



REGIONAL CONTEXT STATEMENT

Justification

As required by the Local Government Act, if a regional growth strategy applies to all or part of the same area of a municipality, the Official Community Plan of that municipality must include a regional context statement. This statement shall identify specifically the relationship between the OCP and the *Regional Growth Strategy* (RGS) with respect to the future growth management of the region, including population projections, land use, social, economic and environmental objectives, local economy, parks and natural areas, *affordable housing*, transportation, regional services, agricultural lands, and the target to achieve the reduction of greenhouse gas emissions in the region.

Courtenay in the Comox Valley

The City of Courtenay resides entirely within the territory of the K'ómoks First Nation, and in what is today the Comox Valley. Located in the northern half of Vancouver Island, overlooking the Strait of Georgia subregion of the Salish Sea, the Comox Valley is home to one of the most significant estuaries in British Columbia, including tidal mud flats,

lagoons, salt marshes, low-lying forest habitats, and the numerous watersheds that flow into them. According to the Comox Valley Regional District (CVRD) Regional Growth Strategy (RGS), the K'ómoks First Nation's core territory extends from the south side of the Englishman River drainage, north along the height of land on the Vancouver Island Range, east along the height of land on the north side of the Salmon River Valley, across the Johnstone Strait to Call Inlet, and southeast down the centre of the Strait of Georgia back to the south side of the Englishman River, including islands and portions of the mainland. There is regional overlap of shared territory with Sliammon, Homalco, Snaw-Naw-As, Cape Mudge, Campbell River, Qualicum, and Kwiahah First Nations. The City of Courtenay is located within the core territory of K'ómoks First Nation, and also within the overlapping territories of Wei Wai Kum First Nation, Wei Wai Kai First Nation, Kwiahah First Nation, and Homalco First Nation.

The 2021 census indicates that the Comox Valley is home to more than 72,000 residents and encompasses the Village of Cumberland, the Town of Comox, and the CVRD's electoral areas of Baynes Sound (Electoral Area A), Lazo North (Electoral Area B), and Puntledge-Black Creek (Electoral Area C) – as well as the City of Courtenay (population approximately 28,400). Its neighbours include the K'ómoks First Nation. A number of significant provincial parks and lands within the Agricultural Land Reserve are located within the region. The Comox Valley is connected to the broader Vancouver Island and Mainland through a network of highways, ferry lines, and flights from the Comox Valley Airport.

Alignment with the Regional Growth Strategy

The CVRD adopted the current RGS in 2011. It provides a framework for future land use, and sets broad, regional direction for planning, policies, and action for all member municipalities, including Courtenay. The vision for the region is as follows:

The Comox Valley will continue to evolve as a region of distinct, well-connected and well-designed urban and rural communities. As stewards of the environment, local governments, the K'ómoks First Nation, public agencies, residents, business, and community and non-governmental organizations will work collaboratively to conserve and enhance land, water, and energy resources, and ensure a vibrant local economy and productive working landscape.

Within the RGS, Courtenay is identified as the major urban centre that should provide for a wide diversity of housing and employment opportunities, and the highest regional densities, now and in the future. **A number of the region's growth management principles are directly relevant to Courtenay's OCP and are stated here as OCP principles of growth management as well:**

- Protect key natural and ecological features throughout the Comox Valley.
- Take actions to address public health and environmental issues as they are identified and, where possible, before they arise.
- Recognize the distinctiveness of existing communities and ensure the needs of both urban and rural areas are met.
- Recognize that the K'ómoks First Nation is in the process of land settlement negotiations and that there should be ongoing collaboration and cooperation between the local governments and the K'ómoks First Nation.
- Promote the efficient use of land, provide greater transportation choices, reduce public servicing costs, and achieve environmental benefits through compact growth.
- Ensure the efficient use and financial viability of existing and planned investment in public infrastructure.

- Promote *intensification*, compact growth and supportive public transit services throughout designated Municipal Areas as the primary means of accommodating population and employment growth.
- Promote and support the overall economic viability of the designated Municipal Areas so that they can continue to provide a primary base for residential, commercial, and institutional activities.

The regional principles complement the interrelated OCP growth management related goals of valuing land as precious, functional transportation choices, housing choices for all, strong neighbourhoods, and a city for everyone.

This OCP aligns with the RGS vision and growth management policies. Courtenay's strategy for managing future growth is to strengthen several existing neighbourhood nodes and corridors across the city through intensification of a variety of land uses, increasing investment in active and transit modes of transportation and creation of vibrant urban spaces. This in turn will reduce development pressure outside of Courtenay's boundary or the need to annex lands from the electoral areas into Courtenay jurisdiction. At the same time, OCP Map B-2 identifies potential Boundary Extensions

that may be considered and supported for boundary extension(s) as part of or outside of the regular five-year OCP review cycle to respond either to matters of public health concern or where there is a demonstrable need for additional municipal land availability. The Boundary Extensions are areas that border the City and that are identified in the RGS as Settlement Expansions Areas (Map No. 5, Growth Management Map) intended for municipal incorporation.

Appendix 3 of the OCP – Regional Context Statement, contains more detailed comparison of the relevant policies in these documents. More detailed thematic policies to achieve all OCP goals are provided in Part C of this Plan.

Part 5 of the RGS addresses implementation measures, monitoring, and amendment procedures. The OCP establishes principles and policies to be followed by Courtenay City Council in the implementation of both the OCP and the RGS to ensure all subsequent local government bylaws, works, and services undertaken by both the CVRD and the City are consistent with both the OCP and RGS. Review and amendment of the OCP will occur on an as-required basis according to the relevant sections of the Local Government Act.

A photograph of a kayaker in a blue and orange outfit navigating white-water rapids in a river. The river is surrounded by dense green forest. The foreground is filled with out-of-focus green leaves, creating a bokeh effect. The text is centered over the middle of the image.

**APPENDIX 2 –
REGIONAL CONTEXT
STATEMENT POLICY
ANALYSIS TABLES**

Goal 1: Housing

Ensure a diversity of housing options to meet evolving regional demographics and needs.

