

What is a Regional Growth Strategy?

The RGS is a regional strategy to guide land use activities and development across the region over the next 20 years. It is a framework for decision-making and land use intended to preserve the region's high quality of life. It is a partnership among the electoral areas, the City of Courtenay, the Town of Comox and the Village of Cumberland.

Key Elements:

- Vision statement of the future of the region, including growth management principles.
- Population and employment projections.
- Actions to be taken related to: housing; ecosystems, natural areas and parks; economic development; transportation; infrastructure; food systems; public health; and climate change.

What is a Settlement Node?

A settlement node is an existing community within the rural area with planned capacity to accommodate growth. New development may be urban in form. There are three settlement nodes: Saratoga, Mount Washington and Union Bay.



Saratoga



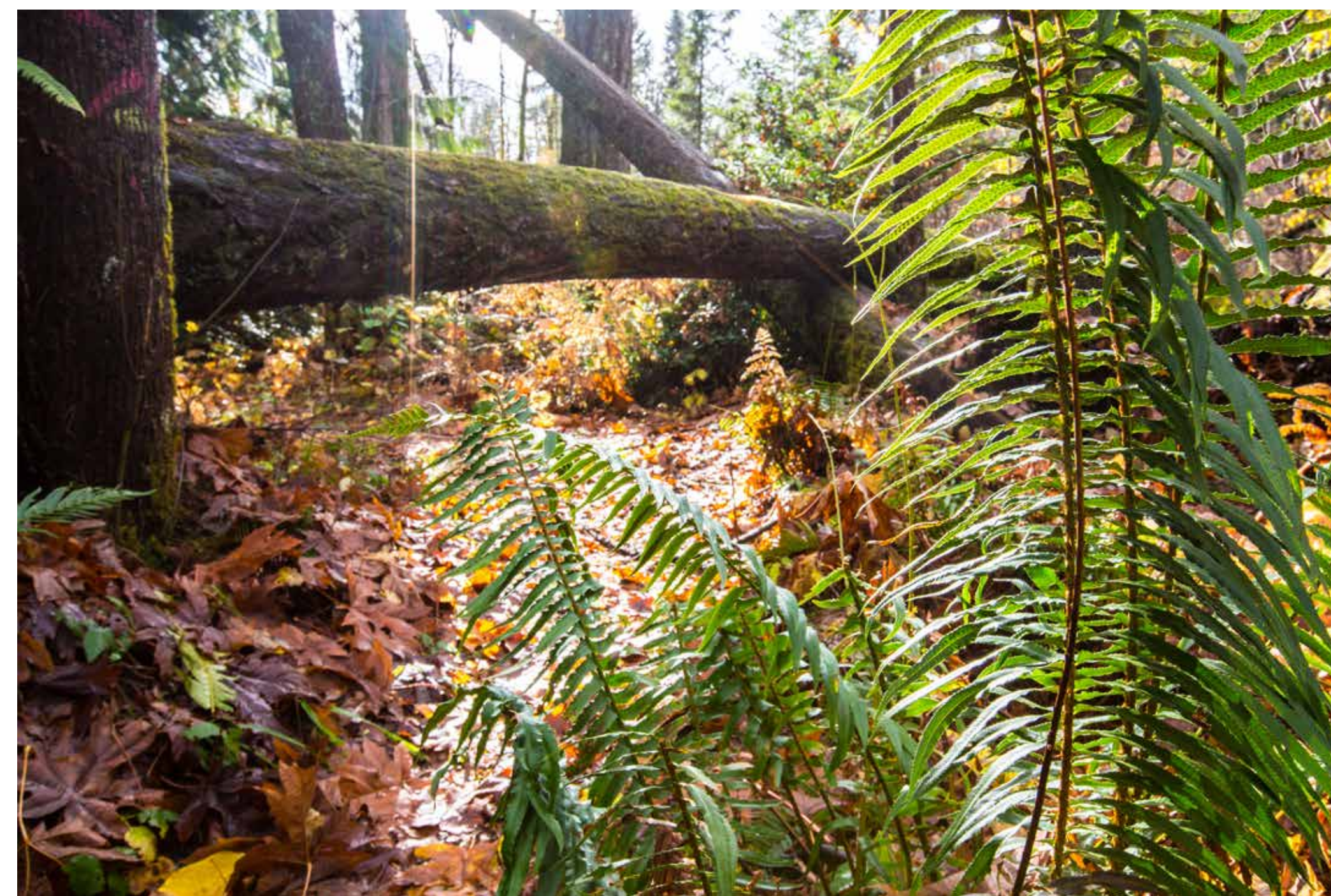
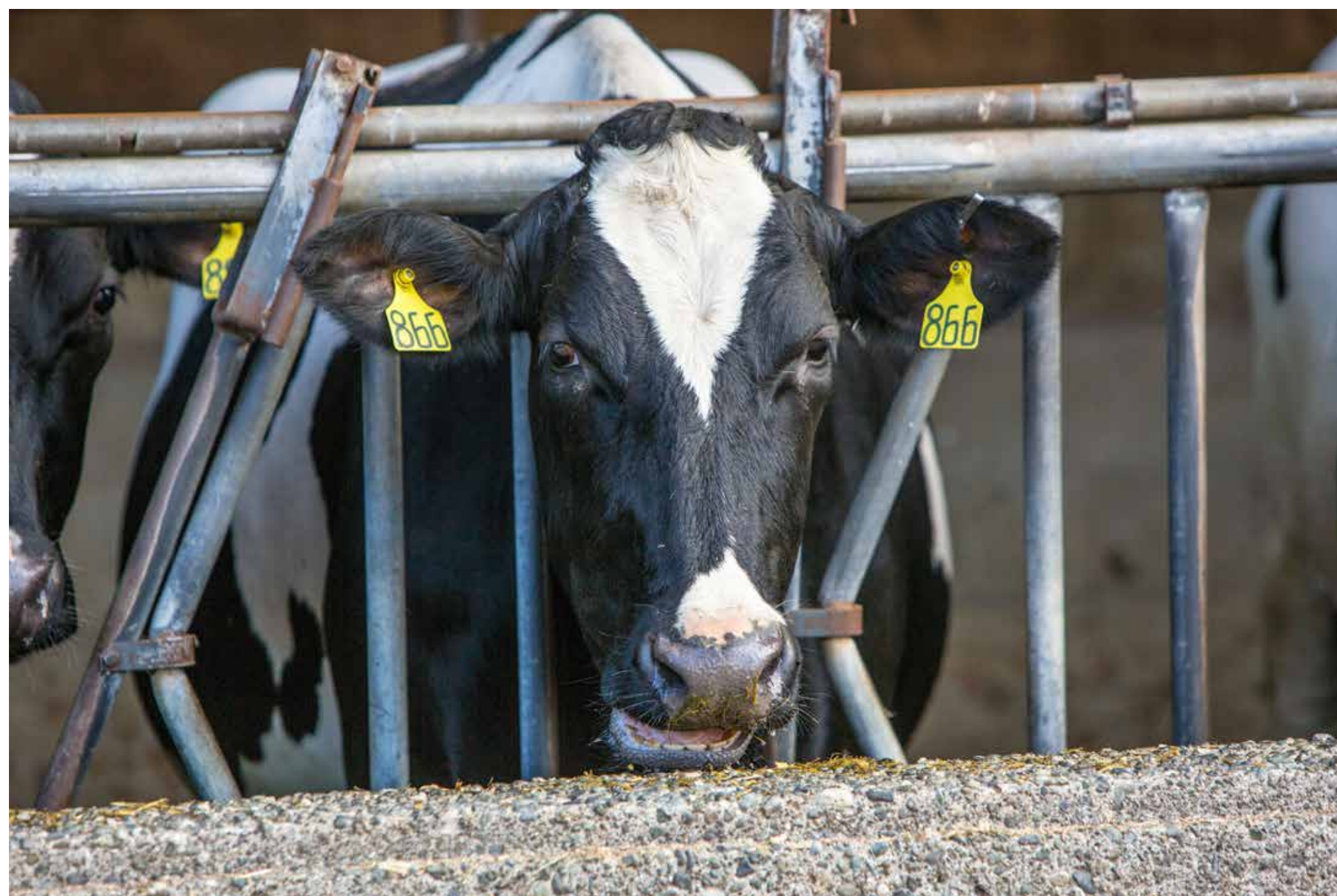
Mount Washington



