

The following is a consolidated copy of the Rural Comox Valley Official Community Plan, Bylaw No. 337, 2014 and includes the following bylaws:

Bylaw No.	Bylaw Name	Adopted	Purpose
337	Rural Comox Valley Official Community Plan Bylaw No. 337, 2014	November 13, 2014	To establish the rural Comox Valley official community plan
489	Rural Comox Valley Official Community Plan Bylaw No. 337, 2014, Amendment No. 1	November 28, 2017	To amend the process for property owners seeking to install shoreline protection devices, both “hard” and “soft” approaches from rezoning to development permit in Electoral Area A (Baynes Sound, excluding Denman and Hornby Islands), Electoral Area B (Lazo North) and Electoral Area C (Puntledge – Black Creek)
513	Rural Comox Valley Official Community Plan Bylaw No. 337, 2014, Amendment No. 2		Did not proceed.

514	Rural Comox Valley Official Community Plan Bylaw No. 337, 2014, Amendment No. 3	August 28, 2018	To remove Section 44.(6) of the Official Community Plan (OCP) that requires parcels proposed for subdivision in the electoral areas, in accordance with Section 514 (subdivision to provide residence for a relative) of the <i>Local Government Act</i> (RSBC, 2015, c. 1) (LGA), be two times the size of the minimum parcel size required in the zoning.
589	Rural Comox Valley Official Community Plan Bylaw No. 337, 2014, Amendment No. 4	July 25, 2023	To remove development permit area guidelines for some DPAs (moved to the Zoning Bylaw) and clarify language within development permit area designations.
604	Rural Comox Valley Official Community Plan Bylaw No. 337, 2014, Amendment No. 5	November 24, 2020	To amend the "Rural Comox Valley Official Community Plan Bylaw No. 337, 2014" to address cultivation, processing and sales of cannabis
918	Rural Comox Valley Official Community Plan Bylaw No. 337, 2014, Amendment No. 7	September 1, 2026	To amend the Rural Comox Valley Official Community Plan by adding Saratoga Beach Local Area Plan as Appendix E

This bylaw may not be complete due to pending updates or revisions and therefore is provided for reference purposes only. Titles and whereas clauses may be different than in original bylaws to make this consolidated version more clear and identify historical changes and conditions. THIS BYLAW SHOULD NOT BE USED FOR ANY LEGAL PURPOSES. Please contact the corporate legislative officer at the Comox Valley Regional District to view the complete bylaw when required.

COMOX VALLEY REGIONAL DISTRICT
BYLAW NO. 337

A bylaw to establish the rural Comox Valley official community plan

WHEREAS the Comox Valley Regional District board delivers planning and land use management in Electoral Area 'A' (Baynes Sound, excluding Denman and Hornby Islands), Electoral Area 'B' (Lazo North) and Electoral Area 'C' (Puntledge – Black Creek) under part 26 of the Local Government Act;

AND WHEREAS the board may, by bylaw, adopt one or more official community plans as a statement of objectives and policies to guide decisions on planning and land use management under division 2 of part 26 of the Local Government Act;

AND WHEREAS the board desires to adopt an official community plan for Electoral Area 'A' (Baynes Sound, excluding Denman and Hornby Islands), Electoral Area 'B' (Lazo North) and Electoral Area 'C' (Puntledge – Black Creek);

AND WHEREAS the board has

- considered the plan in conjunction with its financial plan and waste management plans
- considered the consultation matters set out in section 879 of the Local Government Act and carried out such consultation under that section as the board considered appropriate
- consulted with the board of trustees of School District #71 and sought the board's input on the matters set out in section 881(2) of the Local Government Act
- referred the plan to the Provincial Agricultural Land Commission for comment and
- held a public hearing on the proposed official community plan

AND WHEREAS each reading of this bylaw has received an affirmative vote of a majority of all directors entitled to vote on the bylaw;

NOW THEREFORE the board of the Comox Valley Regional District in open meeting assembled enacts as follows:

Official community plan

1. (1) Pursuant to division 2 of part 26 of the Local Government Act, the official community plan forming schedule "A" to this bylaw is adopted

as the rural Comox Valley official community plan for Electoral Areas “A” (Baynes Sound not including Denman and Hornby Islands), “B” (Lazo North), and “C” (Puntledge – Black Creek) of the Comox Valley Regional District.

- (2) Where matters included in this bylaw are beyond the regulatory jurisdiction of the Comox Valley Regional District board, such matters shall be interpreted as broad objectives of the board pursuant to section 878(2) of the Local Government Act.
- (3) This bylaw applies to all lands as noted in section 1(1) except in relation to those properties legally described as:
 - PID 000-866-792 (roll no. 771 05748.000; Plan 552G, Sect 10, LNDDST 15);
 - PID 000-866-814 (roll no. 771 05761.000; Plan 552G, Sect 15, LNDDST 15); and
 - PID 028-915-194 (roll no. 771 05768.145; Plan 552G, Sect 15, LNDDST 15)

and as shown on map 6 of schedule “A” to this bylaw.

Repeal

2. Bylaw No. 2042 being Rural Comox Valley Official Community Plan Bylaw No. 2042, 1998 is repealed upon adoption of this bylaw except in relation to those properties legally described as:
 - PID 000-866-792 (roll no. 771 05748.000; Plan 552G, Sect 10, LNDDST 15);
 - PID 000-866-814 (roll no. 771 05761.000; Plan 552G, Sect 15, LNDDST 15); and
 - PID 028-915-194 (roll no. 771 05768.145; Plan 552G, Sect 15, LNDDST 15)

and as shown on map 6 of schedule “A” to this bylaw.

Citation

This Bylaw No. 337 may be cited as the “Rural Comox Valley Official Community Plan Bylaw No. 337, 2014”.

Table of Contents

Part 1: Community vision and context, population, demographic and housing projections	5
Community vision:	5
2014 OCP update: context	5
Population, demographic and housing projections	6
Settlement node growth projections.....	13
Part 2: Regional objectives and policies.....	14
Natural environment – objectives	14
Natural environment – natural systems and biodiversity corridors policies.....	14
Natural environment – watershed management/protection policies	15
Natural environment – surface water and ground water policies	16
Sensitive ecosystems – objectives	16
Sensitive ecosystems – policies	17
Parks and greenway - objectives	17
Parks and greenway - policies.....	17
Climate change - objectives	18
Climate change – policies (mitigation).....	18
Climate change – policies (adaptation).....	19
Natural hazard - objectives	20
Natural hazard - policies	20
Economy and industry - objectives.....	21
Economy and industry - policies (agriculture and aquaculture).....	22
Economy and industry - policies (tourism, arts and culture).....	23
Economy and industry - policies (resource uses).....	23
Economy and industry - policies (emergent industries)	24
Transportation - objectives.....	25
Transportation - policies	25
Infrastructure - objectives	26
Infrastructure -policies.....	26
Cultural heritage resource - objectives.....	27
Cultural heritage resource - policies.....	27

Housing - objectives.....	27
Housing - policies	28
Part 3: Land use.....	28
Settlement nodes.....	28
Settlement nodes - objectives	28
Settlement nodes - policies	29
Settlement expansion areas	29
Settlement expansion areas - objectives	30
Settlement expansion areas – policies (general)	30
Settlement expansion areas – policies (residential)	30
Settlement expansion areas – policies (commercial)	31
Settlement expansion areas – policies (industrial)	31
Settlement expansion areas – policies (institutional).....	31
Rural settlement areas.....	32
Rural settlement area - objectives.....	32
Rural settlement areas – policies (subdivision)	32
Rural settlement areas – policies (general)	33
Rural settlement areas – policies (residential)	34
Rural settlement areas – policies (commercial)	34
Rural settlement areas – policies (industrial)	35
Rural settlement areas – policies (industrial - heavy and light).....	35
Rural settlement areas – policies (industrial - agriculture).....	35
Rural settlement areas – policies (industrial - upland aquaculture).....	35
Rural settlement areas – policies (industrial - resource activities).....	36
Rural settlement areas – policies (institutional).....	36
Parks and natural areas	37
Parks and natural areas - objectives	37
Parks and natural area – policies (general).....	37
Agricultural areas.....	37
Agricultural areas - objectives.....	37
Agricultural areas - policies.....	38

Agricultural areas – policies (general)	38
Agricultural areas – policies (residential).....	39
Agricultural areas – policies (commercial).....	39
Resource areas.....	39
Resource area - objectives.....	40
Resource areas policies.....	40
Resource areas policies (general)	40
Resource areas policies (residential)	41
Resource areas policies (resource and industrial)	41
Fresh water	41
Fresh water - objectives.....	41
Fresh water - policies	42
Coastal areas.....	42
Coastal area - objectives	42
Coastal areas - policies.....	42
Part 4: Administration of the OCP	44
General.....	44
Community amenity contributions.....	44
Community partnerships	45
Subdivision considerations	47
Development approval information areas.....	48
Development permit areas	49
Development permit areas (general exemptions).....	50
Variation of other bylaws.....	52
Multiple development permit areas.....	52
Development permit guidelines	52
Development Permit Area 1 – Freshwater	52
Development Permit Area 2 – Coastal.....	55
Development Permit Area 3 – Bald Eagle and Great Blue Heron Nest	57
Development Permit Area - Steep slopes.....	59
Commercial and industrial development permit area (Form and character)	61

Farm land protection development permit area permit areas	65
Union Bay tourism highway commercial	67
Kensington comprehensive development permit area	70
Appendix A: supporting maps	82
Appendix B: glossary of terms	83
Appendix C: Population projections bibliography	89
Appendix D: Mt. Washington local area plan	89
Appendix E: Saratoga Beach Local Area Plan.....	184

Part 1: Community vision and context, population, demographic and housing projections

Community vision:

1. This official community plan (OCP) is an expression of shared community values and goals. It contains a set of policies that inform community members, developers, real estate agents, approving authorities, and elected officials of the goals and objectives of rural residents of the Comox Valley, together with policy direction about what types of future development are acceptable. It, along with the Comox Valley regional growths strategy (RGS), is a principal legislative tool for guiding future growth and change in the three electoral areas of the Comox Valley regional district.

The Comox Valley regional district (CVRD) is a federation of the three municipalities of the City of Courtenay, the Town of Comox and the Village of Cumberland and the three electoral areas of Area A, Area B and Area C. Located in central Vancouver Island, British Columbia, extends its southern boundary at Cook Creek north to Oyster River, west to Strathcona Park, and east to the Lambert Channel of the Pacific Ocean, as far as Denman and Hornby Islands. This OCP addresses land use policy for all lands within the CVRD's boundaries, except:

- Lands within the municipal boundaries of Comox, Courtenay, and Cumberland,
- Denman and Hornby Islands, which are under the land use planning jurisdiction of the Islands Trust,
- Lands within the jurisdiction of the K'ómoks First Nation.

The OCP applies primarily to lands within the electoral areas including electoral area settlement nodes, rural settlement areas, and resource lands, but it also applies to the surface of the waters along the coastline of the CVRD. There is jurisdictional overlap:

- Along the coastline, with Fisheries and Oceans Canada, the provincial Integrated Land Management Bureau, and the K'ómoks First Nation
- On the waters between Denman and Hornby Islands and Vancouver Island, supported by a protocol agreement between the Islands Trust and the CVRD; and
- On the waters of the K'ómoks Estuary. The K'ómoks Estuary management plan is currently in draft form. Following formal sign off by all affected jurisdictions, a final K'ómoks Estuary management plan seeks to harmonize the roles and responsibilities of affected parties.

The lands and waters of the OCP are shown in map 1.

2014 OCP update: context

2. OCPs are reviewed regularly to respond to changing circumstances, and in response to new issues. To remain relevant, an OCP needs to reflect and respect what is important to the community residents. In the case of the CVRD, the 2014 review and update was required primarily to align the policies within the document to those in the 2011 RGS.

This plan builds on the foundations laid by earlier planning documents. Several underlying principles have influenced its preparation. These include:

- Sustainability targets and objectives, as contained in the 2011 CVRD sustainability strategy and the RGS. This includes maximizing use of resources, staying within the limits of natural systems, restoring the damage to natural systems and building a strong, vibrant economy
- Nurturing and providing for new transportation in a socially, economically and environmentally responsible way
- Building partnerships in order to share responsibility for maintaining, preserving, and rehabilitating a high quality of life and for addressing issues collaboratively

As part of the 2014 OCP update, local area plans will be prepared for each of the three settlements nodes as identified in the RGS: Union Bay, Saratoga Miracle Beach, and Mount Washington. The Mount Washington local area plan is attached as appendix D to this OCP.

This plan has been completed in accordance with part 26 of the *Local Government Act*.

Population, demographic and housing projections

3. Population in the CVRD is projected to rise 31% from 2011 to 2031, mostly due to in-migration. The proportion of people aged 65+ (19%) is larger than for BC as a whole and projected to rise to 29.6% from 2011 to 2031. Median age is increasing rapidly as the population ages and new seniors move to the CVRD. ¹ Housing will be required to accommodate population growth. To meet the projected demand in the next 20 years a 22% increase is needed, or about 432 new dwellings units per year added to the 30,156 existing homes (table a). Projected population growth in Areas A, B and C is 0%, and it is this area that is of direct relevance for the policies included within this plan. These projections suggest there is a very limited need for increased housing in the rural areas.

