.</p> <p>With an outlook of 5 years, the housing needs report determined 1,208 new units would be required by 2025,</p>	<p>The 2021 Housing Needs Assessment (HNA) and 2024 Interim Housing Needs Report (IHNR) <u>completed in parallel to this OCP</u> explored both quantitative and qualitative data to help understand the current state of housing and the types of units that will be required in the future.</p> <p>With an outlook of <u>205</u> years, the <u>housing needs report</u> <u>IHNR</u> determined <u>1,208</u><u>7,083</u> new units would</p>	<p>The 2021 Housing Needs Assessment (HNA) and 2024 Interim Housing Needs Report (IHNR) explored both quantitative and qualitative data to help understand the current state of housing and the types of units that will be required in the future.</p> <p>With an outlook of 20 years, the IHNR determined 7,083 new units would be required by 2044. The</p>

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			<p>although sustained pressure on the housing market may increase this figure.</p> <p>The Needs Assessment identified a need for more one-bedroom units, subsidized units for those experiencing homelessness, purpose-built rental units and affordable home ownership options. For more information see Chapter 5: Affordable Living and Diverse Housing Mix.</p> <p>As required by the <i>Local Government Act</i>, the Housing Needs Assessment will be updated every five years. North Cowichan will incorporate these updates into land use decisions.</p>	<p>be required by 204425, <u>The Land Use Designations in this OCP must provide a policy context that would enable this quantity of dwellings without further OCP amendments. Over a shorter term of 5 years, the IHNR identifies a need for 2,172 new units, although sustained pressure on the housing market may increase this figure.</u></p> <p>The Needs AssessmentHNA identified a need for more one-bedroom units, subsidized units for those experiencing homelessness, purpose-built rental units and affordable home ownership options. For more information see Chapter 5: Affordable Living and Diverse Housing Mix.</p> <p>As required by the <i>Local Government Act</i>, the Housing Needs Assessment <u>and OCP</u> will be updated every five years. North Cowichan will incorporate these updates into land use decisions.</p>	<p>Land Use Designations in this OCP must provide a policy context that would enable this quantity of dwellings without further OCP amendments. Over a shorter term of 5 years, the IHNR identifies a need for 2,172 new units.</p> <p>The HNA identified a need for more one-bedroom units, subsidized units for those experiencing homelessness, purpose-built rental units and affordable home ownership options. For more information see Chapter 5: Affordable Living and Diverse Housing Mix.</p> <p>As required by the <i>Local Government Act</i>, the Housing Needs Assessment and OCP will be updated every five years. North Cowichan will incorporate these updates into land use decisions.</p>
37	3	Housing Needs Assessment Report	<i>Figure 3.4: Project occupation numbers by 2050.</i>	<i>Figure 3.4: Project<u>ed</u> occupation numbers by 2050.</i>	<i>Figure 3.4: Projected occupation numbers by 2050.</i>
45	3	3.2.6 Defining Success Objective	<p>This designation is where a range of lower density residential types create housing options for people with different needs, with sensitive infill development taking place alongside the preservation of single family homes. There are opportunities for "gentle densification" where the impacts would not be significant in terms of parking, noise/disturbance and character, but ample space for trees and landscaping is retained, beneficial to urban wildlife such as birds and pollinators.</p>	<p>This designation is where a range of lower- density residential types create housing options for people with different needs, with sensitive infill development taking place alongside the preservation of single family homes. There are opportunities for "gentle densification" where the impacts would not be significant in terms of parking, noise/disturbance and character, but ample space for trees and landscaping is retained, beneficial to urban wildlife such as birds and pollinators. <u>Provincial legislation requires that at least four residential units are permitted on all residential lots >280m2 inside the UCB.</u></p>	<p>This designation is where a range of lower- density residential types create housing options for people with different needs, with sensitive infill development taking place alongside the preservation of single family homes. There are opportunities for "gentle densification" where the impacts would not be significant in terms of parking, noise/disturbance and character, but ample space for trees and landscaping is retained, beneficial to urban wildlife such as birds and pollinators. Provincial legislation requires that at least four residential units are permitted on all residential lots >280m2 inside the UCB.</p>