Statement of Coordination

One of the OCP goals is Housing Choices for All. This topic is addressed primarily within the Housing policy chapter. Stated policies are designed to encourage and support the development of a wide range of housing options. Particular attention is given to increasing affordable housing supply that appropriately responds to the regional Housing Needs Report within the context of a changing, and aging, population. The City continues to collect, monitor, and analyze local housing trends and take necessary actions in partner with neighbouring jurisdictions and community partners.

Goal Objectives	Policy Citations
Objective 1-A: Locate housing close to existing services	<p>Within the OCP's Land Use chapter, there are a number of objectives and policies that direct new housing be built in close to existing services and amenities. This includes strategically increasing densities and mixing land uses to ensure community growth aids toward the propagation of 10-minute neighbourhoods, where residents have access the majority of their daily needs within a 10-minute walk of their home. Policies include:</p> <p>Land Use Objective 2: The majority of community growth is strategically guided into growth centres to create more 10-minute neighbourhoods</p> <p>Land Use Objective 6: New growth takes place within the existing city boundary</p> <p>Land Use Policy 6: Co-locate residential, commercial, institutional, and suitable employment-generating land uses in the Downtown, Town Centres & Urban Corridor, and Neighbourhood Centres.</p> <p>General Land Use Policy 2: Community services including childcare facilities are supported in all land use designations except Agricultural, Light Industrial, and Future Growth.</p>

<i>Goal Objectives</i>	<i>Policy Citations</i>
<p>Objective 1-B: Increase affordable housing options</p>	<p>The OCP's Housing chapter provides policy that supports the development of housing with particular attention to affordable housing for households whose incomes might not allow them to access market rate housing affordably. Courtenay's OCP is informed by its current Housing Needs Report which provides the most up-to-date information around Courtenay's housing needs, including the range of cost and rents that are needed to support households with different financial circumstances. Policies include:</p> <p>Housing Policy 19: Direct the Density Benefit Bylaw to prioritize the delivery of affordable housing, including cash in lieu to the City's Affordable Housing Reserve Fund when on-site delivery is not feasible.</p> <p>Housing Policy 28: Develop a below- and non-market housing strategy that identifies an appropriate role for the City in supporting below- and non-market housing in relation to other services and strategies within this sector including but not limited to: the Comox Valley Housing Authority, the Comox Valley Regional Housing Action Plan, the non-profit housing sector, BC Housing and other senior government entities and programs. The strategy shall explore, but not be limited to:</p> <ul style="list-style-type: none"> • Identifying undeveloped and underdeveloped municipal sites for future non-market housing projects with emphasis on providing a mix of housing types including supportive housing. • Creating a framework for monitoring local equity-priority and demographic needs for housing over time and focus support and incentives, including housing agreements, on residents who need it most including, but not limited to, seniors, Indigenous residents, low to moderate income earners, and those at risk of homelessness. Develop a weighted housing wheelhouse 'Intervention Priority by Tenure' decision making tool to inform the level of City effort and support for different tenure priorities. Update the weighted housing wheelhouse as new housing information comes available to define specific housing needs as they evolve over time. • Advocating for senior government funding for non-market projects and initiatives. • Encouraging faith-based and other institutional landowners to consider including non-market housing when redeveloping their properties. • Creating a policy or bylaw to grant funds from the Affordable Housing Amenity Reserve Fund to non-market housing projects.

Goal Objectives	Policy Citations
Objective 1-B: Increase affordable housing options	<ul style="list-style-type: none"> • Development application support policies such as, but not limited to, application prioritization and exemption from application fees. • Reviewing the existing Development Cost Charges Waiver (Affordable Housing) Bylaw. • Identifying the use of communications and agreement mechanisms to support community integration. • Strengthening partnerships specifically, but not limited to: <ul style="list-style-type: none"> a. Regional partnerships with neighbouring jurisdictions, K'ómoks First Nation, and housing providers on the regional coordination of supportive housing b. With K'ómoks First Nation and other Indigenous partners on the delivery of non- or below-market housing projects for Indigenous residents. • Considering advancing any of the listed topics in the absence of an adopted strategy, as opportunities arise.
Goal Objectives	Policy Citations
Objective 1-C: Develop and maintain a diverse, flexible housing stock	<p>The OCP's Housing chapter and its Land Use chapter both include a number of policies that align with objective 1-C of the RGS. Collectively these policies support a diverse and flexible housing stock, that includes a variety of housing forms and tenures as well as levels of affordability. The maintenance of a diverse and flexible housing stock will be better suited to meet Courtenay's needs as it grows and changes. Policies include:</p> <p>Housing Policy 1: Support multi-residential housing forms and densities in all residential land use designations, as described in the Managing Growth Policy section of this Plan, and in accordance with protection of <i>Environmentally Sensitive Area</i> policies.</p> <p>Housing Policy 9: Require that a diversity of housing types and unit sizes be provided in new rezoning applications for large developments. Ensure that development of multi-residential units occur in early phases of the subdivision.</p> <p>Housing Policy 13: Engage with and educate residents on the value of diversity of housing types distributed throughout Courtenay.</p>
Goal Objectives	Policy Citations
Objective 1-D: Minimize the public costs of housing	<p>In alignment with RCS Objective 1-D, Courtenay's OCP recognizes that the public cost of housing growth should be minimized. Located in the Land Use chapter, there are a number of policies that support this shared objective by directing new housing away from hazardous or expensive to service lands, as well as by taking a full cost accounting approach to land use decision making. Policies include:</p>

Goal Objectives	Policy Citations
Objective 1-D: Minimize the public costs of housing	<p>Land Use Policy 1: Allocate all growth in a manner generally consistent with Map B-1: Land Use Designation Map, to meet Courtenay's 2050 net-zero greenhouse gas emissions target, housing needs, and support a compact urban form. (Full policy is outlined on page 57 of the OCP).</p> <p>Land Use Policy 15: Coordinate all infrastructure upgrades and system extensions with the growth management principles and policies established in the OCP using a multiple bottom line approach that considers lifecycle cost, risk, and climate resilience. (Full policy is outlined on page 59 of the OCP).</p> <p>Land Use Policy 16: Prioritize all infrastructure investment using a multiple bottom line decision-making approach.</p> <p>Land Use Policy 18: Limit community sewer service expansion into Future Growth and Agricultural designated lands, except where infrastructure is already planned or needed to address public or environmental health issues and protection of natural assets as identified by the City or other levels of government. (Full policy is outlined on page 59 of the OCP).</p>

Goal 2: Ecosystems, Natural Areas, and Parks

Protect, steward, and enhance the natural environment and ecological connections and systems.