Union Bay

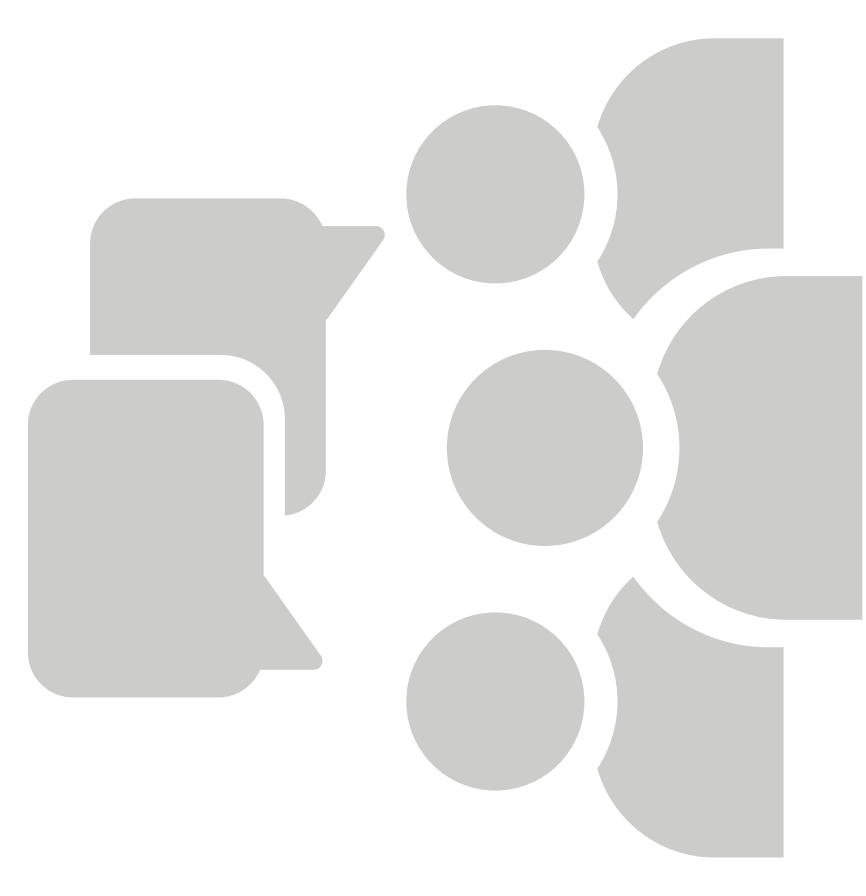
What is a Rural Settlement Area?

Rural Settlement Areas are lands that support rural residential living and functional rural working landscapes. New development is not to be urban or suburban in form and must maintain the goals of the RGS such as protection of rural character, protection of ecosystems, and directing urban development to urban areas to ensure financial viability of existing and planned investment in public infrastructure.



Standard Amendment for 3L Application

Standard Amendment Process



Public Engagement Opportunities

Adoption of consultation plan LGA s.434
Approved August 14, 2018

1st Reading*
October 2, 2018

3L and CVRD

Public Open House
September 6, 2018

2nd Reading*
December 18, 2018

CVRD Public Open House
October/November, 2018

Public Hearing
November 29, 2018

Refer to affected local governments and Minister of Municipal Affairs and Housing
for acceptance LGA s.436 (60 days) January 2019