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45	3	3.2.7 The Municipality will strive to:	b. Permit secondary suites in single family homes where some of the larger lots may be permitted to have secondary dwellings such as coach houses or garden studios.	b. Permit secondary suites in single family homes where some of the larger lots may be permitted to have secondary dwellings such as coach houses or garden studios <u>a range of configurations and housing types to allow four units per lot >280m2, or three units per lots <280m2.</u>	b. Permit a range of configurations and housing types to allow four units per lot >280m2, or three units per lots <280m2.																																																						
94	5	Introduction and Context	According to the 2016 census, the majority of homes in North Cowichan are single detached dwelling followed by ground-oriented multi-family (duplex/ triplex/ townhouses, apartments) and moveable dwellings (see Figure 5.1). Of these households, 75% own their homes and 25% are renters.	According to the 2016 census, the majority of homes in North Cowichan are single detached dwelling followed by ground-oriented multi-family (duplex/ triplex/ townhouses, apartments) and moveable dwellings (see Figure 5.1). Of these households, 75% own their homes and 25% are renters. <u>According to the 2021 census, the majority of homes in North Cowichan are single detached dwelling followed by ground-oriented multi-family (duplex/ triplex/ townhouses, apartments) and moveable dwellings (see Figure 5.1). Of these households, 77% own their homes and 23% are renters.</u>	According to the 2021 census, the majority of homes in North Cowichan are single detached dwelling followed by ground-oriented multi-family (duplex/ triplex/ townhouses, apartments) and moveable dwellings (see Figure 5.1). Of these households, 77% own their homes and 23% are renters.																																																						
94	5	Introduction and Context, Figure 5.1	<table border="1"> <thead> <tr> <th>Housing Types of North Cowichan</th> <th>Single Detached</th> <th>Apartments</th> <th>Ground Oriented Multi-Family</th> <th>Moveable</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Quantity</td> <td>8,200</td> <td>1,535</td> <td>2,580</td> <td>505</td> <td>12,820</td> </tr> <tr> <td></td> <td>64%</td> <td>12%</td> <td>20%</td> <td>4%</td> <td></td> </tr> </tbody> </table>	Housing Types of North Cowichan	Single Detached	Apartments	Ground Oriented Multi-Family	Moveable	Total	Quantity	8,200	1,535	2,580	505	12,820		64%	12%	20%	4%		<table border="1"> <thead> <tr> <th>Housing Types of North Cowichan</th> <th>Single Detached</th> <th>Apartments</th> <th>Ground Oriented Multi-Family</th> <th>Moveable</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Quantity</td> <td>8,590</td> <td>1,750</td> <td>2,795</td> <td>610</td> <td>13,745</td> </tr> <tr> <td></td> <td>62%</td> <td>13%</td> <td>20%</td> <td>4%</td> <td></td> </tr> </tbody> </table>	Housing Types of North Cowichan	Single Detached	Apartments	Ground Oriented Multi-Family	Moveable	Total	Quantity	8,590	1,750	2,795	610	13,745		62%	13%	20%	4%		<table border="1"> <thead> <tr> <th>Housing Types of North Cowichan</th> <th>Single Detached</th> <th>Apartments</th> <th>Ground Oriented Multi-Family</th> <th>Moveable</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Quantity</td> <td>8,590</td> <td>1,750</td> <td>2,795</td> <td>610</td> <td>13,745</td> </tr> <tr> <td></td> <td>62%</td> <td>13%</td> <td>20%</td> <td>4%</td> <td></td> </tr> </tbody> </table>	Housing Types of North Cowichan	Single Detached	Apartments	Ground Oriented Multi-Family	Moveable	Total	Quantity	8,590	1,750	2,795	610	13,745		62%	13%	20%	4%	
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95	5	Recent Housing Development	<p>The number of new units of each housing type built since 2009 shows a remarkably consistent pattern of development in North Cowichan over the last ten years. On average:</p> <ul style="list-style-type: none"> ○ 103 single-family units per year (66% of total); ○ 18 semi-detached/duplexes per year (11% of total); ○ 10 row/town houses (7% of total); and ○ 25 apartments (16% of total). <p>Apartment construction is the only type of construction that has changed considerably over the ten-year period. From 2009 to 2014, an average of 6 apartment units</p>	<p>The number of new units of each housing type built since 2009 shows a remarkably consistent pattern of development in North Cowichan over the last ten years. On average:</p> <p>103 single-family units per year (66% of total); 18 semi-detached/duplexes per year (11% of total); 10 row/town houses (7% of total); and 25 apartments (16% of total).</p> <p>Apartment construction is the only type of construction that has changed considerably over the ten-year period. From 2009 to 2014, an average of 6 apartment units were built each year. From 2015 to</p>	<p>An analysis of building permit data reveals a significant and accelerating shift in the type of housing being constructed in North Cowichan over the past two decades. While single-family homes were historically the predominant form of new development, recent years have seen multi-family housing become the primary source of new housing units.</p> <p>A comparison between two key periods illustrates this clear trend:</p> <ul style="list-style-type: none"> • From 2000 to 2019, housing development was consistently dominated by single-family dwellings. During this 20-year period, an 																																																						

