



**Cowichan Valley Regional District**

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***The Cowichan Valley Regional District encompasses the traditional, unceded territories of the Cowichan Tribes and the Ditidaht, Penelakut, Halalt, Stz'uminus, Ts'uubaa-asatx, Lyackson, Malahat, Pacheedaht and Pauquachin First Nations.***



***Thank you to UBCM for their  
support for Complete  
Community Assessments***

## Meet the Facilitators



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Partner,  
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RPP, MCIP



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**DIALOG**®



## Today's Agenda

- 1.0 Welcome & Acknowledgements**
- 2.0 LAP Development Process Overview**
- 3.0 Draft Local Area Plan**
- 4.0 Facilitated Discussion**
- 5.0 Closing Comments & Next Steps**

# LAP Development Process Overview

## *DIALOG*

# MOCP



**OCP Bylaw 4270**  
Boundaries by  
Electoral Area Boundary

## WHAT IS NEW & UPDATED?

- Planning Areas
- Vision & Description
- Community Profile
- Concept Plan Diagram
- Implementation Plan

## WHAT IS THE SAME?

- History and Heritage



**OCP Bylaw 4373**  
Boundaries generally by  
Growth Containment Boundaries

## MOCP Update

- **December 11, 2024** - All OCP Schedules, except Schedule B (LAP), were given 1<sup>st</sup> Reading by the CVRD Board.
- **Currently** - Out on Referral.
- **Spring 2025** - 2<sup>nd</sup> Reading by CVRD Board.

## Nine Local Area Plans



AREA A  
**MILL BAY**



AREA B  
**SHAWNIGAN LAKE**



AREA C  
**COBBLE HILL**



AREA D  
**COWICHAN BAY**



AREA D/E  
**EAGLE HEIGHTS/KOKSILAH VILLAGE**



AREA F  
**HONEYMOON BAY/MESACHIE LAKE/PALDI**



AREA G  
**SALTAIR**



AREA H  
**DIAMOND**



AREA I  
**YOUBOU/MEADE CREEK**

# Today's Focus



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**AREA I  
YUBOU/MEADE CREEK**