All affected local governments accept

Not all affected local governments accept

3rd Reading*
April 2019

Adoption*
April 2019

Resolution process determined
LGA s.436

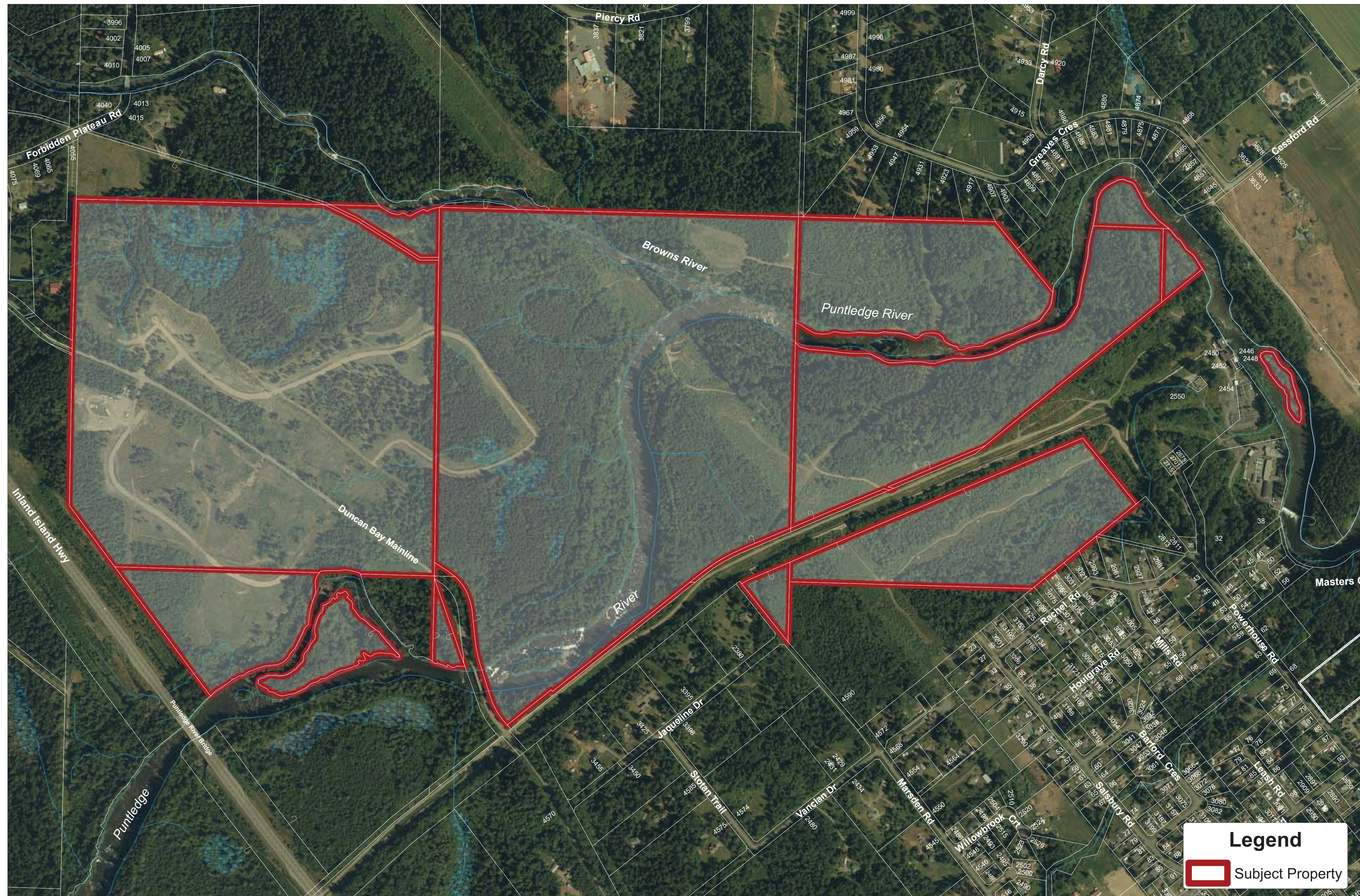