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			<p>were built each year. From 2015 to 2019, an average of 43 apartments units were built each year with 126 completed in 2018 and 92 in 2019.</p>	<p>2019, an average of 43 apartments units were built each year with 126 completed in 2018 and 92 in 2019.</p> <p><u>An analysis of building permit data reveals a significant and accelerating shift in the type of housing being constructed in North Cowichan over the past two decades. While single-family homes were historically the predominant form of new development, recent years have seen multi-family housing become the primary source of new housing units.</u></p> <p><u>A comparison between two key periods illustrates this clear trend:</u></p> <ul style="list-style-type: none"> • <u>From 2000 to 2019, housing development was consistently dominated by single-family dwellings. During this 20-year period, an average of 118 single-family units were built each year (68% of total units), compared to an average of 56 multi-family units per year (32% of total).</u> • <u>From 2020 to 2024, this trend reversed dramatically. Multi-family units (including duplexes, townhouses, and apartments) comprised 58% of all new housing, tripling to an average of 169 units per year. In contrast, single-family home construction remained steady at an average of 124 units per year.</u> <p><u>The data highlights a significant evolution in residential development patterns, signaling a clear response to increasing demands for greater housing diversity and density. The recent acceleration in higher-density housing forms - now comprising the majority of new construction - reflects a shifting development context shaped by provincial policy direction, market pressures, and the growing imperative to expand the range of available housing</u></p>	<p>average of 118 single-family units were built each year (68% of total units), compared to an average of 56 multi-family units per year (32% of total).</p> <ul style="list-style-type: none"> • From 2020 to 2024, this trend reversed dramatically. Multi-family units (including duplexes, townhouses, and apartments) comprised 58% of all new housing, tripling to an average of 169 units per year. In contrast, single-family home construction remained steady at an average of 124 units per year. <p>The data highlights a significant evolution in residential development patterns, signaling a clear response to increasing demands for greater housing diversity and density. The recent acceleration in higher-density housing forms - now comprising the majority of new construction - reflects a shifting development context shaped by provincial policy direction, market pressures, and the growing imperative to expand the range of available housing options.</p>
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				<u>options.</u>	
95	5	Housing Needs Assessment	<p>The Cowichan Valley Regional District's (CVRD) Housing Needs Assessment report was completed in early 2021 and explored both quantitative and qualitative data to help understand the current state of housing and the types of units that will be required in the future. As a basis for determining current and projected housing needs, the assessment assembled 50 kinds of data about current and projected population, household income, significant economic sectors, and currently available and anticipated housing units. This information has been collected at a municipality level for North Cowichan and is incorporated with the 2021 Housing Needs Assessment Data Report.¹</p> <p>Given the projected population growth and household size, this report's analysis estimates that there is a need for 1,208 units of new housing in North Cowichan in the next five years with a particular need for one-bedroom units. Map 2 - Growth & Land Use Management identifies the location, amount, type and density required to meet the anticipated housing needs.