Statistical Summary	Population		Proportion aged 65+		Housing
	CVRD	Areas A, B, C	CVRD	Areas A, B, C	CVRD
2011 Actual	63,538	22,163	22%	19%	31,156
2021 Projection	73,341	22,165	27%	n/a	4,300 (new)
2031 Projection	82,976	22,168	28%	n/a	4,226 (new)
Increase in 20 years	30.59%	0.02%	29.6%	n/a	22%
Increase in 20 years	19,438	5	9,557		8,526

TABLE 1) STATISTICAL SUMMARY POPULATION, DEMOGRAPHICS AND HOUSING (*CENSUS, NHS*)

¹ These projections, prepared independently by Reed Early (an associate with IPS Island Planning Services), reflect the general trends identified in the CVRD's regional growth strategy, and are supported by the projections prepared by VIHA, for the Courtenay local health area (same geographic boundaries as the CVRD), which indicate that the population is projected to increase 32.2% by 2030 and the population aged 75+ by 92.8% (VIHA).

Population projections area

The plan area includes the electoral of the CVRD as well as the settlement nodes of Saratoga Miracle Beach, Union Bay, and Mount Washington, shown on figure 1 as follows.

- Area A - Baynes Sound-Denman/Hornby Islands electoral area, which includes the communities of Denman Island, Fanny Bay, Hornby Island, Royston, and Union Bay
- Area B - Lazo North electoral area including Balmoral Beach, Bates Beach, Little River, Graham, and Sandwich
- Area C - Puntledge/Black Creek electoral area including Bevan, Black Creek, Headquarters, Merville, Puntledge, Saratoga Miracle Beach, and Williams Beach

The following statistics provide factually based projections² for updating the OCP for the CVRD.

Indian reserves, which come under different census tabulations, are excluded, as are (in some instances) Denman and Hornby Islands, which have their own planning processes outside of the CVRD.

This plan has adopted a 20 year time horizon has been used in order for projections to be consistent with the CVRD regional growth strategy and the CVRD sustainability strategies, and the plan projections are until 2031, and are based on the data available from the 2011 Census.

Population projections are imperfect. They are only projections and they cannot factor in future influences of climate, economy, and migration. They also do not anticipate any new government initiatives in land use policies, development or housing. For that reason these population projections must be considered as best estimates.³

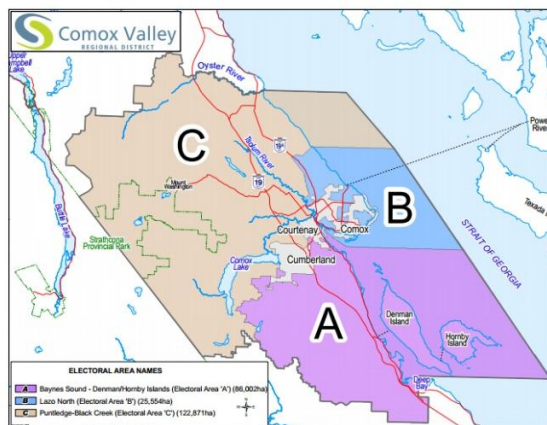


FIGURE 1 MAP OF CVRD AND AREAS

² A bibliography explaining the source of the information contained here is included as Appendix F. The projections are based on the most recent data releases from Canada Census Data Navigator, National Household Survey, Focus on Geography Series, Vancouver Island Health Authority, Census of Agriculture, P.E.O.P.L.E. 2013, and other sources.

³ Census 2006 data is not available for the CVRD, but for the Comox-Strathcona Regional District which existed pre 2008. This affects some population, demographic, housing and agriculture census tables.

POPULATION

Population in the CVRD is increasing in the three municipal areas. CVRD population rose by 4,056 (6.8%) from 2006 to 2011 due to growth in the municipalities (fig 2).

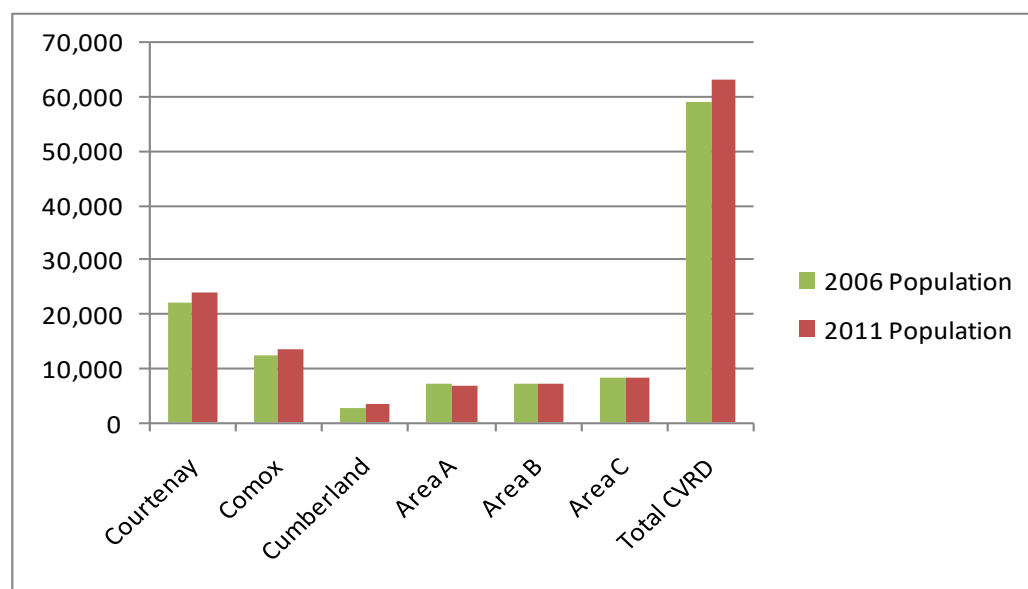


FIGURE 2 - CENSUS POPULATION 2006 AND 2011

The overall predicted population growth 2011-2031 in CVRD (30.59%) is higher than elsewhere on Vancouver Island (21.23%) and comparable to the Province of BC (31.47%) (table i). Population growth can be attributed to in-migration rather than natural increase, which is below replacement (-1% due to births minus deaths).

Projected 20 year growth is concentrated in the municipal areas of Courtenay, Comox and Cumberland (48.32%) and not in the rural areas (.02%). Areas A, B and C have collectively dropped in population from 24,800 in 1996 to 22,540 in 2011 (15 years).

Population Projections	Area A ⁴	Area B	Area C	Rural CVRD	CVRD	Municipal areas ⁵	Vancouver Island excl CRD	BC
2011 census	6,899	6,939	8,325	22,163	63,538	40,998	387,126	4,400,057
2021 projection	6,898	6,938	8,330	22,165	73,341	51,175	426,376	5,164,002
2031 projection	6,896	6,938	8,334	22,168	82,976	60,808	469,329	5,784,669
20 year increase	-0.04%	-0.02%	0.11%	0.02%	30.59%	48.32%	21.23%	31.47%

TABLE i) POPULATION PROJECTIONS (*CENSUS*)

⁴ Area A census data includes Denman and Hornby Islands

⁵ Includes Courtenay, Comox and Cumberland incorporated areas

DEMOGRAPHICS

The population of the CVRD is older than for the Province of BC, especially in rural areas. The median age for the population is rising.

Census 2011 results for CVRD (fig 3) show that unlike most population pyramids there is no large base in the lower age range, nor is it a smooth reduction as age increases. There is a bulge at age 15-20 and especially at 45-65, for both males and females. This baby boom, and its “echo”, will move up as the cohort ages. Although offset by births and deaths, it may create a roughly inverse pyramid in 20 years. In other words, it is the opposite of a conventional population pyramid, which has a large base of young people, indicating that the population will grow through births.

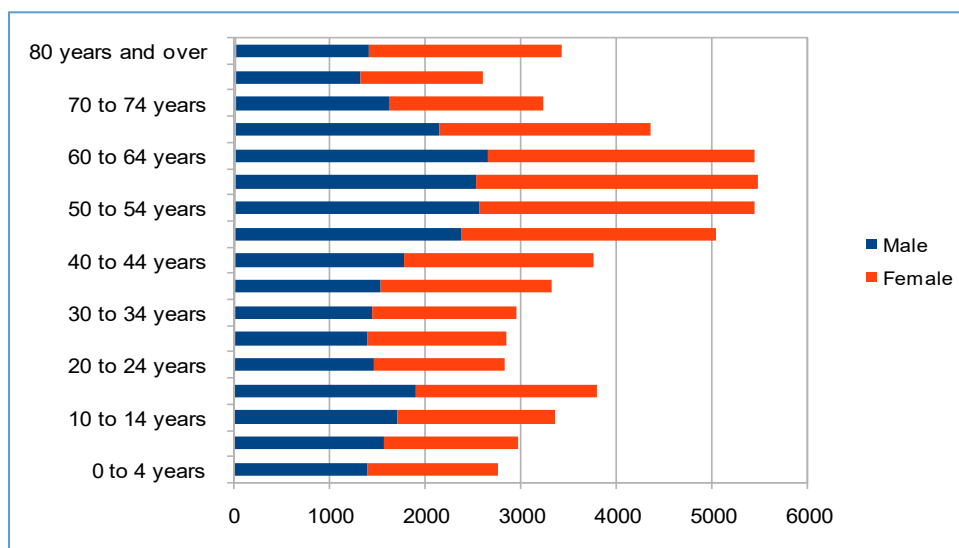


FIGURE 3 - 2011 POPULATION BY AGE AND SEX

The 2011 median age is highest in Area A (53.9) followed by Areas B and C. In every instance it went up during the five year interval (fig 4).

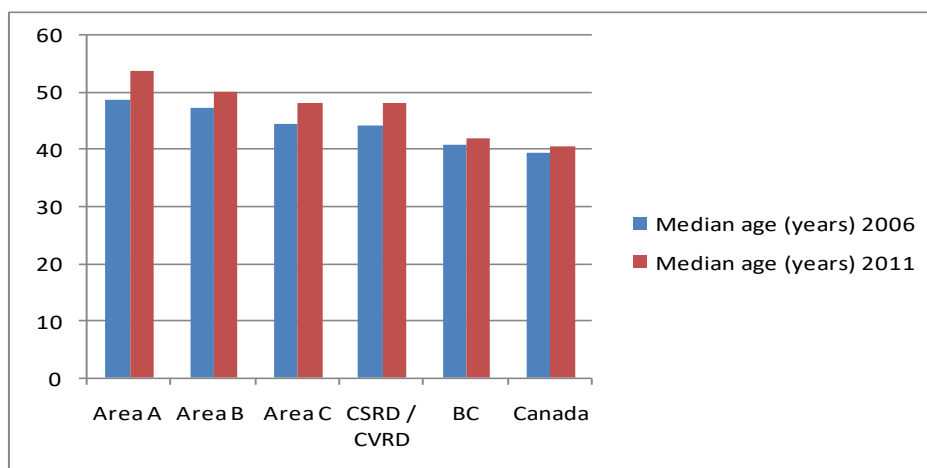


FIGURE 4 - MEDIAN AGE IS HIGH IN THE RURAL AREAS AND RISING

The median age in the CVRD rose four years between 2006 and 2011⁶. In Area A, it rose 5.2 years (table c). In other words, the population of the area is faster than the simple passage of time would indicate.

Median age		Area A	Area B	Area C	CSRD / CVRD	BC	Canada
Median age (years)	2006	48.7	47.4	44.4	44.3	40.8	39.5
	2011	53.9	50.1	48.1	48.3	41.9	40.6
Increase (years)		5.2	2.7	3.7	4	1.1	1.1

Table ii) Median Age ([Focus](#) on Geography Series, [Census](#))

The proportion aged 65+ is projected to increase from 21% (2011) to 28% (2031). In 20 years the population of CVRD seniors (65+) is projected to rise from 13,813 to 23,370 (9,557 individuals), a 69% increase (table 4) ([Census](#), [P.E.O.P.L.E. 2013](#)).

The senior dependency ratio is increasing rapidly (table d). The ratio of seniors (65+) per 100 people of working age (20-64) is projected to increase from 36.4 to 53.0 per 100 in 20 years. In other words, in 2011, there were approximately three working age people per senior. By 2031, it is anticipated that there will be approximately two working age people per senior.

Population Projections	CVRD Population Projections						Senior Dependency Ratio
	Youth (Age 0-19)	Worker (Age 20-64)	Senior (Age 65+)	% of Population <19	% of Population 20-64	% of Population 65+	
2011	13,035	37,998	13,813	20%	59%	21%	36.4
2021	13,667	40,198	19,476	19%	55%	27%	48.5
2031	15,530	44,076	23,370	19%	53%	28%	53.0
change	2,495	6,078	9,557	n/a	n/a	n/a	16.6
% change	25%	15%	69%	-7%	-9%	32%	46%

TABLE iii) POPULATION PROJECTIONS AND DEPENDENCY RATIOS

Increased senior dependency impacts regional income, productivity, and tax bases. Public investments in health, recreation, transportation and other services are also generally required.

HOUSING

Most CVRD residents own their single detached homes, rather than rent, at rates that are higher than elsewhere in BC. The rural areas are particularly strong on ownership. Housing in the CVRD is more affordable compared to the province as a whole, which may contribute to the high rates of home ownership. The percentage of home owners (77.7%) is higher than in BC as a whole (70%) and higher still for Areas A, B and C (table e).

Housing tenure	Area A	Area B	Area C	CVRD	BC	Canada
	%	%	%	%	%	%
Owned	85.7	87.4	85.8	77.7	70.0	69.0
Rented	14.3	12.6	14.4	22.3	29.8	30

TABLE iv) HOUSING TENURE

⁶ Median age (50th percentile) is preferred over mean (arithmetic average) as it is not influenced by outliers.

Areas A, B and C are almost exclusively single family detached home with a few semi-detached, row houses, duplexes, and apartments. Similarly, the CVRD has predominantly single detached housing stock but more apartments, semi-detached houses and row houses (table f).

In Area A, the housing ratio is extremely low, with an average of 1.72 people per dwelling. In Areas B & C, the ratio is comparable to the CVRD as a whole, with slightly more than two people per dwelling on average ([GeoDepot BC Stats](#)).