Binding
resolution

Non-binding
resolution

Settlement or Arbitration

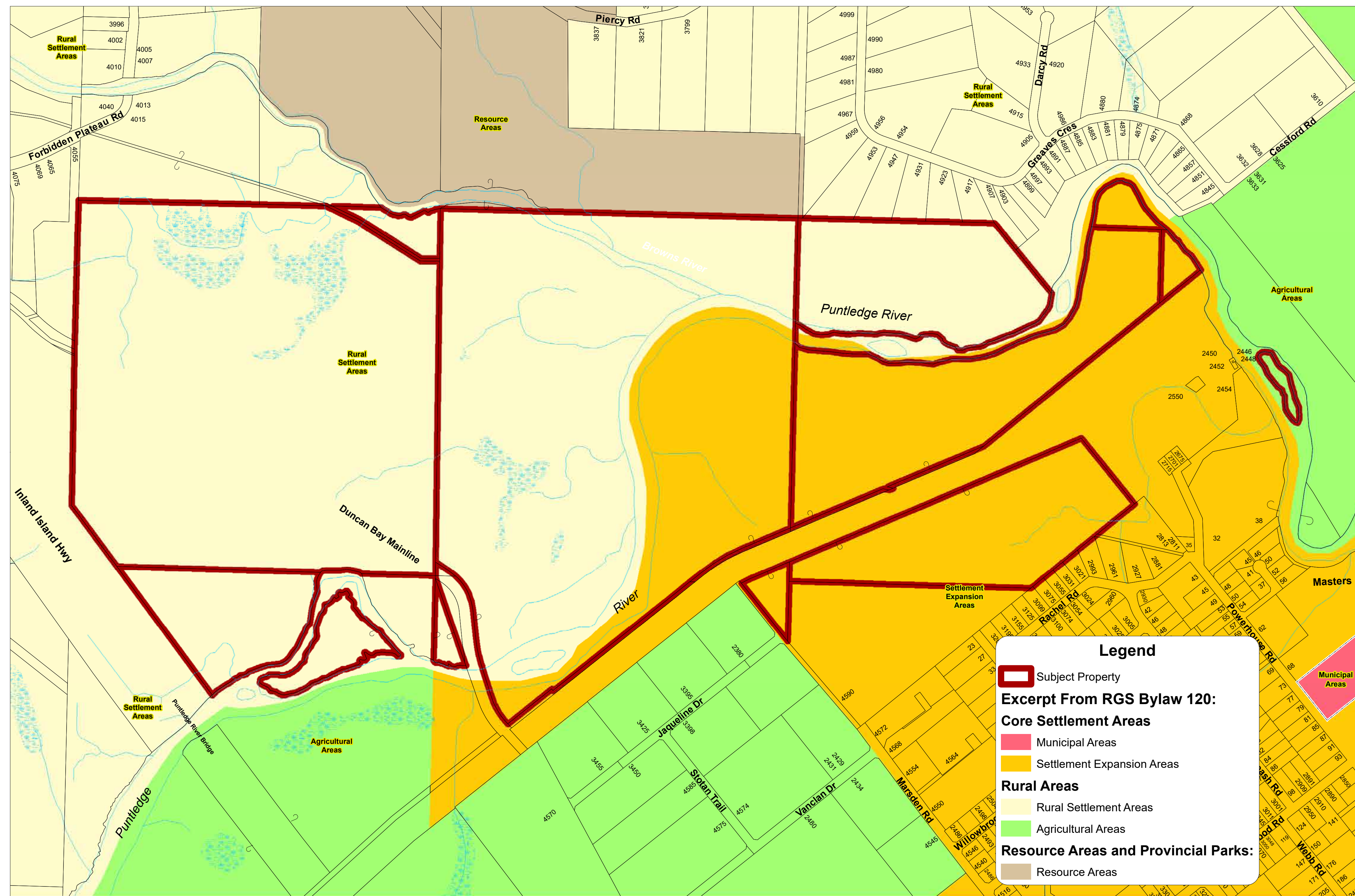
*Timing and dates are subject to change.
CVRD Board approval is required.

