

STAFF REPORT

DATE: October 31, 2023

FILE: 0540-04 EASC / PJ 1D 12

TO: Chair and Directors,
Electoral Areas Services Committee

FROM: Dave Leitch
Chief Administrative Officer

RE: BYLAW NO. 276, "OYSTER BAY–BUTTLE LAKE OFFICIAL COMMUNITY PLAN BYLAW, 2023"

PURPOSE

To consider Bylaw No. 276, being Oyster Bay – Buttles Lake Official Community Plan Bylaw 2023, that is proposed to replace the existing Oyster Bay – Buttles Lake Official Community Plan which was adopted by Bylaw No. 1857 in 1996.

POLICY ANALYSIS

Part 14, Planning and Land Use Management, Section 472 of the *Local Government Act* (LGA), grants authority to local governments to adopt an official community plan (OCP) and Section 477 specifies that it must be adopted by bylaw. Section 475 determines that the Regional District must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected and specifically requires the local government to consider whether to consult with the following:

- a) the board of any regional district that is adjacent to the area covered by the plan,
- b) the council of any municipality that is adjacent to the area covered by the plan,
- c) first nations,
- d) boards of education, greater boards and improvement district boards, and
- e) the provincial and federal governments and their agencies.

On October 25, 2012, the Board endorsed a review process for the Oyster Bay – Buttles Lake Official Community Plan and an agency referral list and First Nations consultation process (SRD 701/12). After re-launching the project, SRD planning staff re-sent referral letters to First Nations and agencies listed in Appendix A.

EXECUTIVE SUMMARY

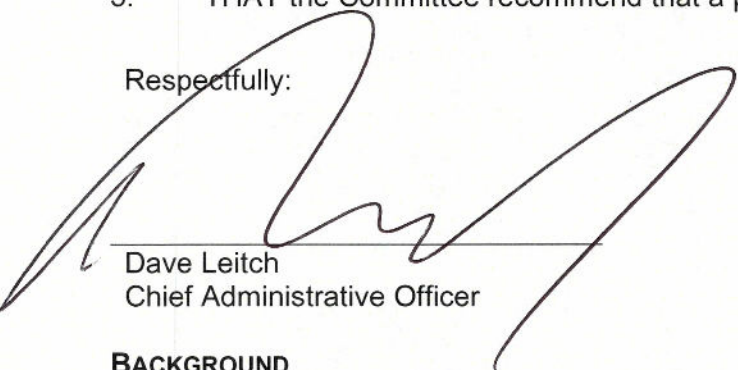
The review of the Oyster Bay – Buttles Lake Official Community Plan (OCP) began in 2012, and a draft was brought to the Board in 2017. After relaunching and revising the plan with input from a recent review process including a public survey, public open house, and referrals to external agencies and First Nations, the OCP (attached) is presented as Bylaw No. 276, being Oyster Bay – Buttles Lake Official Community Plan Bylaw, 2023.

Following first reading of the proposed bylaw, the formal bylaw adoption process may commence. A public hearing date in early December has been proposed to provide the public a consistent bylaw review process and maintain momentum. The proposed Bylaw No. 276 supports the vision the community has for Electoral Area D and includes new sections pertaining to climate change, coastal planning and sea level rise, coastal lands and development, economic development, First Nations, greenhouse gas emissions, hazard lands development permit and land use designations.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT the Committee recommend the Board give first 2 readings to Bylaw No. 276, being Oyster Bay – Buttle Lake Official Community Plan Bylaw 2023.
3. THAT the Committee recommend that a public hearing be held on December 6, 2023.

Respectfully:



Dave Leitch
Chief Administrative Officer

BACKGROUND

The existing OCP was adopted on April 28, 1996 and is proposed to be replaced by the revised OCP, Bylaw No. 276, “Oyster Bay – Buttle Lake Official Community Plan Bylaw, 2023”. Amendments to the revised OCP includes updates to reflect changes to legislation, provincial policy direction, planning practice and community desires including the following:

NEW SECTIONS	IMPROVED SECTIONS	UPDATED PARKS SECTION
Climate Change	Agriculture & ALR	New Park Policies
Coastal Planning and Sea Level Rise	Archaeology	New Park Objectives
Coastal Lands and Development	Forested Lands	Park Inventory
Economic Development	Hazard Lands	New Park Development Priorities
First Nations	Housing Policies & Infill Support	New Park Acquisition Priorities
Greenhouse Gas Emissions	Settlement and Land Use	New Parks & Recreation Inventory Map

The OCP review process to revise the 2017 draft included the following:

OVERVIEW OF ENGAGEMENT ACTIVITIES			
ACTIVITY	DATE	PARTICIPANTS	OBJECTIVE
Project Re-launch: website update and social media	June 2023 Virtual	All community	- Reintroduce the project and purpose - Opportunities for involvement
First Nations Referrals	June 2023 Email	14 Nations with interest in lands located in Area D	Inform and invite participation from Nations whose traditional territories or interests in land overlap with Electoral Area D
Internal Review: Parks	September 2023	SRD Planning and Parks Departments	- High level discussion of potential objectives and policy changes - Clarify parks mapping; differentiating between developed, undeveloped, and informal trails and parks

Internal Review: Engineering	September 2023	SRD Engineering and Planning Department	Discussed and refined various sections related to infrastructure and services in Area D including; transportation, utilities, water and sewage.
Subject Expert Review: Coastal Douglas-fir Conservation Partnership	August 2023 Email	Coastal Douglas-fir Conservation Partnership	Discussed environmental protection trends in local government policy; protecting natural features and ecosystems; provided a working draft for feedback. Incorporated comments received into the OCP.
Community Survey	August 2023 Virtual	All Area D residents 161 responses	- Introduce the subjects and topic areas of the OCP - Provide an alternative method of feedback to attending the in-person OCP Open House event in October 13, 2023 - Confirm the values and priority objectives of Area D community members.
Open House	October 2023 Oyster Bay Resort	All Area D residents 105 attendees	- Bring interested community members together and review sections of the draft topic by topic. - Share ideas and discuss priority objectives and policies. - Increase awareness of what an OCP is and how it can impact property owners and protect public interests. - Confirm the values and priority objectives of Area D community members.
External Agency Referrals	October 2023 Email	13 External agencies including other levels of Government and partners	- Reviewed and discussed strategic priorities with Island Health, Ministry of Transportation and Infrastructure, and the Agricultural Land Commission as key partners in land management. - Sent draft OCP and completed mapping to remaining agencies for comment. Feedback received is incorporated prior to EASC receiving the draft.

From the engagement process it is clear that community support for the objectives and policies in the new OCP draft are very high.

In accordance with Section 465 of the LGA, a public hearing must be held after first reading of the bylaw and before third reading. To meet the requirements of Section 466, by advertising the public hearing properly; and to commence with the formal referral process, it is recommended that the Board, at the meeting scheduled for November 22, 2023, gives first reading to Bylaw No. 276, being the “Oyster Bay – Buttle Lake Official Community Plan Bylaw 2023”; supports the timeline for the processing of the bylaw amendment as attached; and to schedule a public hearing for December 6, 2023.

FINANCIAL IMPLICATIONS

Current meeting (account 01-2-500-284) and advertising (account 01-2-500-335) expenses are within the anticipated budget of the review process. Both accounts have sufficient budgeted funds available to complete the bylaw adoption process.

LEGAL IMPLICATIONS

The process as described in the report and attachment is in accordance with the requirements of the LGA.

INTERGOVERNMENTAL/REGIONAL IMPLICATIONS

Any implications that are brought to the attention of planning staff from external agencies or First Nations following First Reading will be presented to the Board with proposals how to address it.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Community Services staff will continue to take the lead with the completion of the OCP referral and official review process.

Submitted by:



Aniko Nelson
Senior Manager, Community Services

Prepared by: A. Girdler, Land Use Planner II

Appendix A

First Nations consultation and agency referral list.

Appendix B

Bylaw No. 276, “Oyster Bay – Buttle Lake Official Community Plan Bylaw, 2023”.

Attachment

Bylaw No. 276, “Oyster Bay – Buttle Lake Official Community Plan Bylaw, 2023”.

Appendix A

Consultation and Referral Lists

First Nations	
Cowichan Tribes	Defer to near by Nations
Halalt First Nation	No response
K'ómoks First Nation	No response
Klahoose First Nation	No response
Lake Cowichan First Nation	No response
Lyackson First Nation	No response
Nanwakolas Council	No response
Penelakut Tribe	No response
Stz'uminus First Nation	No response
Tla'amin Nation	Defer to near by Nations
Tlowitsis Nation	No response
We Wai Kai Treaty Society	No response
We Wai Kum	No response
Xwémalkwu (Homalco) First Nation	No response
Agencies	
Agricultural Land Commission	Feedback incorporated
City of Campbell River	Feedback incorporated
Comox Valley Regional District	Feedback incorporated
Environment Canada	No response
Fire Department	No response
Fisheries and Oceans Canada	No comment
Island Health	Feedback incorporated
Ministry of Environment	No response
Ministry of Forests, Lands & Natural Resource Operations (Forests / Archaeology / Crown Lands)	No response
Ministry of Transportation and Infrastructure	No response
Ministry of Water, Land and Resource Stewardship	Feedback incorporated
Private Managed Forest Land Council	No response
qathet Regional District	No comment
School District No. 72 (Campbell River)	No response

Appendix B

Timeline: Bylaw No. 276, “Oyster Bay – Buttle Lake Official Community Plan Bylaw, 2023

Steps	Dates
Introduce the OCP bylaw to the EASC for consideration so that the formal bylaw adoption process can start;	November 8, 2023 EASC
Present OCP to the Board for first and second readings	November 22, 2023 Board
Hold a public hearing, where potential amendments made to the OCP during the Board meeting of November 22, will be explained to the attendees prior to the start of the public hearing.	December 6, 2023
Consider third and fourth reading of the OCP bylaw	December 13, 2023 Board



Bylaw No. 276

OYSTER BAY - BUTTLE LAKE OFFICIAL COMMUNITY PLAN BYLAW, 2023

ACKNOWLEDGEMENT

The Strathcona Regional District respectfully acknowledges that our corporate office and Strathcona Gardens Recreation Complex are located on the traditional unceded territory of the Ligwidaŋ people. We also recognize that we operate within the traditional, treaty and unceded territories of the Ehattesaht / Chinehkint, Homalco, Ka:'yu:'k't'h' / Che: k'tles7et'h', Klahoose, K'ómoks, Kwiakah, Mowachaht / Muchalaht, Nuchatlaht, Tla'amin, Tlowitsis, We Wai Kai and Wei Wai Kum First Nations.

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MAP 1 PLANNING AREA

MAP 2 LAND USE DESIGNATIONS EAST

MAP 3 LAND USE DESIGNATIONS WEST

MAP 4 PARKS AND RECREATION INVENTORY

MAP 5 HAZARD LANDS DEVELOPMENT PERMIT AREA

OYSTER BAY - BUTTLE LAKE OFFICIAL COMMUNITY PLAN

PART I INTRODUCTION

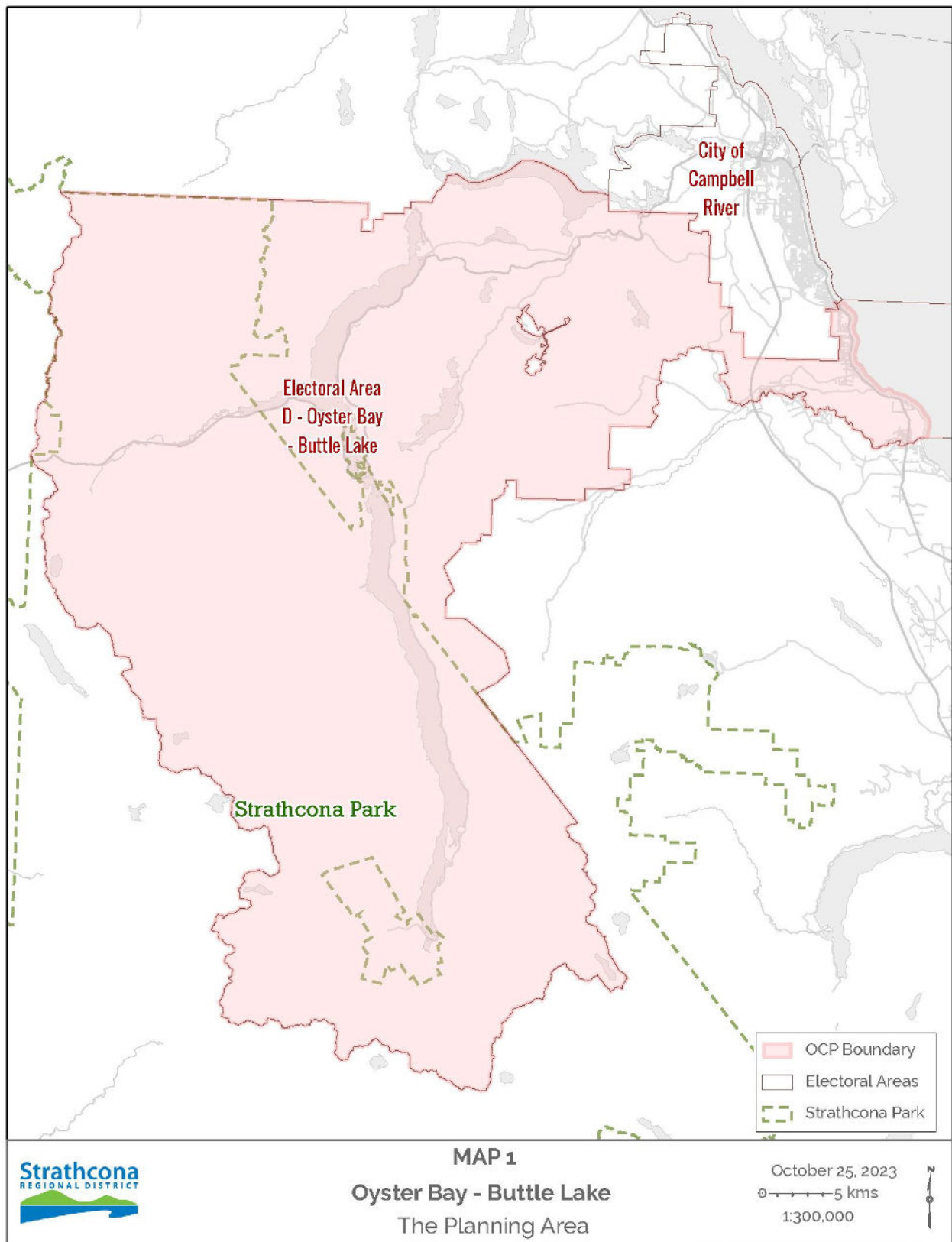
1 PURPOSE

The Oyster Bay - Buttle Lake Official Community Plan (OCP) is a general statement of the long term community vision, goals, and policies of the planning area respecting the form and character of existing and proposed land use and servicing requirements within Electoral Area D. Section 471(1) of the *Local Government Act* states that an OCP is a statement of objectives and policies to guide decisions on planning and land use management within the area covered by the plan, respecting the purposes of local government.

As a guiding policy document of the Regional District, over the next five to ten years, the OCP should provide a basis for the Regional Board and all other affected agencies upon which to consider land use and servicing issues. In this manner, the OCP should provide the community residents and businesses some certainty that the type and location of future developments will reflect their long-term needs and desires.

2 PLANNING AREA

The planning area for this OCP includes the land and surface water areas of Electoral Area D, identified as the area north of the Oyster River and abutting the jurisdiction of the Comox Valley Regional District, to Ocean Grove Road, adjacent to the boundary of the City of Campbell River, as well as west to the boundary of Strathcona Provincial Park as shown on Map 1 Planning Area. This planning area consists of approximately 161,842 hectares (almost 400,000 acres), and as per 2021 census information, has a population of 4,153.



PART II COMMUNITY PROFILE

The most valued characteristics of the present community have been identified from the views and opinions expressed by residents throughout the OCP review process.

3 COMMUNITY CONTEXT

Electoral Area D is the most populated area within the Strathcona Regional District, with a reported population of 4,153 from the 2021 census. Further findings from the 2021 census suggest that Area D is growing steadily and aging, shows higher average income than the rest of the Electoral Areas in the SRD, and has a higher average dwelling value.

3.1 Demographic Profile

Population: Historical Population – 2016, 2021

Location	2016	2021	% Change
Electoral Area D	3,977	4,153	4.4%
Strathcona Regional District	44,671	48,150	7.8%
British Columbia	4,648,055	5,000,879	7.6%

Source: Statistics Canada, 2021 Census of Population.

Age Characteristics: Median Age Year to Year Comparison

Location	2011	2016	2021
Electoral Area D	50.1	51.9	52
Strathcona Regional District	46.3	48.2	49.6
British Columbia	41.9	43	42.8

Source: Statistics Canada, Census 2011, 2016, 2021.

Average Household Size: Average Number of Persons per Household –2021

Location	2021
Electoral Area D	2.4
Strathcona Regional District	2.2
British Columbia	2.4

Source: Statistics Canada, Census 2021.

Average Household Income: Average Annual Household Income (after tax) – 2020

Location	2020
Electoral Area D	\$90,600
Strathcona Regional District	\$78,500
British Columbia	\$91,100

Source: Statistics Canada, Census 2021.

Employment Rate: Labour Force Employment Rates, 2021

	Area D	SRD
Employed	51.5%	50.2%
Unemployed	10%	9.2%

Source: Statistics Canada, Census 2021.

3.2 Housing Profile

Dwellings and Dwelling Occupancy: Dwellings and Full-time Occupancy Rates –2021

	2021
Total Dwellings	1,853
Total Occupied Dwellings	1,722
Full-time Occupancy Rate	92.9%

Source: Statistics Canada, Census 2021.

Occupancy rates for dwellings is derived between total dwellings and occupied dwellings.

Housing Types: Occupied Dwellings by Structural Type – 2021

Structural Dwelling Type	2021	%
Single-detached house	1,465	85.2%
Apartments (5+ storeys)	0	0
Apartments (<5 storeys)	5	0.3%
Row House	0	0
Semi-detached house	30	1.7%
Duplex	30	1.7%
Other attached dwelling	0	0
Movable Dwelling	185	10.8%
TOTAL	1,720	100%

Source: Statistics Canada, Census 2021.

Housing Value: Average - 2021

	Area D	SRD
Average Value of Dwellings	\$687,000	\$563,500

Source: Statistics Canada, Census 2021.

Age of Housing Stock: Period of Construction – Percent (%) of Housing Stock, 2021

	Area D	SRD
1960s or before	6.7%	8.5%
1961 - 1980	44.9%	33.5%
1981 – 1990	24.1%	16.8%
1991 – 2000	11.6%	17.2%
2001 – 2005	2%	4%
2006 – 2010	1.4%	7.2%
2011 – 2015	4.3%	5.3%
2016 – 2021	4.6%	7.5%
TOTAL	100%	100%

Source: Statistics Canada, Census 2016, 2021.

Housing Tenure

Location	% Owner Occupied	% Renter Occupied	% Band Housing
Area D	88.7%	11.3%	0%
SRD	74.1%	24.8%	1.1%

Source: Statistics Canada, Census 2021.

Tenure refers to whether persons living within the dwelling own or rent it. High ownership rates are also an indicator of housing affordability.

4 VALUES & VISION

Residents within the plan area value its rural characteristics, waters, and shoreline. Agriculture has always been recognized as an important component of the plan area and has recently blossomed with the utilization of more ALR and non-ALR lands for agriculture purposes. Residents have indicated that they do not desire becoming a suburb of the City of Campbell River.

4.1 Community Vision

Electoral Area D consists of quiet and friendly low density neighbourhoods in a rural setting, offering an alternative to city life. The residents wish to live in quiet, spacious and friendly, low density neighbourhoods with limited commercial development. Areas of open green space or beach access should be close by, protected and open to all to enjoy. Natural areas, parks and trails are within walking distance from most neighbourhoods and are welcoming places that offer a variety of recreational opportunities for different age groups and abilities to enjoy. Agriculture is an integral part of the rural lifestyle of the community. Commercial development is limited to areas along the old island highway.

5 PLANNING STRATEGIES

The overall goal of this Official Community Plan (OCP) is to protect what is important to the community - the valued characteristics of the present community as identified previously, the community vision. The implementation of the following strategies throughout this OCP should help to protect these characteristics and achieve the vision the community has for the future.

1. Maintain the planning area as a rural and country residential community

The area north of Henry Road will be maintained as a mix of single detached dwellings, local commercial services and tourist facilities. The area south of Henry Road will be maintained as a rural community with farms, forests, protected wildlife habitat, country residential homes, local commercial services and tourist facilities.

2. Minimize land consumption for settlements

A strategy to manage and reduce the consumption of land is the single most important element to protecting the most valued features of the planning area. When land is developed, trees, wildlife habitat, recreational opportunities and aesthetic values must be considered. With development, the loss of ecosystem connectivity and ecosystem services must be considered. To protect the natural features of the land and the character of the community, the area used to accommodate new lots and homes should be closely managed and natural and environmental features protected.

3. Upgrade community water systems

The ability to service lots (existing and new) within the current local service areas is limited until the water systems are upgraded. In recognition of this, the Regional District will continue to explore opportunities for the improved provision of water.

4. Continue development of a liquid waste management plan

Ongoing liquid waste management should be investigated to protect public health and the environment. The planning area has a history of septic failure from systems which have exceeded their design life and have begun to fail. The combination of poor receiving soils, the availability of piped water, and increased residential development along the foreshore has led to concerns in the community for its environmental well-being. This situation may be mitigated through the continued development and completion of a Liquid Waste Management Plan to provide a workable framework for the collection, treatment and discharge of all liquid wastes, including the regular maintenance of septic systems and where appropriate, the establishment of local service areas to provide funding for septic system maintenance can be established.

5. Provide opportunities for responsible growth, agriculture, local commercial services, tourist facilities and resource based activities.

In keeping with provincial objectives to discourage sprawl along the coast of Vancouver Island and to promote the development of complete, compact communities, development more commonly associated with urban areas such as multi-unit developments, regional shopping facilities, multi-unit care facilities for seniors, and heavy industrial operations should be directed to regional centres such as Campbell River.

