

Bill 44 & Infrastructure

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Planning Manager

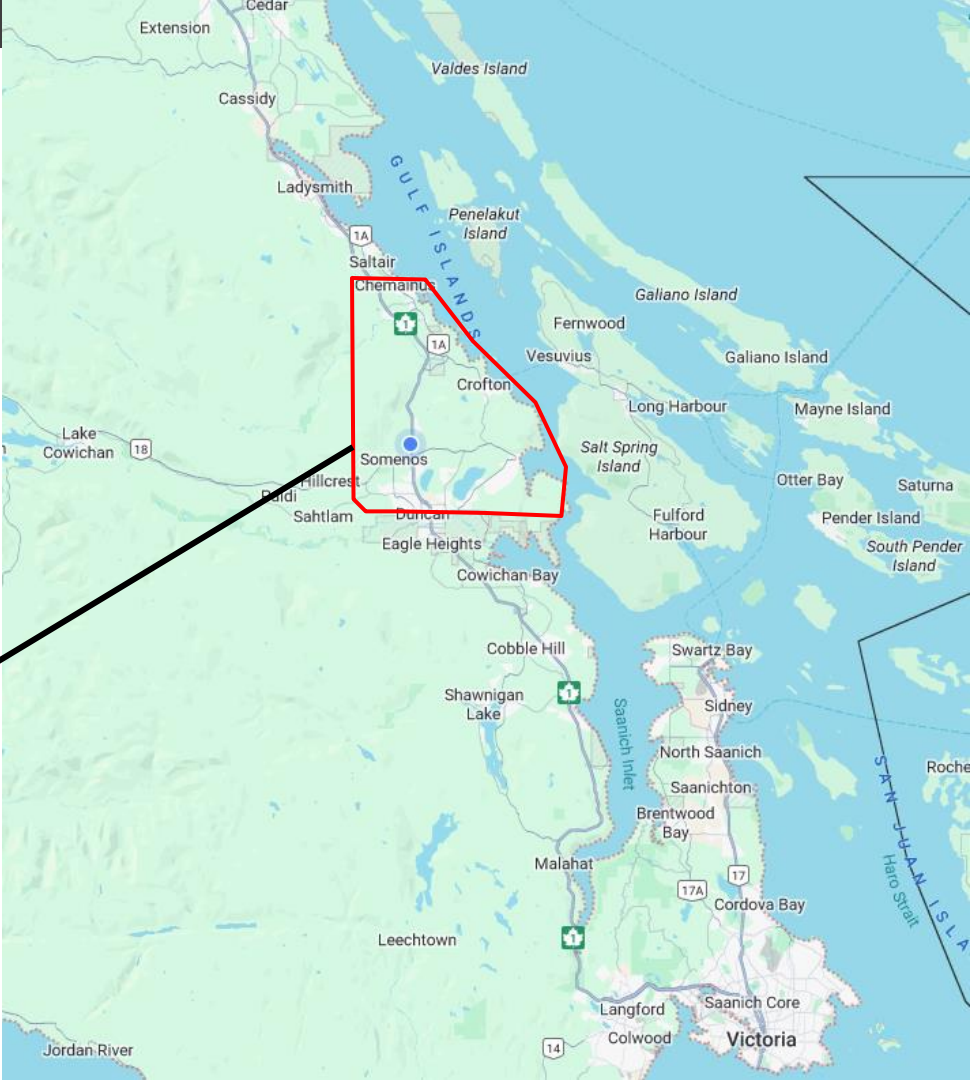
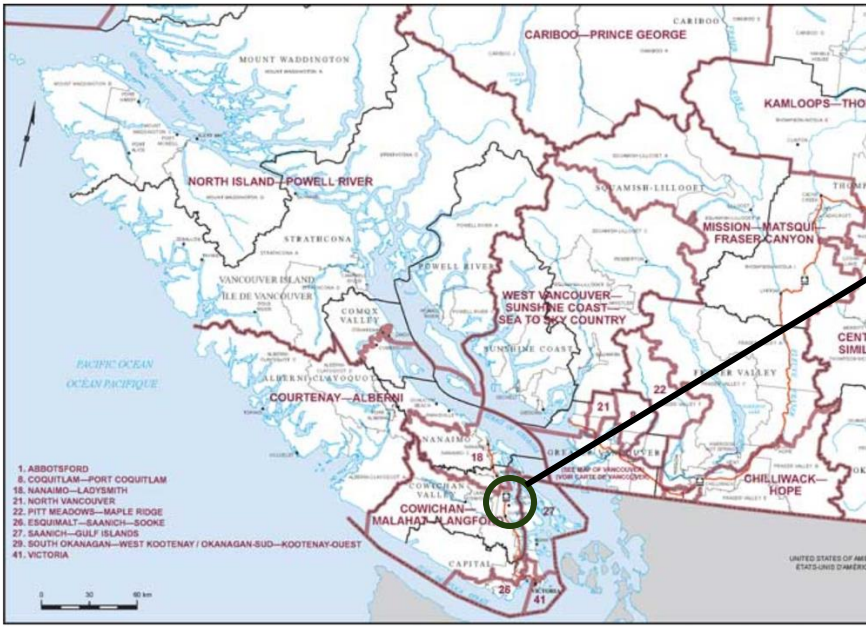
PLN: Proactive Planning for Big Needs in Small/Med Communities
Feb 26, 2025 (online)

