



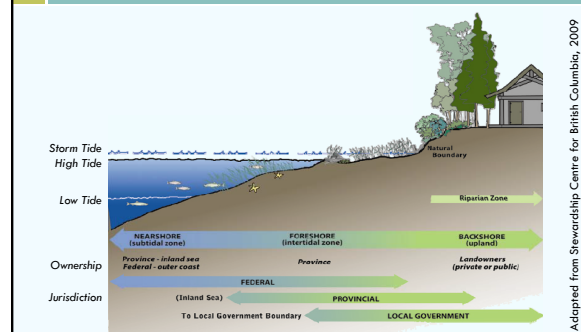
Outline

- Context
- Case Study: Area D – Cowichan Bay OCP
- Local Government Tools
- Factors for Success

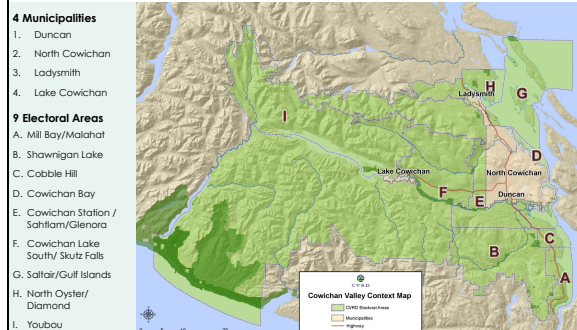
Value of Coastal Areas



BC Coastal Jurisdiction



The Cowichan Region




CVRD Official Community Plans









NOTICE OF PUBLIC HEARING

OFFICIAL SETTLEMENT PLAN AMENDMENT BYLAW No. 3432
Applicable to Electoral Area D – Cowichan Bay

NOTICE is hereby given that a Public Hearing will be held as follows to consider Official Settlement Plan Amendment Bylaw No. 3432:

DATE:	Thursday, December 2, 2010
PLACE:	Bench Elementary School (Multi Purpose Room) 1501 Cowichan Bay Road Cowichan Bay, BC
TIME:	7:00 pm

Amendment Bylaw No. 3432 proposes to amend Cowichan Bay (Electoral Area D) Official Settlement Plan Bylaw No. 925, 1985 by introducing a new development permit area requirement for oceanfront lands. This **Marine Riparian Development Permit Area** would require any person with marine waterfront land to apply for permission (development permit), prior to subdividing marine waterfront land, constructing a structure or building within 30 metres of the high tide mark, or making any other alterations to land or plants within 30 metres of the high tide mark.

The purpose of the Marine Riparian Development Permit Area is to protect development from hazardous conditions, to protect sensitive marine riparian areas from development that could impair its productivity as part of the marine ecosystem – mainly as a spawning area for forage fish - and to preserve the integrity of marine drift processes (the erosion, transportation and deposition of shoreline sediments). Forage fish are a primary food source for larger fish such as salmon, as well as for other wildlife. Ocean shorelines that are not composed of bedrock are very dynamic areas of landscape change, and to protect the residents of these areas and other human infrastructure, careful measures need to be taken.