6. Establish neighbourhood containment boundaries

The use of greenbelts, resource lands and environmentally sensitive areas as well defined edges for neighbourhoods may help to discourage strip development and sprawl and encourage infilling within serviced developed areas.

7. Promote the use of rural design guidelines

Rural design guidelines are development principles which encourage landowners to:

- a. maintain the existing topography, vegetation and other natural and man-made features of a site when developing.
- b. design buildings and structures to reflect and enhance the form and character of the community.
- c. site buildings, roads and required services to be unobtrusive and absorbed by the landscape.

Promoting the use of such guidelines is essential for protecting the rural character of the planning area.

8. Maintain, protect and enhance the Agricultural Land Reserve

Agricultural lands are an important part of Electoral Area D and the protection and enhancement of such lands are supported through the policies and objectives of this plan.

9. Conserve and protect environmentally sensitive areas

This plan recognizes the need to conserve and protect environmentally sensitive areas during all stages of development and includes the requirement for development permits to protect and ensure such assets are considered.

PART III OBJECTIVES AND POLICIES

This section of the Official Community Plan outlines broad objectives and policies to provide direction to achieve the community's vision. These objectives and policies will help guide development of the area and include considerations respecting the form and character of existing and proposed land use and servicing requirements expected in the planning area over the next five to ten years. Where the following policies deal with matters beyond the jurisdiction of the Regional District such as forestry and mining, those agencies having authority to regulate are encouraged to consider the applicable policies a broad statement of local interests regarding that particular resource or issue.

6 FIRST NATIONS

The Strathcona Regional District is home to many First Nations communities who have stewarded and occupied these lands for over 8,000 years. The abundant forests and waterways provided sources of food, clothing and shelter. Long before the arrival of European settlers, the Coast Salish people occupied the shores of Campbell River ⁽¹⁾. When the British arrived in the area in the early 1800s, the Coast Salish had abandoned villages in the area and moved south to areas now known as Comox and Qualicum. Following the departure of the Coast Salish, the Ligw̓íldaŋw̓ (Lee-kwilt tah) peoples then migrated south to the area. "The Ligw̓íldaŋw̓ (sometimes spelled Laichwiltach) moved into the rich salmon fishing grounds and the strategic trading position offered by the narrow Discovery Passage." At that time the Ligw̓íldaŋw̓ peoples were made up of the We-Wai-Kai of Cape Mudge, Wei-Wai-Kum of Campbell River, Walatsama of Salmon River and Kwiakah of Philips Arm. Villages were established in Campbell River and at Cape Mudge on Quadra Island, making this area the southernmost territory of the Kwak'waka speaking peoples." ⁽²⁾

The SRD acknowledges that First Nations rights and title may be affected by coastal and upland land use decisions. As such, consideration as well as meaningful and respectful consultation are included as part of all SRD Official Community Plan review processes. Building strong and cooperative government-to-government relationships with the local First Nation communities is key in effective community planning, as well as sustaining and growing the community's economy and population. Proposed land use policies and development applications are referred to First Nations for review and comment as part of the decision-making processes associated with them.

The Oyster Bay-Buttle Lake Official Community Plan area lies within the traditional territory of the Xwemalhkwa (Homalco) First Nation, K'omoks First Nation, We Wai Kai First Nation and the We Wai Kum First Nation as well as special interest of the Tlowitsis community, Nenagwas, and therefore the SRD welcomes opportunities to plan together in partnership for the benefit of all. In addition to those having traditional territory in the area, there are additional First Nations to the south of Electoral Area D that claim marine interests throughout the plan area. The rich cultural Indigenous traditions remain alive, visible and vibrant today.

(1) *History*. Retrieved September 19, 2013 from Campbell River & District Chamber of Commerce:

http://www.campbellriverchamber.ca/live_and_work/history.aspx

(2) *Area History*. Retrieved September 4, 2013 from City of Campbell River:

<http://www.campbellriverbc.ca/Live/Area%20History/History%20of%20the%20City/Documents/FIRST%20NATION S.pdf>

Objectives

1. To understand and respect the rich history, culture, and diversity of Indigenous Peoples living in and around Electoral Area D.
2. To work in cooperation with Indigenous leaders and organizations on items of mutual interest and community well-being for all.
3. Seek improved relations, partnerships, and agreements for the provision of appropriate community services and collaborate on issues affecting the future of Electoral Area D with local First Nations.

Policies

1. Strengthen the relationship between First Nations and the broader community; one which honours each other's traditions and provides the framework for respectful, productive working partnerships moving forward into the future.
2. Actively acknowledge First Nations' history, archaeological resources, cultural influences and places of interest.
3. Explore partnership opportunities with local private and public sectors and local First Nations to achieve community improvements, business support, external investment and joint marketing initiatives.
4. Undertake early and ongoing consultation with First Nations during the development of policy frameworks and land use planning.
5. Adopt and implement the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) as a framework for ongoing truth and reconciliation.
6. Continue to support the Truth and Reconciliation Commissions Calls to Action in the capacity of a regional government.
7. Continue to respect and support practices of traditional hunting, fishing, trapping, and gathering and conservation practices of Indigenous Peoples within traditional territories throughout the plan area.

7 ARCHAEOLOGY

Part of the plan area's heritage includes archaeological sites – the physical evidence of how and where people lived in the past. Archaeological sites and oral tradition are the only vestiges of this rich history extending back many thousands of years. The importance of archaeological sites is recognized and protected through the provincial *Heritage Conservation Act*. Under this Act, the Archaeology Branch is responsible for maintaining and distributing archaeological information and determining if permits should be issued to allow development to take place within protected sites.

Fifteen archaeological sites have been identified within the plan area, while another 324 sites have been identified as having high archaeological potential. Many more hundreds of sites throughout the plan area are recognized as having moderate archaeological potential. The Province protects these sites, whether known or unrecorded, through the *Heritage Conservation Act*. This protection applies to both private and Crown land and means that you must have a provincial heritage permit to alter or develop within an archaeological site. Studies of the known sites have discovered cultural material, shell middens, human remains, lithics and other materials. Archaeological sites pre-dating 1846 may not be altered or changed in any manner without a permit pursuant to the *Heritage Conservation Act*.

Confirmed archaeological site locations and potential sites are not identified in this plan due to their sensitive nature. The Regional District will review archaeological mapping to determine whether a property or development is affected by either an archaeological site or a site with significant archaeological potential. Areas that fall within the red zones are confirmed archaeological sites and those areas highlighted dark brown have significant potential to contain unknown archaeological sites, both protected under the *Heritage Conservation Act*.

Objectives

1. To encourage and facilitate the identification, protection and conservation of archaeological sites.
2. To raise public awareness of the value of lands identified by the province as having high archaeological potential.
3. To encourage the protection and conservation of sites identified as having high archaeological potential.
4. To ensure that property owners are aware of their responsibilities under the *Heritage Conservation Act* when conducting land-altering activities.
5. To avoid or reduce unauthorized damage to protected archaeological sites in accordance with the *Heritage Conservation Act*.

Policies

1. Developers should be encouraged to protect archaeological resources during all phases of project planning, design and construction.
2. To assess and identify the archaeological resource potential in the planning area the commission of an archaeological inventory in accordance with the British Columbia Archaeological Inventory Guidelines and the British Columbia Archaeological Impact Assessment Guidelines, Revised 1998, published by the Archaeology Branch of the Ministry of Forests, Range and Natural Resource Operations, should be considered as funding becomes available.
3. First Nations' traditional territory and land claim interests should be acknowledged and given consideration during all development proposals.

4. Early and ongoing consultation with First Nations should occur where developments are proposed over lands identified as traditional territory or of interest to First Nations.
5. Direct communication between developers and local First Nations is strongly encouraged prior to development.
6. Prior to the approval of development applications, consultation with the Provincial Remote Access to Archaeological Data (RAAD) website will occur to determine if the area is affected by an archaeological site or area with high archaeological potential.
7. A Provincial Notification Letter indicating whether a proposal has a direct overlap with a known archaeological site or an area of significant archaeological potential or no direct overlap should be provided with all development applications.
8. Property owners within 50 metres of lands identified as an archaeological site or as having high archaeological potential should be prepared to undertake an Archaeological Assessment of the area prior to development.
9. Given the significant potential to encounter unrecorded archaeological sites throughout the planning area, property owners should be prepared to halt development should an archaeological site be encountered.
10. Protected archaeological sites may not be altered without a permit issued by the Ministry responsible.

8 COASTAL LANDS AND DEVELOPMENT

Coastal lands are those lands that run parallel to the waterfront of the SRD. Activities associated with much of this area include residential uplands, recreation areas, and small pockets of commercial activity. This plan aims to protect and conserve these areas while recognizing these uses and discourages activities that may compromise the environmental integrity of the aquatic environment.

Objectives

1. Recognize and protect the public, tourism, and recreation values of coastal areas.
2. Minimize negative impacts of settlement on the coastal areas.
3. Encourage appreciation of the marine environment for all users by providing public access to and enjoyment of the coastal areas.
4. Ensure private coastal development does not negatively impact the use of the adjacent coastal lands.

Policies

The following general policies are applicable to all coastal land use considerations:

1. Development should be directed away from areas immediately adjacent to public coastal waters and access points where possible.
2. All uses in coastal waters should clearly demonstrate environmentally responsible standards of operation and apply environmental best practices.
3. Coastal development should be designed and constructed to respect and enhance the coastal environment and the experience and enjoyment of the coast by the greater community.
4. Forms of permanent marine residences, such as float homes or liveaboards, should be prohibited.
5. Public access should be maintained and enhanced to enable the public use and enjoyment of coastal areas.
6. Beach access paths should be enhanced with appropriate signage and infrastructure.
7. The provision of public access and connections should be required where development along the foreshore is contemplated.
8. Structures within coastal areas should be limited to those necessary to meet the needs of the community.
9. Coastal development and protection works should only be approved where they will not cause a loss of or damage to public beaches, Crown land or significant natural features.
10. Coastal development to existing settlement areas, avoiding further linear development along the coast and, where necessary, restructure old and inappropriate subdivisions.
11. Ensure that new coastal development considers the scenic and visual qualities associated with the area.

9 COMMERCIAL

Commercial development in the planning area consists of neighbourhood stores, tourist accommodations, restaurants, home businesses and limited light industrial. The bulk of the residents' shopping needs are satisfied by stores and services in Campbell River, Black Creek and the Comox Valley. Vacant commercial land has been available in the area for several years. The continued protection of these sites and other key locations is important to ensure opportunities for commercial businesses as the population needed to serve them, is established.

Objectives

1. Provide for convenience items and services to be purchased by nearby residents who cannot easily access the commercial services located elsewhere.
2. Ensure the form and character of commercial development retains a rural flavour, reflects community values and does not harm the natural environment. Such development should be designed to enhance walkability and social connections and support the reduction of GHG emissions by reducing automobile trips.
3. Support mixed commercial/residential developments where appropriate.
4. Discourage commercial strip development along the Island Highway and Inland Island Highway.
5. Direct commercial services catering to local residents to existing commercial nodes.
6. Support tourist commercial development associated with the natural amenities and features of the area.
7. Support the establishment of home businesses.

Policies

Desired Types of Commercial Development

1. Commercial uses which are desired in the planning area include tourist facilities, home businesses, convenience stores and other businesses catering primarily to Electoral Area D residents. Retail establishments which attract and serve customers from throughout the region such as malls, 'big box' retail outlets, franchises and chain stores should be discouraged.

Designations

2. Designations for commercial uses should be "Neighbourhood Commercial", and "Tourist Commercial".

Neighbourhood Commercial

3. A full mix of local neighbourhood services and facilities should be encouraged in areas designated "Neighbourhood Commercial" to create a true focal point for the neighbourhood, discourage strip development and reduce motor vehicle use.
4. Support smart growth principles when developing neighbourhood commercial services to attract residents and visitors with an emphasis on pedestrian networks and residential above commercial development for a fully integrated community.
5. Residential use is encouraged as an accessory use to neighbourhood commercial development.

Tourist Commercial

6. To recognize the economic importance of tourism as an economic driver in Electoral Area D and to grow its potential through appropriate land use and policy decisions.
7. Provide access points and lookouts to the waterfront and encourage commercial retail opportunities for pedestrian destinations.

Siting

8. Isolated and random commercial development should be discouraged other than convenience stores, home businesses and tourist facilities.
9. Existing commercial developments on the Island Highway should be recognized, however, the development of additional commercial development along the highway should be discouraged unless located in an area designated "Neighbourhood Commercial".
10. Suitable sites for commercial enterprises should be protected from other forms of development and incompatible adjacent uses.
11. Commercial sites should:
 - a. not generate excessive traffic and noise in residential areas.
 - b. be compatible with adjacent uses and natural resource areas.
 - c. provide adequate buffering and screening.
 - d. allow public access to the waterfront areas.
 - e. include systems for sewage treatment and disposal, stormwater management and water supply and distribution.
 - f. maintain environmentally sensitive areas.

Development Permit Areas

12. All parcels designated "Neighbourhood Commercial" and "Tourist Commercial" and should be designated as development permit areas. Strathcona Park Lodge is excluded from this development permit area designation. (See Section 31 for the development permit guidelines.)

Home Based Businesses

13. The number of home-based businesses remains relatively constant in Electoral Area D, and although down marginally since 2006, the 2011 Census indicates that approximately 5% of residents in the labour force primarily work from home. Home-based businesses are supported given the benefit to Area D not only in terms of their contribution to the local economy but also by reducing demands on the transportation system imposed by commuting. A key issue in promoting home-based businesses is ensuring that they fit well with the surrounding neighbourhood.
14. The sale of equestrian accessories and services (e.g. farrier and tack store) may be permitted on any parcel designated "Upland Resource", "Rural" or "Country Residential".

15. To ensure home businesses, bed and breakfast operations and equestrian centres do not disrupt the residential or rural nature of an area these operations will be subject to regulations designed to:
- a. limit the size and number of signs.
 - b. prohibit uses which may create a nuisance.
 - c. limit activities which may occur outside a building or structure.
 - d. prevent unrestricted retailing.
 - e. limit the size of the operation so that it remains ancillary to the permitted principal uses.
 - f. limit the number of employees.
 - g. outline required approvals.

Temporary Uses

16. All lands, except those designated "Residential" should be designated as being eligible for consideration for the issuance of Temporary Use permits for uses not permitted under the current zoning and including special events. The issuance of such a permit should be conditional on the applicant providing:
- a. a detailed description of the proposed use and the duration of proposed activity.
 - b. provision of appropriate professional reports and assessments as required, including but not limited to, environmental assessments, stormwater management plans, hydrological assessments, archaeological impact assessments.
 - c. plans for mitigation of potentially harmful impact on the environment and the local community.
 - d. applicable provincial and federal government approvals or permits.
 - e. a security to guarantee performance of the terms of the permit.
 - f. a plan for rehabilitation of the site following the discontinuance of the proposed temporary use.
 - g. other information required to fully evaluate the application.

10 ECONOMIC DEVELOPMENT

The provision of a strong local economy throughout the plan area will help contribute to the overall sustainability and stability of the area and aid in the health of the overall community. The plan area currently includes a resource based economy and includes pockets of tourist and neighbourhood commercial operations. Agriculture facilities and agri-tourism operations continue to contribute to the economy and are welcomed.

Objectives

1. Promote a diverse economy that will offer employment or business opportunities for residents to remain, return, or move to the area.
2. Encourage economic activity that compliments and supports the natural environment and geography of the area.
3. Promote and strengthen the long-term viability of resource base uses including agriculture, industry, forestry and aquaculture.
4. Support existing agriculture operations by removing any barriers and providing policy to aid in production.
5. Support sustainable forestry.
6. Support eco-tourism, agri-tourism, culinary tourism and cultural tourism initiatives.
7. Encourage stewardship of the land while encouraging sustainable economic development
8. based on the region's natural resources and recreational opportunities.

Policies

1. The development of home based business is supported throughout the plan area.
2. Existing and proposed small scale mixed use developments should be supported.
3. The development of light industrial operations, including green, technological, health sciences, sustainable industries and renewable energy opportunities on larger rural and upland resource parcels is supported.
4. Secondary, value-added processing of agriculture, aquaculture, forestry and other products as either home based business or at specialized facilities as appropriate and where potential land use conflicts can be mitigated is supported.
5. The retention, protection and enhancement of lands with high forestry capability is supported.
6. The production and marketing of local wood products is supported.
7. The retention of existing tourist and neighbourhood commercial properties is supported.
8. Small scale community and private woodlot operations are encouraged.

11 ENERGY

Local government decisions on land use, zoning, building design, infrastructure and transportation have a huge impact on energy consumption. Much of this can be attributed to an aging building stock in the more densely-developed parts of Electoral Area D, when building codes were less stringent than today. Increasing the efficiency of existing buildings is one of the most effective strategies for achieving energy conservation targets. The following objectives and policies strive to recognize this impact and to begin to incorporate sustainable energy use wherever possible in land use planning decisions.

Objectives

1. Encourage and promote energy conservation; including the retro-fitting of existing buildings.
2. Raise community energy conservation awareness through education, partnership and incentive programs.
3. Encourage and promote the use and development of locally supplied renewable energy systems and technologies for space heating and cooling, domestic hot water supply and electricity such as solar, geothermal, wind, bio-mass and hydroelectric.

Policies

1. Developers should be encouraged to incorporate energy conservation measures into the siting, design and landscaping of buildings and infrastructure.
2. Residents should be encouraged to reduce the number of vehicle trips per household each day and to reduce the distance traveled to meet basic daily needs by supporting the following:
 - a. initiatives and infrastructure improvements which promote walking, cycling, public transit and carpooling.
 - b. zoning permitting home businesses.
 - c. the development of commercial nodes as neighbourhood centres.
 - d. clustering of development.
3. Zoning regulations should promote energy conservation siting, design and landscaping, and may allow an increase in density where energy conservation or renewable energy supplies are incorporated into a development as community amenities.
4. The Regional District will incorporate energy efficient lighting for SRD facilities and amenities through retrofits and during new construction.
5. The Regional District will advocate to senior levels of government and utility providers to make available funding and incentives for retrofitting existing buildings to improve energy performance and reduce greenhouse gas emissions.

12 CLIMATE CHANGE

The consideration of climate change impacts in land use decisions and a commitment to lessen the contribution to climate change is necessary for sustainable development. Building resilience in the community will involve climate adaptation measures as the community changes over time.

Objectives

1. Support the British Columbia Climate Action Charter and the *Local Government Green Communities Act* (Bill 27).
2. Identify and understand risks associated with climate change.
3. Plan for and respond to climate change effects by developing a Climate Adaptation Plan.
4. Consider climate change impacts on land use within the plan area.
5. Promote and retain the health of ecosystems.
6. Identify greenhouse gas reduction targets for the area to support the Regional District in reducing greenhouse gas emissions.
7. Consider coastal planning during coastal development, including the potential for sea level rise.
8. Promote and encourage the use of renewable energy and district energy systems in new building design.
9. Encourage the implementation of green building design and construction where possible.
10. Encourage nature-based solutions to climate change; such as wetlands, riparian vegetation, and green infrastructure such as but not limited to rain gardens and swales.

Policies

1. Reduce greenhouse gas emissions by incorporating the following: efficient use of land (clustering buildings and increasing open space), energy and transportation planning, infrastructure design, green building design, living walls and roofs.
2. Encourage alternative forms of energy such as solar, photovoltaic, solar hot water, bio-fuel, geothermal, heat pumps, transportation planning, renewable energy, food security and solar building orientation.
3. Promote alternative forms of transportation through the identification of existing opportunities and support for the development of new bike paths and greenways connections, as well as expanded public transportation and ride share programs.
4. Explore incentives for the installation of solar hot water for residential homes.
5. Encourage all new residential homes to achieve a minimum Energuide 80 rating.

Coastal Planning and Sea Level Rise

Sea level rise has the potential to pose serious risks for coastal ecosystems, public health and property in lowlands on the BC coast. As a significant portion of Electoral Area D runs adjacent to and/or is in close proximity to the Strait of Georgia, proactive planning for future land uses must be considered in an effort to minimize risks to both public and private interests. Provincial research indicates that sea level rise will occur in Electoral Area D and can be expected to rise significantly.

Objectives

1. Consider coastal floodplain and sea level rise in all new coastal development.
2. Educate the public regarding early warning and emergency preparedness programs.
3. Prepare policy makers, staff and the public to the potential for adaptation as required.
4. Consider alternate land uses for undeveloped risk lands.

Policies

1. Ensure an appropriate coastal planning framework to prepare for sea level rise and develop a long-term strategy for managed retreat from vulnerable areas at risk.
2. Identify and map sea level rise planning areas that may be at risk for sea level rise inundation or erosion.
3. Implement an adaptive risk management approach to sea level rise that recognizes the potential for additional setbacks and flood construction levels in the future. In the interim, floodproofing guidelines should be highlighted and additional flood setbacks and construction levels in areas adjacent to the sea should be encouraged.
4. All new development should provide consideration for sea level rise including the potential for impacts to the shoreline and its ecosystems, buildings and structures, as well as water and sewage systems.
5. Determine the need for beach protection works based on sound environmental management practices.
6. "Hardening of the foreshore through use of "riprap", concrete, embankments and revetment walls, and other similar structural interventions that interrupt the natural sediment transfer, disturb natural vegetation, redirect wave energy to adjacent properties and/or destroy fish habitat, including forage and spawning areas, is strongly discouraged and where necessary requires Regional District approval.
7. In recognition of ecological features and shoreline functions, the implementation of the 'greenshores program' during the planning and design where shoreline protection devices are being contemplated is strongly encouraged.
8. The Regional District will look to provincial policy for guidance on the implementation of appropriate sea setback and elevation requirements.
9. The Regional District should refer to the BC Ministry of Environment "Guidelines for Management of Coastal Flood Hazard Land Use" for guidance in the consideration of applications for new developments.

Note: Policies related to Sea Level Rise will be subject to refinement as more data and information becomes available on SLR elevations and risks for the plan area.