Outline

1. Visualizing B44's Impact
2. Development Servicing Commitment Mapping
3. Actions for Proactive Growth Management
4. Visualizing Actions

North Cowichan context

Quw'utsun Territory



North Cowichan *Population: 32,000*

Chemainus



3 Separate Urban
Centres...

Crofton

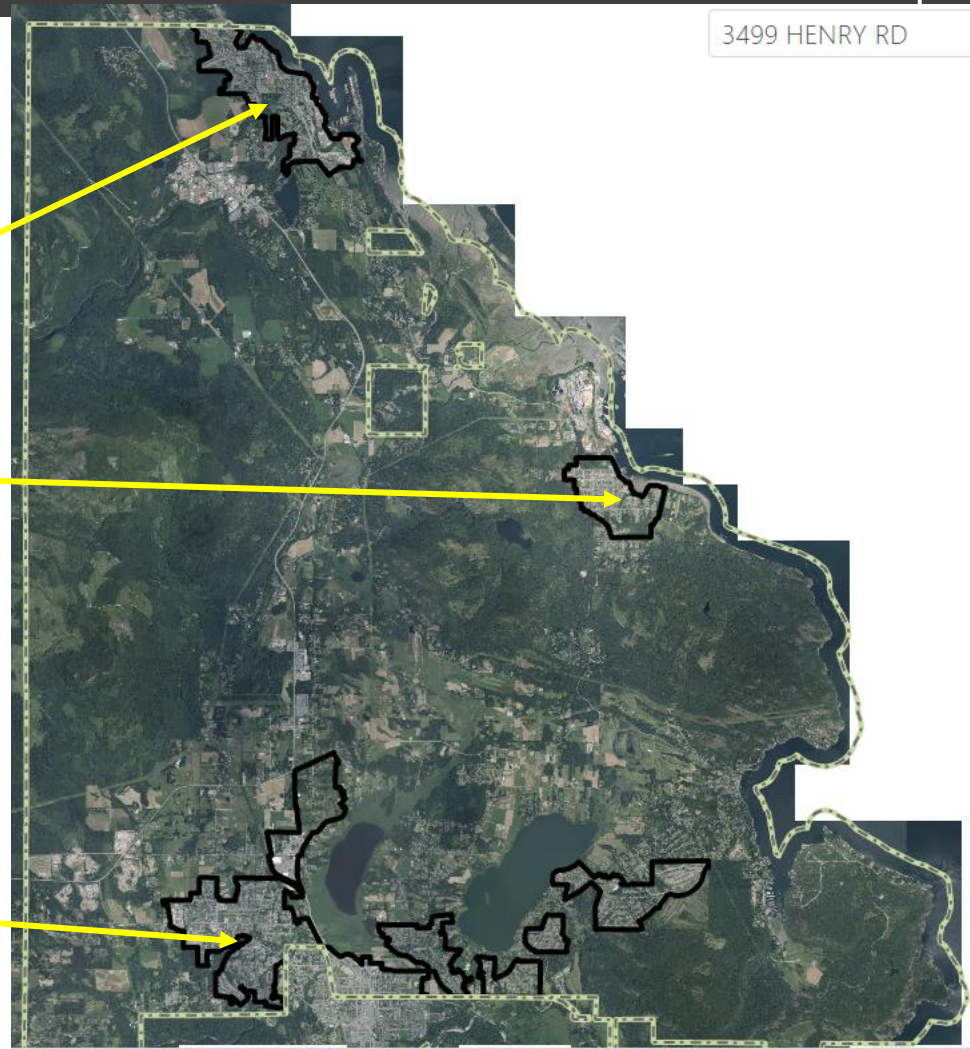


3 Separate Water Systems

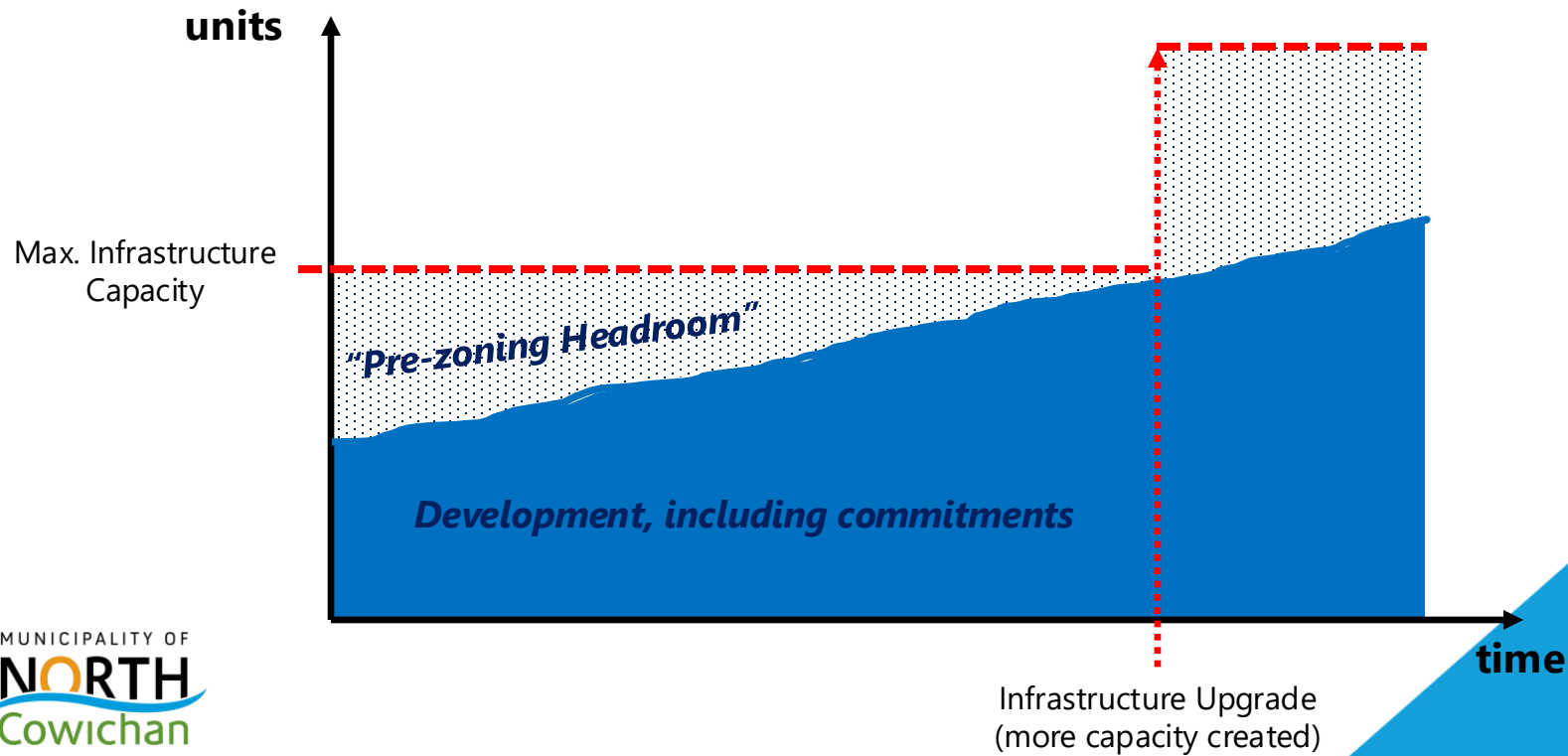