Population and dwelling counts	Area A	Area B	Area C	CVRD	Van Island/Coast	BC
Population	6,899	6,939	8,325	63,538	759,366	4,400,057
Total private dwellings	4,001	3,116	3,854	30,156	369,462	1,945,365
Housing ratio (persons/dwelling)	1.72	2.23	2.16	2.11	2.13	2.26
Private dwellings occupied by usual residents	3,223	2,912	3,373	27,885	333,360	1,764,637
Single-detached houses	2,995	2,450	3,045	19,360	193,275	842,120
Semi-detached houses	40	25	20	2,280	13,860	52,825
Row houses	15	5	0	1,395	17,660	130,365
Apartments or flats in a duplex	35	50	40	560	27,450	184,355
Apartments in a building with <5 storeys	15	50	20	3,040	60,205	361,150
Apartments in a building with 5+ storeys	0	5	5	10	10,050	143,970
Other dwellings⁷	125	335	250	1,250	10,855	46,960

TABLE v) POPULATION AND DWELLING COUNTS

Dwellings in Areas A, B, and C tend to be older than in CVRD as a whole. For instance houses built before 1981 comprise 51% of Area C but 42% regionally and 47% provincially (table g) ([NHS](#)).

Housing by Year Built	Area A	Area B	Area C	Total A B C	CVRD	BC
1960 or before	17%	15%	12%	15%	13%	16%
1961 to 1980	29%	33%	39%	34%	29%	31%
1981 to 1990	25%	22%	23%	23%	18%	17%
1991 to 2000	16%	19%	19%	18%	23%	19%
2001 to 2005	7%	5%	4%	5%	8%	8%
2006 to 2011	6%	7%	4%	6%	10%	9%

[National Household Survey data footnote100](#)

TABLE vi) HOUSING BY YEAR BUILT

The condition of dwellings (Courtenay local health area) and their state of repair tends to be good, and on par with conditions in BC. Generally, dwellings are not crowded or in need of major repair ([VIHA](#)) ([NHS](#)).

⁷ Includes other single-attached houses, as well as movable dwellings like mobile homes, float homes, and live aboard boats.

Housing tends to be more affordable in the CVRD than elsewhere in the province, particularly for home owners. Households that paid 30% or more of household total income toward shelter costs were lower in the CVRD (24.1%) than for BC (30.3%). This was considerably lower for owners compared to renters ([NHS](#)). Owner households paid less for shelter in CVRD (\$907) than in BC (\$1,228). The average monthly shelter cost for CVRD renters (\$863) was lower still, although rents in Area B were unusually high (table h) (fig 5) ([NHS](#)). Nevertheless, housing affordability remains an issue for 24% of households in the region. It is unclear whether this is more of an issue in the rural areas, or in the urban areas.

Housing Affordability	Housing tenure	Area A	Area B	Area C	CVRD	BC	Canada
Households spending 30% or more of 2010 total income on shelter costs (%)	Total	18.8	21.6	20.2	24.1	30.3	25.2
	Owner	16.1	17.0	16.7	16.9	23.8	18.5
	Renter	33.7	52.1	41.1	49.0	45.3	40.1
Average monthly shelter cost (\$)	Total	793	920	918	n/a	1,156	1,050
	Owner	818	897	939	907	1,228	1,141
	Renter	645	1,074	796	863	989	848

TABLE vii) HOUSING AFFORDABILITY

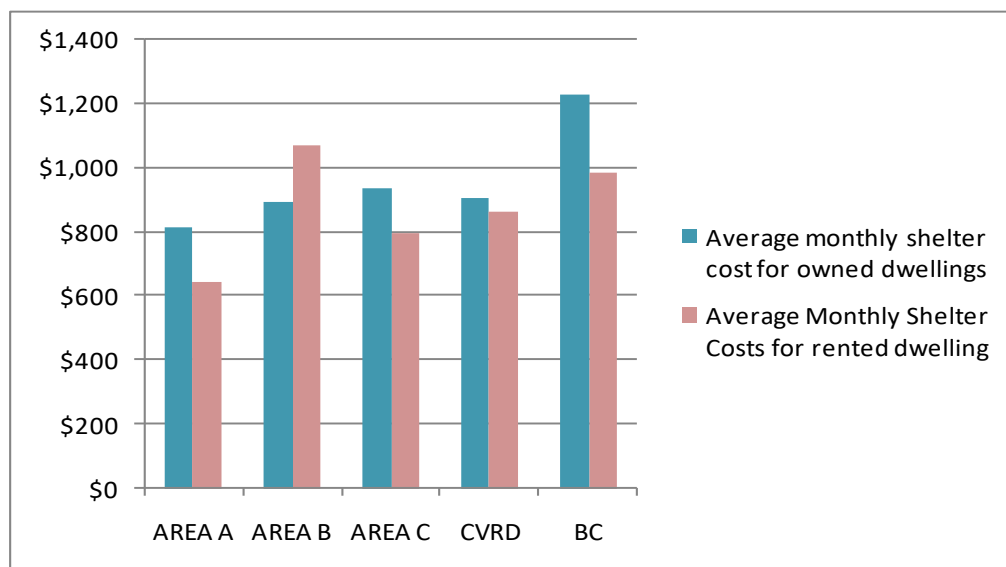


FIGURE 5 - AVERAGE MONTHLY COSTS

Based on projected CVRD population increases of 30% in 20 years more dwellings are needed in the municipal areas. At existing rates of persons per dwelling the CVRD requires 9,226 more dwellings by 2031, or about 432 per year ⁸ (table i). NOTE: The figures presented for Areas A, B & C, exclude the demand for units in the settlement nodes, which the RGS classifies as designated growth areas.

⁸ Schedule ‘A’ Comox Valley Regional Growth Strategy Bylaw No. 120, 2010

Dwelling units	Existing or new	Area A	Area B	Area C	CVRD	BC
2011 Dwelling units	Existing	4,001	3,116	3,854	30,156	1,945,365
2021 Dwelling units ⁹	New	-0.8	-0.3	2.2	4,653	337,757
2031 Dwelling units	New	-1.7	-0.6	4.3	9,226	612,168
% increase 2011-2031		0.0%	0.0%	0.1%	30.6%	31.5%

TABLE viii) DWELLING UNITS PROJECTED

Population and housing is sparse throughout the rural areas except for the settlement areas. Much of Areas A and C is in agriculture or resource land (forest), while Area B has more limited agricultural and resource lands. Therefore the population density in Area B is considerably higher than Areas A or C.

Housing 2011	Area A	Area B	Area C	Areas ABC	CVRD	Van Island/ Coast	BC
Pop density per sq. km	14.0	122.3	7.7	13.7	37.4	9	4.8
Area (sq. km)	493	57	1075	1,624	1,701	84,231	922,509
Dwelling units	4,001	3,116	3,854	10,971	30,156	369,462	1,945,365
Dwelling units per sq. km	8.12	54.67	3.59	6.76	17.68	4.39	6.76

TABLE ix) POPULATION AND HOUSING DENSITY 2011

Settlement node growth projections

An anomaly exists with population projections in the settlement nodes of Saratoga Miracle Beach and Union Bay in that two master development agreements (MDA) are currently in place to support lot development that is well in excess of the population projections noted above.

In the Union Bay settlement node the Kensington Island Property MDA allows for upwards of 3,000 mixed residential and commercial lots. In the Saratoga Miracle Beach settlement node, the Saratoga Beach Estates MDA provides for 143 new residential lots. These densities are recognized as anomalies in light of current population projections as they reflect in-place agreements that predate population projections considered in this plan.

⁹ These calculations are based on population projections, divided by current number of persons per dwelling. These will vary with a different type of housing, besides single detached homes.

Part 2: Regional objectives and policies

The following regional policies apply to all decisions and land use designations within this official community plan. They are intended to augment the specific land use policies included within part 3.

Natural environment – objectives

4. (1) To identify and protect unique natural features and characteristics of the Comox Valley.
- (2) To protect and restore natural systems, physiographic areas, threatened sensitive ecosystems and environmentally sensitive areas.
- (3) To protect the quality of air, land, and water, and through stewardship, maintain the quantity of ground water and surface water.
- (4) To protect, restore and enhance coastal shorelines, streams, wetlands and the marine environment.
- (5) To consider impacts of a development application on the hydrology at a watershed scale.
- (6) To ensure all developments within drinking water supply watersheds and recharge areas are reviewed within the context of the precautionary principle.
- (7) To implement rainwater management practices and policies that preserve and restore the natural water balance during development and redevelopment in order to maintain and improve watershed health and protect downstream properties and infrastructure.
- (8) To maintain or restore the natural hydrological regime in CVRD watersheds, including natural rates of surface runoff, infiltration to shallow groundwater (interflow) and infiltration to deep groundwater with an aim, where possible, to restore the regime to its proper functioning condition.
- (9) To ensure the on-site hydrology, including surface runoff, interflow and groundwater, is maintained.
- (10) To control future development in a way that maintains and/or enhances significant groundwater recharge and prevents undesirable groundwater level decline and reduction in base flow to watercourses.
- (11) To implement practices that support resilient natural systems that can better adapt to pressures resulting from climate change.
- (12) To manage development and construction activity to prevent sediment loading to receiving watercourses, K’ómoks Estuary, the marine environment and the sea.
- (13) To foster shared responsibility among all levels of government and the community, for protecting and restoring watershed, estuary and coastline health.

Natural environment – natural systems and biodiversity corridors policies

5. (1) Promote best management practices to protect natural systems, land forms, the marine environment and habitat.

- (2) Recognize aquatic habitats and resources as environmentally sensitive sites that need to be protected and restored.
- (3) Protect aquatic ecosystems, including riparian areas with tools such as the provincial riparian areas regulation, development permit area designations and guidelines and sound rain water management policies and practices.
- (4) Maintain an inventory of environmentally sensitive sites and protect them through development permit area designations and guidelines and development approval information areas.
- (5) Work in collaboration with other partners to encourage regular updates to the Sensitive Habitat Atlas.
- (6) Use design with nature principles for new development to reduce environmental, social and economic vulnerabilities and to build community and ecological resiliency.
- (7) Encourage practices that reduce the pollution of air, soil and water and that have beneficial effects on aquatic and terrestrial ecosystems, such as the preservation and planting of trees.
- (8) Encourage development proposals that include pre and post development measures in order to protect and preserve natural features that are recognized as significant including wooded areas, watercourses, groundwater recharge areas, valley lands and existing hedgerows.
- (9) Encourage identification, protection and restoration of priority ecological areas and wildlife corridors to increase resilience of the natural environment such as K’ómoks Estuary, the Trent River system, coastal sand dunes and other priority ecological areas.
- (10) Implement measures through development approval information requirements and new development permit guidelines.
- (11) Recognize and support the efforts of local non-governmental groups in promoting watershed, estuary and coastline health.

Natural environment – watershed management/protection policies

6. (1) Require an applicant to hire a qualified professional, where appropriate, to assess potential water quality and quantity impacts, and submit an on-site drainage report with recommendations to ensure the pre-development or natural hydrologic regime is maintained or restored by the development, prior to development approval.
- (2) Use rain water management techniques in the design and construction of new development to control quantity and quality of rain water runoff. The degree of control and techniques used will depend on the scale of development and the conditions in the downstream receiving water bodies in order to avoid adverse effects on the downstream aquatic environment and adjacent lands.
- (3) Request an enhanced level of rain water quality control for development sites draining into the marine environment and the K’ómoks Estuary, in order to protect important aquaculture areas and to maintain water quality in the Strait of Georgia.

- (4) Encourage water conservation through the adoption of low irrigation landscaping and discourage or prohibit the use of natural surface or ground water for non-agricultural irrigation or non-food producing irrigation.
- (5) Ensure the inclusion of rainwater management techniques in the design and construction of all new developments including retention of native vegetation, vegetates swales and pervious surfaces.
- (6) Consult any input from jurisdictions dependent on a given water supply, prior to approving a development within that watershed or water supply area.
- (7) Work with adjacent jurisdictions and other agencies to create opportunities for system based planning within natural ecosystems, over and above jurisdictional boundaries.
- (8) Require hydrological studies and watershed management plans to guide multi-lot development, including physiographic mapping, hydrological studies, integrated rainwater management plans, detailed mapping of sensitive ecosystems and consideration of linked ecosystem networks.
- (9) Recognize and support the efforts of partners and non-governmental groups in promoting watershed, estuary and coastline health.

Natural environment – surface water and ground water policies

7. (1) Protect watersheds and water sources by:
 - (a) Considering all development proposals using the principles of precaution, connectivity and restoration for initiatives within drinking water supply watersheds.
 - (b) Requiring appropriate professionals with expertise in the subject area, (e.g. aquatic ecologist, hydro geologist), to assess potential surface and ground water quality and quantity impact, and to recommend appropriate mitigation strategies, prior to approval of any development proposal.
- (2) Establish an aquifer protection development permit area for aquifers with community water supplies. The development permit area will include guidelines to address groundwater quantification, vulnerability and protection measures.
- (3) Encourage retrofitting of existing development and infrastructure, with an aim to preserve or restore the natural hydrologic regime of the watershed.

Sensitive ecosystems – objectives

8. (1) To participate in maintaining a mapped inventory of ecosystems and wildlife corridors considered rare and threatened or are considered as having high biodiversity values (priority ecological areas in order to protect them, including sites and ecosystems currently in the sensitive ecosystem inventory under the following categories: coastal bluffs, sparsely vegetated, terrestrial herbaceous, riparian, wetland, woodland and older forest. Other important categories in the inventory also include older second forest and seasonally flooded agricultural fields.

- (2) To reduce any further disturbance, reduction, fragmentation and loss to sensitive, rare and threatened ecosystems, as shown in map 2 in appendix A.
- (3) To improve protection of sensitive ecosystems.
- (4) To further map, update and ground-truth priority ecological areas, through collaboration with provincial and federal government agencies, CVRD municipalities, First Nation governments, private landowners and non-governmental organizations, and as part of the development process for individual properties.