13 AGRICULTURE

The plan recognizes the value of lands that are viable for agriculture, both within and outside of the Agricultural Land Reserve (ALR). The community has also acknowledged the importance of agricultural lands and has identified the need to continue to promote agricultural and agri-tourism activities throughout the plan area. The Regional District plays an important role in protecting farmlands and enhancing agricultural viability, both on ALR and non-ALR land, and has identified policies to support agricultural viability throughout the plan area.

Objectives

1. Preserve arable land for food production.
2. Recognize and identify agricultural assets.
3. Support the development of an Agricultural and Food Security Plan.
4. Encourage agriculture activities on all lands while taking into consideration potential land use conflicts.
5. Recognize and protect the needs and activities of agricultural operations when considering uses on adjacent lands.
6. Encourage and support sustainable farming practices and local food production on all lands.
7. Encourage the production, processing and marketing of local food products.
8. Encourage environmentally sound agricultural practices that protect surface water, ground water and soil integrity.
9. Support the goals and objectives of the Agricultural Land Commission.
10. Promote the enhancement of ALR lands.
11. Discourage against encroachment of non-farm uses on agricultural land.
12. Protect against the loss of ALR lands.
13. Recognize and support agri-tourism on ALR lands throughout the plan area.
14. Support farm gate sales.
15. Preserve agricultural parcels from further subdivision.
16. Promote agriculture and associated agri-tourism activities as an important economic sector.

Policies

1. The mandate of the Agricultural Land Commission to preserve and encourage the use of arable land for food production should be supported.
2. The retention, protection and enhancement of lands with agricultural capability should be supported.
3. In the interest of preservation of the agricultural land base, subdivision of agriculture lands should be discouraged.
4. The strengthening of farm organizations in the area and the creation of an Agricultural Advisory Committee should be encouraged.

5. Local food production and processing through the development of a community garden should be supported.
6. Opportunities to educate the public regarding the benefits of local food production should be supported.
7. Farm markets, small scale processing of agricultural goods, bed and breakfast operations, agri-tourism developments, home businesses and similar land uses on parcels in the ALR which specifically assist the individual farmer, and the farm community in general, should be encouraged.
8. Applications to develop land in the ALR for non-farm use will not be supported.
9. Applications to remove land from the ALR should not be supported where the land is of suitable size, location, topography and soils to support agriculture or forestry uses, including woodlot operations and poplar plantations.
10. To reduce the potential for land use conflicts, new developments on non-agricultural lands adjacent to the ALR are subject to setbacks, stormwater arrangements and appropriate buffering along property lines in the form of berms, landscaped buffer areas, and fencing in accordance with the Landscape Buffer Specifications of the Agricultural Land Commission and Ministry of Agriculture's "Guide to Edge Planning."
11. Non-agricultural uses, including transportation and utility rights-of-way and linear parkways, which would conflict with farming operations and ALR lands, should be encouraged to locate on other lands where feasible.
12. Farm operators are encouraged to protect environmentally sensitive areas on their land and to use environmentally safe practices and techniques.
13. Consolidation of smaller parcels of agricultural land into larger, more viable agricultural units is encouraged.
14. Developments proposed for non-agricultural lands adjacent to ALR or farm lands should be required to provide natural vegetation or buffering along property lines in accordance with guidelines provided in "Guide to Edge Planning", Ministry of Agriculture, 2009.
15. Applications to remove land from the ALR should not be supported where the land is of suitable size for farming operations to continue, and have the location, topography and soils to support agriculture and forestry uses, including woodlot operations and poplar plantations.
16. Cannabis cultivation and processing is supported as an Agricultural use. Proposals are encouraged to not detract from the rural character of the surrounding area. Proposals on lands not designated as Agricultural, Upland Resource, or Industrial, may only be considered by the Board through a rezoning application, subject to the following:
 - a. consideration of the health, safety and welfare of neighbouring parcels and the public.
 - b. sufficient parcel size and configuration, where the minimum parcel area required should be 4 hectares.
 - c. appropriate siting and configuration of proposed buildings and structures.
 - d. mitigation of potential noise, odour, glare and emissions relative to adjacent land uses through strategies including, but not limited to: buffering, screening, building setbacks and building ventilation.
 - e. provision of an air filtration system that filters air to prevent the escape of odours and pollen.

- f. mitigation of potential impacts to agricultural capability of the lot including, but not limited to: siting of buildings, clustering of buildings, building footprint, lot coverage and soil classifications.
- g. provision of visual monitoring and visual recording devices for the site at all times.
- h. provision of security measures to the perimeter and buildings in accordance with federal government requirements, while respecting integration of the operation with the surrounding community.
- i. provision for the disposal of all waste cannabis material in accordance with federal government requirements.
- j. avoidance and mitigation of potential impacts on environmentally sensitive areas and/or features.
- k. provision for adequate water supply.

14 ENVIRONMENTALLY SENSITIVE AREAS

Environmentally sensitive areas are areas of land or land and water containing vegetation, terrain or fish and wildlife habitat which may be sensitive to development. Environmentally sensitive areas in the planning area include those areas identified by a qualified biologist, environmental professional, or Provincial Ministry.

Objectives

1. Promote environmental sustainability for the benefit of wildlife, natural ecosystems and humans.
2. Identify and maintain environmentally sensitive areas appropriate for public recreational use.
3. Discourage encroachment of incompatible uses on environmentally sensitive areas.
4. Encourage the preservation, protection and rehabilitation of environmentally sensitive areas.
5. Protect the quality and quantity of water resources through the regulation of land uses.
6. Recognize fish and wildlife habitats, streams and wetlands as important land uses during the planning process and to encourage the incorporation of wetland and stream habitat considerations into the planning, and site design of new development.
7. Promote leading edge, best management practices in new development.
8. Increase public awareness of the importance of biodiversity and the need for stewardship practices and support educational programs to this effect.
9. Preserve the integrity of the environmentally sensitive areas and maintain habitat diversity and function.

Policies

Identification

1. The identification, mapping and inventory of environmentally sensitive areas and the use of an intergovernmental memorandum of understanding (MOU) for the protection of identified sensitive areas should be supported.
2. The ground-truthing of identified sensitive ecosystem inventory (SEI) polygons should be supported.
3. Fisheries and habitat sensitive areas contained within the Regional District's environmental habitat map layer and/or as identified by a qualified biologist, environmental professional, or Provincial Ministry should be designated as development permit areas. (Guidelines for this designation are found in Section 29.)

Protection and Management

4. Development should be directed away from environmentally sensitive areas where possible.
5. The provincial Riparian Areas Protection Regulation (RAPR) should be applied to all development, as defined by the RAPR, within the Regional District.
6. The foreshore and environmentally sensitive areas should be protected from activities that can disturb the marine environment and harm ecological habitat.

7. Ensure coastal development does not negatively impact the marine environment and ecological habitats.
8. Where environmentally sensitive areas are identified, the landowners should be encouraged to place these areas into a public trust or return them to a public domain through the use of legislative mechanisms such as Section 215 covenants, density bonusing, tax credit donations, return to Crown designations, and community land trusts.
9. Wherever possible, the environmentally sensitive areas should be maintained as one contiguous parcel rather than fragmented remnants.
10. Environmental studies and monitoring completed by qualified professionals, to terms of reference set by the Regional District and appropriate agencies and paid for by the property owner(s) may be required prior to permitting development which may have an impact on known or suspected environmentally sensitive areas. The required studies may include hydrogeological reports, stormwater management plans, environmental impact studies, flora and fauna inventories and mitigation plans.
11. On and off-site drainage improvements may be required to ensure the quality and quantity of the stormwater runoff from a parcel or area of development does not threaten the productivity and biodiversity of an environmentally sensitive area. There should be no increase in the peak run-off of groundwater from a parcel after development as compared to that which occurred before the development took place.
12. The retention and planting of native ground cover and trees in all developments should be encouraged.
13. Private landowners, industry and the public should be consulted regarding cooperative approaches to protecting fish and wildlife habitat.
14. Development which interrupts the natural foreshore process or has an adverse effect on the foreshore, intertidal areas or adjacent upland properties, should be discouraged.
15. Where subdivision proposals contain land which adjoins a lake, river, stream or wetland, the Approving Officer should be encouraged to review the proposal in light of the Official Community Plan policies, and to request the dedication of land along the bank or shore for the purpose of protecting an environmentally sensitive area, and where appropriate, providing public access.
16. The fencing of watercourses should be encouraged where access by humans or livestock is to be restricted. Access to other environmentally sensitive areas should be limited according to the level of sensitivity by an authority having jurisdiction.
17. The foreshore area and all oceanfront public accesses and roadways should remain free from access limiting development and should be retained for public use. Agreements to permit access around any structure or development that extends below the high water mark should be encouraged.
18. The use of methods other than pesticides and herbicides in environmentally sensitive areas should be encouraged on lands where alternatives are available.
19. The introduction of any foreign or chemical substance into watercourses is not supported.
20. A conservation zone may be applied to parcels of land covenanted or deeded against further development or use, including common property in strata titled subdivisions.

Ecological Greenways

Ecological Greenways are environmentally sensitive areas and habitat patches connected together by a network of green space. These green space connections allow fish, birds and other species corridors to move, to find food, birth and rearing spaces, and protection from predators. Ecological greenways help to maintain health and biodiversity in fish and wildlife populations. They may be either public or in private ownership. Greenways with ecological potential are shown as future interest greenways on Map 4 Parks and Trails.

21. Support maintenance or replanting of vegetation through the land uses for wildlife and food/ cover.
22. Support aquatic and upland habitat corridor connectivity for the movement of wildlife.
23. Support conservation of standing and dead trees for food, habitat, and cavity nest sites.
24. Support voluntary placement of habitat enhancements such as nest boxes, bird feeders, and bird baths.
25. Encourage protection of permanently or intermittently wetted areas of the watercourse, including wetlands, creeks, rivers, springs, back channels, or floodplains.
26. Advocate for the protection and conservation of aquatic habitats for the benefit of fisheries.

15 FORESTED AREAS

The following objectives and policies are separated into two groups: one recognizing the economic importance of forested lands in the Agricultural Land Reserve (ALR); and the other acknowledging the aesthetic, cultural and biophysical features of non-ALR forests. Within these two groups are two classifications, Private Managed Forest Lands (PMFLs) and Tree Farm Licence areas (TFLs).

Private Managed Forest Lands (PMFLs) classification was established in 1988 to encourage private landowners to manage their lands for long-term forest production. A minimum of 25 hectares is required, either as one parcel or a series of contiguous parcels. A signed commitment to use the land for the production and harvesting of timber is required and an annual administration fee paid to the PMFL Council, along with a declaration highlighting the forest management activities which have taken place on the land during the previous year. Compliance with the *Private Managed Forest Land Act* and regulations, including its environmental commitments is also required.

Tree Farm Licences (TFLs) convey the near exclusive right to manage forests and to harvest an allowable annual cut of Crown timber from the licence area, which may be comprised of private and Crown lands. TFLs carry the greatest management responsibilities, including protection, maintaining resource inventories, strategic and operational planning, road building and reforestation. Licensees must use logging contractors for part of the volume harvested during a calendar year. TFLs have a term not exceeding 25 years and are replaceable every 5 years.

Objectives

1. Recognize the aesthetic, cultural and biophysical importance of all forests.
2. Encourage the long-term preservation of forest cover and wildlife trees.
3. Recognize forestry use as a renewable and sustainable resource activity and a significant contributor to the local economy.
4. Preserve productive land for forestry use.
5. Recognize and protect the needs and activities of forestry operations when considering uses on adjacent lands.
6. Encourage sustainable forestry practices and recognize the importance of sustainable forestry practices in offsetting GHG emissions by storing carbon.
7. Encourage forestry companies to make forest lands available for recreation and education.
8. Support and encourage the commercial harvesting of timber, consistent with the latest provincial Best Management Practices for natural environment protection.
9. To minimize the occurrences of wildfire interface events (where residential and forested lands meet) by minimizing the creation of new wildfire interface areas (forest lands fragmented by residential development).

Policies

1. Non-forestry uses, including transportation and utility right-of-ways and linear parkways, which could conflict with forestry operations, should be designed to minimize impacts on forestry operations or be encouraged to locate on other lands where feasible.
2. The protection of environmentally sensitive areas and the use of environmentally safe practices and techniques is encouraged.
3. Programs and initiatives which promote sustainable stewardship of the forest resource and small scale community and private woodlot operations should be encouraged.
4. The preservation of forest cover on non-reserve lands should be encouraged by use of rural design guidelines, clustering, density bonusing, and other similar mechanisms.
5. The preservation of wildlife trees and supporting vegetation should be encouraged by use of wildlife tree tags, restrictive covenants and other legal mechanisms.
6. Senior government agencies and private forest companies should be encouraged to maintain active consultation with Electoral Area D residents regarding the implementation of forest management plans.
7. Senior levels of government should ensure that landscape management techniques are used to minimize the impacts of logging on the visual beauty of the Plan area.
8. Invasive non-native plant species should be managed and, where possible, eradicated.
9. Forested areas should include a diverse mix of species to minimize invasive species, insects and disease damage to newly planted trees.
10. Through consultation with senior government agencies and private forest companies planting locations should be identified where distinct ecosystems could be restored or enhanced on forest lands and integrated into parks when the opportunity arises.

16 GREENHOUSE GAS EMISSIONS

Objectives

1. To support a partnership with the Province of BC and the residents, business operators and property owners of the Oyster Bay – Buttle Lake area for the reduction of greenhouse gases.
2. To establish targets and actions towards the reduction of greenhouse gas emissions.
3. To establish strategies to reduce greenhouse gas emissions from new development.

Policies

1. The target for greenhouse gas emissions reductions for the Oyster Bay – Buttle Lake area is to reduce greenhouse gas emissions to 40% below 2007 levels by 2030, 60% by 2040, and 80% by 2050. The actions that the Regional District will undertake to achieve these targets are:
 - a. raise awareness of the impact of greenhouse gas emissions through education and the distribution of information which will encourage residents to reduce greenhouse gas emissions through lifestyle choices.
 - b. consider the impact on greenhouse gas emissions when reviewing development applications and undertaking strategic planning programs; such as the consideration of compact community plans, infill developments and energy efficient designs.
 - c. provide incentives for green building design and the implementation of renewable energy in new construction including the use of solar, photovoltaic, solar hot water, bio-fuel, geothermal and heat pumps.
 - d. support neighbourhood form that provides opportunities for energy efficient modes of transportation such as walking, cycling or ride-share, and those which incorporate green building features into the siting and construction of buildings to make them more energy efficient.
 - e. recognize the importance of natural areas for carbon absorption and develop tools to encourage the retention of trees and vegetation on private land and to direct development to existing developed areas.
 - f. support home-based and local community employment opportunities to help reduce the reliance on longer distance commutes.
 - g. encourage the retention of land in the Agricultural Land Reserve and support efforts to maintain a sustainable locally produced source of food.
 - h. continue to raise awareness about recycling through education programs and continue to support the waste reduction actions in the Solid Waste Management Plan.
2. Strive to provide the public with published regional greenhouse gas emissions consumption data periodically.

17 HAZARD LANDS

Hazard lands are those areas with high potential of suffering a natural disaster such as a flood or landslide. Steep slopes are prevalent throughout the planning area and must be considered prior to land development. Lands along the coastline, Oyster River and the Buttle and Campbell Lake system are at greatest risk of flooding and land erosion. Throughout the planning area earthquakes are a distinct possibility as Vancouver Island is classified as being at a high risk for seismic activity. Currently the Regional District operates an Emergency Program to deal with natural disasters that may occur throughout the region.

Objectives

1. To protect against the loss of life.
2. To minimize property damage, injury and trauma associated with hazard lands.
3. Identify hazard lands within the plan area.
4. Recognize the impacts of hazard lands on development.
5. Protect residents from loss of property and personal injury.
6. Direct development away from identified hazard lands.
7. Ensure the Regional District's Emergency Plan is amended as required.
8. Ensure new development does not create hazard areas.
9. Encourage mitigation measures which are compatible with the needs of local residents and are sensitive to the natural environment.
10. Limit stormwater runoff and promote innovative onsite stormwater management.
11. Prevent injury/loss of life and prevent or minimize property damage as a result of hazard land areas.

Policies

1. Lands susceptible to flooding, high fire risk, instability, coastal inundation and storm surges, high rates of erosion or steep slopes that may pose a threat to property if developed, should be considered hazard lands.
2. To protect property and lives from hazardous conditions, the development, subdivision or alteration of hazard lands should not be supported unless the applicant or appropriate authority provides a report from a qualified professional that indicates measures can and will be taken to render the development capable of withstanding the effects of a natural disaster without endangering property or lives on surrounding lands, or creating any detrimental environmental consequences. In event that the measures recommended by the qualified professional fail, the Regional District should not be responsible for remedial action to benefit or protect the affected landowner(s).
3. To protect against the loss of life and to minimize property damage associated with flooding events the Regional Board encourages agricultural, park and open space recreational uses of flood susceptible lands. Where floodable lands are required for development, the construction and siting of buildings and manufactured homes to be used for habitation, business or the storage of goods damageable by floodwaters should be floodproofed to those standards specified by the Ministry of Environment.
4. Any amendments to Provincial floodproofing requirements will be adopted within the Regional District's Floodplain Management bylaw.
5. Land use considerations will be provided for low lying areas.

6. Development of hazard lands and lands susceptible to flooding will be discouraged.
7. Alternative land uses such as those for parks, open space, habitat conservation, recreation or agricultural uses will be encouraged within Hazard Land areas.
8. Current and subsequent drainage study recommendations should be implemented during development.
9. Development proposals should be required to address stormwater management to ensure that post-development peak flows do not exceed pre-development peak flows.
10. The use of innovative technologies for the collection, treatment and discharge of wastewater and stormwater (vegetative drainage swales, retention ponds, rock gardens, etc.) should be encouraged to help alleviate flooding hazards.

18 HOUSING

18.1 General Housing

Objectives

1. Ensure that a range in housing forms is available throughout the plan area.
2. Acknowledge the need for affordable and rental housing choices and respond accordingly.
3. Retain support for the community's aged population by enabling aging in place.
4. Encourage infill to existing developed areas to provide housing opportunities to those that may not otherwise have the means to stay, return or move to the area.
5. Encourage the retention of existing rental housing stock.
6. Ensure housing developments are designed to minimize the disturbance of the existing rural landscapes such as views, tree cover and variety in terrain to retain rural character and natural resource systems, and to minimize interference with resource dependent activities such as agriculture, mining, and timber harvesting.
7. Ensure housing developments are compatible with the physical site conditions of slope, soil types and drainage patterns.

Policies

1. To ensure provision of a range in housing types, tenures and densities, secondary suites, carriage houses and secondary dwellings should be permitted in any designation provided the appropriate lot area, servicing and zoning provisions are in place.
2. To provide for affordable housing, the conversion of existing rental stock is discouraged and will only be considered in the context of the Board through an application for strata conversion.
3. To acknowledge the demand for additional housing, permit growth and direct that growth towards existing settlement areas.
4. Infilling should be encouraged to be integrated with existing developments to maintain views and existing drainage patterns.
5. Support the provision of extra density in exchange for amenities, such as affordable housing, where appropriate.
6. Secondary suites, carriage houses and secondary dwellings are encouraged on parcels where servicing capacity is supported.
7. Additional single detached dwellings may be permitted on lands designated as Country Residential, Rural Residential, or Rural where permitted by zoning.
8. Two-storey height limits should be considered to protect views of Georgia Strait and Coast Mountains along the Island Highway corridor.
9. Housing development should be directed away from the following:
 - a. parcels designated as Agricultural Land Reserve.
 - b. parcels designated for commercial or industrial use.
 - c. hazard lands.
 - d. environmentally sensitive areas.

- e. sites contaminated by past land uses.
 - f. parcels having significant underlying aggregate or mineral deposits
 - g. where development occurs on such lands, it should be clustered to protect land resources, minimize land use conflicts and ensure public safety.
10. More efficient land use may be encouraged by promoting and permitting the following:
- a. redevelopment of older neighbourhoods.
 - b. infill housing.
 - c. increased gentle density in existing residential areas where appropriate.
 - d. grouping of housing in clusters in appropriate locations.
 - e. smaller parcels.
 - f. using appropriate local road standards and designs.
 - g. flexible and innovative regulatory bylaws.
11. Housing developments should give consideration to the following guidelines:
- a. environmentally sensitive areas should be permanently protected as public open space.
 - b. the natural terrain and drainage should be maintained.
 - c. a minimum of 30% of the site area, or a mix of open space and other desired amenities, should be permanently provided for public use and include existing rural and recreational features of the site.
 - d. pedestrian links and linear parkways should be provided including public access to waterways.
 - e. clearing of vegetation at the edge of roads and driveways should be kept to a minimum.
 - f. the form and character of the development should reflect and enhance the rural nature of the community.
 - g. viewpoints should be accessible to the public as landmarks, parks, common open space and stopping points along roads and linear parkways.
 - h. desired views should be opened by selectively cutting trees and branches, rather than clearing large areas.
 - i. pedestrian and green-friendly road design should be included wherever possible.

18.2 Rental, Affordable and Special Needs Housing

Objectives

1. Provide opportunities for the creation of housing that is available for rent, or sale to a full range of incomes, age groups and abilities.