Statement of Coordination

One of the OCP goals is More Space for and Time in Nature. This topic is addressed across a number of OCP chapters including the Natural Environment chapter, Parks and Recreation chapter, Food Systems chapter and *green infrastructure* approaches within the Municipal Infrastructure and Streets and Transportation chapters, as well as the Environment Development Permit Area designation. These chapters include a range of policies that respond to protecting remaining critical habitat, stewarding ecological assets across public and private lands, restoring ecosystems and connectivity corridors, valuing ecological assets, and investing in *green infrastructure* to provide public services.

Goal Objectives	Policy Citations
Objective 2-A: Identify and map areas for conservation	<p>Courtenay's OCP aligns with Objective 2-A of the RGS. The OCP has established Maps APX-6 and APX-7, terrestrial and aquatic Environmentally Sensitive Areas within Courtenay's boundaries, and will update these maps as new information becomes available. Beyond OCP maps APX-6 and APX-7, the Natural Environment chapter has policies that support the identification of natural areas and ecosystem for conservation. Policies include:</p> <p>Natural Environment Policy 4: Collaborate with land owners, other levels of government, non-governmental organizations, and neighbouring jurisdictions in developing regionally consistent approaches to inventorying, mapping, conserving, and restoring <i>environmentally sensitive areas</i>, watershed health and species at risk, using the principles of precaution, connectivity, and <i>restoration</i>.</p>

Goal Objectives	Policy Citations
<p>Objective 2-A: Identify and map areas for conservation</p>	<p>Natural Environment Policy 29: Exceed setbacks prescribed by the Riparian Area Protection Regulations (RAPR) to result in 30-metre setbacks from stream boundaries where possible:</p> <ul style="list-style-type: none"> a. Include Environmental Development Permit Area guidelines for a 30-metre setback from the stream boundary when conducting development on properties subject to the Riparian Areas Protection Regulations (RAPR), whenever opportunities for a 30-metre setback are possible and in accordance with local government authorities and provincial legislative requirements. <p>Natural Environment Policy 30: Explore conducting an analysis to predetermine setbacks on streams subject to the Riparian Area Protection Regulation (RAPR), for areas where a 30-metre setback cannot be achieved.</p> <p>Natural Environment Policy 36: Partner with senior levels of government, regional jurisdictions, conservation professionals and organizations to maintain publicly accessible mapping and associated information of ecological systems of the area.</p>

Goal Objectives	Policy Citations
<p>Objective 2-B: Frame environmental protection and policies around the principles of precaution, connectivity, and restoration</p>	<p>In alignment with the RGS, Courtenay’s OCP contains strong policy direction for how the City can advance environmental protection and policies around the principles of precaution, connectivity, and restoration. The OCP’s Natural Environment Chapter details the sensitive ecosystems that exist within Courtenay and provides a host of polices to ensure they remain protected and connected and where possible restored to a better state than they are currently in. Policies include:</p> <p>Natural Environment Policy 1: Preserve sensitive ecosystem areas and the connections between them in a natural condition to the maximum extent possible.</p> <p>Natural Environment Policy 4: Collaborate with landowners, other levels of government, non-governmental organizations, and neighbouring jurisdictions in developing regionally consistent approaches to inventorying, mapping, conserving, and restoring <i>environmentally sensitive areas</i>, watershed health and species at risk, using the principles of precaution, connectivity, and <i>restoration</i>.</p> <p>Natural Environment Policy 31: Require as part of the development permit process the submission of securities to ensure the completion and monitoring of landscaping and environmental rehabilitation, or to address damage to the environment caused by development activity.</p> <p>Natural Environment Policy 33: Do not permit development within <i>Environmentally Sensitive Areas</i>. New trails or facilities in <i>Environmentally Sensitive Areas</i> will be discouraged and installed only where they provide net gain for habitat values.</p>

Goal Objectives	Policy Citations
<p>Objective 2-C: Promote environmental best practices in Agricultural and Resource areas</p>	<p>The OCP's Food System's Chapter directs environmental best practice in alignment with Objective 2-C of the RGS. Ensuring healthy soil, air, water and ecosystems within all lands, including Agricultural areas, means both food production and <i>environmentally sensitive areas</i> can be safeguarded. Policies include:</p> <p>Food Systems Objective 4: Agricultural lands are protected and are compatible with urban uses.</p> <p>Food Systems Policy 16: Amend the <i>Zoning Bylaw</i> to guide the location of buildings and structures, including agricultural structures, to maximize the agricultural potential of prime soil resources. This includes establishing maximum farm residential dwelling and footprint sizes commensurate with urban lot areas and establishing maximum road setbacks.</p>

Goal Objectives	Policy Citations
<p>Objective 2-D: Ensure access to parks, recreation areas</p>	<p>OCP alignment with RGS objective 2-D is largely found within the Parks and Recreation chapter. Ensuring access to parks and recreation areas is supported by a number of policies which direct parkland and recreation to remain accessible and equitable as the community grows. Policies include:</p> <p>Parks and Recreation Objective 1: Parkland in the form of natural areas, open spaces, and outdoor recreation is of sufficient amounts, is well-connected, equitably distributed, and is of high quality to enhance livability throughout the city.</p> <p>Parks and Recreation Policy 2: Provide new parkland and greenways in areas identified in the OCP and Parks and Recreation Master Plan, in future growth areas, mixed-use and high-density development areas, and intensification areas through new development and redevelopment opportunities. Key parkland standards include but are not limited to:</p> <ol style="list-style-type: none"> a. Strive for a maximum 10-minute walk distance access from all residences throughout Courtenay (400–800 metres); b. 1.2 hectares per 1,000 population for community parks and 0.5 hectares per 1,000 population for neighbourhood parks; c. Walking distance of 400 metres to neighbourhood parks and 800 metres to community parks; d. Minimum size of 1.0 hectare for community parks and 0.2 hectare for neighbourhood parks; e. Nature parks representative of Courtenay's biodiversity; f. Urban types of park features such as parklets and plazas.