Sensitive ecosystems – policies

9. Include provisions to protect and restore sensitive, threatened and rare ecosystems in the approval of any development application, per the 2014 sensitive ecosystems inventory, as amended from time to time, by way of development permit conditions, and submission of development approval information in accordance with policies included within this OCP.

Parks and greenway - objectives

10.
 - (1) To identify areas suitable for parks and greenways that meet the present and future needs of residents.
 - (2) To protect, preserve and restore where possible, sensitive ecosystems.
 - (3) To recognize the parks and greenway system as a vital part of the existing CVRD network of parks, open space, trails and recreational facilities.
 - (4) To improve and maintain public access to water bodies – lakes, streams and the foreshore.
 - (5) To ensure that access to water is provided for in all subdivisions as applicable.
 - (6) To protect private lands from public trespass by requiring clear identification of public lands where public access is encouraged.
 - (7) To provide for partnerships that help plan and implement a valley-wide parks and greenways network.
 - (8) To pursue activities that nurture community environmental stewardship, recreation, arts and culture and agriculture.

Parks and greenway - policies

11.
 - (1) Develop new parks and greenways in accordance with the Comox Valley parks and greenways strategic plan.
 - (2) In any situation where the CVRD accepts and manages land for parks and greenway purposes, by way of community amenities, public land dedications, donation of private lands or other any other process, give support and consideration to the vision, goals, objectives, policies and priorities of the rural Comox Valley parks and greenways strategic plan.
 - (3) Evaluate proposals for parkland acquisition not identified in the rural Comox Valley parks and greenways strategic plan using the criteria for park and greenway acquisition in that plan.

- (4) Accept lands intended for new trails in the rural settlement area adjacent to the marine environment, riparian, wetland, other aquatic areas or within the Comox Lake drinking water supply, and ensure management of those lands using best practices of stewardship for planning and design in sensitive areas.
- (5) Select lands obtained for parks in order to assist in achieving an interconnected trail and park system.
- (6) Keep open and map all road rights of way that provide public access to water, including lakes, streams and foreshore areas and, in collaboration with the Ministry of Transportation and Infrastructure (MoTI), in order to improve access, in areas where it does not compromise drinking water quality or sensitive ecosystems.
- (7) Work with senior government, utilities and crown corporations with respect to opportunities and appropriate agreements for trails and greenways to be developed on lands within their jurisdiction or control.
- (8) Ensure that plans for trail design, development, and management protect drinking water, environmental values and minimize the potential for land use conflicts.
- (9) During the planning and design of trails in an agricultural area, consult with the CVRD agricultural community advisory panel.
- (10) Encourage private owners of rural agricultural landscapes to voluntarily provide public access in order to support the area as an important privately owned green space, over and above any requirements that may apply through development approval.
- (11) Ensure that additional measures are taken where greenspace falls within the drinking water supply area as shown on map 3, appendix A.

Climate change - objectives

12. (1) To identify and understand risks associated with climate change and climate variability impacts including drinking water supply.
- (2) To meet energy and emission reduction targets.
- (3) To establish strategies to reduce greenhouse gas emissions from new development.
- (4) To identify the areas of high risk to climate change impacts within the CVRD.
- (5) To foster greater awareness and support public education and awareness regarding climate change impacts, mitigation and adaptation strategies.

Climate change – policies (mitigation)

13. (1) In accordance with Section 877 (3) of the *Local Government Act*, that requires an OCP to include targets for the reduction of greenhouse gas emissions as well as policies and actions of the local government to assist in achieving those targets, reduce greenhouse gas emissions in accordance with the following targets, as identified in the Comox Valley sustainability strategy (CVSS):

Greenhouse gas emission targets (using 2007 baseline data)	
Reduction target	Target year
33%	2020
50%	2030
65%	2040
80%	2080

- (2) Recognizing that the majority of greenhouse gas emissions are due to home heating and the use of fossil fuel burning automobiles, consider incentives such as density bonusing and community amenity contributions when:
 - (a) developments utilize green building methods and technologies;
 - (b) car share options that reduce parking requirements, or other features that reduce the number of autos per household, are included as part of a subdivision or intentional community design;
 - (c) active modes of transportation are included within an intentional community design;
 - (d) the new development is located in a settlement node near existing services and transportation options; and
 - (e) a new comprehensive development project uses alternative technologies to reduce energy use and includes integrated strategies that work towards a net zero development.
- (3) Encourage proposals for renewable energy technologies that show compatibility with surrounding land uses and the environment by mitigating noise, vibration, visual impacts by distance separations, screening and buffering.

Climate change – policies (adaptation)

14. (1) Develop strategies to reduce the environmental, social and economic impact of sea level rise and increasing extreme storm surge events in coastal areas through development permit area designations and conditions and submission of development approval information in accordance with policies included within this OCP.
- (2) Work with stakeholders to complete an assessment of risk and susceptibility of the coastal areas to increasing sea level and extreme storm surge impacts.
- (3) Recognizing that increasing climate variability will result in more frequent and severe drought, consider the use of incentives such as density bonusing to promote water conservation design in new development, including when a developer proposes water conservation design measures such as:
 - (a) composting toilets
 - (b) xeriscaping
 - (c) grey water reuse (i.e. purple pipe, irrigation)
 - (d) alternative rain water management for aquifer protection and recharge.

Natural hazard - objectives

15. (1) To identify hazard areas and their associated risks in order to develop resiliency strategies that can be implemented through the land development process.
- (2) To direct new development away from hazard areas.
- (3) To limit future development along watercourses and the sea where ongoing erosion threatens top-of-bank stability.
- (4) To ensure that new development does not create hazard areas.
- (5) To manage flooding concerns in a way that maintains or enhances fish habitat and other natural resource features.
- (6) To minimize the adverse impact of development on downstream watercourse erosion.
- (7) To create hazard resilient communities whereby people and natural systems can better withstand future stresses related to hazardous conditions.
- (8) To consider the impacts of any structural interventions on the natural processes related to a noted hazard.
- (9) To manage stream bank erosion in a way that maintains or enhances fish habitat and other natural resources.
- (10) To protect ecosystems, including tidal wetlands, by considering marine areas as systems in order to increase the area’s resiliency to coastal erosion and avoid unintended impacts.

Natural hazard - policies

16. (1) Do not permit new development in hazard areas, including mapped floodplains, steep slopes and areas of active erosion.
- (2) Permit land alteration, including tree removal, in proximity to hazard areas only when it can be demonstrated by a qualified professional that the land alteration will reduce a known hazard.
- (3) Permit structural interventions to forestall hazardous conditions only when it can be demonstrated by a qualified professional that there is an immediate threat to life or habitable structures. Incorporate best hazard management practice into such interventions to enhance the natural resilience of the hazardous feature.
- (4) Where publically owned protective infrastructure is deemed necessary by a qualified professional, require a design that is multi-functional and able to accommodate other infrastructure purposes such as improving the quality of the public realm, or enhancing natural systems.
- (5) Identify local land uses in order to assess the built environment for resiliency.
- (6) Work with land owners, government agencies and other agencies to map floodplain areas of the water bodies using up-to-date hydrological models to protect floodplains and minimize risks.
- (7) Explore facilitating managed retreat, as appropriate, of development in those areas prone to flooding and facing challenges due to sea level rise.

Economy and industry - objectives

17. (1) To encourage stewardship of the land while encouraging sustainable economic development based on the region’s natural resources.
- (2) To support people wanting to pursue a career and lifestyle in agriculture and/or aquaculture by removing barriers and supporting intact farm and aquaculture operations.
- (3) To promote and strengthen the long-term viability of renewable resource-based uses in the Comox Valley, including agriculture, aquaculture industries and forestry.
- (4) To provide young people with access to land for farming.
- (5) To encourage rural aging in place by allowing secondary dwellings, carriage houses, and cluster housing in the rural settlement areas.
- (6) To encourage economic activity that complements and supports the natural environment, culture, and rural geographic setting of the Comox Valley.
- (7) To promote a diverse economy that will offer jobs and/or business opportunities for young people wanting to stay or return to the electoral areas of the Comox Valley.
- (8) To recognize the importance of active recreational pursuits such as mountain biking, rock climbing, hiking, birding, canoeing, kayaking, diving, and other outdoor activities to the economy of the Comox Valley and pursue opportunities to map and promote significant recreational sites and important bird areas that are located in ecologically suitable areas.
- (9) To manage the interface between working landscapes and residential uses.
- (10) To ensure that mineral resource and aggregate extraction is undertaken in a manner that is consistent with the principles and objectives of sustainable development and protects the quality of life of residents in the regional district.
- (11) To ensure that mineral resource and aggregate extraction is undertaken in a manner that protects environmental features, ecosystems, surface and groundwater resources and significant wildlife habitat.
- (12) To ensure the progressive rehabilitation of pits, quarries and underground mines to an appropriate after-use, such as viable agricultural land or reforestation, that is compatible with the applicable plan designation, the surrounding environment and existing uses.
- (13) To ensure a continued supply of land that is maintained for industrial use and to encourage the retention of existing industrial uses.
- (14) To permit a wide range of employment uses including those in the agricultural/aquaculture sector, industrial sector, commercial sector, innovation sector, culture and arts sector, tourism and service sector, and public service sector, within the plan area.
- (15) To promote the remediation of contaminated sites.
- (16) To manage interfaces between agriculture/aquaculture and residential areas.

Economy and industry - policies (agriculture and aquaculture)

18. (1) Build strong alliances by fostering communication with the agriculture and aquaculture industries, the farmer's institute and the farmer's market.
- (2) Encourage the Comox Valley Economic Development Society to attract businesses of a scale and nature that complement and strengthen the agriculture and aquaculture industries in the rural areas.
- (3) Liaise with improvement districts, agencies and ministries to effectively address the provision of infrastructure and services that the agriculture and aquaculture industries require.
- (4) Encourage BC Assessment Authority to establish a tax regime that encourages rather than deters land owners and active farmers from adding value to the primary products grown on their land.
- (5) Encourage and facilitate where possible public education initiatives that convey the impacts of living within working agricultural and aquaculture landscapes in order to advise of possible noise, odour, dust and other activities associated with active farming operations.
- (6) Through partnerships, explore options and mechanisms that improve access to potable water, or where feasible, reclaimed water, at a reasonable price available to the agriculture and aquaculture industries.
- (7) In partnership with Fisheries and Oceans Canada, the Ministry of Agriculture, Islands Trust and the aquaculture industry, support development of provincial standards for the guidance of local government and the industry that encompass aquaculture structures, motor vehicles, noise, lighting, debris management, beach litter and toilet facilities for industry operators.
- (8) Recognize that the sustainability and productivity of the marine environment for shellfish and aquaculture protection and for active harvesting is critical to K'ómoks First Nation and other aquaculture food producers. Work with K'ómoks First Nation, senior government, the Islands Trust, non-government organizations and local residents to protect the marine environment shellfish resources and to secure the sustainable harvesting of its resources.
- (9) Support the aquaculture industry taking into consideration the carrying capacity of the marine environment, sustainability of the resource and quality of life factors of area residents. Encourage Fisheries and Oceans Canada to take into consideration the cumulative impacts of all operations when reviewing applications and leases for aquaculture projects.
- (10) Encourage Fisheries and Oceans Canada to require that any new aquaculture activity follow best management practices and adopt emergent technologies to minimize negative impacts on the water quality of the marine environment and beaches along the sound by escaped industry gear, debris, and use of motorized vehicles along shore lines, in their referral of new lease applications.

- (11) Maintain effective communication with stakeholders from agriculture and aquaculture industries in order to support local agriculture and protect lands designated ALR and suitable non-ALR lands for the purpose of agricultural production.
- (12) Strengthen the retention and expansion of agriculture and aquaculture industries and small-scale agriculture and aquaculture operations with due regard to the water quality of the marine environment.
- (13) Encourage the establishment of value-added processing structures or uses for agriculture and aquaculture industries in locations where potential land use conflicts can be mitigated, and with due regard to the water quality of the marine environment
- (14) Recognize ground water as an important resource to support agriculture and aquaculture industries and support increased water availability for agriculture and aquaculture industries by striving to keep natural systems healthy and functioning.
- (15) Promote buy local campaigns.
- (16) Encourage agriculture and aquaculture industries to adhere to agricultural and environmental best practices when using water.

Economy and industry - policies (tourism, arts and culture)

19.
 - (1) Encourage the Comox Valley Economic Development Society to collect visitor satisfaction survey information of visitors in the Saratoga Miracle Beach area to help identify areas of future economic growth and investment.
 - (2) Investigate the opportunity to provide publicly owned services in the Saratoga Beach area in order to support the existing waterfront tourist commercial properties to reach their full economic potential.
 - (3) Do not support rezoning of existing tourist commercial properties in the Saratoga Beach waterfront to provide for residential uses.
 - (4) In collaboration with other partners, continue to promote responsible use of the natural areas of the Comox Valley by identifying and promoting important bird areas, local culture, hiking, kayaking, and other recreational activities that rely on a healthy natural environment.
 - (5) Support initiatives to promote culinary tourism within the Comox Valley.
 - (6) Support initiatives that promote and encourage art and cultural industries to locate in the regional district.
 - (7) Encourage tourism, art and cultural initiatives that profile and support the role and long history that the K’omoks First Nation has in the Comox Valley, with specific attention to historical sites and locations occupied by the K’omoks First Nation such as the K’omoks Estuary and sites along the Puntledge River.