Policies

1. Where deemed to be appropriate by the community, innovative design, average minimum lot sizes, density bonusing, a range of house sizes and government support may be used to create opportunities for the provision of affordable housing.
2. The provision of affordable or special needs housing should be subject to a housing agreement between the land owner and the Regional District under Section 483 of the *Local Government Act*. The agreement should specify the number of units, the tenure, availability, management of the units and maximum rents or selling prices. The housing agreement should be filed in the Land Title Office.
3. Cluster housing developments of 60 dwellings or less with limited commercial development may be permitted in all areas designated for housing where community water, community sewage treatment and stormwater management systems are provided.
4. Common open space, being parcels of land, areas of water, or combination of land and water, to be conserved as an amenity for the common use and benefit of residents in a particular development and the community at large should be dedicated, owned and managed in common by the residents in a particular development, a non-profit society or dedicated to a public agency including the Regional District. Some common space considerations:
 - a. environmentally sensitive areas including areas with slopes greater than 20%, floodplains, wetlands, ground water recharge areas, archaeological sites and other critical or sensitive areas worthy of preservation should be included in areas of common open space.
 - b. existing man-made features, especially those of heritage value such as farmsteads and abandoned right-of-ways, may be preserved as common open space or used for common facilities.
 - c. the selection of areas for protection as common open space should include the consideration of features on adjacent property(ies) to form contiguous masses between properties.
 - d. common open space should abut a highway and should be accessible to the public from the said highway.
 - e. areas of common open space should have water frontage where the parent parcel abuts or features a lake, watercourse or sea.
 - f. common open space should not include any land within a privately held lot, road right-of-way or land dedicated by the *Local Government Act* for school or park use.
 - g. the area used to provide parking for activities in the common open space may be included in the area computations.

5. Common facilities are buildings, structures, equipment, recreational facilities or other physical improvements provided as an amenity for the common use and benefit of the residents in a particular development that are identified as desired by the community including shared cooking facilities, meeting rooms, daycare, exercise equipment, storage lockers, indoor bicycle storage, and playground equipment. These facilities should:
 - a. be constructed and funded by the owner of the parcel which he or she is developing. Common facilities should be owned and managed in common by the residents in a particular development, a non-profit society or dedicated to a public agency including the Regional District.
 - b. be designed to serve the anticipated needs of the residents of the development, and where applicable, the community-at-large. The anticipated characteristics and demographic profile of future residents, the facilities available in neighbouring developments and relevant policies of this bylaw should be considered.
6. To encourage the provision of common open space and facilities as well as affordable and special needs housing in clustered housing developments, density bonusing should be permitted. The permitted bonus should reflect the number and type of amenities provided. Where density bonusing is proposed, development should comply with a comprehensive development plan.

19 INSTITUTIONAL/PUBLIC ASSEMBLY

Institutional/Public Assembly uses refer to the provision of public community service functions intended to serve the needs of the overall community. Institutional/public assembly facilities generally include schools, churches, community halls, daycares, hospitals and medical clinics, community care facilities, postal outlets, recycling depots, public markets (flea markets or farmers' market), government offices, parks, trails, fire halls, and police and ambulance stations. The intent of local institutional/public assembly uses is to provide local services that can serve the needs of the entire community.

Objectives

1. Identify and protect suitable sites for institutional/public assembly facilities.
2. Encourage the provision of adequate levels of public safety protection (police, fire).
3. Encourage institutional/public assembly facilities that enhance the social, economic, education, environmental and cultural aspects of life in the community.
4. Develop existing sites identified for institutional/public assembly facilities.

Policies

New Institutional/Public Assembly Uses

1. Institutional/public assembly uses may be located in any land use designation in the planning area.
2. The community supports and encourages the development of the following:
 - a. community centre
 - b. community gardens
 - c. educational facilities
 - d. home-based and centrally located daycare centres
 - e. library
 - f. public markets and squares
 - g. parks and linear parkways
 - h. fire hall
 - i. recycling bins
3. Opportunities to create publicly-owned institutional/public assembly facilities may be encouraged through density bonusing, community land trusts and other similar mechanisms.

Schools and School Sites

4. The local school district will be encouraged to work cooperatively with the Regional District and developers to acquire school sites at minimal cost to taxpayers. This cooperative approach may include an agreement for school site acquisition pursuant to the *Local Government Act*.

5. The old Maple Elementary School site should remain the preferred site for a future community hall. Maple park will continue to be developed for community uses including but not limited to community gardens, farmers market, outdoor gym facility, playground, running track, etc.

Siting and Design Guidelines

6. Institutional/public assembly uses may be located throughout the planning area, however, community facilities such as churches and community halls are encouraged to locate in areas designated "Neighbourhood Commercial" or at major intersections and other prominent sites to serve as focal points and landmarks of the community. Developers should be encouraged to reserve prominent sites for community facilities.
7. Club activities should be considered a community service and may be permitted as public assembly.
8. Places designated for public use should be designed to be safe and accessible to all and protected from vandalism.
9. Institutional/public assembly uses should be screened and buffered from adjacent uses to provide a more seamless transition between uses.
10. The developers of institutional/public assembly uses are encouraged to reserve a minimum of one percent (1%) of construction or renovation costs for artwork.
11. Institutional/public assembly uses should be encouraged to provide recycling containers adjacent to their waste disposal areas and provide appropriate screening.

20 SETTLEMENT AND LAND USE

The community plan makes provision for ten land use designations that help guide land use and settlement throughout the area. Although this plan serves as a guide, the principal land use mechanisms available to influence growth and settlement patterns are zoning and parcel size. The first four designations focus primarily on settlement, while the remaining six designations, although permitting settlement, highlight agricultural and resource uses as their principal focus with small pockets of scaled commercial use.

These designations are:

- | | |
|------------------------|-----------------------------|
| 1. Rural | 6. Agriculture |
| 2. Rural Residential | 7. Upland Resource |
| 3. Country Residential | 8. Industrial |
| 4. Residential | 9. Neighbourhood Commercial |
| 5. Park | 10. Tourist Commercial |

20.1 Settlement General

The following policies are applicable to all designations within the plan area:

1. The location, pattern and timing of development should ensure growth does not exceed the provision of community facilities and services including water, sewage treatment, schools and parks, and to minimize inefficient service delivery costs.
2. Residential development should be concentrated where an adequate quantity and quality of water is demonstrated and where either soil conditions are suitable for the satisfactory long-term operation of septic disposal systems or connection to a community sewage treatment system can be made.
3. Containment boundaries should be designated around the circumference of settled areas to prevent further suburban sprawl and coastal strip development.
4. Settlement should be directed away from identified hazard lands or those lands with the potential to flood.
5. Settlement should respect all environmentally sensitive areas and archaeological sites or areas identified as having high archaeological significance.
6. All sewage generating parcels are to have a suitable liquid waste disposal system approved by Island Health or Ministry of Environment.
7. All parcels must provide proof of an adequate supply of potable water to the satisfaction of the appropriate Ministry and/or Provincial Approving Officer.
8. Subject to other policies of this plan and any limitations of the *Agricultural Land Commission Act*, density averaging may be applied where it would permit the more efficient use of the land, amenities or features of the site.
9. Extensions may form isolated housing developments where all other conditions have been satisfied for the designation requested.
10. Home occupation use should be permitted in any designated settlement area.
11. Secondary residential use, including secondary suites, carriage houses and secondary dwellings, should be permitted in any designated settlement area (Residential, Country Residential, Rural Residential, and Rural), where servicing permits.

20.2 Settlement and Density Bonus

Density bonusing may be considered in exchange for a desired public amenity.

1. The average minimum lot size may be reduced by 50% for any designation where density bonusing in exchange for community amenities occurs, provided all servicing requirements and appropriate considerations are satisfied.
2. Density bonusing may be considered in any designated settlement area.
3. Where the Board is satisfied that a proponent seeking increased density through an amendment to the OCP or zoning bylaw has demonstrated sound planning, the Board may consider voluntary contribution of a community amenity by the proponent that offsets impacts of the increased density on the community. The Board may negotiate community amenity contribution provided:
 - a. the Board is satisfied that the proposal demonstrates sound planning.
 - b. the community amenities being offered directly offsets impacts associated with the increased density.
 - c. the amenities clearly benefit the community affected by the increased density and/or the greater community.
4. Amenity contributions may only be considered by the Board where the proposed increase in density is consistent with intent of the OCP and zoning bylaw and is compatible with adjacent land uses.
5. An amenity may include in kind or monetary contribution toward:
 - a. provision of public areas such as parkland or trails, in addition to any lands or monies contributed pursuant to the provision of parkland requirements of the *Local Government Act*.
 - b. provision of land and/or structures for community hall use.
 - c. provision of affordable housing, seniors housing or special needs housing.
 - d. protection or restoration of environmentally sensitive areas, including biodiversity/wildlife corridors.
 - e. protection and enhancement of significant views.
 - f. provision of green technology and sustainable building design, including green roofs.
 - g. other amenities identified by the Board and/or community.

20.3 Settlement Areas

Areas for development should be designated as described below and illustrated on Map 2 and 3.

1. Residential

1. Areas of suburban lots serviced by septic systems and community water.
2. Upgrading of water system and the development of alternative sewage treatment and disposal systems to be pursued to permit limited growth.
3. Lot size requirements will be regulated through the zoning bylaw; as a general guideline, new lots serviced by an approved community water and sewer system are encouraged to maintain an average lot size of 4000m² (0.99 acre); lots serviced by onsite septic disposal should achieve an average 1.0 ha (2.47 acres).
4. Notwithstanding the above, the average minimum lot size may be reduced to 2000 square metres (0.49 acre), where the subdivision of the parent parcel creates not more than one additional lot for the sole purpose of accommodating the siting of one existing, legally established dwelling on each (as approved by Island Health).

Policies

1. The provision of a community water service will continue to be a priority for areas designated 'Residential'.
2. The provision of a community sewer service will continue to be pursued for areas designated 'Residential' to meet the needs of existing residents and protect public health and the natural environment where private onsite systems are insufficient.
3. Areas designated 'Residential' will be considered priority for the expansion and establishment of community facilities.
4. Extensions of the areas designated 'Residential' may be considered if the following conditions are met:
 - a. opportunities for development in the existing "Residential" areas have been exhausted or denied.
 - b. the new areas are logical extensions of the existing settlement areas, and will be served by community water service, community sewage treatment and any needed stormwater management systems.
 - c. a strategy for the development, staging, and finance of infrastructure or community facilities for the extension is adopted.
 - d. the cumulative impacts of development on rural and recreational characteristics and natural features and functions are assessed, defined and protected.
 - e. within developments of 10 lots or more, opportunities to use renewable energy supplies or energy conservation devices have been included.
 - f. the proposed development has a compact or clustered form with densities that utilizes efficient use of land, infrastructure, and community facilities.
5. Designation of new areas as 'Residential' may be considered dependent upon demand and proximity to established areas.
6. To encourage residential intensification in this designation, a parcel should be permitted additional density, provided there is appropriate servicing, as follows:
 - a. one single detached dwelling and either one secondary suite, one carriage house or one secondary dwelling.

2. Country Residential

1. Estate properties of various sizes serviced by septic systems and either community or well water.
2. Intended to provide estate sized residential use with the potential for small scale food production.
3. Upgrading of water system to be pursued to expand the local service area and to permit limited growth.
4. Lot size requirements will be regulated through the zoning bylaw; as a general guideline, new lots serviced by onsite septic disposal will maintain average lot size of 1.0 ha (2.47ac) [encouraging averages of 1.0 ha (2.47 ac) to 2.0 ha (4.9 ac)].

Policies

1. The provision of a community water service will continue to be a priority for areas designated 'Country Residential'.
2. The provision of a community sewer service will continue to be pursued for areas designated 'Country Residential' to meet the needs of existing residents and protect public health and natural environment where private onsite systems are insufficient.
3. Extensions of the areas designated 'Country Residential' may be considered if the following conditions are met:
 - a. opportunities for development in the existing 'Country Residential' areas have been exhausted or denied.
 - b. new development areas are logical extensions of the existing settlement areas, and the long-term adequacy of on-site or community water supply and sewage treatment and stormwater management systems is demonstrated.
 - c. a strategy for the development, staging, and financing of any needed infrastructure and community facilities for the extension is adopted.
 - d. rural and recreational characteristics are defined and protected.
 - e. the cumulative impacts of development on rural and recreational characteristics and on natural features and functions are assessed and are found to be minimal and acceptable.
 - f. within developments of 10 lots or more, opportunities to use renewable energy supplies or energy conservation devices have been included.
 - g. the proposed development will have a compact or clustered form with densities and uses appropriate to the services available or proposed.
4. Designation of new areas as 'Country Residential' may be considered and dependent upon demand and proximity to established areas.
5. To encourage residential intensification in this designation, a parcel should be permitted additional density, provided there is appropriate servicing, as follows:
 - a. one single detached dwelling and either one secondary suite, one carriage house or one secondary dwelling.
 - b. additional dwellings may be permitted on lots more than 1.0 ha (2.47 acres) in area.
6. Additional dwellings and accessory buildings and structures should be sited to retain the rural character of the area.

3. Rural Residential

1. Rural homestead properties of various sizes serviced by septic systems and either community or well water.
2. Intended to provide rural residential use with the potential to allow additional dwellings without subdivision and having the potential to provide for agricultural use.
3. Upgrading of water system to be pursued to expand the local service area and to permit limited growth.
4. Lot size requirements will be regulated through the zoning bylaw; as a general guideline, new lots created will provide lot sizes larger than country residential lots, while smaller than rural lots [encouraging averages of 2.0 ha (4.94 ac) – 4.0 ha (9.8 ac)].

Policies

1. The Regional District will continue to facilitate the provision of a community water and sewer service to areas designated 'Rural Residential'.
2. Designation of new areas as 'Rural Residential' may be considered and dependent upon demand and proximity to established areas.
3. To permit residential densification in this designation, a parcel should be permitted additional density, provided there is appropriate servicing, as follows:
 - a. one single detached dwelling and either one secondary suite, one carriage house or one secondary dwelling.
 - b. additional dwellings may be permitted on lots more than 2.0 ha (4.94 acres) in area.
4. Additional dwellings and accessory buildings and structures should be sited to retain the rural character of the area.
5. Agricultural use is encouraged to support local food production.

4. Rural

1. Large rural parcels expected to remain as rural acreage properties catering to the demand for hobby farms, equestrian activities, rural estates and isolated homesteads with well water and septic systems.
2. Intended to permit limited scale residential development while providing protection for those areas suitable for agricultural use and silviculture use.
3. Includes parcels inside the local service areas which have one or more development constraints.
4. Lot size requirements will be regulated through the zoning bylaw; as a general guideline, new lots created will provide parcels that are larger than rural residential, but smaller than upland resource [encouraging averages of 4.0ha (9.8ha) to 8.0 ha (19.8 ac)].

Policies

1. Residential use of rural lands is limited to one single detached dwelling. Two single detached dwellings may be permitted on parcels greater than 4.0 ha (9.8 ac.) as permitted by zoning.
2. To allow for the ability to site multiple dwellings on a parcel without subdivision, parcels outside of the ALR should be permitted densities, provided there is appropriate servicing, as follows:
 - a. one single detached dwelling and either one secondary suite, one carriage house or one secondary dwelling.
 - b. additional dwellings may be permitted on lots more than 4.0 ha (9.8 ac.) in area.
3. Agricultural operations and related uses, including small scale agriculture operations, farm gate sales, food processing establishments, farmers' markets and agricultural research facilities are supported.
4. Resource activities permitted include silviculture, together with timber harvesting and where permitted by zoning milling, and aggregate extraction and screening provided the parcel adheres to minimum lot areas required. Processing of aggregate will require a rezoning.
5. Manufacturing or sales of concrete products is not permitted within this designation.
6. Appropriate buffers and transition areas are required where resource activities are sited adjacent to residential lands to reduce minimize land use conflicts.

5. Upland Resource

1. Expansive resource based land holdings expected to remain available primarily for resource based activities.
2. Intended to permit sparse residential development while providing protection for areas within the watershed and providing suitable lands for resource based activities including, but not limited to forestry and sand and gravel extraction.
3. Parcels have limited servicing and may include development constraints.
4. Lot size requirements will be regulated through the zoning bylaw; as a general guideline, new parcels of land are encouraged to maintain an average lot size of 40.0ha (98.8 acres), however, in some instances the zoning bylaw may dictate greater.

Policies

1. Land uses should be limited to resource dependent activities and industries, and activities which require isolated sites.
2. Residential use is limited to one single detached dwelling and is intended to be ancillary to the resource use.
3. Agriculture is permitted within the Upland Resource designation to support greater food self-sufficiency and security.
4. Recreational trails and support infrastructure are permitted, with the exception of commercial buildings.
5. Temporary use permits on lands within the Upland Resource designation may be considered by the Board.
6. Appropriate buffers and transition areas are required between resource areas and adjacent residential lands to reduce minimize land use conflicts.
7. To maintain the long-term viability of renewable resource industries, the allocation and use of renewable resources will only be encouraged to the extent to which they can be replenished.
8. Resource operations operating on both public and private land are encouraged to comply with provincial regulations.
9. Watersheds and water sources are to be protected by providing appropriate buffering from adjoining resource activities and industries.
10. In those watersheds which act as a supply area for drinking water systems, land use regulations which help to maintain water quality at a level suitable for human use should be supported and encouraged.
11. Protection of the integrity of the aquatic environment and sensitive ecosystems is encouraged and where sensitive ecosystems have been identified, such as Oyster Bay Wetlands, resource activities discouraged.
12. Where resource value is identified, the recognition of the visual and recreational values of both land and water is also encouraged and where conflicts arise between competing interests, equitable solutions should be sought by government, water users and owners in a public forum.

6. Agriculture

1. Areas expected to remain available for agricultural use.
2. Intended to permit limited residential use in support of farm production and as permitted by the Agricultural Land Reserve.
3. Parcels have limited servicing and may include development constraints.
4. Lot size requirements will be regulated through the zoning bylaw

Policies

1. All new development should support the primary function of agriculture.
2. Agricultural viability of lands should be retained by avoiding the creation of smaller parcels that are less likely to be farmed, by discouraging applications to subdivide ALR land into smaller parcels, other than through an ALC approved home site severance.
3. Agricultural viability of the lands should be optimized by limiting residential use to one single detached dwelling. Additional dwellings may be permitted for use by a family member, where they are necessary to support the farm use, and/or are associated with an agri-tourism operation only where permitted and/or approved by the Agricultural Land Commission and as authorized by the Regional District.
4. Any impact of development on the productive capability of arable land should be reduced by limiting the footprint of residential and accessory buildings and through the clustering of buildings on agricultural parcels.
5. Buildings and structures should be sited in a manner that will not negatively affect the long term agricultural potential of arable lands.
6. Residential use will be limited to densities permitted within the *Agricultural Land Commission Act*.
7. Residential driveways should be constructed and sited to minimize any impact on arable lands.

General objectives and policies pertaining to agriculture can also be found in Section 13 'Agriculture'.

21 PARKS AND GREENWAYS

Objectives

1. Retain existing parkland, trails and greenways throughout the plan area.
2. Continue to develop and improve park amenities within the established park inventory.
3. Provide additional parkland, trails and greenways throughout the plan area to provide for a variety of users including dog walkers, horses, and cyclists.
4. Identify and protect significant recreational sites, natural habitats and rural landscapes as parks and common open space.
5. Maximize public access to water bodies – lakes, watercourses and the foreshore.
6. When acquiring parkland, whenever feasible, explore possible land acquisition partnerships, land donations or ecological gifts to reduce the cost of acquisition to taxpayers.
7. Improve and maintain public access to park and recreation resources including playground areas for families.
8. Continue to promote the development of an integrated trail and park system throughout Electoral Area D to provide safe off street walking alternatives and additional recreational opportunities and reduce dependence on the use of motor vehicles.
9. Encourage the creation of a network of walking and bicycling trails along the Georgia Strait and connect parks and natural areas, schools, residential neighbourhoods and commercial nodes.
10. Protect waterways, shorelines, forests, and sensitive areas by acquiring land for parks and greenways.
11. Protect the existing natural features and habitats within parks.
12. Encourage residents to play an active role in the development and maintenance of parks in their neighbourhood.

Policies

1. Parks should be a permitted use in any designation or zone.
2. Use parks reserves to develop parks within the plan area.
3. Provide additional parks and open space through density bonusing provisions.
4. Develop and implement a parks and greenways master plan and a parks master plan to guide the acquisition and development of new parks and greenways throughout the electoral area.
5. Retain and formalize access to existing established trails throughout the plan area to ensure availability for future generations.
6. Encourage the development of new multi-use trails throughout the Stories Beach / Shelter Point areas.
7. Improve connectivity throughout the area and to the City of Campbell River boundary through the provision of trails.
8. Encourage private forest holders to provide public trail access.
9. Identify and designate land and water areas with high recreational potential for uses which retain or provide for public accessibility.

10. Retain all road rights-of-way that provide public access to the foreshore, lakes or watercourses and ensure they remain open and accessible and, in collaboration with the Ministry of Transportation and Infrastructure (MoTI), improve access.
11. Continue to secure permits with the Ministry of Transportation and Infrastructure (MoTI) over beach access points and develop as the budget allows.
12. Acquire undeveloped public road and utility rights-of-way and Crown land to improve trail and greenway development throughout Electoral Area D and where possible, secure easements, covenants or other formal agreements from private property owners for the development of trail connections between residential, commercial and recreational nodes and similar trails within the City of Campbell River and Comox Valley.
13. Identify and provide areas for dog walking and off leash use.
14. Developments should be encouraged or, where possible, required to provide parks and trails.
15. The SRD should not pay for fencing for neighbouring properties abutting a park or greenway. Exceptions to this may be when fencing is negotiated as part of parkland donation.
16. Pursue opportunities to access and enjoy areas along Georgia Strait and other waterways in the planning area, including a public boat launch, as a fundamental feature of the parks and open space network.
17. Ensure multi-use trails do not have a detrimental effect on environmentally sensitive areas or parcels within the ALR.
18. Support the extension of the Vancouver Island Spine Trail through the planning area.

Provision of Parkland

19. Provision of additional parkland beyond the 5% required by the *Local Government Act* should be encouraged.
20. Where an owner of land being subdivided must provide parkland dedication pursuant to Section 510 of the *Local Government Act*, the owner should provide cash in lieu under Subsection 510(1)(b) of the *Local Government Act* unless the subject property contains any of the following features:
 - a. An area identified in the OCP or parks and greenways plan as possible park, trail or linkage.
 - b. An area currently used by the public for recreation purposes such as, but not limited to, informal trails, picnic areas, play areas, or swimming holes.
 - c. An environmentally sensitive area.
 - d. A significant viewpoint.
 - e. An opportunity to expand an existing or potential park or trail.
 - f. Additional public access to the shoreline.
 - g. An area attractive for park purposes.
21. At the time of subdivision, support the request for parkland dedication, trail corridors and statutory rights-of-way to establish linear parkways where such are desired. The linear parkways should be developed or improved in consideration of the priorities contained within policy number 30 below. Existing trails should be protected as part of the network.