Goal 3: Local Economic Development

Achieve a sustainable, resilient, and dynamic local economy that supports businesses and the region's entrepreneurial spirit.

Statement of Coordination

One of the OCP goals is Economic Success Emerges from Community Values and Place. This topic is addressed primarily by the OCP Managing Growth policies and Land Use designations which support the land use employment opportunities within Town Centres and other employment lands throughout the City.

The Local Economy chapter includes more specific policies that recognize the City's primary role in local economic development is to create the physical conditions for high quality of life and economic success through responsible management of public assets and sustainable levels of high-quality service delivery. The chapter also recognizes the importance of supporting key sectors within the local economy such as low-carbon construction and building retrofitting industry and value-added, community-based businesses such as arts and culture, local food processing, specialty forest products, and other value-added product manufacturing.

Goal Objectives	Policy Citations
Objective 3-A: Support local business retention, development and investment	<p>Policy supports for local businesses in alignment with Objective 3-A can be found in the Local Economy chapter of the OCP. This chapter supports the advancement of a positive business environment with local residents at the heart of Courtenay's economy. Policies include:</p> <p>Local Economy Objective 1: Business retention, development, and investment are increasingly green, low-carbon, climate resilient, and equitable.</p> <p>Local Economy Objective 4: People are at the heart of local economic development and are able to access adequate supports to participate in the economy</p> <p>Local Economy Policy 2: Support responsible and sustainability driving tourism, including local tourism, in accordance with the Comox Valley Tourism Strategy Framework.</p> <p>Local Economy Policy 4: Support initiatives that generate value-added, community-based business development, including but not limited to, arts and culture, local food processing, specialty forest products, and other value-added product manufacturing.</p>

Goal Objectives	Policy Citations
Objective 3-B: Increase regional job base	<p>Local Economy Objective 2: Local economic development opportunities are regionally coordinated</p> <p>Local Economy Policy 7: Work collaboratively with neighbouring jurisdictions, the K'ómoks First Nation, Comox Valley Chamber of Commerce, Downtown Courtenay Business Improvement Association, North Island College, business and non-profit community organizations in the development of community and regional economic development strategies.</p>

Goal Objectives	Policy Citations
Objective 3-C: Support resource-based employment opportunities	<p>Courtenay's OCP supports resource-based employment opportunities in alignment with Objective 3-C. Since Courtenay's boundary is largely urban, this is primarily accomplished by recognizing the chance to foster valued added business that build off traditional resource-based jobs such as forestry and agriculture.</p> <p>Local Economy Policy 4: Support initiatives that generate value-added, community-based business development, including but not limited to, arts and culture, local food processing, specialty forest products, and other value-added product manufacturing.</p>

Goal Objectives	Policy Citations
<p>Objective 3-D: Promote designated Town Centres as regional employment centres</p>	<p>In alignment with Objective 3-D, Courtenay's OCP recognizes that Courtenay is, and will likely remain as, the primary employment Centre in the Comox Valley. Through a mixture of policies in the OCP's Land Use and Local Economy Chapters, the City continues to promote itself as a regional employment centre. Policies include:</p> <p>Land Use Policy 6: Co-locate residential, commercial, institutional, and suitable employment-generating land uses in the Downtown, Town Centres & Urban Corridor, and Neighbourhood Centres.</p> <p>Local Economy Policy 12: Support land uses that provide employment opportunities within or close proximity to the Town and Neighbourhood Centres and Corridors such as <i>intensification</i> of mixed-use office, retail, live-work studios and other commercial uses.</p> <p>Local Economy Policy 14: Work with the local business community and major employers to focus investment, facility and business development in Town and Neighbourhood Centres and Corridors.</p>

Goal 4: Transportation

Develop an accessible and affordable multi-modal transportation network that connects Core Settlement Areas and designated Town Centres, and links the Comox Valley to neighbouring communities and regions.

Statement of Coordination

One of the OCP goals is Functional Transportation Choices. This topic is also addressed primarily by the OCP Managing Growth policies and Land Use designations which support the compact, mixed-use, complete community type of growth management policies identified in the RGS. The 2022 OCP growth modelling exercise explicitly evaluated the ideal locations for new infill development to support transit supportive densities, maximize '10-minute' walking neighbourhoods, and acknowledges transportation as the most significant contributor to local GHG emissions. The 2026 OCP update affirms and builds upon this urban framework. The Streets and Transportation chapter includes more specific policies to reduce dependency on automobiles, boost active mobility and transit use, regard streets as first and foremost places for people, reduce the amount of land dedicated to parking, and provide charging infrastructure to support the mainstreaming of electric vehicles.

Goal Objectives	Policy Citations
<p>Objective 4-A: Increase public transit use</p>	<p>Courtenay's OCP has strong alignment with the RGS's objective of increasing public transit use. The OCP acknowledges the climate and land use and benefits that increased transit use can bring. Specific policy that supports the increased use of public transit are found throughout the OCP's Streets and Transportation chapter. Policies include:</p> <p>Streets and Transportation Objective 1: The existing road and transportation network is optimized and vehicular congestion is reduced through Transportation Demand Management measures that shift the modal split to 30% of trips are by walking, cycling and transit by 2030 and 60% by 2050.</p> <p>Streets and Transportation Objective 2: The City works in partnership with other authorities responsible for local and regional multi-modal transportation services to attain modal split targets and support a safe and efficient transportation system.</p> <p>Streets and Transportation Objective 8: New development integrates multi-modal transportation network planning into site design</p> <p>Streets and Transportation Objective 9: Educational programs to support transit use, walking, cycling, and car sharing are widely available</p>
Goal Objectives	Policy Citations
<p>Objective 4-B: Improve bicycle and pedestrian infrastructure to increase the use of active transportation options</p>	<p>Similar to public transit use, Courtenay's OCP also has strong alignment with the RGS's objective of active transportation use and options. Sometimes grouped together, the climate and land use benefits of transit use extend and are often exceeded by active transportation. Added to those benefits, active transportation can also aid in improved community health and well-being. Specific policy that supports increased walking and cycling are found throughout the OCP's Streets and Transportation chapter. Policies include:</p>