</p>	<p>The Cowichan Valley Regional District's (CVRD) Housing Needs Assessment report was completed in early 2021 and explored both quantitative and qualitative data to help understand the current state of housing and the types of units that will be required in the future. As a basis for determining current and projected housing needs, the assessment assembled 50 kinds of data about current and projected population, household income, significant economic sectors, and currently available and anticipated housing units. This information has been collected at a municipality level for North Cowichan and is incorporated with the 2021 Housing Needs Assessment Data Report.¹</p> <p>Given the projected population growth and household size, this report's analysis estimates that there is a need for 1,208 units of new housing in North Cowichan in the next five years with a particular need for one-bedroom units. Map 2 – Growth & Land Use Management identifies the location, amount, type and density required to meet the anticipated housing needs.</p> <p><u>To address new provincial requirements under Bill 44, the Municipality completed an Interim Housing Needs Report (IHNR) in 2024. This report, prepared in accordance with the <i>Local Government Act</i>, supplements the 2021 Housing Needs Assessment and provides a new projection of local housing requirements.</u></p> <p><u>The IHNR uses a provincially mandated methodology to identify the number of new housing units required to meet the community's</u></p>	<p>To address new provincial requirements under Bill 44, the Municipality completed an Interim Housing Needs Report (IHNR) in 2024. This report, prepared in accordance with the <i>Local Government Act</i>, supplements the 2021 Housing Needs Assessment and provides a new projection of local housing requirements.</p> <p>The IHNR uses a provincially mandated methodology to identify the number of new housing units required to meet the community's current and anticipated needs over the next five and twenty years. The assessment is a foundational document for ensuring the OCP enables the development of sufficient housing to meet future demand.</p> <p>Based on the 2024 IHNR, North Cowichan must plan for:</p> <ul style="list-style-type: none"> • 2,172 new housing units over the next 5 years. • 7,083 new housing units over the next 20 years. <p>The land use designations within this Official Community Plan can readily accommodate this projected 20-year housing need, providing opportunities for a variety of housing forms and densities across the community.</p>

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				<p><u>current and anticipated needs over the next five and twenty years. The assessment is a foundational document for ensuring the OCP enables the development of sufficient housing to meet future demand.</u></p> <p><u>Based on the 2024 IHNR, North Cowichan must plan for:</u></p> <ul style="list-style-type: none"> • <u>2,172 new housing units over the next 5 years.</u> • <u>7,083 new housing units over the next 20 years.</u> <p><u>The land use designations within this Official Community Plan can readily accommodate this projected 20-year housing need, providing opportunities for a variety of housing forms and densities across the community.</u></p>	
99	5	5.1.2 The Municipality will strive to:	c. Update the Housing Needs Assessment Report at least every five years in collaboration with the Cowichan Valley Regional District.	d. Update the Housing Needs Assessment Report <u>and OCP</u> at least every five years, in collaboration with the Cowichan Valley Regional District.	c. Update the Housing Needs Assessment Report and OCP at least every five years.
99	5	5.1.2 The Municipality will strive to:	o. Permit secondary suites in all single family and rural residential zones.	o. Permit secondary suites in all single family and rural residential zones <u>and four units per lot >280m in single family zones inside the UCB.</u>	o. Permit secondary suites in rural residential zones and four units per lot >280m in single family zones inside the UCB.
158	9	9.1 Water Systems (2 nd paragraph)	Over recent decades, the region's water resources have been strained by a range of factors including drier summers due to climate change. Because some of the watersheds that provide the municipality with drinking water are outside of municipal boundaries, cooperation with adjacent jurisdictions and landowners is essential.	Over recent decades, the region's water resources have been strained by a range of factors including drier summers <u>and less snowpack</u> due to climate change. Because some of the watersheds that provide the municipality with drinking water are outside of municipal boundaries, cooperation with adjacent jurisdictions and landowners is essential.	Over recent decades, the region's water resources have been strained by a range of factors including drier summers and less snowpack due to climate change. Because some of the watersheds that provide the municipality with drinking water are outside of municipal boundaries, cooperation with adjacent jurisdictions and landowners is essential.