22. Enabling the collection of development cost charges to support acquisition and development of parks and trails is supported.
23. The provision of safe public access should be encouraged as part of foreshore development.
24. Monies acquired as cash-in-lieu of parkland dedication are to be placed in the appropriate Electoral Area Parkland Acquisition Reserve Fund to be utilized for the future acquisition of lands suitable for recreational facilities or lands of significant natural value.

Acquisition

25. Generally, the Regional District should obtain additional parkland of the following types: (listed in order of preference):
 - a. linear parkways, trails and paths.
 - b. waterfront parks and trails.
 - c. nature parks.
 - d. neighbourhood parks, which may include play equipment.
 - e. recreational playing fields.
26. Outright purchase of parkland should be considered where other methods of acquiring the land have failed and, where either sufficient monies are available in the Electoral Area Parkland Acquisition Reserve Fund or the proposed acquisition has been approved by referendum.
27. To recover a portion of the cost of acquiring and developing parks, a parks development cost charges bylaw will be considered for adoption and implementation.
28. To improve access and to enlarge established parks and trails, owners of land abutting or adjacent to parks and trails will be encouraged to donate land.
29. The following should be used to guide parkland acquisition:
 - a. new park areas should be a minimum of 1.0 hectare (2.47 acres) in size, except where unique natural features are to be preserved or the land is to serve a special function such as a view point, in which case a smaller area may be acceptable.
 - b. new parks should adjoin or be near linear parkways.
 - c. a minimum right-of-way of 6.0 metres (19.69 feet) should be acquired for linear parkways (trails). The preferred width is 10 – 15 metres to allow for a vegetated buffer between the linear park and adjacent properties.
 - d. acquisition of parkland to create tot lots is considered a low priority except where there is a demonstrated need and support for such.
30. The following specific areas have been identified for parkland acquisition through land donation, statutory right-of-way, land use agreement, lease, permit, land purchase or other means; with further areas that may be identified through a future parks and greenways master planning process:
 - a. existing informal popular walking and mountain biking trails'
 - b. beach accesses;
 - c. Connections through Seawave Park, Storie Creek Park and Wavecrest Road;
 - d. the section of the Waterline Trail that runs through Electoral Area D.
 - e. Oyster River trails.

21.1 Park Inventory

1. Developed Parks

Hagel Community Recreation Park

This community recreation park was acquired as part of subdivision in 1994. This destination park serves all residents of Electoral Area D and is the only recreation park south of Anton Road. The park has been developed to serve multiple ages with amenities including a baseball/soccer field, a paved perimeter walking trail, a playground, outdoor fitness equipment, and a tennis/basketball court. Additional amenities include a covered picnic area, drinking fountain, portable washroom facility and multiple seating areas.

Maple Park

This community recreation park property was acquired by the Regional District following the closure of Maple School. The school was deconstructed in 2005 and the park has been maintained largely as a grass field. In 2015, the SRD erected a community garden on site. Future improvements include upgrading access and fencing. The site has been designated as a priority for a community hall to serve Electoral Area D. Limited improvements will occur until a master plan for the park is completed.

Mitlenatch Park

This community recreation park was created at time of subdivision in the early 1970s. In 1993, a land exchange transferred the adjoining Lot 26 to add to the original park. This park is fenced with split rail fencing and includes a large grassy area, playground, picnic tables and benches. An additional piece of playground equipment targeted at toddlers was installed in 2016. Future improvements include the installation of a new drinking fountain.

Oyster Bay Shoreline Protection Park

This protection park has been under license with the province since 1992 and was renewed for a 30-year term in December 2012. The park is primarily natural and includes a trail system with seating areas and a small viewing platform. New split rail fencing to demarcate the southern entrance coupled with an adjacent marquee sign were installed within the park in 2016. A new highway sign, an improved viewing platform and additional educational signage are proposed as budget and resources allow.

Oyster River Nature Park

This nature park was granted to the Regional District by the Province in 1991. This nature park includes walking trails and a pedestrian bridge, as well as a two parking lots and a portable washroom. The public trails lying within the nature park boundary will continue to be top dressed and improved. Portions of the trail that runs along the Oyster River is susceptible to flooding and erosion during high water events. A section of the Fishermen's Trail received Emergency Management BC funding for trail restoration works associated with flooding and erosion from the Oyster River. These works were completed in early 2017. The park is also the site of three SRD/CVRD well sites and a pumping station that serve the Black Creek/Oyster Bay water system.

Salmon Point Park/Oyster River Trail

The Regional District purchased this nature park property in 2005 to serve as a trailhead to the 'Pub to Pub' trail connecting Salmon Point and the Oyster River Park. The land floods during the winter which makes the public trail inaccessible. The SRD will explore trail relocation and trailhead parking. Most recent works completed in 2016 included trail head improvements and the removal of invasive species.

Storie Creek Park

This community nature park was created at time of subdivision in the 1970s. The pre-existing Storie Creek was re-routed to the adjacent 'Seawave Road' allowance during the construction of the subdivision. Park amenities include nature trails, a pedestrian bridge and signage. Proposed amenities include extension of the trail through adjacent provincial Crown land and the nearby Seawave Park, parking, additional bridges, stream stewardship and signage.

2. Undeveloped Parks

Glenmore Road Park

This is a shoreline protection park that includes multiple properties purchased with parks funds due to erosion from the Oyster River. There are no immediate plans to develop this park. Maintenance will be minimal to include garbage pick-up, brushing and invasive species removal until there are adequate resources to develop a small trail and picnic area.

Hagel Creek Park

This community nature park was created at time of subdivision of Lot 67490 in 1998. The park serves as an ecological greenway along the stream. If impact on the stream can be minimized, the park may be developed to include a trail connection between Jody Lynn Way, Neigel Crescent and Highway 19.

Hagel Greenway

This greenway was created a time of subdivision in 1995. The intent was to develop this greenway with a non-motorized trail to provide an off-road neighbourhood walkway. Hagel Greenway was extended to the North with trail dedication provided at time of subdivision of Lot 61244 in 2016. Hagel Greenway North connects Neigel Crescent with Henry Road. Trail work on this section will be completed spring 2017. The full length of Hagel Greenway extends from Tibbett Road at the South to Henry Road at the North. Development of the southern portion of the greenway remains a priority to be completed as resources allow.

Mitlenatch Lot 7

This community nature park was acquired through a land donation in 2015. This relatively small pocket park includes a stream corridor that runs through the full extent of the park. Development opportunities are limited due to the sensitive ecosystem and may include minor maintenance and trail development when connection opportunities arise.

Rodd Road Park

This greenway was created at the time of subdivision in 2001 and consists of a wetland system, likely an old backshore to Georgia Strait, located in the unopened road allowance for Rodd Road. There are limited plans for development at this time.

Searidge Park

This greenway was created at time of subdivision in 1980. The park can be accessed from either Mariwood or Searidge Road. A portion of the greenway also includes Woods Creek. There are limited plans for development at this time.

Seawave Park

A portion of this community nature park was created at time of subdivision in 1990 and includes a portion (Lot D) that was acquired by the Regional District in 1998. This park is currently frequented by locals and includes informal trails connect Seawave Road and Surfside Drive over Storie Creek. This park is planned to connect with Storie Creek Park to the east. Development of this park requires a new pedestrian bridge and trail construction. Work on this park is to begin in 2017.

21.2 Park Development Priorities

Park development priorities are determined through a number of means and are approved by the Regional District Board. The development of a parks and greenways master plan for Electoral Area D is planned over the next couple of years, however, in the absence of a parks and greenways master plan priorities may initially be identified through subdivision park dedication requirements, development requirements and density bonusing through rezoning process, the public, or as initiated by staff or the Electoral Area D Director. Priorities are approved through the workplan and budgeting process.

Given the above, park development priorities are fluid, although the following have been identified and are in differing stages of development:

- a. continued upgrades to the Oyster River Nature Park and associated trail system.
- b. development of Seawave/Storie Creek Greenway.
- c. development of Hagel Greenway.
- d. improvements to Salmon Point Nature Park and associated trail system.
- e. improvements to Maple Park.
- f. development of Hagel Creek Linear Park.

22 SAND, GRAVEL, MINERAL EXTRACTION

There are gravel deposits located within the plan area which are currently in operation. The most significant of which is located just north of the Oyster River. There are also gravel concentrations in the McIvor Lake area west of the City of Campbell River, however, most of these lie within City limits. As other areas become depleted of this resource or are lost to development, there will be increasing pressure for access to these concentrations.

All mining and mineral exploration activities are subject to the *Mines Act* and *Mineral Tenure Act* regulations. The Regional District has very limited influence on the management of mineral and aggregate resources. Where the following objectives and policies go beyond the jurisdiction of the Regional District they should serve as broad statements of local interests which provincial agencies may use in their decision making.

Objectives

1. Protect significant deposits of aggregates, minerals and other non-renewable resources, and areas of significant non-renewable resource potential.
2. Encourage utilization of the resources prior to other developments occurring on or adjacent to these sites.
3. Support good conservation practices during mining operations so as not to prejudice the long-term potential of the area.
4. Minimize conflicts between extraction activities and land and water uses.
5. Encourage site rehabilitation and reclamation of damaged landscapes for subsequent productive use and environmental protection.

Policies

1. Existing aggregate and mineral resource operations, significant deposits and areas of significant resource potential will be protected from surface developments which would render them inaccessible and incompatible with adjacent uses.
2. Use of roads in established neighbourhoods for access or egress for ground resource extraction operations should be discouraged.
3. Development on lands adjacent to existing operations and areas of significant known deposits of non-renewable resources will be permitted, only where the development does not preclude continuation of the existing operations, does not preclude development of the remaining resource, and addresses issues of potential conflicts and public safety.
4. The Province will be encouraged to provide adequate consideration to possible impacts on neighbouring residential and/or rural parcels and to the natural environment prior to issuing a permit considering a new mining operation or re-opening an old mine (or pit). Particular attention should be focused on assessing the potential impacts of resource removal on the quantity or quality of surface and groundwater or social impact on neighbouring residences.
5. Processing activities which are directly related to mineral or aggregate extraction and which are temporary in nature (i.e. cement or asphalt batch plants) should require a Temporary Use permit to be considered by the Board. The issuance of such a permit should be conditional on the applicant providing:

- a. a detailed description of the proposed use and the duration of proposed activity.
- b. provision of appropriate professional reports and assessments as required, including but not limited to, environmental assessments, stormwater management plans, hydrological assessments, archaeological impact assessments.
- c. plans for mitigation of potentially harmful impact on the environment and the local community.
- d. applicable provincial and federal government approvals or permits.
- e. a security to guarantee performance of the terms of the permit.
- f. a plan for rehabilitation of the site following the discontinuance of the proposed temporary use.
- g. other information required to fully evaluate the application.

23 TRANSPORTATION

Roads are the primary component of the transportation system in the planning area. Electoral Area D has seen changes and improvements to its transportation system in recent years. Transit volumes have increased and more consideration is given to non-motorized forms of transportation along the Island Highway. Consideration of additional arterials and connections to primary roads and highways is a further option to deal with increased volumes and aid in emergency response evacuation. Air facilities and marine traffic facilities are located in neighbouring municipalities.

Objectives

1. Encourage a safe, efficient, multi-modal, and balanced transportation network which is compatible with existing and proposed land uses.
2. Increase opportunities for rural residents to walk, bicycle and use public transit as alternative modes of transportation.
3. Promote the use and development of transit for traveling to and from work and other regional activities.
4. Encourage improvements to existing public transportation service, including extension of service, improved routes, frequency and timing.
5. Develop a network of pedestrian, and bicycle paths to encourage non-vehicular travel and recreational opportunities both inland and along waterways.
6. Reduce the number of vehicle trips per household to lower energy consumption, reduce pollution, lower costs of infrastructure and provide a safer, healthier human environment.

Policies

1. Investigate the community interest and feasibility of a regional transportation service.
2. The Regional Board should work closely with the City of Campbell River and the Ministry of Transportation and Infrastructure to ensure coordination of planning and development of the road network plan through and around the developed areas of the Regional District and Campbell River.
3. The further subdivision or rezoning of property adjacent to the Island Highway or major roads should recognize the need to minimize direct access to major roads and should be conditional on provision of suitable alternative access wherever possible.
4. Encourage new developments and redevelopments to include separate dedicated pedestrian pathways.

Ministry of Transportation and Infrastructure

5. The Ministry of Transportation should be encouraged to:
 - a. consider the policies of this plan and in particular the impact of future road
 - b. alignments on agriculture, forestry, the residential community, ecosystem connectivity, and environmentally sensitive areas when planning any new road alignment.
 - c. consult with the Regional District and the community respecting the establishment of local road standards.
 - d. route new arterial roads away from existing neighbourhoods and school sites.

- e. provide additional connection(s) between Highway 19A and the Inland Island Highway in Electoral Area D.
 - f. consider reductions to existing speed limits in higher density areas along Highway 19A.
 - g. consult with the Regional District and the community respecting opportunities for the accommodation of walkways, bicycle paths and bridle trails within road rights-of-way.
 - h. investigate with the Regional District and the community ways to remove the Island Highway as a barrier between much of the community and the Georgia Strait foreshore area.
 - i. continue to establish safe pedestrian crossings along the Island Highway, especially when connecting to bus stops.
 - j. install traffic calming and speed reduction initiatives to improve road safety.
 - k. improve safety at major intersections including Crawford Road and Highway 19A such as installing marked and signaled cross walks.
 - l. open the preexisting unopened road right of ways to be used as cycling and pedestrian connectors.
6. The following design features are favoured for local roads:
- a. roads which meet the needs of pedestrians and cyclists.
 - b. new roads which are interconnected and join existing roads where possible.
 - c. have pedestrian links to roads and public areas.
 - d. examine ways to reduce traffic volume, speed and shortcuts through residential areas, potentially through the use of traffic calming measures and other techniques.
 - e. roads designed and built in harmony with the local topography to have the least effect on local features and nearby agricultural, mining, and forestry operations.

Transit and Non-Vehicular Travel

- 7. The provision of linear parkways and pathways for the safe and convenient use by pedestrians, equestrians and cyclists should be encouraged.
- 8. Consider extending the Campbell River Sea Walk into Area D and beyond.
- 9. The retention of abandoned rights-of-way by the appropriate government or public agency for future public use should be encouraged.
- 10. Signage advising motorists of pedestrians, horseback riders and cyclists should be encouraged.
- 11. Public transport systems and programs or initiatives which promote shared ridership, or pedestrian and bicycle movement should be encouraged.
- 12. BC Transit should be encouraged to improve the existing public transportation service, including extension of the service within neighbourhoods outside of the Highway 19A corridor, improved routes, frequency and timing.
- 13. Advocate to other levels of government to support the development of active transportation including safe and accessible bike lanes and sidewalks along major corridors.

14. The development of a shared bus stop or stops between the Comox Valley and Campbell River transit systems should be encouraged to promote travel by transit.
15. Signs identifying public access to the shoreline should continue to be encouraged as new accesses are created and developed. Parking and walking paths are encouraged at these access points. Trails connecting the access points should be encouraged where physically possible and practical.

24 INDUSTRIAL

Objectives

1. Protect the rural nature of the planning area from incompatible industrial uses. Environmental features such as watercourses or habitat areas within industrial areas should be protected through the development of policies that respect the environment and the integration of land uses, and new uses should be considered against their impact on air, water and land quality.
2. Recognize the City of Campbell River as the regional industrial and commercial centre and encourage heavy industrial uses to locate within its boundaries.
3. Allow small scale, industrial enterprises producing goods and services required by residents and businesses where conflict with residential development will be avoided.

Policies

1. Industrial uses may be allowed in areas designated "Industrial".
2. Industrial developments should:
 - a. not generate excessive traffic and noise in residential areas.
 - b. be compatible with adjacent land and water uses and natural resource areas.
 - c. provide buffering and screening.
 - d. allow public access to the waterfront areas.
 - e. include systems for sewage treatment and disposal, stormwater management and water supply and distribution.
 - f. preserve and protect environmentally sensitive areas.
3. Industrial development in proximity to a residence on an adjoining or adjacent parcel or which is visible from major roads, should be adequately screened and buffered to avoid conflict with adjacent land uses. A substantial buffer of either natural or man-made features, or uses which provide adequate transition to residential uses should be provided between industrial and residential uses.
4. All lands, except those lands identified for park purposes and those designated "Residential" or "Country Residential" should be designated as being eligible for consideration for the issuance of Temporary Use permits to allow industrial uses not otherwise permitted by zoning. The issuance of such a permit should be conditional on the applicant providing:
 - a. a detailed description of the proposed use and the duration of proposed activity.
 - b. plans for mitigation of potentially harmful impact on the environment and the local community.
 - c. applicable provincial and federal government approvals or permits.
 - d. a security to guarantee performance of the terms of the permit.
 - e. a plan for rehabilitation of the site following the discontinuance of the proposed temporary use.
 - f. other information that the Regional Board may require to fully evaluate the application.

All parcels designated "Industrial" should be designated as development permit areas. (See Section 31 for the development permit guidelines.)

25 UPLAND RESOURCES

Objectives

1. Maintain resource based activities as the primary uses for this area.
2. Minimize interference with stream water quality and quantity.
3. Protect and maintain the quality and quantities of water used for domestic, commercial and agricultural purposes.

Policies

1. Land uses should be limited to resource dependent activities and industries, and activities which require isolated sites such as the storage and manufacturing of explosives.
2. The allocation and use of renewable resources will only be encouraged to the extent to which they can be replenished.
3. Land and water management should be integrated, with decisions regarding one made in full awareness of its effects on the other to anticipate and resolve conflicts.
4. In those watersheds which act as a supply area for drinking water systems land use regulations which help to maintain water quality at a level suitable for human use should be supported and encouraged.
5. Protection of the integrity of the water environment and its aquatic ecosystems should be encouraged. Extraction for the bottling of water is not supported.
6. In recognition of the need for greater food self-sufficiency and security, agriculture will be permitted within the Upland Resource designation.
7. Recognition of the scenic and recreational values of water will be encouraged.
8. Where conflicts arise between competing interests, equitable solutions should be sought by government, water users and owners in a public forum.
9. Forestry operations on private land are encouraged to comply with provincial forest practice regulations.
10. In matters outside of the SRD jurisdiction, such as forestry practices and mining, the SRD will request and encourage the provincial government to manage activities in a manner consistent with the Ministry of Environment Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia.
11. The Province should ensure that lands designated by the Province as sensitive ecosystems, such as the Oyster Bay wetlands, are protected from logging and other resource activities.
12. The Province should ensure that invasive (non-native) plant species are managed on Crown lands and on private forest lands, especially in areas that have been logged and are at risk for increased generation of invasive plants.
13. The Province should require forest companies to document useable log waste on private forest lands, to determine CO2 emissions and, where necessary, reduce waste.
14. The Province should ensure logging activities consider visual impacts on the Electoral Area D landscape as part of their forest management activities.

26 UTILITIES

The following applies to the physical installation and delivery of utility services including but not limited to electricity, telephone, cable, natural gas, streetlights, water, sewage treatment and communication towers.

Objectives

1. Encourage the adequate development and delivery of utility services.

Policies

1. The Regional District encourages the concept of utility corridors in accordance with the following:
 - a. utility routes should be situated within existing road or utility rights-of-way.
 - b. corridors should be designed as multiple use corridors, such as the corridor along the B.C. Hydro rights-of-way.
 - c. the siting and development of corridors should be undertaken in a manner which respects significant environmental and resource features.
 - d. the siting and development of corridors should avoid land which is in the ALR where possible.
2. Underground services should be encouraged in subdivisions with an average lot size of less than 4000 square metres (1.0 acre).
3. Streetlights and other improvements will only be provided where desired by local residents and supported through an appropriate local service area bylaw. Under the bylaw, the majority of costs will be borne by the benefiting property owners.

Dark Sky Policy

4. Lighting used to illuminate any building, path, or parking area on lands designated as Commercial or Industrial should be arranged such that direct light will not illuminate the sky or onto adjoining properties. Lighting levels shall be kept to a minimum necessary for safety.

27 WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

Objectives

1. Balance densification with conservation such that service capacities are available to accommodate existing and future needs.
2. Ensure an orderly pattern of growth and phasing of services to avoid costly public expenditures on infrastructure.
3. Apply the three "R's" (reduce, recycle and reuse) to water and waste treatment systems.
4. Explore options to improve water security to ensure adequate supply to existing and future residents.

Policies

New Lots

1. No lot should be created unless it has a potable water supply, and either the capability to accommodate an on-site sewage treatment and disposal system or approval to connect to a community sewage treatment system in accordance Provincial regulations.
2. Development should be restricted in areas where it is anticipated that septic disposal systems will not function properly or alternative or innovative systems are not feasible. New lots must be created in compliance with Island Health Subdivision Standard.
3. The preferred method of servicing new lots of 1 hectare (2.47 acres) or less is a community water supply and sewage treatment systems.
4. Expansion of water and sewage treatment systems should be in conformity with overall land use development policies of this Plan.

Septic Systems

5. A public education program on the maintenance and care of septic tanks and disposal fields should be implemented to ensure all septic systems operate at optimum capacity.
6. Island Health and the Provincial ministry should be encouraged to:
 - a. consider the cumulative effects of individual septic systems in an area.
 - b. evaluate areas with suspected problems.
 - c. consult with affected landowners respecting corrective measures and where necessary enforce legislative requirements.
 - d. encourage innovative technologies.

Long-term Treatment Solutions

7. Liquid waste management plans allow municipalities to develop community-specific solutions for wastewater management that meet or exceed existing regulations. Final plans are approved by the Minister of Environment only after sufficient public and stakeholder consultation has taken place. The LWMP provides a workable framework for the collection, treatment, and collection and discharge of all liquid wastes, including the regular maintenance of septic systems, and where appropriate, the establishment of local service areas to provide the funding for septic system maintenance. Continued development of a Liquid Waste Management Plan (LWMP) should occur for the planning area and considered for adoption and implementation. The process of preparing, adopting and implementing the LWMP will involve the public to the greatest extent possible. The LWMP will provide a workable framework for the collection, treatment, and

discharge of all liquid wastes, including the regular maintenance of septic systems, and where appropriate, the establishment of local service areas to provide the funding for septic system maintenance.