# LAP Development Timeline

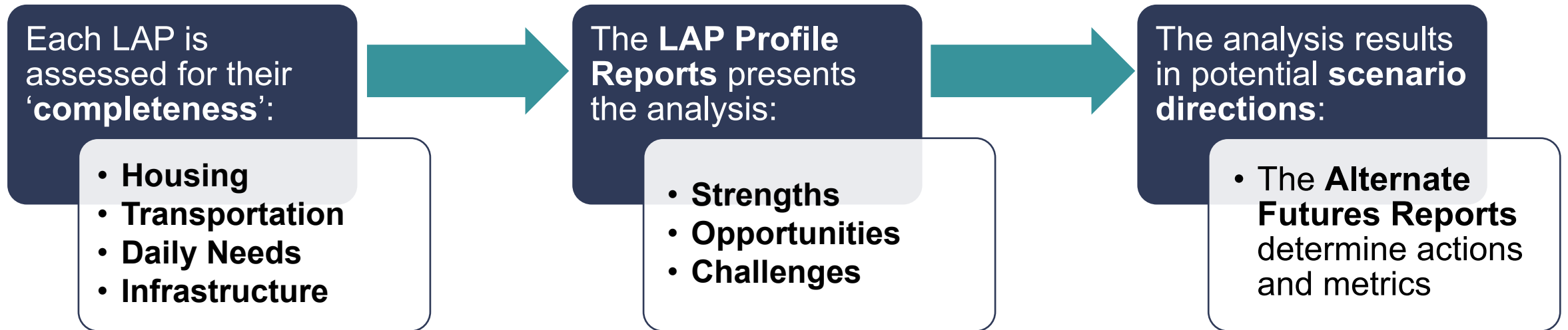


## Step 1 Future Visioning (2022/23)

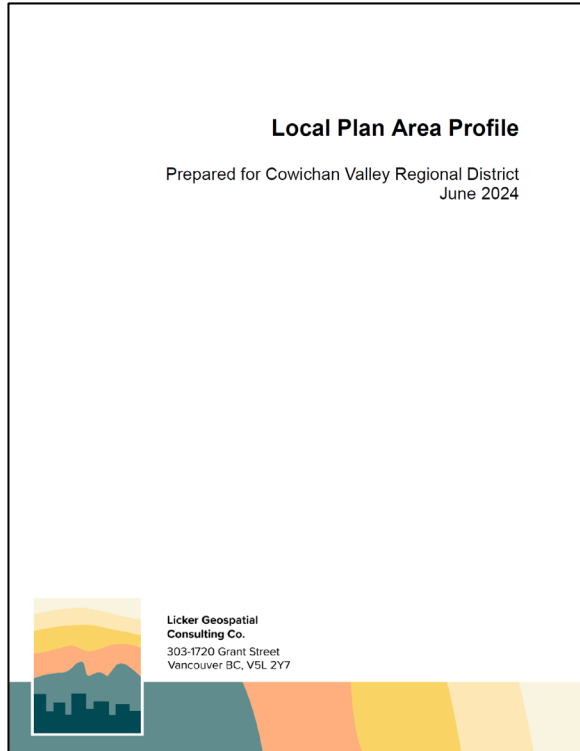
- **Future Visions** including translations for A, B, and C.
- **Descriptions** with community input.
- **Spatial Analyses** based on the UBCM Complete Communities Analysis.

## Step 2 Planning (2024)

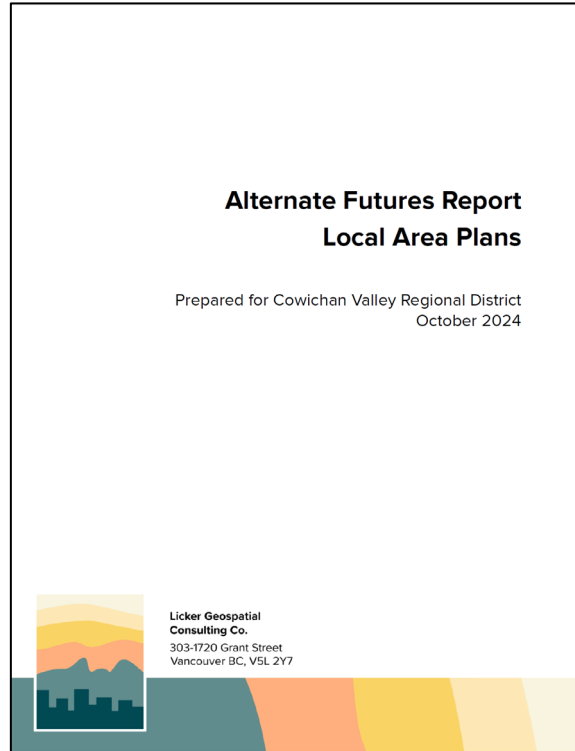
# Complete Communities Assessment Process



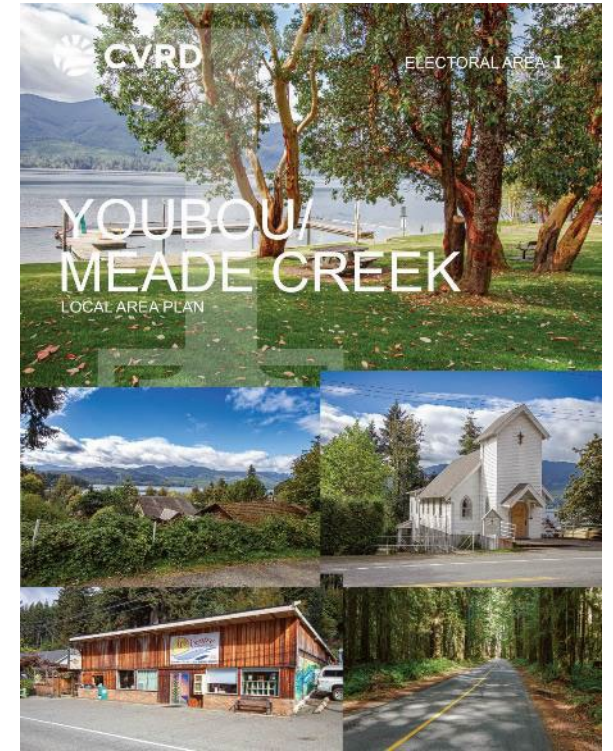
# Step 3 Implementation (2025)



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# Draft Local Area Plan

## *DIALOG*

## Local Area Plans Purpose

- Build upon the Official Community Plan (OCP) **vision, goals, and policy.**
- The **LAPs are intentionally drafted to not create redundancies** with the other OCP Schedules, particularly Schedule A policies, that apply to all EAs.