Economy and industry - policies (resource uses)

20.
 - (1) Encourage aggregate extraction and processing operators to incorporate best practices and design and carry out their operations in a manner that minimizes

- negative impact on surrounding land uses, the quality of life of residents and the natural environment of the CVRD.
- (2) Do not permit uses such as vehicle storage, offices or other workplaces, or outside storage of materials which are not accessory to the aggregate operation or which are not required for the safe and efficient operation and maintenance of the aggregate operation.
 - (3) Work with the province and other senior government agencies to ensure that mineral resource and aggregate extraction is undertaken in a manner that protects environmental features, ecosystems, surface and groundwater resources and wildlife habitat and drinking water quality and quantity.
 - (4) Encourage the province and senior government agencies with approval authority to provide for, within the terms of any license agreements, progressive rehabilitation of pits, quarries and underground mines to an appropriate after-use, such as viable agricultural land or reforestation that is compatible with the applicable plan designation, the surrounding environment and existing uses.
 - (5) Support the retention, protection and enhancement of lands with high forestry capability.
 - (6) Support the production and marketing of local wood products.
 - (7) Encourage initiatives that promote stewardship of timber resources and small scale community and private woodlot operations.
 - (8) Encourage forestry and supporting activities to incorporate best practices and design and carry out their operations in a manner that minimizes negative impact on surrounding land uses and the natural environment of the CVRD, including drinking water supply protection areas.

Economy and industry - policies (emergent industries)

21. (1) Encourage innovative industries, including developers of “green” technologies, health science research and development, food production, and others to locate within the CVRD.
- (2) Cannabis cultivation and processing may be permitted as an agricultural or industrial use where the size and configuration of building(s) do not detract from the rural character of the surrounding area and there are measures to mitigate potential noise, lighting, odour, and emissions relative to adjacent land uses.
- (3) In addition to the considerations of Section 21.(2), applications involving cannabis cultivation and processing should also provide:
 - (a) information pertaining to solid waste management systems;
 - (b) information pertaining to the provision of rainwater management that maintains or restores the natural hydrological regime of a property;
 - (c) mitigation of impacts on environmentally sensitive areas and/or features
 - (d) consideration of effects on any adjacent land uses including residential and civic uses and working landscapes; and,
 - (e) consideration of the cumulative impacts of existing and proposed cannabis cultivation and processing in an area.

Transportation - objectives

22. (1) Addressing the transportation needs of the Comox Valley to enhance travel options for rural residents, reduce reliance on single-car travel and support long termed land use and housing objectives by these expanded transportation options.
- (2) Increase opportunities for rural residents to walk, bicycle and use public transit.
- (3) Increase the proportion of trips made by non-vehicle modes.
- (4) Minimize the negative environmental impacts of personal transport by reducing greenhouse gas emissions.
- (5) Provide for equitable investments in transportation services and infrastructure in order to make transportation options accessible to all segments of the population including youth, seniors and persons with disabilities.
- (6) Provide for coordinated transportation infrastructure and services within the electoral areas and between adjacent jurisdictions.

Transportation - policies

23. (1) Review all new development proposals to assess the emergency access design. In general, new multi-lot residential and commercial development should have two separate and unobstructed accesses.
- (2) In partnership with MoTI, make efforts to provide secondary access to Macaulay Road through any new development or subdivision.
- (3) Encourage MoTI to address challenges at the Regent Road Bridge to accommodate two-way vehicle traffic, increase the load limit to permit buses and include a dedicated multi-use facility to accommodate walking and cycling.
- (4) Consider a network of greenway routes and separated pathways as a requirement in new subdivision design plans to provide for a street network that is compact and connected and improves facilities for pedestrians, cyclists and scooters on arterial and collector roads, per the cycling plan and the parks and greenways plan.
- (5) Encourage new subdivision design plans to incorporate a connected neighborhood and street network pattern to promote active transportation, between and within neighborhoods, per the transportation road network plan (2014) completed in support of this OCP.
- (6) Work with MoTI to establish reduced speed limits in priority locations including (a) Highway 19a at Miracle Beach and Oyster River; (b) Headquarters Road from Bridges Road to Merville Road and (c) along Coleman Road, Bates Road and Waveland Road.
- (7) Work with MoTI and neighboring municipalities of Courtenay, Cumberland and Comox to achieve network improvements including greenways, separated bikeways and off road greenway improvements to provide for active transportation options, with priority given to routes identified in the 2014 transportation road network plan.
- (8) In cooperation with MoTI, encourage installation of cycling facilities in the order of priority noted in table 13, transportation road network plan.
- (9) Seek new opportunities to support existing commercial centres and community halls as central hubs where a range of transportation services can be provided for rural residents including transit stops, park and ride facilities, ride share and bike storage.

- (10) Encourage the Province to amend the *Local Government Act* to enable the collection of development cost charges by MoTI in order to finance road and trail network improvements through subdivision.

Infrastructure - objectives

24. (1) To encourage rural residents to properly maintain their onsite sewage disposal system to:
 - (a) avoid public health concerns before they arise;
 - (b) protect drinking water resources;
 - (c) address areas where onsite sewage disposal system failure is creating environmental degradation and a public health concern;
 - (d) adapt existing infrastructure and related programs to anticipated climate change impacts;
 - (e) protect drinking water sources;
 - (f) maintain a rural policy and services framework that does not conflict with the core values of rural living: independence and self-sufficiency.
- (2) To encourage the use of green infrastructure solutions.
- (3) To minimize the impact of infrastructure, including telecommunications infrastructure, on adjacent sensitive uses such as residential and livestock operations.

Infrastructure -policies

25. (1) Require the analysis and approval of any new development that includes onsite private services to include climate change adaptation methods and technologies in the design, change or modification of existing infrastructure or new service.
- (2) Encourage development of any new roads, road improvements, bridges, telecommunications towers or service corridors are encouraged to design using natural topography and conservation of environmental features.
- (3) Consider developing a sewage system maintenance bylaw and program that includes providing public education on sewerage system maintenance and the development of maintenance plans for older sewage systems currently not under the sewerage system regulation.
- (4) Encourage the agency responsible for wastewater disposal to:
 - (a) evaluate areas with suspected problems;
 - (b) consider cumulative effects of ineffective individual onsite sewage disposal systems;
 - (c) ensure wastewater systems are not subject to flood inundation;
 - (d) consult affected landowners with respect to corrective measures;
 - (e) enforce legislative requirements;
 - (f) encourage safe reuse of effluent and biosolids in conjunction with agriculture and/or aquaculture operations.
- (5) Require telecommunications proponents to identify co-location opportunities prior to siting new infrastructure such as new self-support telecommunications towers.

- (6) Require a public information meeting for any new proposed self-support telecommunications towers.

Cultural heritage resource - objectives

26. (1) To encourage and facilitate the identification, protection and conservation of important cultural heritage resources, including archaeological resources and cultural heritage landscapes.
- (2) To manage the demolition, destruction, deterioration, and inappropriate alteration and use of cultural heritage resources in accordance with the legislative framework.
- (3) To identify cultural heritage conservation issues early in the land use planning process, and make reference to cultural heritage conservation issues throughout the planning decision-making process.
- (4) To identify cultural heritage landscapes, that contain heritage buildings, structures, rights-of-way, vegetation and open space, of architectural or historic significance, and where its arrangement represents one or more distinctive cultural processes in the historical use of land.
- (5) To encourage public education initiatives and foster public awareness of the value of cultural heritage resources and conservation principles.

Cultural heritage resource - policies

27. (1) Support community initiatives to identify and create an inventory of cultural heritage resources with First Nations’ cultural values in the Comox Valley.
- (2) Support the establishment of the historic core of Union Bay as a heritage conservation area, under section 970.1(1) of the *Local Government Act*.
- (3) Consider developing and implementing a cultural heritage conservation strategy to further the heritage objectives of the Comox Valley and provide for the implementation of conservation tools to enhance planning initiatives.
- (4) Consider bylaws or other measures, pursuant to relevant legislation, for cultural heritage resource conservation and management.
- (5) Encourage, where appropriate, the adaptive re-use of a built heritage resource in a manner that is not destructive to the character-defining elements of the resource.
- (6) Consider requiring owners of properties that overlap with or are in proximity to potential archaeological sites, to provide an archaeological impact assessment, as prepared by a professional consulting archaeologist, in order to identify and mitigate development-related impacts to archaeological sites.

Housing - objectives

28. (1) To provide for mixed housing forms and affordable housing choices in rural settings.
- (2) To preserve the existing range of affordable housing options.
- (3) To enable aging in place.
- (4) To support intentional communities in a rural setting.
- (5) To encourage the retention of existing rental housing and the construction of new rental housing.

Housing - policies

29. (1) Permit secondary dwellings, secondary suites and carriage houses in the settlement nodes, settlement expansion areas and in all rural settlement areas.
- (2) Discourage proposals for strata conversion of rental housing stock, including secondary dwellings, secondary suites and carriage houses, and consider any application to do so in context of the CVRD strata conversion policy.
- (3) Encourage the design of residential neighbourhoods to allow freedom of public access with a connected street network and by discouraging disconnected street networks and the development of gated residential communities intended to restrict public access and circulation through neighbourhoods by means of security gates, walls and similar barriers.
- (4) Support assisted housing initiatives of BC Housing and other housing providers in the CVRD and consider supporting funding applications to senior governments under various non-profit housing programs.

Part 3: Land use

30. The land use designation map 3 in appendix A identifies the location of land use designations:
- (1) Settlement nodes
 - (2) Settlement expansion areas
 - (3) Rural settlement areas
 - (4) Park and natural areas
 - (5) Agricultural areas
 - (6) Resource areas
 - (7) Fresh water
 - (8) Coastal areas

Settlement nodes

31. (1) The three settlement nodes of Saratoga Miracle Beach, Mt. Washington and Union Bay each offer a unique character and context in the Comox Valley. These nodes are the primary growth areas in the CVRD. The nodes are intended to be mixed density communities with a range of housing types, local service commercial uses and service industries to foster complete communities.
- (2) The goals, objectives and vision for the settlement node areas are contained in local area plans. The local area plans have all the legal authority and attributes of this plan and provide a policy framework over and above the policies contained in this OCP.

Settlement nodes - objectives

32. (1) To implement the CVRD regional growth strategy by directing most growth in the electoral areas of the CVRD to the settlement nodes

- (2) To encourage residential intensification as a means of increasing the amount of available housing including rooming, boarding and lodging houses, accessory dwelling units, infill, re-development and conversions within existing neighbourhoods, provided the additional housing is compatible with the scale, design context and community features of the neighbourhood.
- (3) To ensure that the design of the built environment strengthens and enhances the character of existing distinctive locations and neighbourhoods, and that proposals for intensification and infill within existing neighbourhoods are designed to be compatible with the existing neighbourhood character.
- (4) To integrate assisted and special needs housing in the settlement nodes and provide for a supply of assisted and special needs housing.
- (5) To promote complete communities and neighbourhoods within the settlement nodes where people can live, work, play and shop.

Settlement nodes - policies

33. The following policies apply to the lands designated as “settlement node”
- (1) Approved local area plans establish the goals and objectives for residential, commercial, park, industrial and institutional land uses including a range of residential types and densities in each node.
 - (2) Facilitate the provision of water and sewer services, where possible, in order to meet the needs of existing residents within the settlement nodes, and to protect public health and the natural environment in situations where on-site and privately owned systems are deemed to be insufficient.
 - (3) Promote community facilities within settlement nodes with programs and initiatives to promote or enhance cultural activities, social interaction and educational opportunities.
 - (4) Apply the community amenity policy included in part 4 of this OCP for development of the settlement nodes. Community amenities that support the goals and objectives of the settlement node and approved local area plans, will be considered as priority.
 - (5) Permit new commercial and industrial uses through temporary use permits where it can be demonstrated that the proposed use will not result in additional pressure on local servicing and infrastructure.

Settlement expansion areas

34. The settlement expansion areas have been identified as future growth areas for the adjacent urban municipalities. Development is limited in these areas to ensure the phased and timely development of lands that is consistent with the goals and objectives of the member municipalities. The areas contain a broad range of uses. Generally, significant change to the existing land use or further subdivision that increases the density, impact or intensity of use of land is not envisioned until these areas have been amalgamated with the adjacent

municipality, except in those areas where public infrastructure is required to address environmental issues.

Settlement expansion areas - objectives

35. In accordance with the RGS, development in settlement expansion areas must generally maintain a rural character with on-site servicing and low densities. Development must not detract from future municipal compact growth until such time as the adjacent municipal area has obtained an approved boundary expansion. The long term objective for the upland area east of Comox Road along the K’ómoks Estuary is to enhance and restore the environmental values and public access.

Settlement expansion areas – policies (general)

36. The following policies apply to the lands designated as “settlement expansion area”.
- (1) The minimum parcel size for new lots within a settlement expansion area is four hectares.
 - (2) Any land use application for subdivision, or rezoning will be reviewed in light of the planning direction in the adjacent municipality in order to ensure that consideration is given to compatible planning and zoning requirements of that municipality.
 - (3) Density bonusing or density transfer provisions are not permitted within a settlement expansion area.
 - (4) Request a municipality proposing an extension into a settlement expansion area to demonstrate their efforts to intensify within existing boundaries prior to expanding into a settlement expansion area.
 - (5) Request a municipality seeking a boundary extension to provide to the CVRD a comprehensive assessment of potential costs and services including but not limited to water, sewer, street lighting and road improvements upon receipt of a referral from that municipality to seek a boundary extension.
 - (6) Provide this information to affected residents allowing for a reasonable amount of time for affected residents to consider the extension and to respond.
 - (7) The Ministry is encouraged to refer to its municipal boundary extension process and policy guidelines, requiring municipalities to demonstrate they have obtained consent for a municipal boundary extension from a majority of residents and property owners within the extension area.
 - (8) Discourage municipal boundary extensions intended to incorporate lands for green field development.