158	9	Chemainus	Historically Chemainus was serviced from a surface water supply. New wells were drilled near to the Chemainus River a number of years ago. Chemainus is	<u>Historically Chemainus was serviced from a surface water supply. New wells were drilled near to the</u>	Historically Chemainus was serviced from a surface water. New wells were drilled near to the

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			<p>now mainly supplied from the well source and the Holyoak Lake supply during the summer when needed. For both supplies, chlorine is used to treat the water and to ensure chlorine is present in the water throughout the distribution system.</p>	<p><u>Chemainus River a number of years ago. Chemainus is now mainly supplied from the well source between October 15 and June 15 and from the Holyoak Lake supply during the summer when needed outside that timeframe. For both supplies, chlorine is used to treat the water and to ensure chlorine is present in the water throughout the distribution system.</u></p>	<p>Chemainus River a number of years ago. Chemainus is supplied from the well source between October 15 and June 15 and from the Holyoak Lake outside that timeframe. For both supplies, chlorine is used to treat the water and to ensure chlorine is present in the water throughout the distribution system.</p>
158	9	South End	<p>The South End system supplies the local areas of Berkey's Corner, Bell McKinnon, Quamichan, Maple Bay, plus portions of South End Centre, Rural West and Rural East. As stated above, a new force main and pump station will enable the South End Water System to supply Crofton should the need arise.</p> <p>The South End is supplied with water from the Cowichan aquifer via a well field located on the south side of the Cowichan River. Parts of the South End of North Cowichan are also supplied by the City of Duncan from a similar well field south of the Cowichan River operated by the City of Duncan. The water from the North Cowichan well field is disinfected using ultraviolet light and chlorine to ensure chlorine is present in the water throughout the distribution system.</p>	<p>The South End system supplies the local areas of Berkey's Corner, Bell McKinnon, Quamichan, Maple Bay, plus portions of South End Centre, <u>Crofton</u>, Rural West and Rural East. <u>As stated above, a new force main and pump station will enable the South End Water System to supply Crofton should the need arise.</u></p> <p>The South End is supplied with water from the Cowichan aquifer via a well field located on the south side of the Cowichan River. Parts of the South End of North Cowichan are also supplied by the City of Duncan from a similar well field south of the Cowichan River operated by the City of Duncan. The water from the North Cowichan well field is disinfected using ultraviolet light and chlorine to ensure chlorine is present in the water throughout the distribution system.</p> <p><u>In general, some parts of each collection system will need to be upgraded as growth occurs. Where there is increased densification, additional reservoirs may be required. Continually updating infrastructure modeling as growth occurs and is proposed will enable the Municipality to identify where and when new upgrades are needed.</u></p> <p><u>In Chemainus and the South End, a significant ultimate limiting factor on water capacity is the water extraction license limit, which is determined by the Province.</u></p>	<p>The South End system supplies the local areas of Berkey's Corner, Bell McKinnon, Quamichan, Maple Bay, plus portions of South End Centre, Crofton, Rural West and Rural East.</p> <p>The South End is supplied with water from the Cowichan aquifer via a well field located on the south side of the Cowichan River. Parts of the South End of North Cowichan are also supplied by the City of Duncan from a similar well field south of the Cowichan River operated by the City of Duncan. The water from the North Cowichan well field is disinfected using ultraviolet light and chlorine to ensure chlorine is present in the water throughout the distribution system.</p> <p>In general, some parts of each collection system will need to be upgraded as growth occurs. Where there is increased densification, additional reservoirs may be required. Continually updating infrastructure modeling as growth occurs and is proposed will enable the Municipality to identify where and when new upgrades are needed.</p> <p>In Chemainus and the South End, a significant ultimate limiting factor on water capacity is the water extraction license limit, which is determined by the Province.</p>

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159	9	9.1.1 The Municipality will strive to:	<p>Protect drinking water supply</p> <p>a. Maintain a master plan and bylaws that identify future capital improvements necessary to provide water to residents within water service areas.</p> <p>b. Seek to better understand and consider impacts of wells on local aquifers.</p> <p>c. Promote and incentivize water conservation policies and practices, which may include:</p> <ul style="list-style-type: none"> ○ Continue implementing asset management strategies to reduce water system leakage. ○ Continue water metering for all housing units, including stratas. ○ Further restrictions and controls on water use during high water use periods (summer). ○ Provide community education about water conservation. ○ Promote use of water conservation measures such as low- flow appliances and low water landscaping. ○ Monitor and update water consumption pricing. 	<p>Protect drinking water supply</p> <p>a. Maintain a master plan and bylaws that identify future capital improvements necessary to provide water to residents within water service areas.</p> <p>b. Seek to better understand and consider impacts of wells on local aquifers.</p> <p>c. Promote and incentivize water conservation policies and practices, which may include:</p> <ul style="list-style-type: none"> ○ Continue implementing asset management strategies to reduce water system leakage. ○ Continue water metering for all housing units, including stratas. ○ Further restrictions and controls on water use during high water use periods (summer). ○ Provide community education about water conservation. ○ Promote use of water conservation measures such as low- flow appliances and low water landscaping. ○ Monitor and update water consumption pricing. ○ <p>d. <u>Preserve potable water capacity by refusing connections for agricultural purposes, including crops, commercial animal rearing, wineries, cannabis and plant nurseries.</u></p>	<p>Protect drinking water supply</p> <p>a. Maintain a master plan and bylaws that identify future capital improvements necessary to provide water to residents within water service areas.</p> <p>b. Seek to better understand and consider impacts of wells on local aquifers.</p> <p>c. Promote and incentivize water conservation policies and practices, which may include:</p> <ul style="list-style-type: none"> ○ Continue implementing asset management strategies to reduce water system leakage. ○ Continue water metering for all housing units, including stratas. ○ Further restrictions and controls on water use during high water use periods (summer). ○ Provide community education about water conservation. ○ Promote use of water conservation measures such as low- flow appliances and low water landscaping. ○ Monitor and update water consumption pricing. <p>d. Preserve potable water capacity by refusing connections for agricultural purposes, including crops, commercial animal rearing, wineries, cannabis and plant nurseries.</p>
159	9	9.1.2 The Municipality will ask developers and landowners to:	<p>a. Provide, for all development types, a report setting out how fire flows have been calculated.</p>	<p><u>a.</u> Provide, for all development types, a report setting out how fire flows have been calculated.</p> <p>a.<u>b.</u> <u>Provide Community Amenity Contributions towards a short-term infrastructure fund as an interim measure in instances where the Development Cost Changes Bylaw does not sufficiently capture a necessary upgrade.</u></p>	<p>a. Provide, for all development types, a report setting out how fire flows have been calculated.</p> <p>b. Provide Community Amenity Contributions towards a short-term infrastructure fund as an interim measure in instances where the Development Cost Changes Bylaw does not</p>

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					sufficiently capture a necessary upgrade.