## Local Area Plans Purpose

- Shape more place-specific, well-designed, and livable **complete communities**.
- The **Complete Communities grant** provided focus on analysis on the implementation plan.



## Local Area Plans Purpose

- Provide greater detail on **growth management**.



## Local Area Plans Purpose

- **Preserve and enhance the qualities that people love and cherish.**



## Local Area Plan Contents

### PART 1 | WHAT IS A LOCAL AREA PLAN?

- 1.1 Purpose**
- 1.2 Connection to the OCP**
- 1.3 Local Area Plan Development**
- 1.4 Connection to First Nations Lands**
- 1.5 Local Area Plan Structure**
- 1.6 CVRD Plans & Strategies**

### PART 2 | LOCAL AREA PLANS

- 2.1 General Actions**
- 2.2 Local Area Plans**
  - Vision**
  - Description**
  - History & Heritage**
  - Community Profile**
  - Land Use Inventory**
  - Special Study Areas**
  - Implementation Plan**
  - Concept Plan*
  - Actions & Metrics*

# Local Area Plan I

*DIALOG*

### **YOUBOU/MEADE CREEK**

Residents in Youbou/Meade Creek show reverence for preserving the land, water and the community's bountiful resources—a legacy deeply ingrained in our history and everyday actions. We envision a future that embraces housing diversity and supports thriving families, where all generations can age in place comfortably. Our community celebrates arts and culture, fostering creativity and connection, while welcoming tourism that enhances our local prosperity. Sustainability is paramount as we celebrate our rich heritage and origins in the natural resources and manufacturing industries, ensuring a flourishing environment for all.