3 Separate Sanitary Systems

Shared systems with
Duncan/Cowichan Tribes/CVRD

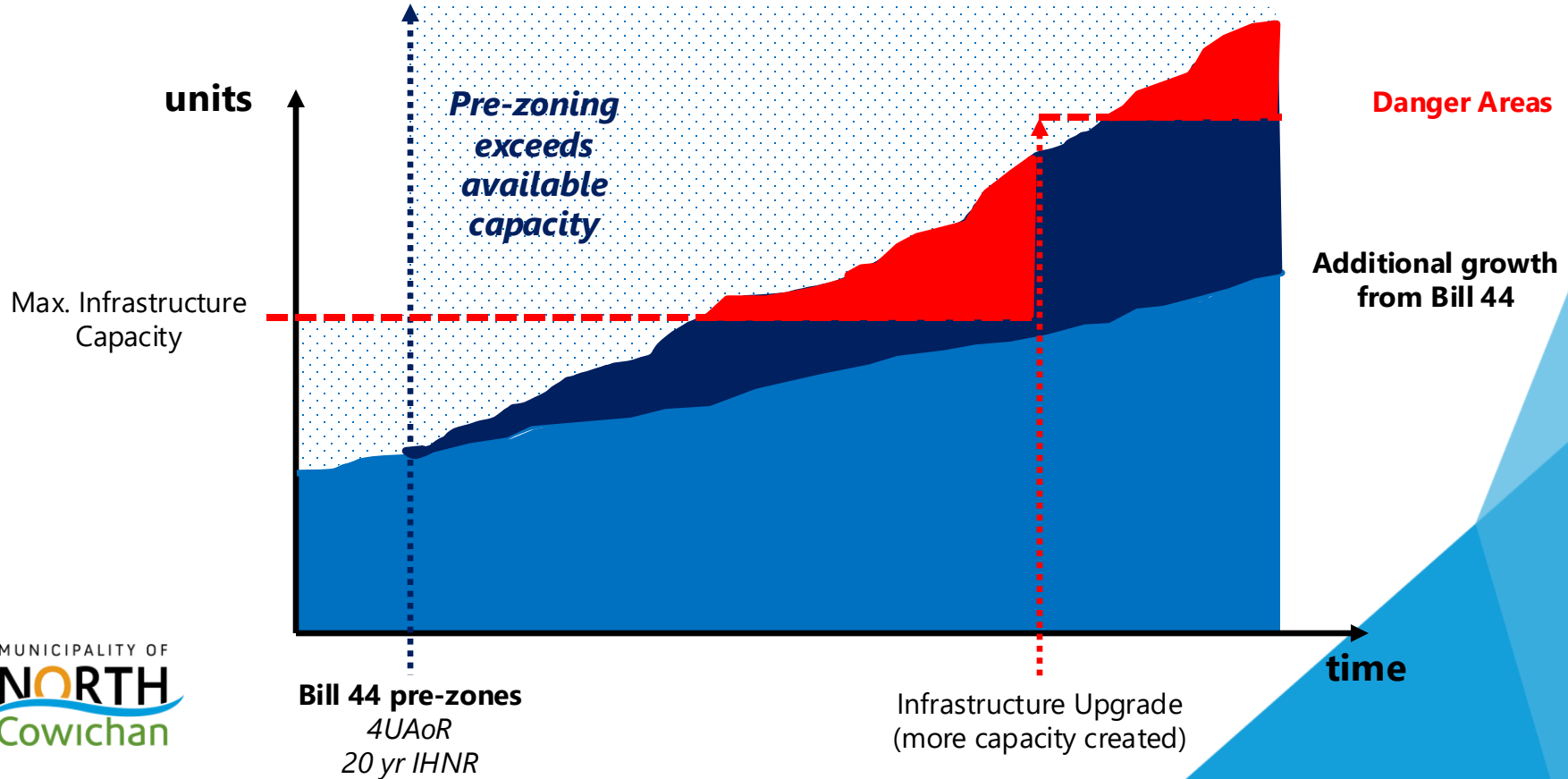
South End



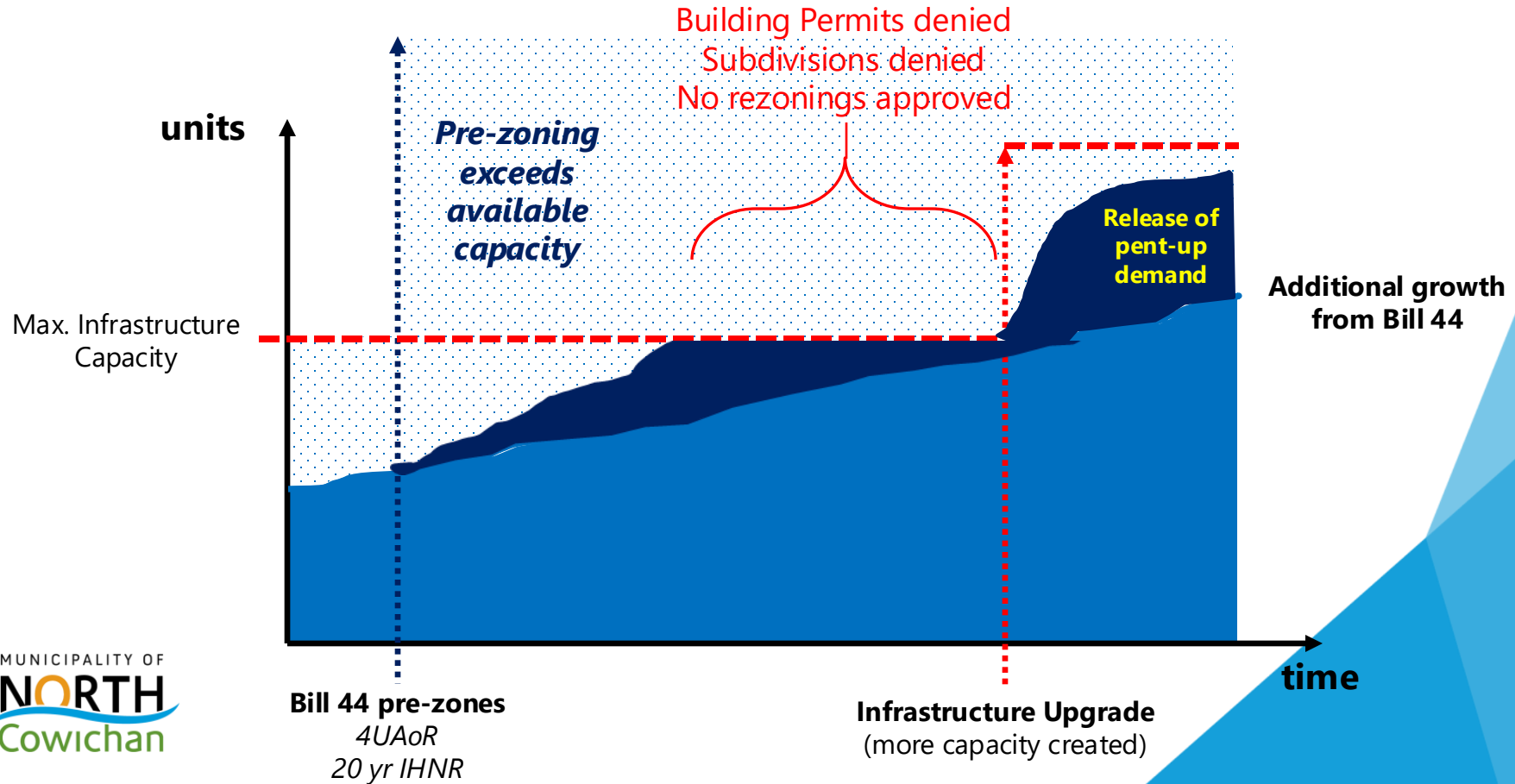
Prior to Bill 44:



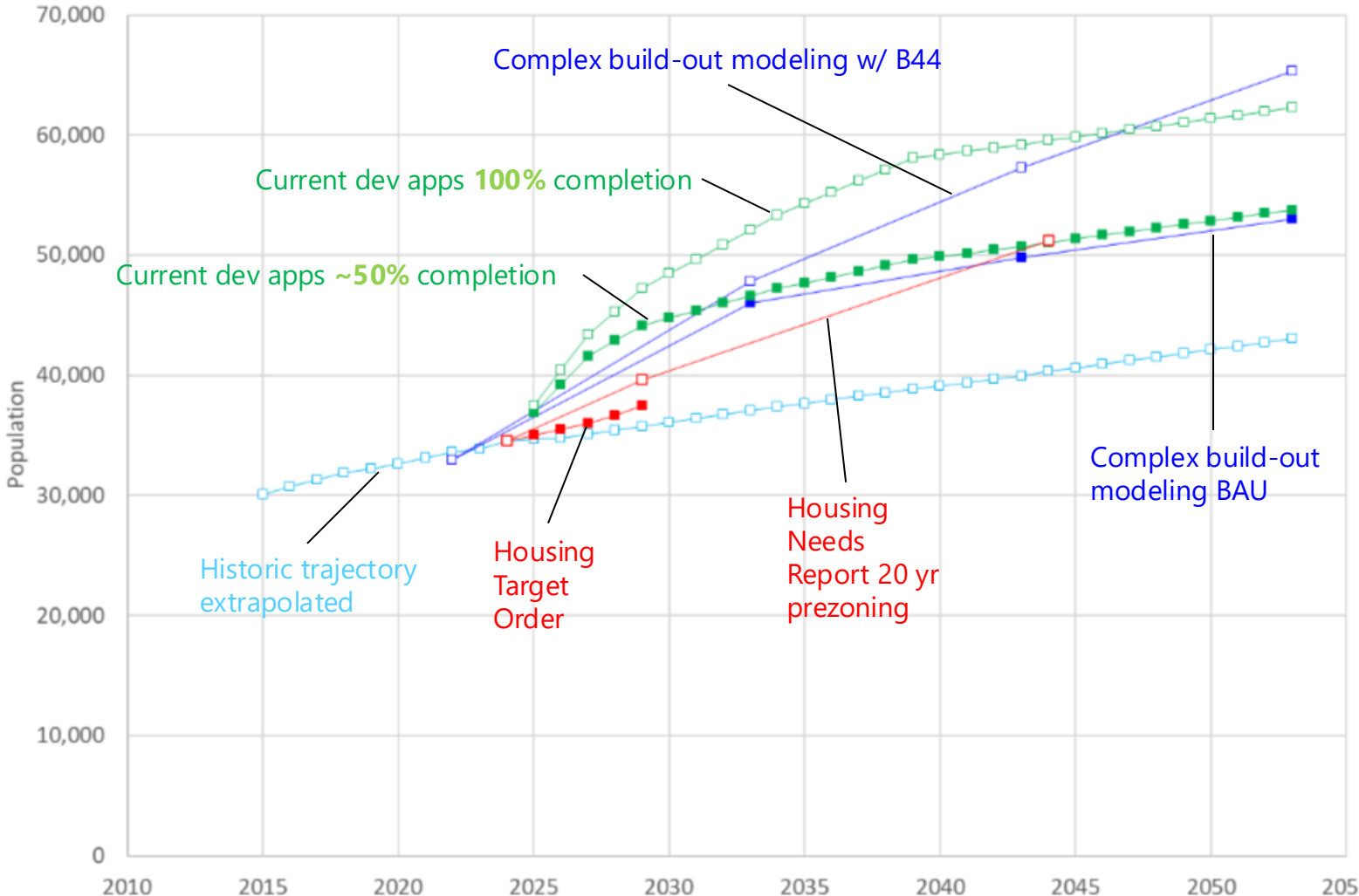
Post Bill 44:



Post Bill 44:



Peering into the future:



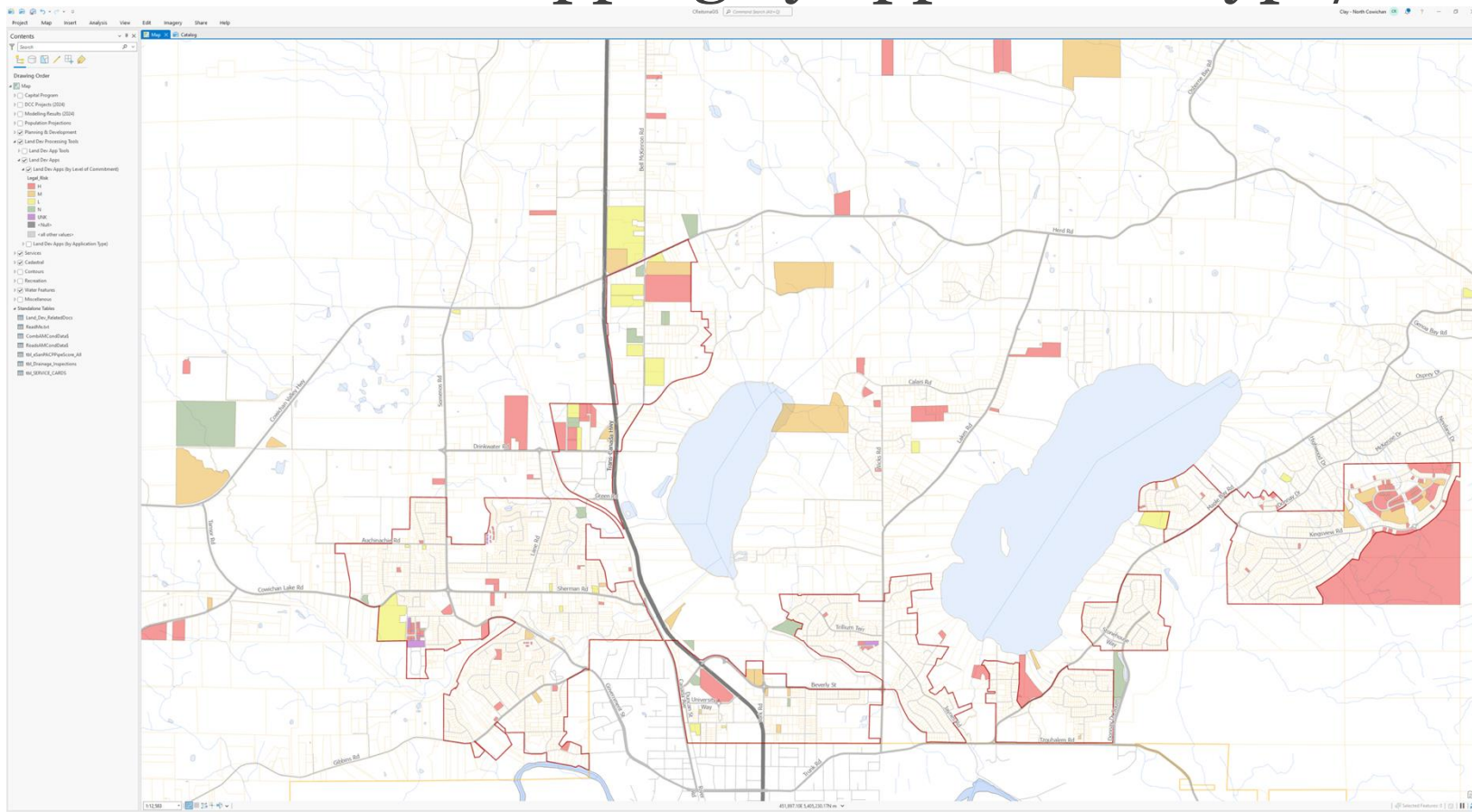
Growth trajectory implications:

1. Infrastructure & servicing capacity
 - *Location-specific modeling*
 - *New upgrades*
 - *Who gets access to residual capacity?*
2. Timing & priority for upgrades
3. DCCs, Financing, Construction

Commitment to Servicing: Application Hierarchy

Building Permit Issued:	Maximum
Subdivision PLA issued	High
Building Permit applications submitted:	High
Zoning in place/granted:	High
B44 SMUUH	Medium
Subdivision PLA application:	Low
Zoning application:	Very Low

Commitment Mapping by application type/status



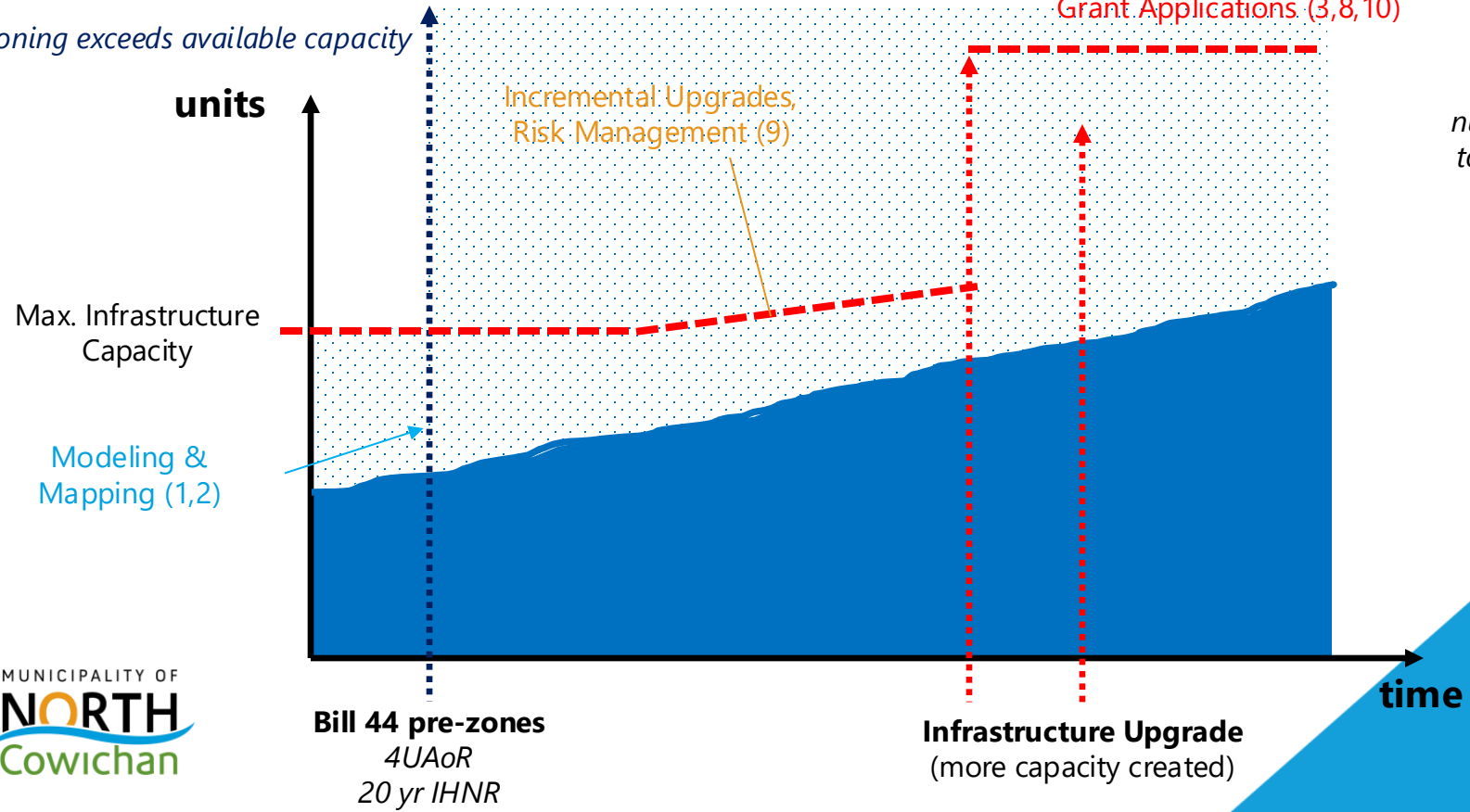
Actions Underway (approx. Chronological Order):