8. Continue to investigate establishing a community sewer system.
9. Consider establishing a solid waste collection service (garbage, recycling pick-up).
10. Consider establishing a voluntary organics or yard waste program.

Provincial Approvals

11. Provincial agencies should be encouraged to expand approved sewage treatment methods to include alternative, non-polluting methods and innovative technologies; in particular those which minimize water consumption and that permit the re-use and separate disposal of grey water.
12. The application of innovative technology for wastewater collection, treatment and disposal should be encouraged wherever it is economically and operationally feasible.
13. Community sewage treatment systems must be approved by the Ministry of Environment under the Municipal Wastewater Regulation.
14. Provincial agencies should be encouraged to require all wastewater be treated and disposed by appropriate means of land disposal. A minimum of secondary treatment is encouraged. Ocean discharge of treated waste water is not supported.
15. Advocate for increased management of ditching such that roads and properties do not flood.

Water Supply and Conservation

16. Community water supply systems should be owned and operated by a provincial or local government or improvement district, irrigation district, or utility operating under the jurisdiction of the Ministry of Environment, or a waterworks system operated and maintained by a Strata Corporation.
17. The quantity and quality of drinking water should be improved to meet the guidelines for Canadian Drinking Water Quality and requirements of the *Drinking Water Protection Act*.
18. Consider expanding the provision of a sustainable, high quality water service.
19. Improve existing community water systems for existing users.
20. Explore options for water security to ensure adequate supply to existing and future residents.
21. To reduce stress on septic systems and to reduce water consumption, the implementation of a water conservation program including public education and installation of water saving devices in all buildings will be considered.
22. All new development should provide for the efficient use of water through the use of natural drainage, drought-tolerant landscaping recycled grey water and terrain-sensitive siting and design of infrastructure and buildings.
23. Cisterns and ponds for storage of rainwater to supplement water supply for individual or group household use, fire protection and irrigation are encouraged.
24. Wetlands, groundwater recharge areas and springs should be protected in a natural state.

Costs

25. Development cost charges and local service areas' bylaws should be considered as a means of ensuring the proper collection, treatment, and disposal of all wastewaters (storm and sewage) and the provision of adequate water supplies.
26. Consider the feasibility of a future Drainage Service to manage storm water.

PART IV DESIGNATED DEVELOPMENT PERMIT AREAS

28 DPA ADMINISTRATIONS

1. The Parks & Planning Manager, Planner, Planner II, Parks and Facilities Technician and the Bylaw Enforcement Officer of the Strathcona Regional District are hereby appointed by the Regional Board pursuant to section 419 of the *Local Government Act* to administer the regulations of this Official Community Plan bylaw.
2. Persons appointed under subsection 1. above, may enter, at all reasonable times, on any property to inspect and determine whether all regulations, prohibitions and requirements of this Official Community Plan are being met.
3. Within those development permit areas designated in this Official Community Plan bylaw in accordance with section 488(1) of the *Local Government Act*, the following prohibitions apply unless an exemption under section 488(4) of the *Local Government Act* applies, or the owner first obtains a development permit:
 - a. land within the area must not be subdivided.
 - b. construction of, addition to, or alteration of a building or structure must not be started.
 - c. land within the area designated under section 488(1)(a) or (b) of the *Local Government Act* must not be altered.
 - d. land within an area designated under section 488(1)(d), (h), (i) or (j), or a building or structure on that land, must not be altered.
4. It should be unlawful for any person to prevent or obstruct any person appointed under subsection (1) herein from carrying out his or her duties under this Official Community Plan bylaw.
5. Any person who violates the provisions of this Official Community Plan bylaw is guilty of committing an offence and is liable on summary conviction to a penalty not exceeding One Thousand Dollars (\$1,000) or imprisonment for a period not exceeding thirty (30) days.
6. Each day during which a violation is continued should be deemed to constitute a new and separate offence.

28.1 Categories

In the Official Community Plan the following categories of development permits are established pursuant to the provisions of the *Local Government Act*:

1. establishment of objectives and the provision of guidelines for the form and character of neighbourhood commercial, tourist commercial and industrial development.
2. protection of fish habitat, wetlands, the natural environment, sensitive ecosystems, wildlife, birds, raptors, and biological diversity.

28.2 Variation of Other Bylaws

The requirements of other applicable bylaws may be varied by way of development permit as follows:

1. Setbacks from lot lines and public road rights-of-way may be reduced by up to 30% of the required setback when it is demonstrated that the reduced setback is necessary to

protect an environmental feature and when applicable approved by the Ministry of Transportation and Infrastructure.

2. Height limits may be extended by up to 10 percent of the maximum permitted height.

28.3 Multiple Development Permit Areas

Where more than one development permit area is triggered, all applicable development permit area requirements must be met unless otherwise exempted elsewhere in this bylaw.

28.4 Application Requirements

As specified within Schedule A-4 of Bylaw No. 5, being the "Planning Procedures & Fees Bylaw, 2008" as amended.

29 PROTECTION OF THE NATURAL ENVIRONMENT, ITS ECOSYSTEMS AND BIOLOGICAL DIVERSITY

Designated Areas

The *Local Government Act*, Part 14, Division 7 – Development Permits, section 488 (1) (a) makes provision for the Regional District to identify designated development permit areas for the protection of the natural environment, its ecosystems and biological diversity.

Authorization and Delegation

The *Local Government Act*, Part 14, Division 7 – Development Permits, subsections 490(1), gives the Regional District the following rights pertaining to land within the Environmentally Sensitive Areas Development Permit Area, including but not limited to the following:

1. Specify areas of land that must remain free of development, including land clearing, vegetation removal, or placement of fill, except in accordance with any conditions contained in the permit.
2. Require specified features or areas to be preserved, protected restored or enhanced in accordance with the permit.
3. Require natural watercourses to be dedicated.
4. Require works to be constructed to preserve, protect, restore or enhance natural water courses or other specified natural features of the environment.
5. Require protection measures, including vegetation or trees be planted or retained to:
 - a. preserve, protect or enhance fish habitat or riparian areas.
 - b. control drainage.
 - c. control erosion or protect banks.

The Board, through the delegation bylaw, has the power to delegate to the SRD officers the issuance of hazard land development permits. Requirements, reports/studies, plans, agency approvals, etc. included in the guidelines, must be provided at the expense of the landowner or the developer applying for a Development Permit and may need to be registered as a Covenant on the subject title(s) as a condition of approval.

Activities that Require Environmentally Sensitive Areas Development Permits (ESA DPs)

The following activities will require the issuance of a development permit and, where applicable, trigger RAPR and the subsequent requirements for a Riparian Area Assessment:

1. Subdivision, as defined by the *Local Government Act*.
2. Alteration of land, including the disturbance of soils.
3. Land clearing, including the removal, alteration, disruption or destruction of vegetation.
4. The siting and construction of:
 - a. buildings and structures with a building floor area greater than 10 m², including additions to existing buildings or structures within the Riparian Assessment Area.
 - b. retaining walls, septic tanks, drainage fields, sewage treatment systems and discharges, irrigation or water systems, swimming pools and stormwater management systems.
 - c. impervious paving, roads, and driveways.
5. The placement or storage of soils and substances.

29.1 Environmentally Sensitive Areas Development Permit Areas (ESA DPAs)

1. Watercourse Environmentally Sensitive Areas (Watercourse ESAs)

Area

To comply with the Ministry of Water, Land and Resource Stewardship (MWLRS's) Riparian Areas Protection Regulations (RAPR) requirements and to protect the natural environment, a development permit is required for any area located within 30.0 metres from top of bank of a stream connected to fish habitat as identified within the Regional District's Sensitive Habitat Atlas, including all map amendments, or as defined by RAPR.

Justification

Declining fish stocks in the Strait of Georgia have led to the need for the protection of riparian corridors and other areas containing fisheries values including rivers, lakes, streams, wetlands, and estuaries. Therefore, development within these areas requires assessment to ensure protection of fisheries values from potentially harmful development activities and to ensure "no net loss" of fisheries habitat.

2. Foreshore Environmentally Sensitive Areas (Foreshore ESAs)

Area

Any area located 30.0 metres (164 feet) from the natural boundary of Georgia Strait.

Justification

Declining fish stocks in the Strait of Georgia have lead to the need for the protection of fisheries values in areas adjacent to estuaries and the coast line. Further, as development continues to occur adjacent to the sea it is necessary to protect the natural environment, its ecosystems and biological diversity.

3. Eagle Nest Trees

Area

During the breeding season (February 5 through August 31), those areas surrounding a bald eagle nesting site tree as designated by the Wildlife Tree Stewardship (WiTS) atlas, or its successor, OR as otherwise determined by a registered professional biologist certified in ornithology and/or Provincial Biologist as follows:

1. 200 metres of an eagle nest tree for parcels equal to or greater than 5.0 hectares in area.
2. 100 metres of an eagle tree for parcels between 1.0 hectare and 4.9 hectares in area.
3. 60 metres of an eagle tree for parcels less than 1.0 hectare in area.

Justification

Eagles require protection because of the declining population numbers and habitat loss. They require significant conservation efforts to reduce long-term population viability. Eagle nesting habitat is rapidly being lost as land is cleared for development and this nesting habitat must be protected if breeding populations in the area are to be maintained.

4. Great Blue Heron Nests and Rookeries

Area

During the breeding season (February 16 through September 2), those areas surrounding a great blue heron nest or rookery as designated by the Wildlife Tree Stewardship (WiTS) atlas, or its successors, OR as otherwise determined by a registered professional biologist certified in ornithology and/or a Provincial Biologist as follows:

1. 300 metres of a great blue heron nest for parcels equal to or greater than 5.0 hectares in area.
2. 200 metres of a great blue heron nest for parcels between 1.0 hectare and 4.9 hectares in area.
3. 60 metres of a great blue heron nest for parcels less than 1.0 hectare in area.

Justification

Hérons require protection because of the declining population numbers and habitat loss. They require significant conservation efforts to reduce long-term population viability. Most heron colonies are extremely sensitive to human disturbance, particularly early in the breeding cycle. Additionally, heron colonies that lack the protection of buffer trees around the colony are more vulnerable to predators (e.g. eagles preying on heron chicks).

Exemptions

Where the following applies, the requirement for either an RAPR assessment and/or development permit is not applicable:

1. Construction of farm buildings, this specifically excludes residential and accessory structures.
2. Construction of fences.
3. Construction involving a building floor area of 10m² or less.
4. Internal alterations and renovations to a building or structure or repair or reconstruction on an existing foundation that do not result in siting closer to or further impacting the DPA.
5. Replacement of the roofing materials of a structure and minor alterations, including but not limited to, window or door replacement, replacement of cladding or façade changes to the exterior of an existing principal building or accessory building for the purposes of maintenance and repair provided that the alterations do not result in siting closer to or further impacting the DPA.
6. Growing, rearing, producing and harvesting of agricultural products in accordance with recognized standards of the *Farm Practices Protection Act* and the *Code of Practice for Agricultural Environmental Management*.
7. Private residential trails up to a maximum of 2.0 metres in width to access the shoreline, provided no tree removal is required for the trail's construction, provided the trail's surface is pervious and where there is limited excavation or removal of native soil.
8. 'In-stream' work as defined by and in compliance with the *Water Sustainability Act*.
9. Restoration of natural ecosystems including the planting of trees, shrubs, or groundcovers for the purpose of enhancing habitat values and/or soil stability within a development permit area, provided the planting is carried out in accordance with

guidelines within 'Development with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia' and subsequent editions.

10. Removal of invasive species or noxious weeds within a DPA provided bank instability will not result from the proposed action. Removal is permitted within a watercourse or foreshore DPA only where measures are taken to avoid sediment or debris being discharged into a watercourse or into the foreshore and the area is replanted immediately. Removal is permitted within an eagle or heron DPA only provided that a registered biologist with a specialization in ornithology has confirmed no eagle or great blue heron activity is present as of April 30th of any given year.
11. Removal of hazard trees where there is an immediate threat to the safety of persons or property as authorized by a qualified arborist or tree specialist or senior level of government.
12. Subdivisions that are not included within the *Local Government Act* definition, (i.e. boundary adjustments and lot consolidations not involving the installation of underground services or the construction of roads, and plans dedicating highways or parks.)
13. Emergency works to prevent, control or reduce erosion or immediate threat to life and property, including:
 - a. emergency flood protection works determined by a professional engineer.
 - b. repair or replacement of public utilities or infrastructure.
14. Stream habitat enhancement work and environmental compensation work directed by senior government agencies.
15. Forestry activity on Private Managed Forest Land in accordance with the *Private Managed Forest Lands Act*.
16. Mining activities as defined by and in compliance with the *Mines Act*.
17. Hydroelectric facilities as defined by and in compliance with the *Utilities Commission Act*.

Guidelines

Development permits in Part V of this Plan should be issued in accordance with the following guidelines:

1. Where encroachment into the DPA is deemed unavoidable, the development or land/vegetation altering activity:
 - a. must take a form that minimizes the area of encroachment into the DPA.
 - b. must be located to cause the least impact on the environmental values of the DPA and so as not to impact negatively upon the adjacent habitat.
 - c. must be conducted at a time of year and use construction methods that minimize the impact on the DPA.
 - d. must be clearly identified and labeled on a site plan.
 - e. where required (i.e. watercourse, eagle nest, heron rookery), must include a biophysical and/or RAPR assessment by a qualified environmental professional and/or BC Registered Professional Biologist and supporting specialists when necessary that addresses the development in relation to the environmentally sensitive area.
 - f. may require environmental monitoring by a BC Registered Professional Biologist.

- g. may require leave strips, vegetative buffers, permanent or temporary fencing measure to ensure no encroachment occurs.
 - h. may require the preparation and implementation of a 'Stormwater Management Plan' and/or 'Sediment and Erosion Plan', which may require additional works and/or protective measures to control drainage or erosion and protect banks.
 - i. may require the planting of native species of vegetation and trees or the retention or replanting of vegetation, in order to preserve, protect, restore or enhance the natural features and environmental values of the DPA.
 - j. may require the preparation and implementation of a professional 'Landscape Plan'.
 - k. may require the support of additional professional reports and/or the registration of a restrictive covenant on a case by case basis.
- 2. Owners of land adjacent to watercourses may be encouraged to enter into a Conservation Covenant with the Regional District, the Province, and/or a non-governmental organization registered to hold such covenants, for the conservation of the leave strip.
 - 3. Discharge from swimming pools, hot tubs, spas, liquid toxins, and deleterious substances should not be directed into any water course (including culverts, conduits, and ditches), but rather disposed of in a manner which meets the approval of senior agencies.
 - 4. Other than shoreline protection devices, no buildings, structures, driveways, paving, septic fields, irrigation and water systems, swimming pools, hot tubs, spas and retaining walls should be permitted within 15.0 metres (49.2 feet) of the natural boundary of Georgia Strait.

Application Requirements

As specified within Schedule A-5 of Bylaw No. 5, being the "Planning Procedures & Fees Bylaw, 2008" as amended.

30 FLOOD HAZARD DEVELOPMENT PERMIT

Purpose

Lands in this Flood Hazard Development Permit Area (DPA) are primarily designated for "protection of development from hazardous conditions", including the management and mitigation of negative impacts flooding, erosion, sloughing, and landslip have on existing and future development. This DPA designation is further intended to supplement, not to replace, the Regional District's Flood Management Bylaw which represents a small portion of this development permit area and identifies flood construction levels and setbacks in designated flood plains.

Designated Areas

The *Local Government Act*, Part 14, Division 7 – Development Permits, section 488 (1) (b) makes provision for the Regional District to identify designated development permit areas for the protection of development from hazardous conditions. Unless exempted by this bylaw, the requirement for a Flood Hazardous Development Permit will apply to all lands within the Flood Hazardous DPA identified on *Map 5: Flood Hazard Development Permit Area* that are prone to flooding, sited within 30 metres of the foreshore or a stream; at an elevation below 1.5 metres of the natural boundary of the foreshore or stream; or are sited within 30m of a slope greater than or equal to 30 percent for a vertical distance of three metres or more.

Designated areas may be exempt from the development permit requirement by the Manager of Community Services or their designate provided the above criteria are not deemed to be hazardous through an SRD site visit and/or by a qualified professional geotechnical engineer or hydrologist.

Authorization and Delegation

The *Local Government Act*, Part 14, Division 7 – Development Permits, subsections 490(1), 491 (2) (a) and (b), (3), (4) and (5) (a) and (b), gives the Regional District the following rights pertaining to land within the Flood Hazardous DPA, including but not limited to the following:

1. It may specify areas of land subject to hazardous conditions as areas that must remain free of development, including land clearing, vegetation removal, or placement of fill, except in accordance with any conditions contained in the permit.
2. It may require, in an area that the permit designates as containing unstable soil or water which is subject to degradation, that no septic tank, drainage and deposit fields or irrigation or water systems be constructed.
3. It may vary the use or density of land, but only as they relate to health, safety or protection of property from damage.
4. It may vary or supplement certain bylaws.
5. It may impose conditions respecting the sequence and timing of construction.
6. It may require the applicant to provide report(s) to assist the Board in determining what conditions or requirements it will impose. Report(s) must:
 - a. be provided by the applicant at the applicant's expense.
 - b. be certified by a professional engineer with experience relevant to the applicable matter.

This DPA intends to implement all of these provisions. The Board, through the delegation bylaw, has the power to delegate to the SRD officers the issuance of hazard land development permits. Where activities trigger a hazard land development permit, SRD officers will process the permit through the delegation granted under the delegation bylaw. Flood Hazard Development Permits should be issued in accordance with the guidelines provided below.

Requirements, reports/studies, plans, agency approvals, etc. included in the guidelines below, must be provided at the expense of the landowner or the developer applying for a Flood Hazard Development Permit and may need to be registered as a Covenant on the subject title(s) as a condition of approval. Where a professional geotechnical engineer with experience relevant to hydrology or the applicable matter states in writing to the Board that one or more of the following guidelines is not applicable to an application, the guideline(s) may be waived by the Board.

Justification – Special Conditions

Engineering reports¹ documented a number of historic flooding events, described the complexity of the natural environment and confirmed that lands within Electoral Area D consist of poor drainage conditions and are prone to flooding. The reports recommended the designation of a development permit area. This information continues to be supported by public complaints, field investigations and operational observations.

For example, the *Area D Stormwater Management Plan (January 2015)* classified areas as "favourable", "less favourable" and "not favourable" to development, with the southern half of the study area largely being not favourable to development due to the significance of wetlands and the underdeveloped drainage system that resulted in a number of known flooding events. The northern half was classified as areas of environmental sensitivity which are not favourable to development. Additional special conditions throughout the area also include poor conveyance due to flat topography, high ground water and the open ditch culvert system used for stormwater management. The report also recommends additional investigation at time of site specific development and, therefore, applicants for development permits should be prepared to provide a report certified by a professional engineer, particularly but not exclusively for development within "less favourable" and "not favourable" areas.

In addition, the *Land District 15 and Surrounding Area Neighbourhood Hydrology Study (April 2015)* identified two flooding issues in particular: (1) localized flooding at the residential development level and (2) flooding due to high flows breaching the banks of the main waterways; and noted several causes, including but not limited to natural topography, historic land clearing, systematic importing of granular fill in low lying areas, insufficient and improperly maintained ditches, culverts and other stormwater management and flood control works.

¹ Wedler Engineering LLP. April 20, 2015. Neighbourhood Hydrology Study, Electoral Area D, Land District 15 and Surrounding Area.
McElhanney. January 2015. Area D Stormwater Management Plan.

Justification – Objectives

The Flood Hazard DPA is also established to achieve the following objectives:

1. Promote sound site design and techniques to eliminate or avoid hazards to public safety and natural resources. In so doing, the effects flooding has on development and the contribution that development has on flooding should be minimized.
2. Consider flooding issues during the development process and ensure development is appropriately designed.
3. Provide protection for land development from natural features, natural hydrology and changing drainage patterns and sea level rise.
4. Identify potential flood risks and provide landowners with the appropriate method to manage the risk.
5. Consider the effects of natural features and hydrology patterns and identify hazards prior to development commencing.
6. Minimize development in high hazard areas where drainage problems are known to be problematic.
7. Maintain and where possible, enhance man-made and natural drainage patterns to mitigate existing drainage problems.
8. Ensure provision of appropriate on-site infrastructure is provided for during the development phase to help mitigate the effects that storm events have on the built environment.
9. Ensure that an Authorized Person, as per Island Health regulations, provide preliminary approval for on-site sewage disposal plans prior to final development approval from the Regional District.
10. Support the Regional District in its advocacy role when engaging with other agencies and the public during discussions pertaining to land development applications within the Flood Hazard DPA.

Activities that require a Development Permit

Section 489 of the *Local Government Act* determines the activities that require a development permit unless an exemption applies. Without limiting that section, within the Flood Hazard DPA the following activities will trigger the requirement for a Flood Hazard DP unless specifically exempted in the subsequent section below:

1. Subdivision of land.
2. Land alteration and development activities including, but not limited to: land clearing, vegetation removal, paving or the addition of hard surfaces that accelerate run-off, placement of fill, etc.
3. Construction of, addition to, or alteration of a building or other structure.

In addition, it is a policy of the Regional District to evaluate rezoning of land resulting in change of use in accordance with this development permit area designation.

