



# Cowichan-Koksilah OCP Community Newsletter



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## Please Complete Your Surveys

The CVRD has released three Community Surveys to assist in the Cowichan - Koksilah Official Community Plan (OCP) Update:

- **SURVEY #1: NATURAL ENVIRONMENT**
- **SURVEY #2: LOCAL ECONOMY**
- **SURVEY #3: SOCIAL SUSTAINABILITY**

The Surveys can be found on-line at:

[www.cvrld.bc.ca/areaEocp](http://www.cvrld.bc.ca/areaEocp)

If you are unable to complete an on-line Survey, paper copies can be obtained and deposited at one at the following locations:

- CVRD Office, 175 Ingram Street, Duncan BC
- The Hub at Cowichan Station - 2375 Koksilah Road, Cowichan Station
- Glenora Store - 3630 Glenora Road, Glenora
- Sahtlam Fire Hall - 4384 Cowichan Lake Road, Sahtlam

You may also obtain a survey by contacting the CVRD Planning & Development Department at 250-746-2620, or [ds@cvrd.bc.ca](mailto:ds@cvrd.bc.ca). Surveys can be sent to you via fax, mail or email. Please complete and submit your surveys by October 30, 2015.

Your thoughts and ideas are important to help define the community's objectives and the policies that will guide community planning and development decisions within Cowichan-Koksilah Plan Area for the next 20 or more years.

## Why an OCP Update?

The existing Official Community Plan is now 21 years old, and it is important for a community to look past immediate concerns and evaluate options for how best to proceed into a better future.

The Cowichan/Koksilah OCP Update will provide a policy framework that will help to ensure that the community grows as its citizens have envisioned. It will be the foundation for zoning, subdivision, building and other bylaws, and will therefore determine where and how development will occur in the community.

All elements of the built environment, including land use, housing, energy and infrastructure should work together to provide sustainable, green places for living, working, and recreating, with a high quality of life.



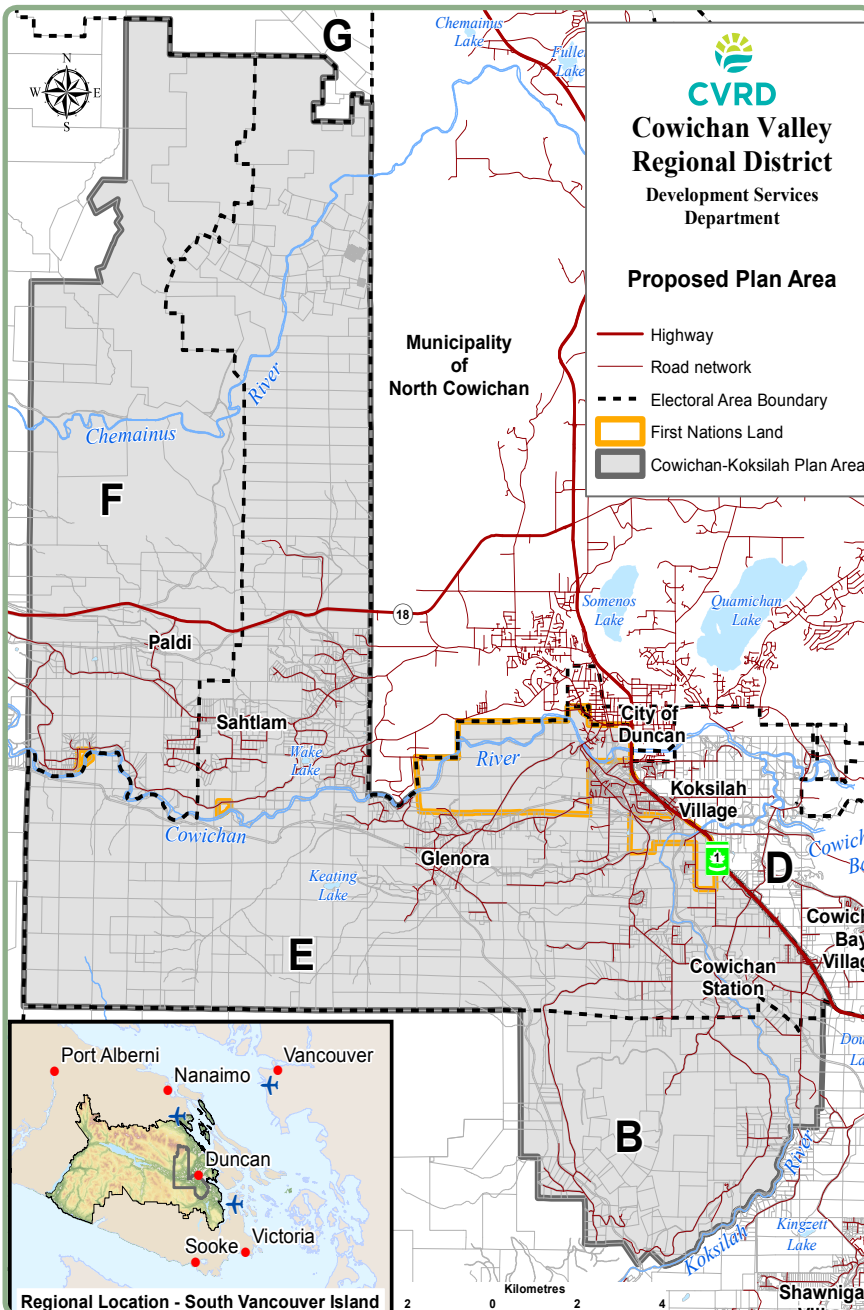
## Be Informed

A variety of OCP documents, including the background report, surveys, notices of upcoming events, consultation summaries and other documents, can be found on the Cowichan - Koksilah OCP Website noted above. On the website, you may also subscribe to the OCP Email Subscriber list. None of the other email subscribers will see your email address and the CVRD will not share your email address with any third parties.

## What is Included in an OCP?

The *Local Government Act* requires OCPs to include policies respecting:

- ◇ Residential development required to meet housing needs for at least five years, including affordable, rental and special needs housing;
- ◇ Present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- ◇ Sand and gravel deposits suitable for extraction;
- ◇ Restrictions on the use of hazardous or environmentally sensitive lands;
- ◇ Phasing of major roads, sewer and water systems;
- ◇ Present and proposed public facilities (schools, parks, and waste treatment and disposal sites);
- ◇ Targets, policies, and actions for the reduction of greenhouse gas emissions.



## What Can Be Included?

OCPs are more than just policy documents concerning buildings and land use. They can address the social environment as well - dealing with everything from age-friendliness, arts, heritage and culture to economic development. Amenities such as affordable housing, public art, parks, trails, and community facilities can be identified and planned for.

The OCP can also provide development permit areas to protect the natural environment, enhance the form and character of development, revitalize commercial areas, protect development from hazardous conditions, protect agriculture, and promote water and energy efficiency. Development permit areas can help to make sure that development, where permitted, occurs in a manner anticipated by the community.

### For more Information contact:

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# CVRD Planning & Development Department

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