- 1) Map commitments by risk level and check servicing capacity (6 systems)
- 2) Model growth trajectories & offer modeling as municipal service at-cost
- 3) Adopt CAC policy for infrastructure contributions until DCC bylaw applies
- 4) Review Building, Sewer Service and Water Servicing Bylaws
- 5) Develop "FITFIR" scheme (*First-in-Time, First-in-Right*)
- 6) Prioritize DPs relative to rezoning files
- 7) Re-zonings: 219 "no-build, no-subdivide"
- 8) Re-prioritize capital works upgrades & financing
- 9) Infrastructure incremental upgrades/risk management
- 10) Revise and update DCC bylaw

Proactive Planning Post Bill 44:

Pre-zoning exceeds available capacity

Capital Works Re-Prioritization
CACs/DCCs
Grant Applications (3,8,10)

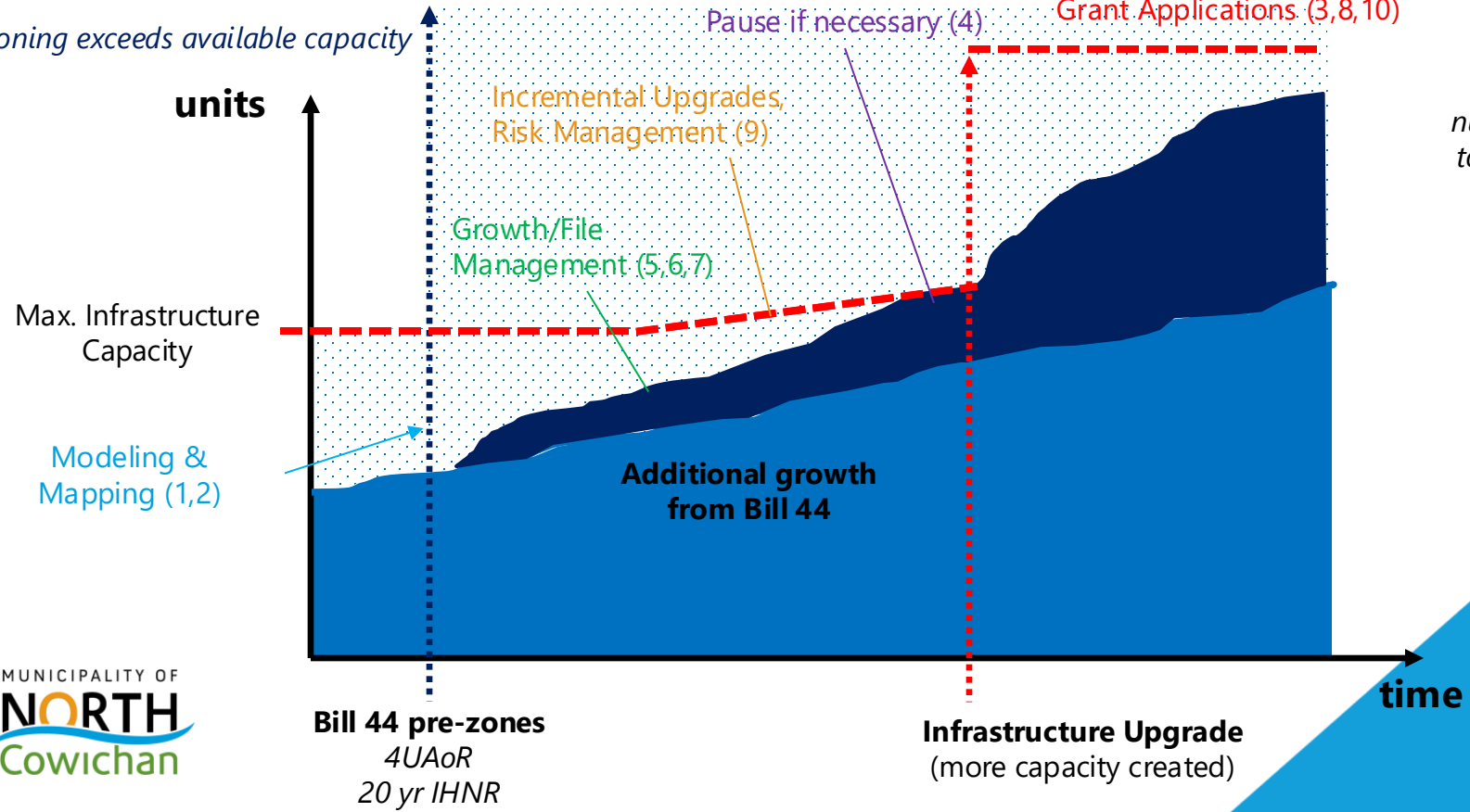


NOTE:
numbers refer
to Actions on
Slide 12

Proactive Planning Post Bill 44:

Pre-zoning exceeds available capacity

Capital Works Re-Prioritization
CACs/DCCs
Grant Applications (3,8,10)



NOTE:
numbers refer
to Actions on
Slide 12