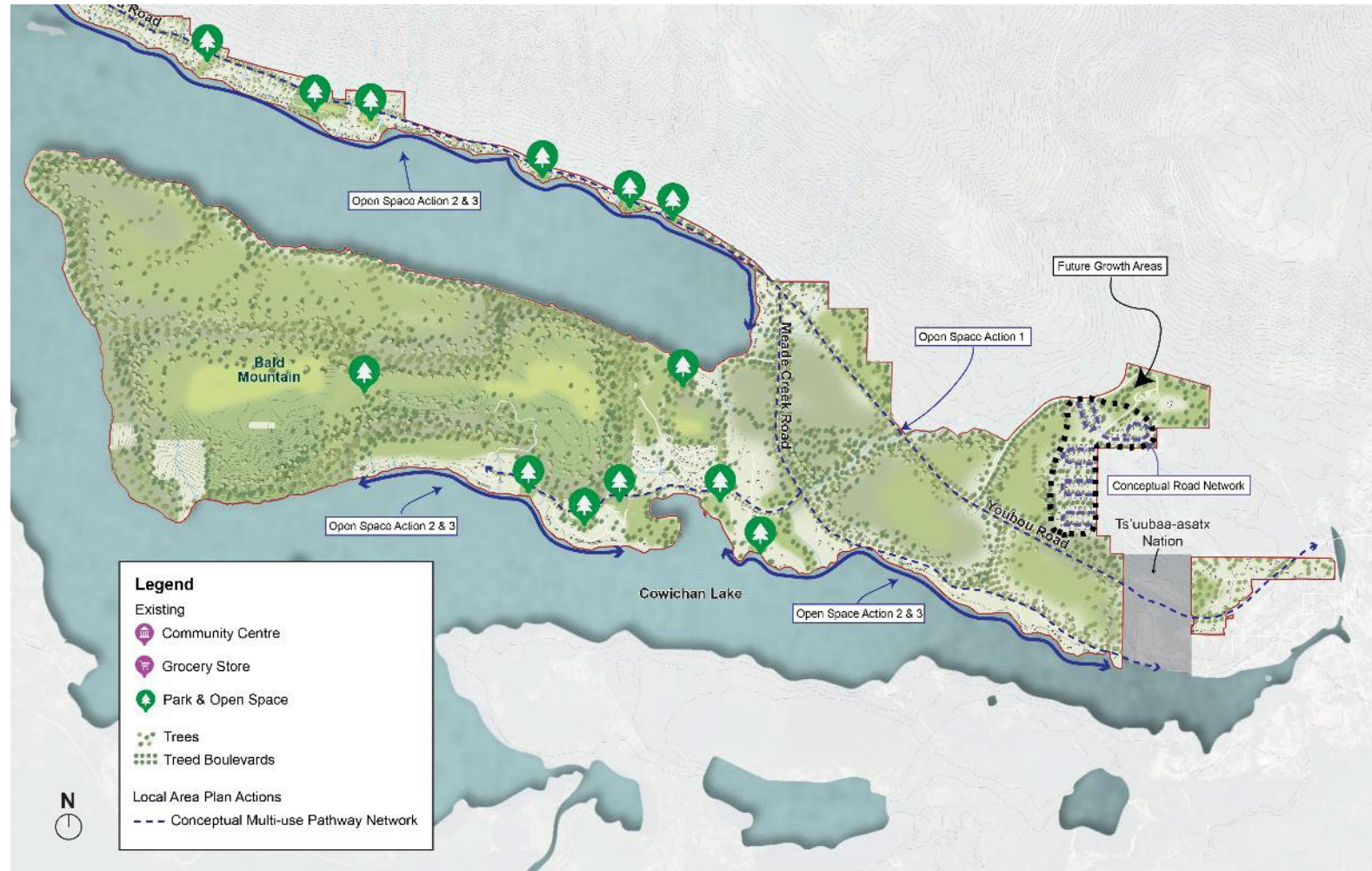
# Concept Plan



# Concept Plan



# Concept Plan



## Implementation Plan

- Outlines the steps to support the community achieve the vision for the future, in **alignment with the overarching goals and objectives** in [Schedule A – OCP Policies and Objectives](#).
- Carried out through **actions** that are specific to the local area to address challenges and opportunities for the community resulting from the complete communities analysis process.
- The **metrics** provide performance measures that facilitate tracking the actions outlined for the local area plans to monitor the impact of the actions over time.

## Actions & Metrics

Action	Performance Metric	Current State Data Assessment
<b>General Residential Action 1:</b> Support an increase in the supply of multi-unit housing to improve affordability and diversity	<b>Metric 1:</b> Proportion of Units That Are Multi-Unit, Attached, or Detached Suites	<b>Percentage of multi-unit dwellings:</b> 2.5% <b>Percentage of attached or detached suites:</b> 1.0%
<b>Amenity Action 1:</b> Support a new library branch, daycare, and arts or cultural facility as a community amenity.	<b>Metric 2:</b> Access to Amenities	<b>Percentage of households within a 7.5-minute drive of an amenity:</b> <ul style="list-style-type: none"> <li>• School: 25%</li> <li>• Daycare: 75%</li> <li>• Community Centre: 66%</li> <li>• Library: 22%</li> <li>• Park: 100%</li> <li>• Grocery Store: 77%</li> <li>• Gathering Places: 0%</li> <li>• Bus Stop: 100%</li> </ul>

## Actions & Metrics

Action	Performance Metric	Current State Data Assessment
<p><b>Open Space Action 2:</b> Support improvements or new opportunities to view, access, and experience the waterfront, such as new waterfront parkland, boat launches, trails and walkways, beach access, or swimming areas.</p> <p><b>Open Space Action 3:</b> Improve public access along the waterfront:</p> <ul style="list-style-type: none"> <li>• Advocate to MOTT to dedicate road right of way termini as public waterfront access points.</li> <li>• Explore the opportunity to provide public waterfront access through land dedication, as properties redevelop.</li> </ul>	<p><b>Metric 3:</b> Access to Shorelines</p>	<p><b>Total area of waterfront parks within the LAP and within a 10-minute walk of the LAP boundary:</b> 539.9 ha</p> <p><b>Percentage of residents within a 10-minute walk of a shoreline access point:</b> 44%</p>