<i>Goal Objectives</i>	<i>Policy Citations</i>
<p>Objective 4-B: Improve bicycle and pedestrian infrastructure to increase the use of active transportation options</p>	<p>Streets and Transportation Objective 1: The existing road and transportation network is optimized and vehicular congestion is reduced through Transportation Demand Management measures that shift the modal split to 30% of trips are by walking, cycling and transit by 2030 and 60% by 2050.</p> <p>Streets and Transportation Objective 2: The City works in partnership with other authorities responsible for local and regional multi-modal transportation services to attain modal split targets and support a safe and efficient transportation system.</p> <p>Streets and Transportation Objective 4: Excess existing road space is repurposed to support public life, active travel, and green infrastructure</p> <p>Streets and Transportation Objective 7: Parking standards reflect electric vehicle and cycling needs</p> <p>Streets and Transportation Objective 9: Educational programs to support transit use, walking, cycling, and car sharing are widely available</p>

<i>Goal Objectives</i>	<i>Policy Citations</i>
<p>Objective 4-C: Develop and maintain an inter-regional transportation system that efficiently and safely facilitates the movement of people and goods</p>	<p>Objective 4-C is met with support by a number of policies within the OCP’s Streets and Transportation chapter. The OCP recognizes the interconnectedness of the Comox Valley’s transportation network and the need for a regional approach when it comes to the efficient and safe movement of people and goods. Policies include:</p> <p>Streets and Transportation Policy 9: Support and participate in a regional approach with other regional authorities, to multi-modal transportation planning, delivery of infrastructure and services in accordance with this Plan.</p> <p>Streets and Transportation Policy 11: Continue to work with the Comox Valley Regional District and BC Transit on implementation of the Transit Future Plan, including:</p> <ol style="list-style-type: none"> a. Implementation of the Comox Valley Frequent Transit Corridor; b. Improving capital planning and development application referral and coordination with all authorities who have jurisdiction over the transit system and associated road network to ensure that opportunities to seek road dedication for necessary improvements and amenities such as bus shelters are routinely part of the development approval and capital planning process.

Goal 5: Infrastructure

Provide affordable, effective, and efficient services and infrastructure that conserves land, water, and energy resources.

Statement of Coordination

The topic of sustainable service delivery is addressed principally through the Managing Growth policies and Land Use designations which affirm that compact and contained community growth is responsible fiscal municipal Asset Management practice. The OCP chapter on Municipal Infrastructure contains a number of specific policies to direct the investment and renewal of municipal infrastructure services that achieve multiple community objectives. Additionally, the topic of low carbon, energy and water efficient buildings and landscape are addressed in the Buildings and Landscape chapter. Related policies ensure energy and water conservation will be designed into new developments and that the City will exemplify leadership in its facilities as a source of public awareness and technical demonstration.

Goal Objectives

Policy Citations

Objective 5-A: Promote water conservation and efficiency throughout the Comox Valley

The OCP aligns with Objective 5-A and offers policy within the Municipal Infrastructure and Building and Landscape chapters to meaningfully promote water conservation and efficiency within City limits. Conservation is a critical component of reducing the need to develop costly additional infrastructure to grow capacity. Policies include:

Municipal Infrastructure Objective 4: Solid waste, potable water, sanitary sewer and rain and stormwater infrastructure life-cycle costs are minimized by increasing conservation actions and reducing the need to develop new infrastructure capacity

Municipal Infrastructure Policy 20: Implement initiatives and programs in the City's Water Smart Action Plan that aim to reduce water demand. Explore the implementation of demand-side management measures to reduce community water consumption including outdoor water use restrictions, universal water metering, rainwater harvesting, and conservation-oriented water rates.

Building and Landscape Objective 1: Existing buildings are upgraded for high energy and water efficiency, net-zero emissions, and renewable energy production

Building and Landscape Objective 2: New buildings are highly energy and water efficient, perform at net-zero emissions standard and produce renewable energy

Building and Landscape Objective 3: Living landscape elements are incorporated for water, energy, and biodiversity purposes

Goal Objectives	Policy Citations
<p>Objective 5-B: Protect the quality of water sources</p>	<p>In alignment with Objective 5-B, Courtenay's OCP provides policy direction to help protect the quality of the Comox Valley's water sources. Policies include:</p> <p>Natural Environment Policy 15: Continue to regulate the use of pesticides on private land and limit use on public land.</p> <p>Natural Environment Policy 18: Explore the use of enforcement tools to protect water quality related to development practices, such as an erosion and sediment control bylaw.</p>
Goal Objectives	Policy Citations
<p>Objective 5-C: Stormwater is managed to preserve ecosystem and watershed health.</p>	<p>Courtenay OCP aligns with RGS's objective 5-C for stormwater management and preservation of ecosystem and watershed health. The OCP has several policies that direct development, often implemented via other strategies or bylaws, to manage stormwater on both public and private lands. Policies include:</p> <p>Natural Environment Policy 16: Limit the extent of impervious surfaces on private and public land.</p> <p>Natural Environment Policy 17: Strive to maintain and/or restore the water balance. Consider options to reduce the volume of stormwater runoff through interflow, infiltration, retention, and/or detention.</p> <p>Natural Environment Policy 19: Design and maintain urban drainage systems so that water quality in natural waterways is protected.</p> <p>Natural Environment Policy 26: Ensure connectivity of properties and landscapes to support ecosystem processes. This includes incorporating considerations such as wildlife movement and historical hydrological patterns into the development proposal including transportation and utility corridors.</p>
Goal Objectives	Policy Citations
<p>Objective 5-D: Encourage sewer management approaches and technologies that respond to public health needs and maximize existing infrastructure</p>	<p>Objective 5-D is supported by Courtenay's OCP primarily through a variety of land use and municipal infrastructure objectives and can be found within each of those respective chapters. By continuing to increase conservation actions and by growing within our existing serviced areas, Courtenay can help ensure that the RGS's sewer management approaches respond to public health needs and servicing efficiencies. Policies include:</p> <p>Municipal Infrastructure Objective 2: Infrastructure investments are guided by a multiple bottom line decision-making approach: this means energy efficient, fiscally responsible, equitably distributed, sustainable levels of service that protect public health, safety, and the environment</p> <p>Municipal Infrastructure Objective 4: Solid waste, potable water, sanitary sewer and rain and stormwater infrastructure life-cycle costs are minimized by increasing conservation actions and reducing the need to develop new infrastructure capacity</p>