Settlement expansion areas – policies (residential)

37. (1) Existing residential uses are permitted to continue.
- (2) Consider subdivision in the form of a lot line adjustment where parcels of less than four hectares are created. where:
- (a) The adjustment does not create an opportunity for increased density on any parcel; and

- (b) The adjustment is proposed to accommodate servicing requirements (e.g. new well site, onsite sewage disposal field replacement) or address errors in survey or building encroachment; and,
 - (c) Where no portion of a parcel whose boundaries are being adjusted lies beyond the settlement expansion area.
- (3) New residential development must not preclude future land assembly and subdivisions that are compatible with the standard of the adjacent municipality.

Settlement expansion areas – policies (commercial)

- 38.
 - (1) Existing commercial uses are permitted to continue.
 - (2) Permit expansion or changes to an existing commercial development only when it can be demonstrated that the proposed use or expansion:
 - (a) is compatible with the official community plan and any applicable local area plan of the adjacent municipality;
 - (b) is compatible with land uses in the adjacent municipality other than lawful non-conforming uses, and/or does not preclude redevelopment of the site in a manner that is consistent with a municipal local area plan affecting adjacent lands; and
 - (c) does not trigger an expansion of adjacent public servicing that was not otherwise planned.
 - (3) Permit new commercial uses through temporary use permits where it can be demonstrated that the proposed use will not result in additional pressure on local servicing and infrastructure.

Settlement expansion areas – policies (industrial)

- 39.
 - (1) Existing industrial uses are permitted to continue.
 - (2) Permit expansion or changes to existing industrial development only when it can be demonstrated that the proposed expansion or change:
 - (a) is compatible with the official community plan and any applicable local area plan of the adjacent municipality;
 - (b) is compatible with land uses in the adjacent municipality other than lawful non-conforming uses, and/or does not preclude future redevelopment of the site in a manner that is consistent with a municipal local area plan affecting adjacent lands; and
 - (c) does not trigger an expansion of adjacent public servicing that was not otherwise planned.
 - (3) Permit new industrial uses through temporary use permits where it can be demonstrated that the proposed use will not result in additional pressure on local servicing and infrastructure.

Settlement expansion areas – policies (institutional)

- 40.
 - (1) Existing institutional uses are permitted.

- (2) Consider new institutional uses following an assessment of the use with the goals, objectives and policies of the applicable OCPs of adjacent municipalities. Require proposals to demonstrate that the proposed use will not add pressure to local servicing and infrastructure.

Rural settlement areas

41. The rural settlement areas encompass the greatest diversity of land use within the CVRD. The RGS managing growth policies direct that the rural settlement areas grow at a rate which is no more than 10 per cent of any new residential development in the regional district over the next 25 years. Permitted uses in the rural settlement areas include all primary uses such as commercial, industrial, residential and institutional uses.

Rural settlement area - objectives

42.
 - (1) To promote land uses that support rural lifestyles in the electoral areas of the Comox Valley.
 - (2) To provide opportunity for alternative and affordable forms of housing.
 - (3) To promote the use of agriculturally viable land for agricultural purposes.
 - (4) To restrict sprawl and parcel fragmentation in rural areas, per the RGS.
 - (5) To protect working landscapes from encroachment by residential or other uses.
 - (6) To minimize the impact of new development on existing neighbourhoods.
 - (7) To direct new commercial, industrial and institutional uses requiring public servicing into the settlement nodes.

Rural settlement areas – policies (subdivision)

43.
 - (1) The minimum lot size in the rural settlement area is between four hectares and twenty hectares, subject to soil conditions, ground water capacity, extension of existing subdivision areas, interface fire hazards and suitability of lands for rural development.
 - (2) Use the density bonusing framework below, through site specific rezoning, to support establishment of communities with shared common social, spiritual, economic or lifestyle visions, such as agriculture, co-living arrangement or intergenerational living.
 - (3) Consider requests to rezone for lot sizes between four hectares to twenty hectares using either the density bonusing framework or through the community amenity contributions policy included in this OCP.
 - (4) Apply the following framework to proposed rezoning applications in rural settlement areas:
 - (a) 20 hectare – basic permitted lot size;
 - (b) 15 hectare lots – where up to 10% of the total area is required for public dedication of greenspace or environmental protection;
 - (c) 10 hectare lots – where up to 15% of the total area is required for public dedication of greenspace or environmental protection;
 - (d) 8 hectare lots – where up to 20% of the total area is required for public dedication of greenspace or environmental protection;

- (e) 6 hectare lots – where up to 25% of the total area is required for public dedication of greenspace or environmental protection;
 - (f) 4 hectare lots – where up to 30% of the total area is required for public dedication of greenspace or environmental protection; and
 - (g) Where a combination of lot sizes is proposed, with an aim to create a diverse community with a range of rural lot sizes of at least four hectares, the amount of land required for public dedication of greenspace or environmental protection will be calculated based on the average lot size within the proposed subdivision. The average will be rounded down to the nearest whole number.
- (5) Assess new lot development in the rural settlement areas proposing to rezone as follows:
- (a) Soil conditions must be shown to have the capacity to provide long-term sustainable on-site sewage treatment including a primary and secondary onsite sewage disposal field location, in accordance with *Subdivision Standards* published by Island Health.
 - (b) Ground water capacity must be demonstrated, by way of a water flow report provided by the applicant to show a source of potable water for each proposed lot. In the majority of cases, new rural residential development will be expected to provide potable water from a well.
 - (c) Ability to meet the *Guidelines for Canadian Drinking Water Quality* and requirements of the *Drinking Water Protection Act* for two or more connections, and the *Health Hazard Regulations* which establish the duty of landlords to provide potable water.
 - (d) The proposed development should be a natural extension of an existing subdivision where there is vehicle and pedestrian connectivity between the existing and proposed subdivision and where the applicant has provided a site plan that illustrates the proposed road and trail connections.
 - (e) The applicant must provide a report prepared by a qualified professional that demonstrates how the proposed development addresses and mitigates any risks associated with interface forest fire hazards.
 - (f) The suitability of land for rural residential development must be assessed in relation to the surrounding land uses, environmental features and the accessibility of the land.
 - (g) New development should be designed to limit and mitigate any impacts on adjacent working landscapes through buffering and site design that avoids environmentally sensitive features as designated in the sensitive ecosystem inventory.

Rural settlement areas – policies (general)

44. (1) Existing residential, commercial, industrial, and institutional uses are permitted.

- (2) Encourage new commercial and institutional uses that reflect a scale and use that is complimentary to existing rural uses to locate in settlement nodes
- (3) Require new uses to meet minimum lot area requirements included in the zoning bylaw.
- (4) Regulate the location of residential, commercial, industrial and institutional uses by including permitted uses, setbacks and densities in the zoning bylaw.
- (5) Ensure new development in the rural settlement area maintains the rural character of the surrounding area and supports a functioning working landscape. In circumstances where new proposed new development is adjacent to an active working parcel or ALR land consider a buffer to protect the integrity of the working landscape and implement through development permits and/or at the time of subdivision or bylaw amendment.

Rural settlement areas – policies (residential)

45. The rural settlement area will provide for a range of low density rural residential uses including accessory dwellings such as secondary dwelling, secondary suites and carriage houses.

Rural settlement areas – policies (commercial)

46. (1) Existing commercial uses will be classified in zoning regulations as highway, neighbourhood and tourist commercial to reflect the commercial needs in the rural settlement area.
- (2) Discourage new commercial development in the rural settlement area and direct these developments to the settlement nodes. Consider small scale commercial uses to serve the day to day needs of the neighborhood residents where it can be demonstrated that the use is compatible with the surrounding land use and is sited within proximity of the local market.
- (3) Consider temporary use permits in the rural settlement area.
- (4) Classify home based commercial activities in zoning regulations as home occupations, domestic business and domestic industry. Permit home based businesses in accordance with the zoning bylaw. Home based businesses should:
- (a) Create minimal visual impact and not alter the rural character of the property or surrounding area;
 - (h) Rely on on-site servicing with minimal impact and ensure new development is in accordance with *Subdivision Standards* published by Island Health.
 - (b) Remain incidental and secondary to the principal residential or agricultural use on the property;
 - (c) Ensure proper disposal of waste and not produce or store any toxic or hazardous material;
 - (d) Ensure that any exterior lighting complies with the CVRD’s dark sky policy.

Rural settlement areas – policies (industrial)

47. (1) Consider zoning amendments and temporary use permits for industrial uses such as heavy and light industrial, agriculture and aquaculture, and rural resource activities throughout the rural settlement area.
- (2) When rezoning is required to establish new industrial uses the following information is required:
- (a) how the proposal will maintain the rural character of its surroundings and support the function of a working rural landscape;
 - (b) compatibility of intended use with adjacent land and water uses, natural resource areas and the ability to mitigate noise, odour, lighting, air pollution, idling of vehicles through potential landscaping, buffering and screening;
 - (c) transportation links, access to the site and on-site parking arrangements, to mitigate traffic generation and air pollution through existing developed areas;
 - (d) public access to the coastal waterfront, where applicable;
 - (e) the identification and protection measures of environmental sensitive features on the land;
 - (f) a rainwater management and drainage plan designed by a professional engineer.

Rural settlement areas – policies (industrial - heavy and light)

48. (1) Permit existing heavy and light industrial uses included timber milling, aggregate extraction and processing, manufacturing, and other similar uses throughout the rural settlement area.
- (2) Discourage zoning amendments to reduce the light and heavy industrial land base.
- (3) Permit new heavy and light industrial uses subject to rezoning.

Rural settlement areas – policies (industrial - agriculture)

49. (1) Agricultural uses are permitted throughout the rural settlement area.
- (2) Enable agriculture industries and related uses, such as small-scale agriculture operations, farm gate sales, food processing establishments, distribution centres, farmers’ markets and agricultural research facilities.
- (3) Require designs for new agriculture subdivisions to minimize potential negative impacts between agricultural and non-agricultural land uses.
- (4) Avoid public road endings or road frontages adjacent to land designated agricultural area or agricultural land reserve in neighbouring jurisdictions except as may be necessary for access by farm vehicles.
- (5) Support limited on-site sales of aquaculture products that meet legislative requirements in order to promote economic activities.

Rural settlement areas – policies (industrial - upland aquaculture)

50. (1) Upland aquaculture uses may be permitted by rezoning throughout the rural settlement area.

- (2) Promote establishment of aquaculture industries and related uses such as small-scale aquaculture operations, food processing establishments, distribution centres, farmers’ markets and research facilities.
- (3) Encourage subdivision designs that minimize potential negative impacts between aquaculture and non-aquaculture land uses.
- (4) Consider the following when reviewing rezoning applications for upland aquaculture facilities, processing uses and structures:
 - (a) compatibility of intended use with adjacent land and water uses, natural resource areas, and the ability to provide potential buffering and screening if required;
 - (b) provision of adequate water supply and liquid waste management systems;
 - (c) traffic and air pollution related to the proposed aquaculture facilities and processing structures and uses on existing developments;
 - (d) the provision of adequate transportation links, site access and on-site parking;
 - (e) the surrounding neighbourhood and community needs and sensitivities in regard to excessive noise, light and air pollution, odours, and effluents of the operation;
 - (f) on-site rainwater management, so that adjacent properties are not negatively impacted; and
 - (g) landscaping requirements, screening and buffering to mitigate potential traffic noise, truck idling, and cooling mechanisms; and
 - (h) cumulative impacts on water quality resulting from aquaculture facilities and processing structures and uses, including any measures to mitigate impacts;
- (5) Support limited on-site sales of aquaculture products that meet legislative requirements in order to promote economic activities.

Rural settlement areas – policies (industrial - resource activities)

51.
 - (1) Existing resource activities are permitted.
 - (2) Support resource activities including timber harvesting and milling, aggregate extraction and processing and mineral extraction.
 - (3) Work with land owners to protect working landscapes when new resource activities are proposed and mitigate impacts with adjacent residential properties by encouraging buffering, setbacks and siting of operations.

Rural settlement areas – policies (institutional)

52.
 - (1) Existing institutional uses are permitted to continue within the rural settlement area. Direct new institutional uses toward settlement nodes.
 - (2) Consider new institutional uses within the rural settlement areas that can be supported by on-site servicing over the long term and when:
 - (a) the proposed use is located in or near an existing neighbourhood or target group; or

- (b) where there is a demonstrated need for a proposed activity; or
 - (c) there is appropriate rationale for the use in a rural settlement area, and separate from uses typically found in the settlement nodes; or
 - (d) the proposed use is intertwined with a site specific amenity or natural environmental feature.
- (3) Require a risk assessment be completed prior to a zoning amendment by an applicant proposing new residential or user group institutional uses in a rural settlement area

Parks and natural areas

53. The parks and natural areas designation includes all CVRD, provincial parks and protected natural areas. The purpose of this designation is for the long term management and protection of park, recreational and conservation resources in the CVRD.

Parks and natural areas - objectives

54. (1) To protect, preserve and restore sensitive ecosystems.
- (2) To provide access to the natural environment for recreational purposes in the communities and neighbourhood of the CVRD where access does not compromise drinking water quality or sensitive ecosystems.

Parks and natural area – policies (general)

55. The following policies apply to the lands designated as “parks and natural areas”
- (1) Require an owner to provide cash-in-lieu where land is being subdivided and where park land must be provided pursuant to Section 941 of the *Local Government Act*, unless:
 - (a) The subject property contains land identified as priority areas of interest in the implementation strategy of the Comox Valley parks and greenways strategic plan, and/or
 - (b) The land has features which are attractive for park, trail, park access or biodiversity corridor purposes to the satisfaction of the CVRD board.
 - (2) Permit parks, recreation and open space in all land use designations and zones with consideration for environmental protection, drinking water quality, recreation values and policies and practices contained in the Comox Lake Watershed Protection Plan.