## Actions & Metrics

Action	Performance Metric	Current State Data Assessment
<p><b>Open Space Action 1:</b> Support improvements or new opportunities to view, access, and experience the waterfront, such as new waterfront parkland, boat launches, trails and walkways, beach access, or swimming areas.</p> <p><b>Open Space Action 4:</b> Support acquiring Forestry and Resource designated lands on Bald Mountain for future parkland use, increasing the size of Bald Mountain Park.</p>	<p><b>Metric 4:</b> Quantity and Quality of Park Space</p>	<p><b>Total zoned park area:</b> 1,882 ha</p> <p><b>Number of amenity-rich parks:</b> 2</p> <p><b>Total number of park amenities:</b> 21</p>

## Actions & Metrics

Action	Performance Metric	Current State Data Assessment
<p><b>Open Space Action 2:</b> Support the development of a multi-use pathway network in collaboration with Ts'uubaaasatx Nation and the Town of Cowichan to provide connections within the local area plan and to adjacent communities, particularly along Youbou Road, Meades Creek Road, and Marble Bay Road.</p>	<p><b>Metric 5:</b> Provision of Trail Infrastructure – On- &amp; Off-road</p>	<p><b>Total length of trails:</b> 4.2 km</p> <p><b>Length of active transportation plan–committed infrastructure:</b> 0.0 km</p> <p><b>Existing trail infrastructure per 1,000 residents:</b> 6.1 km/1,000 capita</p> <p><b>Existing and committed trail infrastructure per 1,000 residents:</b> 6.1 km/1,000 capita</p>
<p><b>Environmental Action 1:</b> Support the integration of Integration Dark Sky Community guidelines in new development.</p>	<p><b>Metric 7:</b> Nighttime Reflectance</p>	<p><b>Winter nighttime reflectance</b> (January 28th, 2025): 25.0</p>

## Actions & Metrics

Action	Performance Metric	Current State Data Assessment
<b>Environmental Action 2:</b> Balance the protection of the Roosevelt Elk habitat with population growth management to support safe co-habitation of humans and wildlife.	<b>Metric 8:</b> Elk Population	<b>Estimated habitat suitability:</b> Very High <b>Estimated population of elk:</b> 275 <b>Target population of elk:</b> 275 <b>Percentage of carrying capacity:</b> 100%

## First Nations Actions

### Action

- 1** Coordinate with local First Nations to:
  - a. Collaborate on the naming of new places and roads to reflect local identity, heritage, and First Nations languages.
  - b. Collaborate on regional strategic planning initiatives to support development through servicing provision, transportation initiatives, coordination of major economic development activities, and land stewardship.
- 2** Coordinate local area plans and First Nations land use plans creation, updates, and implementation, where possible.
- 3** Explore the development of master plans as appropriate between CVRD and First Nations.
- 4** Support First Nations in their land use planning processes as appropriate, including the steps of Prepare, Decide, Act and Reflect as outlined in [Our Sacred Lands: Indigenous People's Community Land Use Planning Handbook in BC](#).
- 5** Support First Nations community mapping including traditional use studies or use and occupancy map surveys, and land capacity and constraints analysis, as resources are available.

# Facilitated Discussion

*Q&A and Feedback*

Today, the presentation focused on the actions with specific metrics. **Do you have any questions about other parts of the Local Area Plan (LAP)?**

**Are there any additional actions or metrics that should be considered? Based on previous community input, alignment with the vision, and/or outcomes of the Complete Communities process?**

## Homework For You

- Review your formal referral package.
- Meet as an APC
- Provide a referral response from the Chair to comment on the draft LAPs by **March 28, 2025**

## Next Steps

- **March 28, 2025 - APC Referral Comments Due**
- **May – UBCM Grant Reporting**
- **June-September – Opportunity for Public Input**
- **Fall – First Nations Historical Content**
- **Winter – Local Area Plans for 1<sup>st</sup> Reading**

The background of the image is a blurred photograph of a rocky beach. The foreground shows dark, smooth rocks, some with small white lichen-like spots. The background is a soft-focus view of the ocean and sky, with a color overlay of blue and purple. The text "Thank You!" is centered in the middle of the image in a white, bold, sans-serif font.

**Thank You!**



## For More Information

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