Goal Objectives	Policy Citations
<p>Objective 5-E: Reduce regional solid waste and improve landfill performance</p>	<p>Courtenay's OCP very directly aligns with the RGS's objective of reducing solid waste sent to the landfill. Policy alignment can largely be found within the Municipal Infrastructure chapter. Policies include:</p> <p>Municipal Infrastructure Policy 18: Support the continued extension of garbage, yard waste, recycling, and kitchen organics services to Courtenay properties, and collaborate with the Comox Strathcona Waste Management service to pursue ongoing improvements in waste diversion, with a long-term focus on significantly increasing diversion of residential, industrial, commercial, and institutional waste, including organic materials.</p> <p>Municipal Infrastructure Policy 19: Municipal Infrastructure Policy 19: In accordance with the Comox Strathcona Solid Waste Management Plan, explore zero-waste approaches in waste management, including upstream approaches that emphasize waste avoidance, reduction and reuse where appropriate within local government functions. This includes, but is not limited to:</p> <ul style="list-style-type: none"> a. Supporting regionally coordinated and sustained public education programs; b. Supporting conveniently located recycling and waste diversion facilities as part of complete neighbourhoods subject to access, form and character, and other neighbourhood integration considerations; c. Ensuring sufficient and conveniently located spaces within all developments to support occupant waste diversion behaviours; d. Materials restrictions and bans from the landfill where alternatives exist and diversion options are viable; e. Supporting the Province in expanding the Recycling Regulation to include more materials in Extended Producer Responsibility policies; and planning purposes;

Goal Objectives	Policy Citations
<p>Objective 5-E: Reduce regional solid waste and improve landfill performance</p>	<ul style="list-style-type: none"> f. Obtaining accurate data of waste streams for monitoring, education, and planning purposes; g. Demonstrating leadership in municipal operations, procurement, and capital investments, including renewal and disposal. h. Demonstrating leadership in diversion through implementation of recycling and organics collection containers in civic buildings and municipal public spaces where appropriate; and i. Explore opportunities to encourage the adaptive reuse of buildings by participating in construction industry education programs to support on-site diversion as well as through permitting and planning processes including but not limited to establishing pre-demolition assessment processes for materials of value and prioritizing building reuse over demolition.

Goal Objectives	Policy Citations
Objective 5-E: Reduce regional solid waste and improve landfill performance	<ul style="list-style-type: none"> g. Demonstrating leadership in municipal operations, procurement, and capital investments, including renewal and disposal. h. Demonstrating leadership in diversion through implementation of recycling and organics collection containers in civic buildings and municipal public spaces where appropriate; and i. In accordance with the Comox Strathcona Solid Waste Management Plan objectives to reduce construction waste, explore opportunities to encourage the adaptive reuse of buildings by participating in construction industry education programs to support on-site diversion as well as through permitting and planning processes including but not limited to establishing pre-demolition assessment processes for materials of value and prioritizing building reuse within permitting policies over demolition. <p>Building and Landscape Objective 5: Innovation in building performance, accessibility, and construction waste diversion is encouraged</p>

Goal 6: Food Systems

Support and enhance agricultural and aquaculture sectors and increase local food security.

Statement of Coordination

The OCP contains a chapter focusing on Food Systems. This addition has been included to recognize the important land use considerations of a viable local food system. Policies are designed to support more food production, education, and promotion throughout the city and surrounding lands in order to contribute to regional food security and as an economic development opportunity. The K’ómoks Estuary is also acknowledged as an important subsistence and aquaculture resource for the K’ómoks First Nation.

Most significantly, however, is the emphasis on delaying Courtenay boundary extensions through the Managing Growth policies. This will reduce pressure on surrounding rural lands for urban development.

Goal Objectives	Policy Citations
Objective 6-A: Protect land for existing and future agriculture and associated activities and allow for the growth and expansion of such activities	<p>Primarily within the Food Systems chapter, the OCP provides policy alignment with RGS Objective 6-A. The OCP has strong policy language around the protection of agricultural lands as well as for opportunities for the expansion of agricultural and agricultural adjacent activities. Policies include:</p> <p>Food Systems Objective 4: Agricultural lands are protected and are compatible with urban uses.</p> <p>Food Systems Objective 5: Food processing, warehousing, and distribution activities are permitted in urban areas of Courtenay</p> <p>Food Systems Policy 15: Continue to support protection of lands within the Agricultural Land Reserve (ALR) for agricultural uses. Applications for exclusion of land from the ALR are not supported.</p> <p>Food Systems Policy 17: Maximize the potential for agricultural land to be used for agriculture by discouraging subdivision into smaller parcels.</p>

Goal Objectives	Policy Citations
<p>Objective 6-B: Protect shoreline areas for existing and future aquaculture and associated activities</p>	<p>The OCP also recognizes the importance of shoreline protection for aquaculture and associated activities. Within the Natural Environment chapter, there are multiple polices underneath the chapter's Objective 2 that align with objective 6-B of the RGS. Policies include:</p> <p>Natural Environment Policy 10: Conserve remaining natural shorelines and restore armored shorelines with green shores approaches to the maximum extent possible.</p> <p>Natural Environment Policy 11: Recognize and support K'ómoks First Nation sustainable aquaculture interests in accordance with the policies in this Plan.</p> <p>Natural Environment Policy 12: Participate in regional K'ómoks Estuary management planning to support the objectives and policies of this Plan, in accordance with the policies within this Plan.</p>

Goal Objectives	Policy Citations
<p>Objective 6-C: Improve and expand agricultural irrigation practices and infrastructure</p>	<p>OCP policy support for improving and expanding agricultural irrigation practices and infrastructure is not explicit. Due to public water service availability to lands within the City's boundaries and limited agricultural land, such focused policy language does not seem relevant. Instead, concepts about efficient and reliable public services, water conservation and environmental treatment on all lands generally, including agricultural lands, serve to fulfill alignment with RGS objective 6-C, to the degree that it is relevant within the City.</p>