Agricultural areas

56. The agricultural area includes all lands designated as agricultural land reserve land by the agricultural land commission.

Agricultural areas - objectives

57. (1) To preserve large parcels from further subdivision.

- (2) To promote agriculture and aquaculture as an important economic sector of the Comox Valley.

Agricultural areas - policies

The following policies apply to the lands designated as “agricultural areas”

Agricultural areas – policies (general)

58. (1) Discourage subdivision of land in the ALR for residential use, other than an ALC-approved home site severance.
- (2) Require new development to support the primary function of agriculture.
- (3) New or modified cannabis cultivation and processing should minimize the impact on the arable land of a property, be consistent with relevant ALR Regulations when located within the ALR, and consider consistency with bylaw standards as published by the Ministry of Agriculture.
- (4) Encourage farm owner and operators to mitigate the effects of impervious surfaces which result in increased run-off that could generate rainwater management and agricultural liquid waste management issues for adjacent land owners.
- (5) Assess development proposals for ground and surface water protection and ensure protection of water is achieved by maximizing pervious surfaces on the property.
- (6) Avoid considering multiple dwellings on a property as a justification for subdivision.
- (7) Require new development to demonstrate that sustainable on-site services will be in accordance with agricultural, environmental and industry best practices including potable water, onsite sewage disposal, drainage and potential irrigation water.
- (8) Discourage subdivision of land in agricultural areas to preserve contiguous areas of agricultural land.
- (9) Encourage consolidation of smaller parcels of agricultural land into larger, more viable agricultural lots.
- (10) Discourage reduction of and/or area of a viable farm operation.
- (11) Avoid severance of agricultural area by new transportation or utility corridors, or new recreational trails and encourage such facilities to be re-routed away from the agricultural area.
- (12) Require an applicant proposing to subdivide land in the agricultural area to demonstrate how the proposal will benefit the agriculture and aquaculture industries.
- (13) Protect farming integrity and function of land designated agricultural area.
- (14) Support the establishment of farm gate sales and limited on-site sales in accordance with ALC regulations and the Comox Valley zoning bylaw.
- (15) Permit food processing structures and uses supporting aquaculture industries on lands designated agricultural area when the requirements of the agricultural land reserve use, subdivision and procedure regulation are met.

Agricultural areas – policies (residential)

59. (1) Do not support subdivision for the purpose of residential development other than ALC home site severances.
- (2) Limit the area of construction and landscaping for a dwelling involving the placement of fill or removal of soil to 0.2 hectares in accordance with ALC policy.
- (3) Limit the amount of fill or soil removed for the construction of a driveway to 320 metres cubed/16.0 hectares where it can be demonstrated that the driveway cannot be accommodated within the 0.2 hectares building area, per ALC policy.
- (4) Minimize the residential impact on arable farm land by dwelling units and related residential infrastructure.
- (5) Encourage owners of land designated agricultural area to locate and group buildings, structures, dwellings and related infrastructure, including driveways in ways that preserve contiguous tracts of land. Siting consideration should include the following:
- (a) siting of all buildings and structures in a way that would not negatively affect the long term agricultural potential of the subject property or the adjacent properties;
 - (b) avoiding fragmenting and alienating productive and/or arable land;
 - (c) avoiding placing buildings on the most arable soils on a property or where such buildings could negatively impact sensitive environmental features on the subject land;
 - (d) minimizing nuisance factors such as noise or lights by filtering and screening these factors to be less noticeable;
 - (e) grouping all development together, so that the remaining open land can easily be accessed by large farming equipment;
 - (f) avoiding long driveways and the siting of buildings deep into the property;
 - (g) improving compatibility between dwelling units and farming operations, where possible, place residential uses adjacent to roads;
 - (h) limiting the size of development by keeping the footprint of dwelling units small so that greater separation between dwelling units can be achieved; and
 - (i) orienting dwelling units and structures to optimize solar heating and light.
- (6) Encourage the applicant to limit the footprint of the additional dwelling(s) in order to limit negative impacts of residential use on land designated agricultural area.

Agricultural areas – policies (commercial)

60. (1) Encouraged establishment of food processing structures and uses in the agricultural area that support agriculture industries when meeting the requirements of the agricultural land reserve use, subdivision and procedure regulation.

Resource areas

The resource area is designated on map 3. The intent of the resource areas is to support primary resource uses in the CVRD. These uses include forestry and industrial uses such as resource extraction. The resource areas are contained within significant watersheds for the CVRD and as

such these areas require long-term protection to ensure a healthy and adequate water supply for the entire Comox Valley. In addition, the resource areas act as the primary wildlife areas and contain significant wildlife habitat and corridors. The resource areas designation applies to the lands found predominantly west of the Inland Island Highway 19. These lands largely comprise privately managed working forests.

Resource area - objectives

61. (1) To encourage responsible practices with respect to soil and water conservation and vegetation removal.
- (2) To regulate the processing of extracted materials.
- (3) To maintain the long-term viability of renewable resource industries.
- (4) To protect resource areas from encroachment by residential and other sensitive uses.
- (5) To protect the water quality and quantity of the main CVRD drinking water supply catchment (Comox Lake Watershed).

Resource areas policies

The following policies apply to the lands designated as “resource areas”

Resource areas policies (general)

62. (1) Require a minimum 400 hectare parcel size for subdivision to retain large contiguous working landscapes and areas.
- (2) Cannabis cultivation and processing should be directed away from the Comox Lake watershed.
- (3) Consider temporary use permits on lands designated resource area where the use will not compromise the drinking water quality or quantity;
- (4) Permit recreational trails and support infrastructure in areas that do not negatively impact the quality and quantity of the CVRD water supply, and where consistent with the Comox Lake Watershed protection plan. Commercial structures are not permitted.
- (5) Protect watersheds and water sources by providing appropriate buffering from surrounding uses including resource extraction, development, recreation and forestry activity and by:
 - (a) Requiring appropriate professionals to assess potential impacts prior to issuing a development approval.
 - (b) Creation of an aquifer protection development permit area that addresses groundwater vulnerability and protection measures.
 - (c) Working with all jurisdictions and agencies responsible for the provision and safety of water in the region on a plan to protect drinking water for the Comox Valley.
 - (d) Requiring or conducting consultation with other jurisdictions dependent on the affected water supply prior to approving a development permit within that water supply area or watershed.

- (e) Working with landowners, local governments, regulators and recreation groups to establish codes of conduct and bylaws for areas around primary watershed and water source features.
- (f) Considering the effects that any proposed trails, roads, cutblocks and other corridors adjacent to the Comox Lake Watershed may have on the ability to maintain access restrictions, as required, in order to protect drinking water.
- (g) Considering the policies and practices contained in the Comox Lake Watershed protection plan.

Resource areas policies (residential)

63. (1) Require appropriate buffers and transition areas between resource areas and adjacent residential uses on non-resource lands to minimize land use conflicts. Require landscaping or screening for development of new residential uses adjacent to resource area lands on the residential parcel.
- (2) Prohibit residential uses in resource areas except where necessary to permit owner/operator premises ancillary to the resource use.

Resource areas policies (resource and industrial)

64. (1) Permit removal and deposit of known deposits of sand, gravel and rock as shown on map 3 excluding areas identified as environmentally sensitive areas.
- (2) Require rezoning of a property to an industrial category to permit processing of aggregates or minerals or require issuance of a temporary use permit.
- (3) Consider adopting a soil removal and deposit bylaw under that prohibits deposits of materials that pose an environmental or health risk.

Fresh water

65. The fresh water designation includes all watercourse and lakes within the CVRD. Fresh water areas in the CVRD are used for potable water supply, recreation and environmental protection purposes. The intent of the fresh water designation is to encourage greater protection of the water resources in the CVRD for ecological function, current and future water supply requirements and long term recreation where recreation is appropriate and not incompatible with ecological and water supply needs. The fresh water areas of the CVRD represent critical wildlife habitat and corridors.

Fresh water - objectives

66. (1) To protect, restore and enhance fresh water ecosystems for future generations
- (2) To protect and maintain drinking water quality and quantity within CVRD watercourses.
- (3) To ensure a safe and sustainable drinking water supply for the CVRD.
- (4) To ensure that land use does not alter sediment supply to or transport within the freshwater environment.
- (5) To recognize the importance of waterways as wildlife corridors.

- (6) To encourage appreciation of the fresh water environment, by providing for public access to, and enjoyment of, waterways in ways that avoid negative impacts to natural systems and processes.

Fresh water - policies

67. (1) Generally prohibit hardening of the shoreline through the use of rip rap, concrete embankments and revetment walls, and other similar structural interventions that alter the ecological function and service of the riparian area, disturb natural vegetation, disrupt natural riparian processes, and/or destroy riparian habitat. If a qualified professional demonstrates, through the submission of impact assessment information obtained as development approval information that shoreline hardening is required to protect life or a principal building on the property, and that impacts can be mitigated, the board may consider issuance of a shoreline protection device development permit.
- (2) Prohibit subdivision of fresh water parcels by zoning regulations to avoid fragmented ownership.
- (3) Work with the province for all new development in order to facilitate the beds of privately owned waterways being returned to the crown.
- (4) Implement protection, restoration and enhancement of fresh water designated lands using development permit area designations and guidelines, development approval information requirements, community amenity contribution, and zoning bylaw provisions.

Coastal areas

68. Coastal areas are those lands that run parallel to the full waterfront of the CVRD, generally extending from the present natural boundary to the 30 metre bathymetric contour as illustrated on map 3. Activities are typically environmental protection, aquaculture, marine industry and recreation. This plan seeks to protect such uses while discouraging activities both on the water and the abutting upland areas that could compromise the environmental integrity of the aquatic environment.

Coastal area - objectives

69. (1) To minimize any negative impacts of settlement on the coastal areas.
- (2) To steward these areas for their environmental and economic benefits.
- (3) To encourage appreciation of the marine environment, by providing for public access to, and enjoyment of, the shoreline and foreshore in ways that avoid negative impacts to natural systems and processes.
- (4) To ensure that coastal shoreline development does not alter sediment supply to the coastal environment or sediment transport within the coastal environment.
- (5) To reduce lighting impacts on species and ecosystems within the coastal area.

Coastal areas - policies

70. The following policies apply to the lands designated as “coastal areas”

- (1) Permit industrial marine and aquaculture uses in the coastal area designation, except for areas within the K’ómoks Estuary where they are prohibited.
- (2) Notwithstanding above sub-section (1) sustainability and productivity of the K’ómoks Estuary is recognized as being critical for harvesting of aquaculture to K’ómoks First Nation, and it is recognized that the KFN may choose to proceed with aquaculture activities within the estuary at any time.
- (3) Protect coastal areas per the provisions stated in the natural environment sections of this OCP.
- (4) Respect the Islands Trust area of jurisdiction that includes the ocean area to the high-water mark of the eastern coast of Vancouver Island from Mud Bay to Comox Point and ensure development within the buffer extending from the high water mark to the 30 metre bathymetric contour considers the Islands Trust policy statement.
- (5) Support dock-side sales and limited on-site sales of aquaculture products that meet legislative requirements to promote economic activities.
- (6) Work with aquaculture industry stakeholders and small-scale aquaculture operations to support water flow into fish-bearing river systems of the Comox Valley.
- (7) Apply environmental best practices to all uses within the coastal designation
- (8) Recognize and support the need of the aquaculture industry to effectively grow seed to replenish existing oyster beds and support in principle the use of power supplies from wharfs for the growing of seed for the aquaculture industry, providing legislative requirements are met.
- (9) Generally prohibit hardening of the coastal shoreline through the use of rip rap, concrete embankments and revetment walls, and other similar structural interventions that alter the ecological function and service of the coastal shoreline, disturb natural vegetation, disrupt natural coastal processes, redirect wave energy to adjacent properties, and/or destroy coastal shore habitat, including forage and spawning areas. If a qualified professional has submitted development approval information that concludes that shoreline hardening is required to protect life or a principal building on the property and that the impacts of the proposed hardening can be mitigated, the board may consider issuance of a shoreline protection device development permit.
- (10) Require preparation of a shore access plan by a qualified environmental professional for development proposals that include shore access, and require rezoning or a development permit process to protect against sensitive environmental features and processes being disturbed.
- (11) Regulate by the development permit process to reduce light trespass (i.e. light that crosses property lines including the present natural boundary) and light glare (i.e. excessive illumination applied to a single area) within the coastal area to avoid disruption of natural activity patterns of coastal and marine species.

- (12) Assess proposed land uses or development within the K’ómoks Estuary in accordance with a completed and finalized K’ómoks Estuary management plan that has been endorsed by all affected jurisdictions.

Part 4: Administration of the OCP

General

71. (1) Lists or examples of permitted uses, as provided in part 3 of this plan, are intended to indicate the possible range and type of permitted uses within the applicable designation and are not intended to preclude the adoption of zoning regulations permitting uses that are similar in nature, scale and impact to those uses listed.
- (2) In cases where there is a conflict between general policies of the plan and site specific policies, the site specific policies prevail.

Community amenity contributions

72. (1) Consider voluntary contribution of a community amenity with an application for an amendment to the OCP or zoning bylaw when that amenity offsets the impact of the increased density on the recipient community and/or broader community in accordance with sound planning practice. Negotiate a community amenity contribution if and when:
 - (a) the board is satisfied that the proposal demonstrates sound planning practice;
 - (b) the community amenities offered directly assist in mitigating impacts associated with the increased density; and
 - (c) the amenities clearly benefit the community affected by the increased density and/or the broader community.
- (2) 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 park land requirements of the *Local Government Act*, with due consideration to the priorities and objectives noted in the parks and greenway plan;
 - (b) Affordable housing;
 - (c) Protection or restoration of natural features including those identified on the sensitive ecosystem inventory;
 - (d) Conservation of cultural heritage resources;
 - (e) Provision of green technology and sustainable building design, including green roofs;
 - (f) Protection or enhancement of significant views;
 - (g) Other local improvements identified in secondary plans, capital budgets, strategic plans, or other implementing plans or studies.