Exemptions

Where the following conditions apply, a Flood Hazard DP is not required:

1. Growing, rearing, producing and harvesting of agricultural products in accordance with recognized standards of the *Farm Practices Protection Act* and the Codes of Agricultural Practice.
2. Construction of farm buildings, specifically excluding residential units and habitable floor area.
3. Construction of accessory buildings used as a carport, garage or entrance foyer, porch, domestic greenhouse and storage of goods not damageable by floodwaters.
4. Construction of recreation structures, stands, campsite washhouses and other outdoor facilities susceptible to only marginal damage by floodwaters.
5. Construction involving a building floor area of 10m² (107.6 ft²) or less.
6. Additions to existing buildings or structures that will increase the structure by less than 25 percent of the original floor area.
7. Minor repair work to existing buildings or structures in which the footprint is not extended more than 10m² (107.6 ft²), including repairs to roofing materials and minor cladding repairs.
8. Internal alterations and renovations to a building or structure, provided habitable floor area is not increased.
9. Erection of fences equal to or less than 2 metres (6.6 feet) in height.
10. Stream habitat enhancement work and environmental compensation work directed by senior government agencies.
11. In-stream work as defined by and approved under the *Water Sustainability Act* and riparian planting of native vegetation.
12. Restoration of natural ecosystems including the planting of trees, shrubs, or groundcover for the purpose of enhancing habitat values and/or soil stability within a development permit area, provided the restoration, including planting, is carried out in accordance with guidelines within 'Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia' and subsequent editions.
13. Removal of invasive species or noxious weeds.
14. Removal of hazard trees as authorized by a qualified arborist or tree specialist or senior level of government, provided remedial planting is undertaken to mitigate erosion.
15. Forestry activity in accordance with the *Forest Act* and the *Private Managed Forest Land Act*.
16. Mining activities as defined by and in compliance with the *Mines Act*.
17. Construction of hydroelectric facilities as defined by and in compliance with the *Utilities Commission Act*.
18. Repair or replacement of public utilities or infrastructure.

Application and Information Requirements

In addition to any application and information requirements specified within Schedule A-5 of Bylaw No. 5, being the "Planning Procedures and Fees Bylaw, 2008" as amended from time to time, this Flood Hazard Development Permit designation also requires that the applicant prepare and provide, at his/her own expense:

1. A flood construction level for the subject land as determined by a qualified professional surveyor/engineer.
2. The natural boundary and the respective required setbacks identified by a qualified surveyor for the Georgia Strait and for all streams and wetlands occurring on the subject land, as identified by the Regional District's sensitive ecosystem mapping or by a professional, and ensure that these setbacks are included in preliminary and potential detailed stormwater and run-off management plan(s) during all stages of development of the land.
3. A geotechnical report prepared by a qualified engineer specializing in hydrology and flood assessment reports to address flooding of the subject land and taking into account existing drainage patterns, historical and recent flows, flood events, climate change and sea level rise. The geotechnical report is to include and address the following:
 - a. the flood construction level and floodplain setbacks as indicated in (1) and (2) above.
 - b. qualified surveyor for the Georgia Strait and/or all water courses and wetlands located on the subject land (either identified by the professional, or as indicated in the Regional District's sensitive ecosystem mapping). The management plan(s) must indicate how these setbacks will be respected during all stages of development, especially during potential land clearing and construction phases when the subject land is subject to erosion and additional run-off.
 - c. information on topography, soil types, depths and conditions.
 - d. proposed removal or, where permitted, addition of soil, sand or gravel.
 - e. analysis of stream channeling and drainage systems.
 - f. analysis of the current natural boundary of Georgia Strait and the effects of storm surge events and sea level rise.
 - g. measures to safeguard property and structures from potential flood hazard.
 - h. stormwater and run-off management plan(s) that includes consideration of the property in question in relation to the potential cumulative effects on the neighbourhood and watershed(s) that it lies within.
 - i. recommendations for vegetation protection, enhancement and retention.
 - j. erosion control and mitigation measures during and after construction.
 - k. grading plan.
 - l. noise, dust, and traffic mitigation measures.
4. A suitably prepared site layout plan on a scale 1:500, which shows the following base information:

- a. a north arrow.
- b. the boundaries and dimensions of the subject land and approximately half of the area of all neighbouring properties.
- c. existing boundaries of the sea, watercourses and drainage patterns, as applicable.
- d. the floodplain setbacks AND flood construction levels determined under (1) and (2) above.
- e. the location and description of existing rainwater and run-off drainage infrastructure located in road or lot rights-of-way or easements registered on subject titles.
- f. the building setbacks specified by the associated zoning bylaw.
- g. the position of existing and proposed new or additional buildings on the subject land.
- h. where the placement of fill is permitted and is going to be added, the description of fill and the existing and proposed topographic elevations.
- i. for the subject land only, the percentage of lot coverage allowed by the associated zoning bylaw.
- j. the approximate location of the existing or proposed on-site septic disposal systems, such as septic tank and tile fields, with one of the following as applicable:
 - i. approval from an Authorized Person, as per Island Health regulations, for the existing on-site sewer disposal system
 - or;
 - ii. preliminary approval an Authorized Person, as per Island Health regulations, for the proposed on-site septic disposal system and conditions that must be met before final approval should be considered.

Guidelines

1. The flood construction level and the setbacks for the subject land must be respected during and after development.
2. Development of lands within this DPA should:
 - a. be minimized in floodplain and flood risk areas.
 - b. be sited away from areas subject to flooding, erosion, sloughing, or landslide.
 - c. apply additional setback distances from watercourses so as to prevent flooding, erosion, sloughing or landslide.
 - d. retain natural terrain and topography of the site and minimize elevation changes that would be further susceptible to flooding events.
 - e. maintain and where possible, enhance natural drainage patterns.
 - f. include on-site flood control measures to help mitigate flood risk.
 - g. not increase a flood risk or hazard to other properties or structures.

- h. comply with flood construction requirements identified by a certified geotechnical engineer in a compulsory preliminary stormwater and run-off management report, or a required detailed stormwater and run-off management report.
 - i. reduce flood hazard to pre-existing structures by raising the habitable space to flood construction levels determined by a qualified professional.
 - j. be conducted to minimize erosion by complying with requirements of an erosion and sediment control plan and by preserving natural vegetation through the implementation of the following:
 - i. maintain and enhance vegetation within and adjacent to the setback of the sea and all water courses and wetlands.
 - ii. retain as many mature trees as practical, and where removal is required for practical development reasons, make a concerted attempt to replace them with new trees.
 - k. not include the addition of fill unless permitted by bylaw and as identified by a certified geotechnical engineer as the only or most preferred and least risk associated method.
 - l. not include the installation of any mechanical equipment or electrical wiring below the flood construction level.
 - m. not include habitable space below the flood construction level.
3. Known flood and potential flood hazard areas, as determined by a qualified professional in a site-specific report(s), should remain free of development. Where unavoidable, a qualified professional should:
- a. provide recommendations to mitigate foreseen or potential flooding to reduce the risk of flooding to an acceptable level (risk for both the subject property and any adjacent or nearby lands).
 - b. impose development conditions (for example conditions relating to permitted uses, density or scale of building) to reduce potential flooding hazard to acceptable levels.
 - c. certify the land may be safely used for the use intended provided the conditions in their report are satisfied.

And, in addition to any other conditions identified through the development permit, the owner should register a Covenant on title that includes restrictions on use, building and subdivision, and possibly also conservation and enhancement measures under Section 219(2) and (4) of the *Land Title Act*, and include an indemnity of the Regional District under Section 219(6).

- 4. On-site culverts, detention ponds, ditches and other stormwater management and flood protection works should be properly maintained, and upgraded where appropriate, with mechanisms put in place to ensure future regular inspection and maintenance by property owners, including where necessary covenants to the Regional District.
- 5. Development should avoid the use of the large scale importation of granular material and other fill that results in the reduction of on-site detention and drainage.
- 6. Properties should continue to maximize the use of green space and permeable surfaces for natural detention, particularly in areas below 10m in elevation.

7. Low Impact Development (LID) methods at the lot level should be followed with the goal of eliminating future increases to runoff flows due to land clearing and minimizing any future increases of water entering nearby watercourses.
8. Best Management Practices should be implemented in each of the following areas:
 - a. rainfall capture – for example, keeping rain on site by reducing hard surfaces and installing permeable surfaces, green roofs, rain gardens, infiltration soakways, storage to reuse and other such means.
 - b. runoff Control – for example, delay overflow runoff by means of detention storage ponds, etc.
 - c. flood Mitigation – for example, reduce flooding by providing sufficient hydraulic capacity to “contain and convey” stormwater.
9. All proposed development should seek to provide, for the property as a whole, that runoff from developed areas be addressed as follows:
 - a. 24-hour storm events be retained onsite.
 - b. 24-hour storm events be detained so that the release characteristics matches that of pre-development characteristics.
 - c. at least 80 percent of suspended solids in post-development run-off be removed for storm events of less than 55mm in 24 hours.
 - d. such further and more stringent requirements determined by a qualified professional in accordance with a site-specific report.
10. Development and construction should proceed in accordance with a detailed erosion and sediment control plan that is satisfactory to the Regional District, and includes consideration of the following:
 - a. construct permanent or temporary fencing around sensitive features and their buffers.
 - b. retain as much natural vegetation as possible. Minimize the size of the cleared area required for construction.
 - c. prevent any disturbance within the root zone (drip line) of established trees.
 - d. retain the natural soils and put them back onsite during landscaping.
 - e. reduce soil compaction by avoiding machinery use except where necessary.
 - f. cut-off potentially sediment laden surface water with interception ditches or compost filled geotextile tubes.
 - g. build and maintain a sedimentation pond that captures all run-off from cleared areas.
 - h. cover any areas that will be left unplanted with straw to reduce soil stripping.
 - i. stage construction and stripping to avoid having large areas of the site excavated.
11. Such further guidelines and best management practices identified in the following publications should be respected and implemented for the property that is the subject of an application:
 - a. *Area D Stormwater Management Plan (January 2015).*

- b. *Land District 15 and Surrounding Area Neighbourhood Hydrology Study* (April 2015).
 - c. *Provincial Guidelines: Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia and Beyond the Guidebook: The New Business as Usual – Create Livable Communities and Protect Stream Health – Rainwater Management: An Introduction to the Guidebook for British Columbia* (June 2008), as may be amended or updated from time to time.
 - d. such further studies subsequently undertaken by or submitted to the Regional District, and provided to the applicant.
- 12. Applications should include consideration of, and clearly identify, any variances or supplementing of bylaws that would further the above-noted guideline, objectives and purpose of designation, as well as conditions related to sequencing and timing of development to facilitate implementation of this DPA.

31 COMMERCIAL AND INDUSTRIAL DEVELOPMENT PERMITS

Justification

Commercial and industrial development permit areas will guide form and character for such developments.

Areas

Areas designated tourist commercial, neighbourhood commercial and industrial on Maps 2 and 3 of this bylaw are located within a DPA and will require a permit unless otherwise exempted by this bylaw.

Exemptions

Where the following conditions apply, a commercial or industrial development permit is not required:

1. Construction of farm buildings, this specifically excludes residential and accessory structures.
2. Construction involving a building floor area of 10m² (107.6 ft²) or less.
3. Internal alterations and renovations to a building or structure.
4. Minor repair work to existing buildings or structures including repairs to roofing materials and minor cladding repairs.
5. Minor sign repairs and upgrades where the size and overall design of the sign remain unchanged.
6. Growing, rearing, producing and harvesting of agricultural products in accordance with recognized standards of the *Farm Practices Protection Act* and the Codes of Agricultural Practice.
7. Forestry activity in accordance with the *Forest Act* and the *Private Managed Forest Land Act*.
8. Stream habitat enhancement work and environmental compensation work directed by senior government agencies.
9. In-stream work as defined by the *Water Sustainability Act* and riparian planting of native vegetation.
10. Mining activities as defined by and in compliance with the *Mines Act*.
11. Hydroelectric facilities as defined by and in compliance with the *Utilities Commission Act*.
12. Restoration of natural ecosystems including the planting of trees, shrubs, or groundcover for the purpose of enhancing habitat values and/or soil stability within a development permit area, provided the planting is carried out in accordance with guidelines within 'Development with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia' and subsequent editions.
13. Removal of invasive species or noxious weeds within a DPA.
14. Removal of hazard trees as authorized by a qualified arborist or tree specialist or senior level of government.
15. Emergency works to prevent, control or reduce erosion or immediate threat to life and property, including:
 - a. emergency flood protection works determined by a professional engineer.
 - b. repair or replacement of public utilities or infrastructure.

General Commercial/Industrial Guidelines

Construction Phase

1. All construction must be completed according to a site/building plan and an erosion and sediment control plan. Plans must be of sufficient detail to convey the intent of the design in terms of the building's appearance, exterior finish, materials and colour treatment, as well as provide the following site information:
 - a. location and dimensions of all driveway crossings and areas used for parking, loading, vehicle circulation, pedestrians, landscaping, waste collection and recycling, and outside storage and display.
 - b. location and dimensions of all existing and proposed improvements.
 - c. location and dimensions of all property lines, easements and statutory rights-of-way.
 - d. proposed surface treatment of all yard areas.
 - e. dimensioned elevations of all improvements which have an elevation.
 - f. proposed methods of management and control of all on-site drainage.
 - g. location, height, and construction of all proposed fencing, screening and signage.
 - h. such further information or materials as the Regional District may reasonably require.
 - i. construction of developments within or adjacent to residential areas should take place during the working hours of 7:00 a.m. to 7:00 p.m.
2. There should be no depositing of any material or debris on any roads before, during or after site development.
3. Applications for a development permit should include a plan for waste minimization and recycling during the construction phase.
4. A landscape plan will be submitted for each development. The landscape plan should include supporting documentary evidence pertaining to landscape specifications, detailed planting lists, cost estimates and a proposed contract with a landscaping company. The landscape plan should provide for the landscape treatment of the entire site including the identification areas which are to be cleared and the identification of existing vegetation by species.
5. Street trees and a landscaped boulevard are to be provided. All proposed plant materials should be suitable for local environment conditions. Landscaping which provides seasonal colour and includes native species and is drought-tolerant are required. The retention of as many of the major trees as practical in the overall landscape plan is encouraged.
6. The applicant should provide a bond in the full amount shown on the cost estimate and contract. Such bond should be provided upon receipt of all other approvals and prior to the issuance of a Building Permit. A holdback representing 10% of the amount shown on the landscaping contract will be required for a period of one year after the completion of the landscaping to allow for any transplant failures. The applicant should advise planning staff of the completion of landscaping requirements and arrange for a site inspection.

Screening

7. All outside storage, parking and supply yards should be totally screened along property lines abutting residential properties with vegetation, berming, fencing, structures or a combination thereof.
8. Such elements as shipping and loading areas, transformers, and meters should be screened from public view as effectively as possible through landscaping, fencing, and siting.
9. All waste disposal bins should be completely screened within a solid walled enclosure not less than 2 metres in height.

Outside Storage

10. The area of any building site bounded by the front lot line, the exterior or interior side lot lines, as the case may be, and the front building line of the structure nearest the front lot line, should not be used as an outside storage area.
11. Any portion of a building site which may be used as an outside storage area should only be used as such if:
 - a. the area is enclosed within a 2.5 metre (8.2 feet) high solid fence having a suitable security gate.
 - b. none of the goods or materials stored therein exceed the height of the 2.5 metre (8.2 feet) high fence.
 - c. the area is not directly adjacent to any residential development.
 - d. in cases where the area lies between a structure and any public road, it is screened by an adequately landscaped buffer strip so that such storage areas are not readily visible from such public road.
12. Centrally located recycling facilities should be provided for the use of all businesses within a development.

Signs

13. One freestanding sign is allowed for each street frontage of the business. Freestanding signs are permitted in landscaped areas only, on the same parcel as the commercial or industrial development. The height of any sign including support structures, should not exceed 2.5 metres (8.2 feet) and the area of any one face should not exceed 3.0 square metres (32.3 square feet). A freestanding sign may be illuminated, but may not include flashing, oscillating, neon, moving lights or beacons.
14. One fascia sign should be permitted for each development. The maximum area of fascia signs should not exceed 6.0 square metres (64.6 square feet). Fascia signs may be illuminated but may not include flashing, oscillating, neon, moving lights or beacons and should be integrated into the design of the building and may not extend above the top wall of a building.
15. Billboards and roof signs are not permitted.

Lighting

16. Security and other lighting should not be placed so as to shine directly into residential properties or to reduce the separation effectiveness of any landscaped buffer.
17. Exterior lighting should comply with the Strathcona Regional District's Dark Sky Policy with regard to controlling light pollution.
18. Lighting fixtures should be architecturally integrated with the design of the buildings.
19. Buildings should be sited to ensure that any adjacent residential properties have visual privacy, as well as, protection from site illumination and noise. Security and other lighting should not be placed so as to shine directly into residential properties or to reduce the separation effectiveness of any landscaped buffer.
20. The roof slope and siting of any buildings should be such as to minimize any obstruction of direct sunlight falling onto adjacent properties and residences.

Parking

21. Large surface parking areas should be broken down into smaller parking lots and contain planted landscaped areas. Visitor parking spaces should be clearly identified and provided within the development. Tree planting is encouraged in parking areas.
22. Parking areas should clearly identify pedestrian circulation areas, preferably with different paving and landscaping treatment.
23. All paved parking areas should be included within the context of the required stormwater water plan and should incorporate oil/water separators.
24. Unpaved automobile parking areas should be covered with a select granular base approved by the Ministry of Transportation and Infrastructure and provide storm water controls by means of perimeter curtain drains. Driveway accesses onto adjoining roads should be paved for a minimum distance of 15.0 metres (49.2 feet) from the edge of the existing pavement into the property containing development.
25. The use of any property within the Development Permit Area should not produce any off-site parking.
26. Developers are encouraged to incorporate site parking requirements within the principal structures of their development.

Rainwater Management

27. It is recognized that the clearing, grading and servicing of sites alters their natural hydrology patterns. In recognition of this fact it should be required that each development should prepare a stormwater management plan that has as its goal the maintenance of post-development flows to those of predevelopment flow patterns and volumes over the entire water season. This stormwater plan should be prepared by a Professional Engineer and may make use of such devices as wet or dry detention ponds, constructed wetlands or other devices as deemed suitable and consistent with accepted engineering practice.
28. All drainage works which affect roadway ditches or culverts require Ministry of Transportation and Infrastructure approval.
29. The discharge of rainwater runoff from storage areas should be accomplished with appropriate structures and flow control mechanisms to prevent contamination of receiving water bodies.

Pedestrians and Cyclists

30. At least one clearly designated route for pedestrians must be provided between the following:
 - a. the road right-of-way, the parking area and the main entrance.
 - b. buildings and structures in a multi-building development.
31. Crosswalks designated by pavers or scored concrete must be provided across vehicular lanes.

31.1 Neighbourhood Commercial

Justification

- To reduce the potential for conflict between the commercial and industrial uses and uses on adjacent parcels.
- To encourage development which reflects the rural form and character of the surrounding area.
- To promote spontaneous interaction among residents within neighbourhood commercial centres.
- To accommodate the needs of pedestrians and cyclists.
- To ensure commercial and industrial uses have minimal impact on environmentally sensitive areas.

Guidelines

Development permits should be issued in accordance with the following guidelines:

1. Form and Character of Structures

- a. The form and massing of neighbourhood commercial structures should complement the rural character of the area and the use of natural building materials such as stone and heavy timber is encouraged.
- b. Buildings should be designed and oriented on the site to create a strong pedestrian focus, by placing them forward on the lot with parking to the rear or by creating a public square. Pedestrian circulation should be delineated with design elements with linkages to neighbouring residential areas.
- c. Buildings should incorporate pitched roof forms no less than 4 in 12 pitch and no more than 12 in 12 pitch although the entire building need not be covered with a pitched roof. Alternatively, distinctively shaped roof forms, detailed parapets, exaggerated cornice lines and false fronts can be used.
- d. Buildings over 30.5 metres (100.0 feet) in length should incorporate recesses, off-sets, angular forms or other features providing a visually interesting shape.
- e. Any end wall of a building which faces a public road right-of-way or designated pedestrian route should be finished to the same standard as the front of the building with canopies, overhangs, display windows and other such features.
- f. Buildings and structures in a multi-building development should have common design elements such as rooflines, window arrangement, and exterior finish.
- g. Where new commercial development is proposed, buildings should be located in close proximity to the front property line with majority of parking spaces being situated at the rear and side of buildings.
- h. Buildings on abutting parcels may share one common interior wall (0.0 metre side yard setback).
- i. Abutting parcels may share parking spaces and points of access and egress and may be joined by alleys.
- j. Freestanding signs should be regulated in terms of numbers and design to be unobtrusive and of a scale and character in keeping with the surrounding area.

2. Spontaneous Interaction

- k. Display windows, connecting shops, outside furniture such as benches, tables, bike racks, garbage and recycling receptacles and community bulletin boards are encouraged.
- l. Public open space should be provided where the development includes at least one business which sells or serves food and drink products. The public open space should be hard surfaced with unit pavers or concrete, include landscaping, moveable seating and areas of sun and shade.

31.2 Tourist Commercial Development

Justification

- To ensure tourist commercial development reflects the form and character of adjacent rural and residential uses.
- To ensure tourist commercial uses have minimal impact on nearby residents.
- To ensure tourist commercial uses have minimal impact on environmentally sensitive areas.

Guidelines

In addition to the General Commercial Guidelines identified in Section 31, development permits should be issued in accordance with the following:

1. Siting

- a. Buildings should be sited so as to ensure that any adjacent residential properties have visual privacy, as well as protection from site illumination and noise.
- b. All buildings and structures should be sited to meet the intent of General Commercial/Industrial Guidelines.

2. Form and Character of Structures

- a. All buildings and structures should be architecturally coordinated and should give consideration to the relationship between buildings and open areas, circulation systems, visual impact and design harmony with existing vegetation and surrounding development. Blank unarticulated walls will not be permitted. Pitched roofs should have no less than a 4 in 12 pitch and no more than a 12 in 12 pitch.
- b. The design and introduction of a new building type to a residential neighbourhood should provide harmony and lend continuity to the neighbourhood and should not create excessive disruption of the visual character of the neighbourhood.
- c. All roof top mechanical equipment should be screened from view and incorporated with the overall architectural treatment of buildings.
- d. Any end wall of a building which is visible from the street should be finished to the same standard as the front of the building to provide an attractive appearance.
- e. The roof slope and siting of any buildings should be such as to minimize any obstruction of direct sunlight falling onto adjacent properties and residences.
- f. Loading and receiving areas should be located to cause minimum disturbance to adjacent residential areas.