3L Development Inc.'s Property



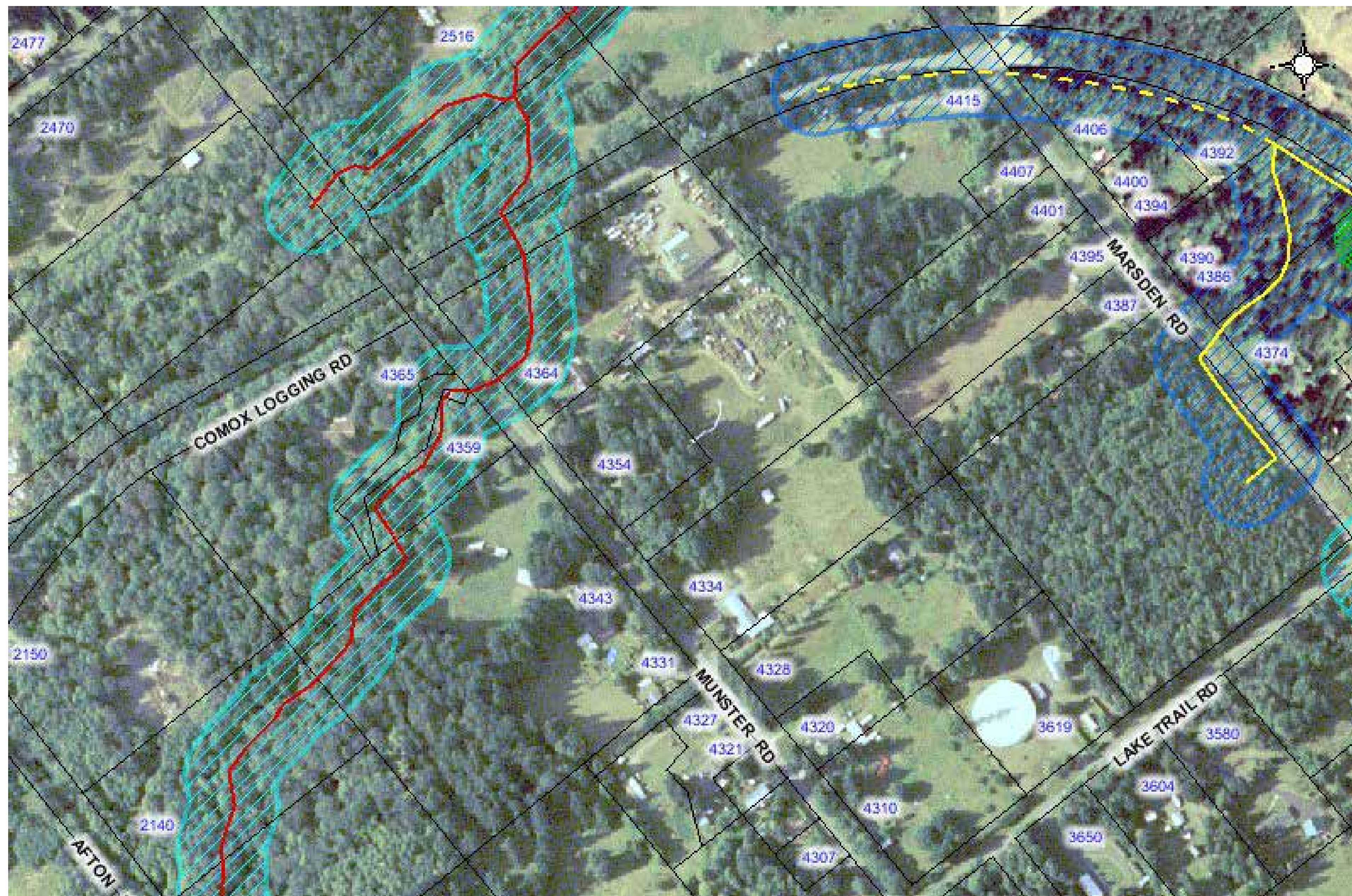
3L Developments Inc. Proposed Amendment

Re-designate rural settlement lands and settlement expansion area lands to settlement node in order to develop a new 1000 lot subdivision on private servicing.



What is a Settlement Expansion Area?

Settlement Expansion Areas are located on the fringes of municipalities and are either existing settlements that may require public servicing in future, or lands that have long-term capacity to accommodate future growth subject to municipal boundary extension and provision of public servicing.



How Are Decisions Made?



RGS Land Use Designations