Goal Objectives	Policy Citations
<p>Objective 6-D: Increase farming activity in the Comox Valley</p>	<p>The OCP supports RGS Objective 6-D in much of the same way and through many of the same policies that uses it support Objective 6-A; protection of agricultural lands. By ensuring these existing and potential future agricultural lands are in locations and conditions that allow for farming to be viable, this can contribute toward increasing farming in the Comox Valley on the whole. OCP support of those agricultural associated activities can also help bring locally grown food to market more easily. Policies include:</p>

Goal Objectives	Policy Citations
<p>Objective 6-D: Increase farming activity in the Comox Valley</p>	<p>Food Systems Policy 10: Develop a program for community gardens and other small-scale food production spaces such as orchards or beehives across the City, prioritizing areas of higher residential density and areas home to <i>equity-priority groups</i>. Engage land holders who may have space to provide such uses, including on a short- to mid-term basis before land is developed.</p> <p>Food Systems Policy 11: Support educational programming on urban agriculture, traditional Indigenous foods practices, environmental stewardship, and <i>food security</i>.</p>

Goal Objectives	Policy Citations
<p>Objective 6-E: Raise awareness of the regional importance of the local food system</p>	<p>Courtenay's OCP supports the RGS Objective 6-E, providing consistency across the plans for raising awareness about the importance of the local food system. Supporting access to urban agriculture can help non-farmers have exposure to food growing and understand the importance of the local food system. Policies include:</p> <p>Food Systems Policy 10: Develop a program for community gardens and other small-scale food production spaces such as orchards or beehives across the City, prioritizing areas of higher residential density and areas home to <i>equity-priority groups</i>. Engage land holders who may have space to provide such uses, including on a short- to mid-term basis before land is developed.</p> <p>Food Systems Policy 11: Support educational programming on urban agriculture, traditional Indigenous foods practices, environmental stewardship, and <i>food security</i>.</p>

Goal 7: Public Health and Safety

Support a high quality of life through the protection and enhancement of community health, safety, and wellbeing.

Statement of Coordination

Community well-being is a cardinal direction of the OCP which recognizes the social determinants of health as a guiding and systemic framework for understanding individual and public health outcomes and intervention approaches. As such, the topic of public health and safety is embedded throughout all of the OCP policy chapters by ensuring safe air, water and soil quality standards, promoting safe and convenient active transportation opportunities to support active lifestyles, ensuring adequate access to high-quality outdoor and indoor open spaces and recreational amenities for physical and mental health, promoting access to food growing opportunities and food programs, and ensuring adequate affordable housing for all residents.

Equity is another cardinal direction of the OCP in recognition that some traditional planning practices have resulted in policies, programs, and regulations that disproportionately impact and stymie the progress of some groups of people, thereby affecting their health, safety, and well-being. Therefore, the OCP strives to ensure that equity considerations are embedded in all municipal regulations and service delivery.

Goal Objectives

Policy Citations

Objective 7-A: Increase the number of pedestrians and cyclists in the Comox Valley

Similar to the Transportation objectives of the RGS, the OCP is in alignment with the goal of increasing the volume of people making trips via walking or cycling for the purpose of public health and safety. To help meet this objective, policies in the OCP direct transportation infrastructure improvements to increase the safety and ease of active modes of travel, as well as consideration of a number of design guidelines and bicycle and end of trip facilities to encourage cycling. The OCP also has policy to support programs that increase walking and biking. Policies include:

Streets and Transportation Objective 8: New development integrates multi-modal transportation network planning into site design.

Streets and Transportation Objective 9: Educational programs to support transit use, walking, cycling, and car sharing are widely available.

Streets and Transportation Policy 13: Continue to implement the Safe and Active School Program with School District 71 to identify strategic locations for active transportation improvements and promote active transportation.

Goal Objectives	Policy Citations
<p>Objective 7-B: Increase public education and awareness around the links between population health and land use planning</p>	<p>Courtenay's OCP aligns with this RGS objective at its highest level of policy, its Cardinal Directions. With "Community Well-being" as one of its four Cardinal Directions, interwoven throughout the Official Community Plan is the understanding that decisions around a community's built, natural and social environment have direct impacts on population health. Examples of policy alignment include:</p> <p>Part A – Foundations – Community Well-being – "This OCP accounts for the diverse and complex ways in which the urban environment impacts well-being. It takes a systems-based approach to well-being, considering the physical, mental, and emotional well-being of individuals and communities, and the natural ecosystems of which we are all a part."</p>

Goal Objectives	Policy Citations
<p>Objective 7-C: Improve regional fire safety</p>	<p>The OCP looks to support the RGS objective of improved regional fire safety, primarily through good land use planning and development regulations and standards. Supportive policies are included in the Buildings and Landscape chapter and in identified Development Approval Information. Policies include:</p> <p>Buildings and Landscape Policy 8: Consider establishing pre-approved form and character Development Permit Area designs for smaller lot <i>infill</i> housing in order to expedite the construction of high quality design <i>infill</i> housing.</p> <p>Development Approval Information 12: Wildfire Hazard Risk Criteria – Development application in which proposed development is adjacent to significant forested areas.</p> <p>Rationale – To assess the contribution of development to wildfire risk and mitigate the risk of wildfire to development.</p>

Goal 8: Climate Change

Minimize regional greenhouse gas (GHG) emissions and plan for adaptation.

Statement of Coordination

With the Courtenay City Council declaration of a Climate Crisis in 2019, the OCP was directed to consider climate change mitigation and adaptation at all stages of its development. A net-zero GHG target by 2050 was later adopted to guide the policy proposals. Therefore, GHG modelling and policies to achieve net-zero has been considered in all policies that either directly or indirectly influence Courtenay's community-wide emissions. Climate adaptation is another critical consideration of the OCP, although one that will require further detailed work to standardize climate adaptation measures into all City services, infrastructure, and emergency responses.

Given that a climate lens is fundamentally embedded into the OCP, objectives, and policies that advance climate action and prepare for climate change are considered and included in all the policy areas identified above.