160	9	9.2 Sanitary Sewer Systems	In general, some parts of each collection system may need to be upgraded as growth occurs. Where there is increased densification, additional upgrades to the collection system may be required. Infrastructure upgrades triggered by growth can be partially funded through the collection of Development Cost Charges (DCCs). If the application requires a rezoning, the Municipality can negotiate a full or partial recovery of infrastructure upgrade costs as a community amenity contribution.	In general, some parts of each collection system may <u>will</u> need to be upgraded as growth occurs. Where there is increased densification, additional upgrades to the collection system may be required. Infrastructure upgrades triggered by growth can be partially funded through the collection of Development Cost Charges (DCCs). If the application requires a rezoning, the Municipality can negotiate a full or partial recovery of infrastructure upgrade costs as a community amenity contribution.	In general, some parts of each collection system will need to be upgraded as growth occurs. Where there is increased densification, additional upgrades to the collection system may be required. Infrastructure upgrades triggered by growth can be partially funded through the collection of Development Cost Charges (DCCs). If the application requires a rezoning, the Municipality can negotiate a full or partial recovery of infrastructure upgrade costs as a community amenity contribution.
160	9	Chemainus	<p>Wastewater in Chemainus is collected and treated at the Chemainus STP. The Chemainus STP is an extended aeration treatment plant that provides secondary level treatment. The treated effluent is discharged to Stuart Channel through an outfall pipe. The effluent discharged from the STP is regulated by the Province through a permit. The Chemainus STP is in the process of being registered under the Municipal Waste Regulation (MWR) after which it will be regulated under that legislation.</p> <p>The Chemainus STP treats sludges generated at the plant plus those generated at the Crofton STP. These sludges are digested and dewatered prior to being hauled away for land fertilization at a biosolids land application site.</p> <p>The Chemainus STP has a very high compliance level, and it is not anticipated that registration will be problematic, although some minor upgrades may be required in the near term. A capacity assessment study completed in 2017 concluded that once minor upgrades are implemented, this facility is expected to have capacity to accommodate growth out to 2053</p>	<p>Wastewater in Chemainus is collected and treated at the Chemainus STP. The Chemainus STP is an extended aeration treatment plant that provides secondary level treatment. The treated effluent is discharged to Stuart Channel through an outfall pipe. The effluent discharged from the STP is regulated by the Province through a permit. The Chemainus STP is in the process of being registered under the Municipal Waste Regulation (MWR) after which it will be regulated under that legislation.</p> <p>The Chemainus STP treats sludges generated at the plant <u>its own site</u> plus those generated at the Crofton STP. These sludges are digested and dewatered prior to being hauled away for land fertilization at a biosolids land application site.</p> <p>The Chemainus STP has a very high compliance level, and it is not anticipated that registration will be problematic, although some <u>relatively</u> minor upgrades may be required in the near term.</p> <p><u>Given the population growth projections completed for sanitary model updates, a new capacity</u></p>	<p>Wastewater in Chemainus is collected and treated at the Chemainus STP. The Chemainus STP is an extended aeration treatment plant that provides secondary level treatment. The treated effluent is discharged to Stuart Channel through an outfall pipe. The effluent discharged from the STP is regulated by the Province through a permit. The Chemainus STP is in the process of being registered under the Municipal Waste Regulation (MWR) after which it will be regulated under that legislation.</p> <p>The Chemainus STP treats sludges generated at its own site plus those generated at the Crofton STP. These sludges are digested and dewatered prior to being hauled away for land fertilization at a biosolids land application site.</p> <p>The Chemainus STP has a very high compliance level, and it is not anticipated that registration will be problematic, although some relatively minor upgrades may be required in the near term.</p> <p>Given the population growth projections completed</p>

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			based on historical growth rates within the Chemainus Sanitary Sewer Service Area.	assessment will need to be done to determine roughly when future upgrades will be required. A capacity assessment study completed in 2017 concluded that once minor upgrades are implemented, this facility is expected to have capacity to accommodate growth out to 2053 based on historical growth rates within the Chemainus Sanitary Sewer Service Area.	for sanitary model updates, a new capacity assessment will need to be done to determine roughly when future upgrades will be required.