3. Landscaping and Performance Bonds

- g. The character of tourist developments should be enhanced by landscaping of substantial proportions along property lines adjacent to residential developments. The developers should provide a 5.0 metre (16.4 feet) buffer incorporating existing native vegetation supplemented by landscaping of substantial proportions utilizing approved specimen tree species along property lines fronting onto local roads.
- h. A landscape plan should be required. A preliminary site plan should be provided with the required Building Permit application and a detailed landscape plan provided prior to the

issuance of a Building Permit. The landscape plan should be professionally prepared and should include supporting documentary evidence pertaining to landscape specifications, detailed planting lists, cost estimates and a proposed contract. The landscape plan should identify existing vegetation by type and identify areas which are to be cleared. The landscape plan should provide for the landscape treatment of the entire frontage of the building site abutting onto existing or future public roads. Street trees and a landscaped boulevard are to be provided to soften the character and scale of the area. All proposed plant materials should be suitable for local environmental conditions. All landscaping and screening should be completed within 12 months of an occupancy permit being issued for any tourist commercial development and should meet or exceed the British Columbia Society of Landscape Architects and British Columbia Nursery Trades Association standards.

- i. The applicant should provide a bond in the full amount shown on the cost estimate and contract. Such bond should be provided upon receipt of all other approvals and prior to the issuance of a Building Permit. A holdback representing 10% of the amount shown on the landscaping contract will be required for a period of one year after the completion of the landscaping to allow for any transplant failures. The applicant should advise planning staff of the completion of landscaping requirements and arrange for a site inspection.

31.3 Industrial

Justification

- To reduce the potential for conflict between the commercial and industrial uses and uses on adjacent parcels.
- To encourage development which reflects the rural form and character of the surrounding area.
- To ensure commercial and industrial uses have minimal impact on environmentally sensitive areas.

Guidelines

Development permits should be issued in accordance with the following guidelines:

1. Screening

- a. A landscape plan will be submitted for each development. The landscape plan should include supporting documentary evidence pertaining to landscape specifications, detailed planting lists, cost estimates and a proposed contract with a landscaping company. The landscape plan should provide for the landscape treatment of the entire site including the identification areas which are to be cleared and the identification of existing vegetation by species.
- b. Street trees and a landscaped boulevard are to be provided. All proposed plant materials should be suitable for local environment conditions. Landscaping which provides seasonal colour and includes native species and is drought-tolerant are preferred.
- c. The applicant should provide a bond in the full amount shown on the cost estimate and contract. Such bond should be provided upon receipt of all other approvals and prior to the issuance of a Building Permit. A holdback representing 10% of the amount shown on the landscaping contract will be required for a period of one year after the completion of the landscaping to allow for any transplant failures. The applicant should advise planning staff of the completion of landscaping requirements and arrange for a site inspection.
- d. All outside storage and work areas should be totally screened along property lines abutting residential properties and from public road rights-of-way with vegetation, berming, fencing, structures or a combination thereof.

2. Form and Character of Structures

- e. Buildings on abutting parcels may share one common interior wall (0.0 metre side yard setback).
- f. Abutting parcels may share parking spaces and points of access and egress, and may be joined by alleys.

PART V PLAN IMPLEMENTATION

32 INTRODUCTION AND ADMINISTRATION

The adoption of this official community plan by the Regional Board is an important component in the long-term realization of future planning objectives for the plan area. Adoption of the plan, however, does not ensure that the plan vision is realized. Implementation of the plan requires continued effort, application and adaptation. The following are the main actions required to implement the objectives and policies of this Official Community Plan (OCP).

33 ACTIONS AND PLANS

Key Actions

1. An annual review of the capital expenditure programs of the Regional District to ensure the programs reflect the objectives and policies of this OCP and subsequent amendments.
2. A review of the OCP at one or more meetings held specifically for that purpose every five years.
3. Work cooperatively with the community, private landowners, and the appropriate government and non-government agencies with respect to the establishment of parks and protected areas in the planning area.
4. Work cooperatively with the local agencies and the community respecting future sites for public facilities and community centres and opportunities by entering into agreements pursuant to the *Local Government Act*.
5. Work cooperatively with the community and appropriate provincial agencies respecting alternatives to conventional sewage treatment methods:
 - a. to complete a Liquid Waste Management Plan for the Plan Area and to implement the recommended Waste Management Plan.
 - b. an education campaign encouraging the public to reduce water consumption to protect water resources.
6. Work cooperatively with the community, private landowners, the City of Campbell River and adjacent electoral areas to develop sufficient service capacities.
7. Prepare and adopt rural development guidelines for new concepts in the OCP such as clustering, density bonusing and neighbourhood centres. These guidelines should set performance standards pertaining to scale, organization, inter-relationship and architectural details.
8. To support local food production and processing through:
 - a. Continued support and development of community gardens.
 - b. Creation of a local agriculture advisory committee and/or 'local food growers' cooperative.
9. To proactively undertake hydrology studies for low-lying areas within the plan area or areas previously identified as having drainage issues.
10. To continue to support and encourage the identification, mapping and inventory collection of environmentally sensitive areas, wetlands, endangered flora and fauna, and

endangered species. This Plan may be amended to include the improved mapping, when deemed necessary by the Regional Board, to ensure that environmentally sensitive areas, wetlands, endangered flora and fauna, and endangered species are given the highest priority and are protected through development permit regulations.

11. To develop a new Parks Rules and Regulations Bylaw to regulate all parks within Electoral Area D.
12. To develop a Parks and Greenways Master Plan for Electoral Area D.
13. To develop a Master Plan for key parks within Electoral Area D, including but not limited to: Hagel Park and Maple Park.
14. To develop a Climate Adaptation Strategy within Electoral Area D in alignment with the Provincial Coastal Marine Strategy.

Implementation Tools

The following plans and studies were identified during the OCP review process. These projects will help achieve the key objectives of the plan.

Plan/ Study	Supporting Policy Area
Hydrology and Floodplain mapping studies	Climate Change
Climate Adaptation Plan	Climate Change
Agriculture and Food Security Plan	Agriculture
Rural Development Guidelines	Settlement and Land Use
Parks Rules and Regulations Bylaw	Parks and Greenways
Parks and Greenways Master Plan	Parks and Greenways
Hagel Park Master Plan	Parks and Greenways
Maple Park Master Plan	Parks and Greenways
Liquid Waste Management Plan	Water Supply and Sewage Treatment Systems
Watershed Management Strategy	Water Supply and Sewage Treatment Systems

34 ZONING BYLAW

Bylaw No. 1404 regulates land use activities within Electoral Area D. This zoning bylaw will require amendments in order to reflect the policies that have been developed through the adoption of this community plan.

35 PLAN MAPS

The plan maps are an integral part of the official community plan and are intended to guide land use and development within the plan area identified on Map 1 over the next ten to fifteen years. This time frame is flexible and may be affected by various factors including water supply, the provision of community sewer services and the pressures to respond to development.

The purpose of the 'land use designation maps' (Maps 2 and 3) is to identify the location of principal land use designations including: residential, country residential, rural, upland resource

and agriculture. The boundaries identified on the map schedule are considered to be approximations, except where they correspond to major physical features such as a road, water or similar feature. Where the general intent of the plan is maintained, minor adjustments will not require an amendment to this plan.

The purpose of 'Park and Recreation Inventory' (Map 4) is to identify those lands designated for park uses such as conservation, recreation, ecological and recreational greenways and trails. Parks may be developed, undeveloped or informal. Informal means that the trail or park does not officially exist but is included as an area of future interest for park/ public space.

The purpose of 'Hazard Lands Development Permit Area' (Map 5) is to identify designated development permit areas for the protection of development from hazardous conditions.

36 PLAN AMENDMENT

This plan provides a guide to future development within the plan area, however, from time to time it is accepted that amendments to the plan may be required as a result of changing circumstances. The plan amendment process will serve to maintain the plan as a current document as it pertains to land uses and general settlement development within the plan area.

To maintain a current document, it is recommended that the official community plan review process be undertaken every ten years.

PART VI GLOSSARY OF TERMS

Agri-Tourism	Means agricultural heritage exhibits, farm tours, educational activities, petting zoos, dog trials, corn mazes and similar activities.
Agri-Tourism Accommodation	Means a tourist activity, service or facility accessory to land that is classified as a farm under the <i>Assessment Act</i> .
Buffer	Refers to vegetated areas within a lot, generally adjacent to and parallel with a property line or watercourse, arranged and maintained to screen or separate adjoining land uses or properties.
Contaminated Soils and Substances	The introduction of any foreign, physical, chemical, or biological substance, often human made, into the soils environment and watercourses.
Density Bonusing	Occurs at the rezoning phase of development where a developer provides amenities such as parks, greenways, or affordable housing in exchange for increased development rights.
Development	Means any of the following associated with or resulting from the local government regulation or approval of residential, commercial or industrial powers under Part 14 of the <i>Local Government Act</i>: (a) removal, alteration, disruption or destruction of vegetation. (b) disturbance of soils. (c) construction or erection of buildings and structures. (d) creation of non-structural impervious or semi-impervious surfaces. (e) flood protection works. (f) construction of roads, trails, docks, wharves and bridges. (g) provision and maintenance of sewer and water services. (h) development of drainage systems. (i) development of utility corridors. (j) subdivision as defined in section 455 of the <i>Local Government Act</i>.
Greenway	Means a linear park that connects natural areas and communities, while protecting aquatic areas, providing wildlife habitat and where possible may include recreational opportunities.
Industrial	The use of land, building or structures for the

manufacturing, processing, fabricating, or assembly of raw materials or goods, warehousing, or bulk storage of goods and related accessory uses.

Natural Boundary

Means the boundary that is indicated by the visible high water mark or water level of a stream that is reached during annual flood events, as indicated by the presence of soil which is subject to regular inundation or able to support vegetation that is typically adapted for life in submerged, semi-submerged or saturated soil conditions.

Older Forest

An ecosystem with mainly coniferous trees, with an average tree age of 100 years or more. The primary tree species in this region are Douglas fir, western hemlock, grand fir, and western red cedar. Older forests include standing dead trees, fallen logs, and large live trees. They support a large number of plant and animal species, some of which depend on habitat features found only in these ecosystems, such as the hollow centres and bark flakes of large old tree.

Qualified Environmental Professional

Means an applied scientist or technologist, acting alone or together with another qualified environmental professional, if:

- (a) the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association,
- (b) the individual's area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal, and
- (c) the individual is acting within that individual's area of expertise.

Riparian area

Means a Streamside Protection and Enhancement Area (SPEA).

Riparian Assessment Area

Means:

- (a) for a stream, the 30.0 metre strip on both sides of the stream, measured from the high water mark,
- (b) for a ravine less than 60.0 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30.0 metres beyond the top of the ravine bank, and
- (c) for a ravine 60.0 metres wide or greater, a strip

on both sides of the stream measured from the high water mark to a point that is 10.0 metres beyond the top of the ravine bank.

Second Growth Forest

Forested ecosystems with a dominant age class of 60 – 100 years. The paucity of older forest in the study area makes larger stands of this ecosystem type valuable as potential areas of future older forests. They also provide connecting corridors between other natural areas.

Sleeping Unit

Means (a) a bedroom or other area used as a bedroom in a cabin, dwelling or accessory building, and (b) a tent or recreational vehicle on a campsite.

Stream

Includes any of the following that provides fish habitat:

- (a) a watercourse, whether it usually contains water or not.
- (b) a pond, lake, river, creek or brook.
- (c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).

Streamside Protection and Enhancement Area (SPEA)

Means an area:

- (a) adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream, and
- (b) the size of which is determined according to this regulation on the basis of an assessment report provided by a qualified environmental professional in respect of a development proposal.

Top of Bank

- (a) for an area (other than an active floodplain area), the point closest to the natural boundary of the stream where a break in the slope of the land occurs such that the grade beyond the break is flatter than 3:1 at any point for a minimum distance of 15 metres measured perpendicularly from the break, and
- (b) for a floodplain area, the edge of the active floodplain

Watercourses

Any drainage course or source of water, whether usually containing water or not, and includes any lake, river, creek, spring, wetland, or source of ground water and includes portions that may be contained within a channelled stream, ditch, conduit or culvert.

Wetland

Includes land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the active floodplain of a stream.

Woodland

Open stands of Arbutus, Douglas Fir, and Arbutus/Douglas Fir. Most of this ecosystem type has been destroyed by urban development, and the few remaining sites are under constant threat of development. They support several rare plant and invertebrate species.

PART VII

PLAN MAPS

The following maps form Part of Schedule “A” and are available in full size

Map 1: Planning Area

Map 2: Land Use Designation East

Map 3: Land Use Designation West

Map 4: Park and Recreation Inventory

Map 5: Hazard Lands Development Permit Area



MAP 2

Oyster Bay - Buttle Lake
Land Use Designations East

- OCF Designations

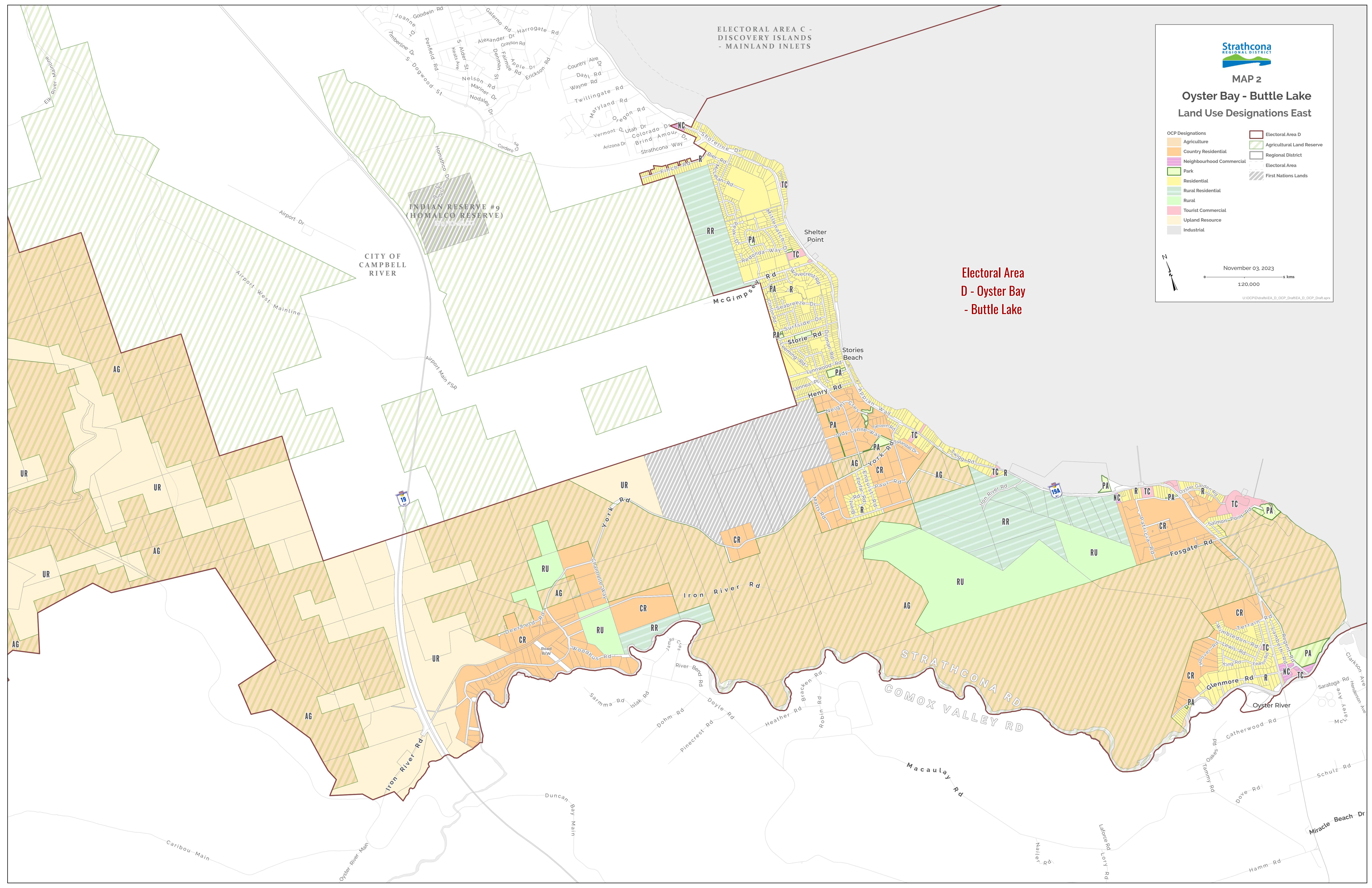
 - Agriculture
 - Country Residential
 - Neighbourhood Commercial
 - Park
 - Residential
 - Rural Residential
 - Rural
 - Tourist Commercial
 - Upland Resource
 - Industrial
- Agricultural Land Reserve
 - Regional District
 - Electoral Area
 - First Nations Lands

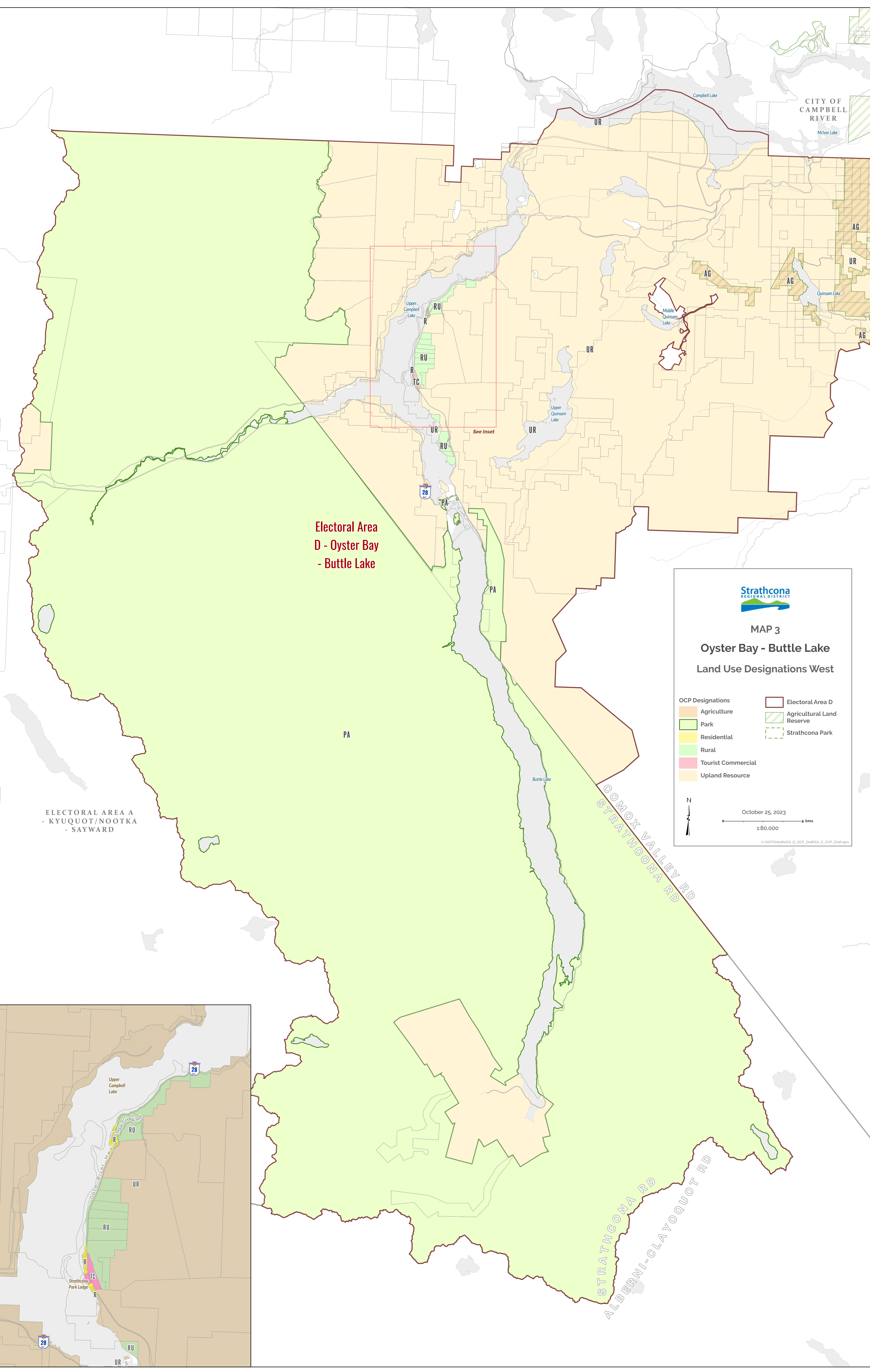


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| Beach Access Points | Regional Greenways | Electoral Area D |
| Park Trails | Developed | Crown Lands |
| Future Interest Greenway | Undeveloped | First Nations Lands |
| Informal Trails (source: OSM) | Regional Parks | |
| Frontage Roads | Developed | |
| Streams | Undeveloped | |

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City of
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Electoral Area
D - Oyster Bay
- Buttle Lake

Oyster Bay
Shoreline
Protection

Oyster
River
Nature

Oyster
River
Trails

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MAP 5

Oyster Bay - Buttle Lake

Hazardous Area
Development Permit Area

- Flood Hazardous Development Permit Area

Electoral Area D

First Nations Lands
- Regional Parks Developed

Undeveloped



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CITY OF
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Jubilee Pky

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Island Hwy S

Ocean Grove

Shelter Point

Stories Beach

19A

Electoral Area
D - Oyster Bay
- Buttle Lake

Fosgate Rd

Oyster River

Oyster River

Saratoga Beach

19A

Island Hwy N

Inland Island Hwy

19

York Rd
Iron River Rd

COMOX VALLEY RD
STRATHCONA RD

Macaulay Rd

Valley Rd
Glen Rd

Craig Rd

Storie Rd

McGimpsey Rd

Grayford Rd