Goal Objectives	Policy Citations
<p>Objective 8-A: Reduce GHG emissions created by the building sector</p>	<p>The OCP has strong and clear policy alignment with RGS Objective 8-A. OCP policies to support the reduction of emissions created by the building sector are found in the Buildings and Landscape chapter. Policies include:</p> <p>Buildings and Landscape Objective 1: Existing buildings are upgraded for high energy and water efficiency, net-zero emissions, and renewable energy production.</p> <p>Buildings and Landscape Objective 2: New buildings are highly energy and water efficient, perform at net-zero emissions standard and produce renewable energy</p> <p>Buildings and Landscape Policy 3: Remain ahead of provincial minimum energy and carbon code requirements where opportunities exist.</p> <p>Buildings and Landscape Policy 4: Advocate to and support the Province in amending the BC Building Code and other building related policies to:</p> <ul style="list-style-type: none"> a. Regulate embodied energy of building materials and construction practices including demolition; and a. Enhance universal building accessibility requirements

<i>Goal Objectives</i>	<i>Policy Citations</i>
<p>Objective 8-B: Reduce GHG emissions created by the on-road transportation sector</p>	<p>The OCP has strong and clear policy alignment with RGS objective 8-B. OCP policies to support the reduction of emissions created by the transportation sector are found in the Streets and Transportation chapter. As previously discussed within RGS transportation and public health objectives that also have OCP alignment, increased active travel and public transit use can also reduce reliance on GHG emitting internal combustion passenger vehicles. Policies include:</p> <p>Streets and Transportation Objective 5: Zero emissions, electrified transportation is supported and increasingly the norm</p> <p>Streets and Transportation Policy 32: Demonstrate leadership on public properties and with the municipal fleet by:</p> <ol style="list-style-type: none"> a. Continuing to implement a green procurement policy; b. Ensuring vehicles are replaced with non-GHG emitting versions by 2030 within the City's fleet asset management planning wherever practicable; c. Using electric bicycles wherever operationally practicable; and d. Installing electric bike parking and electric vehicle Level 2 and 3 charging stations at strategically located municipally owned properties.

<i>Goal Objectives</i>	<i>Policy Citations</i>
<p>Objective 8-C: Reduce GHG emissions in the solid waste sector</p>	<p>The OCP has strong and clear policy alignment with RGS objective 8-B. OCP policies to support the reduction of emissions created by the solid waste sector are found in the Municipal Infrastructure chapter. The Buildings and Landscape chapter recognizes building construction as a significant form of waste, estimated at 28%.</p>

Goal Objectives	Policy Citations
<p>Objective 8-C: Reduce GHG emissions in the solid waste sector</p>	<p>Municipal Infrastructure Policy 19: In accordance with the Comox Strathcona Solid Waste Management Plan, explore zero-waste approaches in waste management, including upstream approaches that emphasize waste avoidance, reduction and reuse where appropriate within local government functions. This includes, but is not limited to:</p> <ul style="list-style-type: none"> a. Supporting regionally coordinated and sustained public education programs; b. Supporting conveniently located recycling and waste diversion facilities as part of complete neighbourhoods subject to access, form and character, and other neighbourhood integration considerations; c. Ensuring sufficient and conveniently located spaces within all developments to support occupant waste diversion behaviours; d. Materials restrictions and bans from the landfill where alternatives exist and diversion options are viable; e. Supporting the Province in expanding the Recycling Regulation to include more materials in Extended Producer Responsibility policies; f. Obtaining accurate data of waste streams for monitoring, education, and planning purposes; g. Demonstrating leadership in municipal operations, procurement, and capital investments, including renewal and disposal. h. Demonstrating leadership in diversion through implementation of recycling and organics collection containers in civic buildings and municipal public spaces where appropriate; and i. Explore opportunities to encourage the adaptive reuse of buildings by participating in construction industry education programs to support on-site diversion as well as through permitting and planning processes including but not limited to establishing pre-demolition assessment processes for materials of value and prioritizing building reuse over demolition.

Goal Objectives	Policy Citations
<p>Objective 8-D: Reduce GHG emissions created by deforestation (land use change)</p>	<p>The OCP aligns with the RGS objective of reducing GHG emissions created by deforestation (land use change) primarily within the Growth Management Chapter and through the OCP's Growth Management Framework (Figure B-1). Policies that densify and concentrate new growth in already developed areas and without expanding Courtenay boundaries means that the need to utilize rural and greenfield lands for residential, commercial and industrial land uses that may require deforestation, do not need to occur as quickly or frequently. Policies include:</p>

<i>Goal Objectives</i>	<i>Policy Citations</i>
<p>Objective 8-D: Reduce GHG emissions created by deforestation (land use change)</p>	<p>Land Use Objective 1: Community growth is located away from hazardous lands, agricultural lands, and Environmentally Sensitive Areas</p> <p>Land Use Objective 5: Municipal Infrastructure planning and investments align with the urban framework concept</p> <p>Land Use Objective 6: New growth takes place within the existing city boundary</p>

<i>Goal Objectives</i>	<i>Policy Citations</i>
<p>Objective 8-E: Plan for renewable energy generation</p>	<p>The OCP has several policies in support of planning for renewable energy generation in alignment with RGS Objective 8-E. Policies include:</p> <p>Buildings and Landscape Objective 1: Existing buildings are upgraded for high energy and water efficiency, net-zero emissions, and renewable energy production</p> <p>Buildings and Landscape Objective 2: New buildings are highly energy and water efficient, perform at net-zero emissions standard and produce renewable energy</p> <p>Municipal Infrastructure Policy 24: Encourage the generation of more renewable energy within Courtenay subject to form and character and other land use considerations</p>

<i>Goal Objectives</i>	<i>Policy Citations</i>
<p>Objective 8-F: Plan for climate change adaptation</p>	<p>In alignment with RGS Objective 8-F, the OCP includes polices that direct planning for climate change adaptation primarily within the Municipal Infrastructure chapter. It also provides direction to produce climate adaption specific plans such as the Flood Management Plan within the Managing Growth chapter which will guide adaptation to future flood and storm events. Policies include:</p> <p>Municipal Infrastructure Objective 1: Infrastructure and services are resilient to risks and impacts of climate change</p> <p>Municipal Infrastructure Policy 1: Conduct a high-level risk assessment (HLRA) to determine potential risks to Courtenay's infrastructure and identify priority areas for adaptation interventions.</p> <p>Managing Growth- Floodplain Policy 8: Implement the Flood Management Plan in order to minimize the safety risk, property damage, and environmental impacts associated with a flood event.</p>