160	9	Crofton	<p>Wastewater in Crofton is collected and treated at the Crofton STP. Crofton also treats sewage from the Tussie Reserve (Penelekut) and Halalt Reserve (Halalt) First Nations.</p> <p>Treated effluent is discharged to Osborne Bay/Stuart Channel through an outfall pipe/diffuser. The effluent discharged from the STP is regulated by the Province through a permit. In the near future, as flows to the treatment plant increase, the Province will require that the Crofton STP be registered under the Municipal Waste Regulation (MWR) after which it will be regulated under that legislation.</p> <p>The Crofton STP has a very high compliance level. It is not anticipated that future registration under the MWR will be problematic although some minor upgrades may be required to meet regulations once the treatment plant is registered. A capacity assessment study completed in 2017 concluded that once the said upgrades are implemented, this facility is expected to have capacity to accommodate growth out to 2053 based on historical growth rates within the Crofton Sanitary Sewer Service Area.</p>	<p>Wastewater in Crofton is collected and treated at the Crofton STP. Crofton also treats sewage from the Tussie Reserve (PenelekutPenelakut) and Halalt Reserve (Halalt) First Nations.</p> <p>Treated effluent is discharged to Osborne Bay/Stuart Channel through an outfall pipe/ diffuser. The effluent discharged from the STP is regulated by the Province through a permit. In the near future, as flows to the treatment plant increase, the Province will require that the Crofton STP be registered under the Municipal Waste Regulation (MWR) after which it will be regulated under that legislation.</p> <p>The Crofton STP has a very high compliance level. It is not anticipated that future registration under the MWR will be problematic although some minor upgrades maywill be required to meet regulations once the treatment plant is registered. A capacity assessment study completed in 2017 concluded that once the said upgrades are implemented, this facility is expected to have capacity to accommodate growth out to 2053 based on historical growth rates within the Crofton Sanitary Sewer Service Area. <u>Given the population growth projections completed for sanitary model updates, a new capacity assessment will need to be done to determine roughly when future upgrades will be</u></p>	<p>Wastewater in Crofton is collected and treated at the Crofton STP. Crofton also treats sewage from the Tussie Reserve (Penelakut) and Halalt Reserve (Halalt) First Nations.</p> <p>Treated effluent is discharged to Osborne Bay/Stuart Channel through an outfall pipe/ diffuser. The effluent discharged from the STP is regulated by the Province through a permit. In the near future, as flows to the treatment plant increase, the Province will require that the Crofton STP be registered under the Municipal Waste Regulation (MWR) after which it will be regulated under that legislation.</p> <p>The Crofton STP has a very high compliance level. It is not anticipated that future registration under the MWR will be problematic although some upgrades will be required to meet regulations once the treatment plant is registered. A capacity assessment study completed in 2017 concluded that once the said upgrades are implemented, this facility is expected to have capacity to accommodate growth out to 2053 based on historical growth rates within the Crofton Sanitary Sewer Service Area. Given the population growth projections completed for sanitary model updates, a new capacity assessment will need to be done to determine roughly when future upgrades will be</p>

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				<u>required.</u>	required.