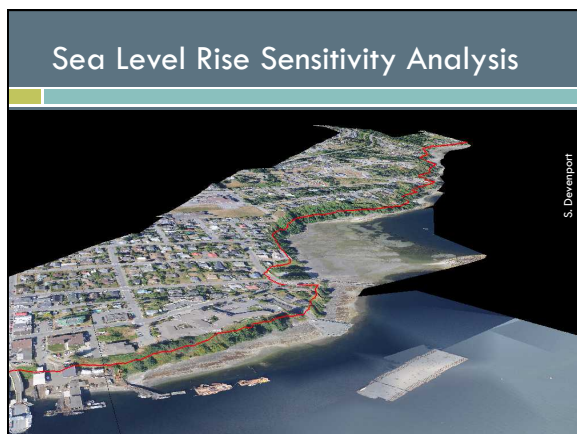




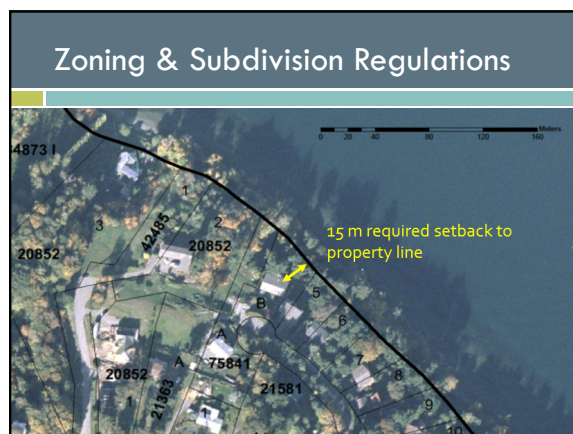
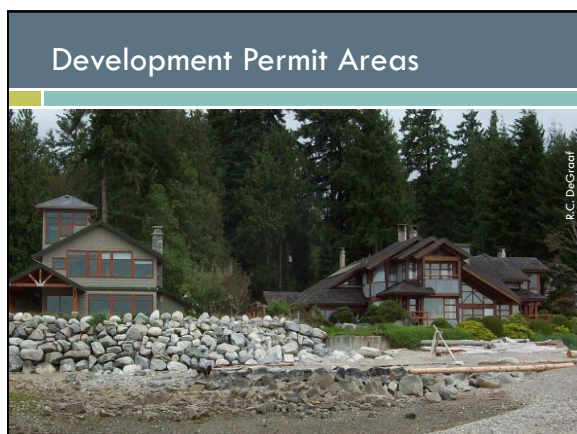
Aquatic
Resource
Protection
DPA




Rural
Character
DPA



- ### OCP Policies
- Development Permit Areas
 - Implementing Bylaws
 - Grant Applications
 - Educational Programs
 - Stewardship Activities
 - Financial Incentive Programs



Run-off Control Regulations



Amenity Zoning/Density Bonus



Financial Incentives

The Islands Trust Natural Area Protection Tax Exemption Program (NAPTEP) gives landowners the opportunity to receive a 65% exemption in property taxes on protected land.



Education & Stewardship



Cowichan Estuary Nature Centre



Hecate Park Beach Restoration

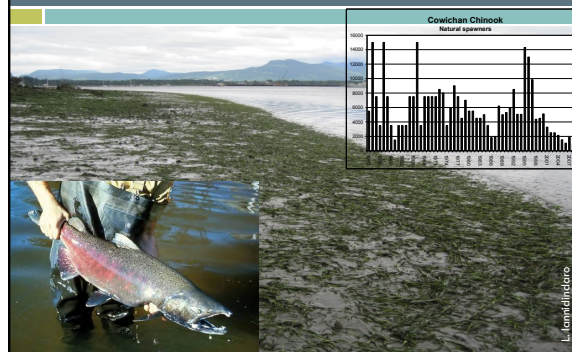


Dick Murphy Park on Tyee Spit, Campbell River, B.C. – Phase 1 Beach Restoration, 2004

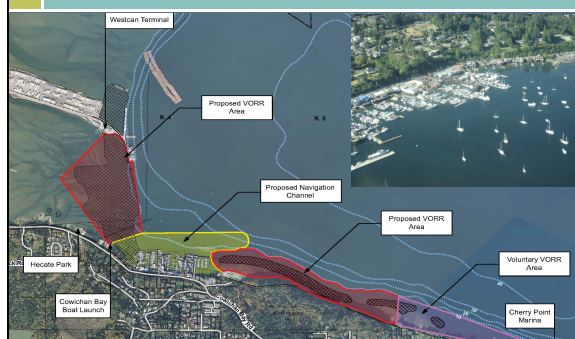
Location: Tyee Spit, Campbell River – estuarine spit at the confluence of Campbell River with Discovery Passage, located on the eastern coastline of central Vancouver Island, B.C.



Cowichan Bay VORR Project



Cowichan Bay VORR Project



Factors for Success

- Science/Facts to Support Decisions
- “Informed” stakeholder input
- Flexibility
- Partnerships

Thank you!

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