161	9	South End	Due to the fact the JUB STP serves five jurisdictions, the capacity of the facility is allocated amongst the five jurisdictions using an equivalent residential unit (ERU) system. There are a total of 17,300 ERUs of capacity, of which North Cowichan holds 9,288 ERUs or 53.69% of the total capacity of the facility. North Cowichan is currently using 7,102 ERUs (as of Dec 31, 2021) or 77.57% of the ERUs it holds. Based on the average growth rate over the last 10 years it is estimated North Cowichan has ERU capacity out to 2040. However, if growth is focused in the serviced areas of the South End more than has traditionally been the case, then North Cowichan will tend to consume its units more rapidly than what is projected based on the growth patterns occurring over the last 10 years.	Due to the fact the JUB STP serves five jurisdictions, the capacity of the facility is allocated amongst the five jurisdictions using an equivalent residential unit (ERU) system. <u>North Cowichan holds approximately 54% of the ERU capacity. There are a total of 17,300 ERUs of capacity, of which North Cowichan holds 9,288 ERUs or 53.69% of the total capacity of the facility. North Cowichan is currently using 7,102 ERUs (as of Dec 31, 2021) or 77.57% of the ERUs it holds.</u> Based on the average growth rate over the last 10 years it is estimated North Cowichan has ERU capacity out to 2040. However, if growth is focused in the serviced areas of the South End more than has traditionally been the case, then North Cowichan will tend to consume its units more rapidly than what is projected based on the growth patterns occurring over the last 10 years.	Due to the fact the JUB STP serves five jurisdictions, the capacity of the facility is allocated amongst the five jurisdictions using an equivalent residential unit (ERU) system. North Cowichan holds approximately 54% of the ERU capacity. Based on the average growth rate over the last 10 years it is estimated North Cowichan has ERU capacity out to 2040. However, if growth is focused in the serviced areas of the South End more than has traditionally been the case, then North Cowichan will tend to consume its units more rapidly than what is projected based on the growth patterns occurring over the last 10 years.
161	9	South End	2. Relocating the outfall to Cowichan Bay has the potential to further increase the capacity of the facility as the treated effluent will be discharging into a marine environment with very high dilution ratios compared to a freshwater environment (the Cowichan River) with a very low dilution ratio; particularly in the summer months. This could result in an additional increase to the facility's capacity.	2. Relocating the outfall to Cowichan Bay has the potential to further increase the capacity of the facility as the treated effluent will be discharging into a marine environment with very high dilution ratios compared to a freshwater environment (the Cowichan River) with a very low dilution ratio; particularly in the summer months. This could result in an additional increase to the facility's capacity <u>should the Province be willing to adjust the permit requirements for a more favourable discharge environment.</u>	2. Relocating the outfall to Cowichan Bay has the potential to further increase the capacity of the facility as the treated effluent will be discharging into a marine environment with very high dilution ratios compared to a freshwater environment (the Cowichan River) with a very low dilution ratio; particularly in the summer months. This could result in an additional increase to the facility's capacity should the Province be willing to adjust the permit requirements for a more favourable discharge environment.
161	9	South End	3. Additional aeration units (equivalent to 50% more than what is currently installed) can be added to provide further increase in the facility's capacity.	3. Additional aeration units (equivalent to 50% more than what is currently installed) can be added to <u>Cell 1 to</u> provide further increase in the facility's capacity.	3. Additional aeration units (equivalent to 50% more than what is currently installed) can be added to Cell 1 to provide further increase in the facility's capacity.

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162	9	9.2.1 The Municipality will strive to:	Provide wastewater disposal and treatment services	Provide wastewater disposal and treatment services	Subtitle deleted
162	9	9.2.1 The Municipality will strive to:	f. Not support the extension of Municipal sanitary sewer service to rural areas.	f. Not support the extension of Municipal sanitary sewer service to rural areas, <u>unless connection can be achieved from parcels adjoining the existing system without extending mains, and where such connection would not facilitate significant additional density or subdivision.</u>	f. Not support the extension of Municipal sanitary sewer service to rural areas, unless connection can be achieved from parcels adjoining the existing system without extending mains, and where such connection would not facilitate significant additional density or subdivision.
162	9	New section after 9.2.2	Does not exist	9.2.3 <u>The Municipality will ask developers and landowners to:</u> a. <u>Provide Community Amenity Contributions towards a short term infrastructure fund as an interim measure in instances where the Development Cost Charges Bylaw does not capture a necessary upgrade.</u>	9.2.3 The Municipality will ask developers and landowners to: a. Provide Community Amenity Contributions towards a short term infrastructure fund as an interim measure in instances where the Development Cost Charges Bylaw does not capture a necessary upgrade.