- (3) Voluntary amenity contributions may only be considered by the board where the proposed increase in density is consistent with the OCP and zoning bylaw and is compatible with adjacent existing or proposed land uses.
 - (a) Any offer of community amenity will be publicly disclosed prior to or during the statutory public hearing pertaining to the proposed OCP or zoning bylaw amendment.
 - (b) A registered agreement between the land owner and the CVRD board pertaining to the voluntary contribution of a community amenity may be required.

Community partnerships

73. (1) Work together as partners with other jurisdictions and agencies to achieve and administer decision making that is reflective of natural systems and transcends political boundaries and that delivers public services in a sustainable and efficient manner.
- (2) Work with adjacent jurisdictions and other agencies to create opportunities for planning within natural boundaries, over and above those established by the jurisdictions, to better incorporate connectivity of natural systems in public policy decisions.
 - (3) Work with adjacent jurisdictions and agencies to create opportunities for planning outside of political boundaries as established by jurisdictions, to better incorporate social, economic interests in public investments such as infrastructure, sewage and water systems, transit and other related policy decisions.
 - (4) Seek opportunities to develop drinking water protection plans for the Comox Valley, in partnership with other jurisdictions and agencies responsible for the provision and safety of drinking water.
 - (5) Build alliances by fostering regional district communication with K’ómoks First Nation, the BC Shellfish Growers Association and other stakeholders from the aquaculture industry, and the Islands Trust.
 - (6) Seek opportunities to work with education institutions and other levels of government to map coastal areas that are considered at risk due to sea level rise.
 - (7) Improve public awareness of the importance of the aquaculture industry, particularly among people living in close proximity to or within areas designated agricultural area and rural area and the foreshore of the marine environment by: supporting policies that protect land designated agricultural area, the working landscapes of the rural area, and the water quality of the marine environment for current and future food production through partnerships.
 - (8) Encourage Fisheries and Oceans Canada to monitor aquaculture operations and general practices to ensure compliance with regulations intended to protect the marine environment and to develop best practices and control the negative activities resulting from the aquaculture industry.

- (9) Encourage senior government agencies to require applicants to maintain unimpeded public access to the foreshore when issuing aquaculture leases.
- (10) Encourage senior government agencies and crown corporations to retain abandoned rights-of-way for future public recreational use.
- (11) Develop an area plan, in partnership with other stakeholders and government agencies that can assist in balancing the interests of the residential users and the aquaculture industry interests in the Baynes Sound area.
- (12) Develop an inventory of and encourage MoTI to transfer all unconstructed road rights-of-way that were created as public dedication through subdivision for public trails.
- (13) Encourage MoTI to continue to forward all road closure applications to the CVRD for review and comment.
- (14) Recover lost beach accesses, railway grades and road rights of way and continue to work with provincial government agencies to re-secure forgone opportunities for public access and maintain improvements.
- (15) Foster relationships with non-profit groups, educators, and volunteers to promote conservation, recreation, food security and community gardens in parks.
- (16) Support opportunities for advancing arts and culture in parks.
- (17) Encourage senior government agencies and other local governments to continue to work in partnership to expand commercial airport operations and related aviation ventures to benefit the economic viability of the Comox Valley.
- (18) Continue to work in partnership with provincial agencies and the agriculture and aquaculture industries to create a transportation network of land, rail, sea and air that supports food production and distribution of Comox Valley products.
- (19) Support water reclamation and reuse for local food production and agriculture and aquaculture industries and the use of best management practices to reduce water consumption.
- (20) Through partnerships, support initiatives for water collection, storage, distribution and re-use to meet:
 - (a) the domestic needs for potable water;
 - (b) the irrigation and livestock watering needs of agricultural industry; and
 - (c) the product rinsing, preparing and processing needs of agriculture and aquaculture industries.
- (21) Through partnerships, work with the stakeholders of agriculture and aquaculture industries to:
 - (a) increase non-potable irrigation water to lands designated agricultural area; and to
 - (b) find measures to support year-round water flow in the fish-bearing river systems of the Comox Valley.

- (22) Liaise with improvement districts, agencies and ministries to effectively address the provision of infrastructure and services that the agriculture and aquaculture industries require.
- (23) Encourage and facilitate public education initiatives that convey the impacts of living within working agricultural and aquaculture landscapes in order to advise of possible noise, odour, dust and other activities associated with active farming operations.
- (24) Support development of provincial standards for the guidance of local government and the industry that encompass aquaculture structures, motor vehicles, noise, lighting, debris management, beach litter and toilet facilities, in partnership with Fisheries and Oceans Canada, the Ministry of Agriculture, Islands Trust and the aquaculture industry.
- (25) Work with K’ómoks First Nation, senior government, the Islands Trust, non-government organizations and local residents to protect the marine environment shellfish resources and to secure the sustainable harvesting of its resources, recognizing that the sustainability and productivity of the marine environment for shellfish and aquaculture protection and for active harvesting is critical to K’ómoks First Nation and other aquaculture food producers.
- (26) Encourage Fisheries and Oceans Canada to take into consideration the cumulative impacts of all operations when reviewing applications and leases for aquaculture projects.
- (27) Encourage Fisheries and Oceans Canada to require that any new aquaculture activity follow best practices and adopt emergent technologies to minimize negative impacts on the water quality of the marine environment and beaches along the sound by escaped industry gear, debris use of motorized vehicles along shore lines, and unsightly visual impacts of operations in their referral of new lease applications.
- (28) Support increased water availability for agriculture and aquaculture industries by striving to keep natural systems healthy and functioning.
- (29) Work cooperatively with land owners, citizens, non-governmental organizations, local government and senior government agencies with respect to:
 - (a) protection of environmentally sensitive areas;
 - (b) retention of greenbelts;
 - (c) provision of land for parks and greenways;
 - (d) provision of trails within road rights-of-way.

Subdivision considerations

74. (1) The CVRD may refuse to accept any land proposed for dedication under Section 941 of the *Local Government Act* as parkland if the land is considered unsuitable for public use and has no or limited recreational and/or conservation value as considered in the goals, objectives or priorities included in the Comox Valley parks and greenway strategic plan.

- (2) Ensure provision has been made for sufficient access points and suitable road infrastructure location and standards, with a compact and connected road network, to ensure that new road alignments protect the rural character of an area, provide for active transportation options, and support industry needs, with consultation with adjacent agriculture and aquaculture operations where necessary.
- (3) In considering a non-farm use application for an additional farm dwelling in the agricultural area, the regional district requires the applicant to demonstrate the how the development supports the primary uses.

Development approval information areas

75 (1) Designation

The *Local Government Act* (RSBC, 2015, c. 1) (LGA) provides local governments with the authority to establish Development Approval Information Areas (DAIA). The CVRD wishes to use this authority for those proposed developments that may have an appreciable impact on the natural environment, surrounding properties and the character of the neighbourhood, or may themselves be impacted by hazardous conditions.

Development approval information may be required for:

- (a) An amendment to a Zoning Bylaw
- (b) Temporary Use Permits
- (c) Development Permits

(2) Area

The entire area covered by this Official Community Plan, as well as those lands identified in Section 1(3) of the preamble of this Official Community Plan, is designated as a DAIA in accordance with Section 485 of the LGA.

(3) Justification

The purpose of designating a DAIA is to ensure that possible impacts by proposed development are identified and documented as part of the development review process and to provide the CVRD with complete information to properly assess and mitigate conditions caused by that development. In cases where negative impacts are identified, the CVRD may request or require that certain mitigation measures be implemented by the applicant to improve the proposal and minimize potential negative impacts on surrounding lands.

The CVRD may require applicants to provide information to minimize the effect of developments on lands undergoing development and surrounding lands, especially with respect to transportation, servicing, facilities, the environment and the character

of the surrounding neighbourhood. Procedures and requirements are established in the Development Approval Information Bylaw No. 369, being the “Comox Valley Regional District Development Approval Information Bylaw No. 369, 2015”, as amended from time to time.

Development permit areas

76. (1) General Policies

- (a) Under Section 488 of the *Local Government Act* (RSBC, 2015, c. 1) (LGA), a local government may designate areas of land as a Development Permit Area (DPA) for one or more of the following purposes:
 - i. Protection of the natural environment, its ecosystems and biological diversity.
 - ii. Protection of development from hazardous conditions.
 - iii. Protection of farming.
 - iv. Revitalization of an area in which a commercial use is permitted.
 - v. Establishment of objectives for the form and character of intensive residential development.
 - vi. Establishment of objectives for the form and character of commercial, industrial, or multi-family residential development, or development in a resort region.
 - vii. In relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region.
 - viii. Establishment of objectives to promote energy conservation.
 - ix. Establishment of objectives to promote water conservation.
 - x. Establishment of objectives to promote the reduction of greenhouse gas (GHG) emissions.
- (b) All development within the DPA designated under this section of the Official Community Plan (OCP) requires an application for a Development Permit and shall be evaluated in respect to compliance with the applicable guidelines, unless specifically exempt. The term “development” includes, but is not limited to, new construction, redevelopment, building alteration, and the subdivision and land. For greater clarity, under Section 489 of the LGA, the following prohibitions apply unless the owner first obtains a Development Permit:
 - i. Land within the area must not be subdivided.
 - ii. Construction of, addition to or alteration of a building or other structure must not be started.
 - iii. Land within an area designated under Section 488(1) (a) or (b) [natural environment, hazardous conditions] must not be altered.
 - iv. Land within an area designated under section 488(1)(d), (h), (i) or (j) [revitalization, energy conservation, water conservation, GHG reduction], or a building or other structure on that land, must not be altered.
- (c) This OCP designates nine DPAs, collectively utilizing several LGA

designations, as follows:

- i. Freshwater Development Permit Area
 - ii. Coastal Development Permit Area
 - iii. Eagle and Great Blue Heron Nest Development Permit Area
 - iv. Shoreline Protection Device Development Permit Area
 - v. Steep Slopes Development Permit Area
 - vi. Commercial and Industrial Form and Character Development Permit Area
 - vii. Farmland Protection Development Permit Area
 - viii. Union Bay Tourism Highway Commercial Development Permit Area
 - ix. Kensington Comprehensive Development Permit Area
- (d) Where land is located in more than one DPA, all of the applicable DPA requirements must be met, but may be combined into one application and one permit provided they are approved by the same authority (delegated or otherwise).
- (e) Applicable policies and regulations contained within the CVRD’s bylaws may be varied or supplemented to help achieve development in a manner that advances the objectives of the DPA, or that is not otherwise inconsistent with such guidelines. A Development Permit cannot vary use, density or flood plain specifications. Other requirements of applicable bylaws may be varied by way of a Development Permit as follows:
- i. Setbacks from lot lines and public road rights-of-way may be reduced by up to 30 per cent of the required setback.
 - ii. Height limits may be increased by up to 10 per cent of the maximum permitted height.
- This is further outlined in the guidelines for each DPA.
- (f) Issuance of a Development Permit does not alleviate the necessity to obtain other approvals of the Regional District, K’ómoks First Nation, the Province of British Columbia, the Government of Canada, or other authorities having jurisdiction.

Development permit areas (general exemptions)

77. A development permit is not required where the following conditions apply:
- (a) Construction of buildings on land assessed as a farm under the *Assessment Act*;
 - (b) Construction involving a building floor area of 10 metres squared or less is exempt from the industrial and commercial form and character development permit requirements. Buildings of this nature within an eagle or great blue heron nest area are permitted without a development permit if it can be shown by a registered professional biologist with a specialization in ornithology that no eagle or heron activity is present as of April 30th of any given year.

- (c) Internal alterations and renovations to a building or structure;
- (d) Construction of, addition to, or alteration of a fence, provided that within eagle nest tree or blue heron nest area development permit areas, the exemption applies only if a registered professional biologist with a specialization in ornithology has confirmed that no eagle or great blue heron activity is present as of the most recent April 30th.
- (e) Growing, rearing, producing and harvesting of agricultural products in accordance with normal farm practice as defined in the *Farm Practices Protection Act*;
- (f) Stream habitat enhancement work and environmental compensation work directed to occur by senior government agencies;
- (g) In-stream work as defined by Section 9 of the *Water Act* and Section 42(1) of the *Water Regulation*;
- (h) 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 ‘*Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia*’ published by the B.C. Ministry of Environment, as amended or replaced from time to time.
- (i) The removal of hazardous trees as authorized by a qualified arborist or arbor culturist, registered professional forester or senior level of government. Removal of hazardous trees within eagle nest tree or blue heron nest area development permit areas is exempt only if a registered professional biologist with a specialization in ornithology has confirmed that no eagle or great blue heron activity is present as of the most recent April 30th.
- (j) Emergency works to prevent, control, or reduce erosion or immediate threats to life and property including:
 - i. Emergency flood or protection works recommended by a professional engineer;
 - ii. Clearing of an obstruction from bridge, culvert, or drainage flow;
 - iii. Repairs to bridges and safety fences; and
 - iv. Repair or replacement of public utilities or infrastructure
- (k) Trail construction or maintenance where trail construction and area of intrusion does not exceed 2.5 metres in width, the trail surface is pervious and where there is limited excavation or removal of native soil. Trail construction or maintenance within eagle nest tree or blue heron nest area development permit areas, is exempt if a registered professional biologist with a specialization in ornithology has confirmed that no eagle or great blue heron activity is present as of the most recent April 30th.
- (l) The removal of invasive plants or noxious weeds within a development permit area including, but not limited to, species of weeds identified in schedule A of the regional district weed control bylaw No. 2347, provided such works are conducted in accordance with a vegetation management plan and measures are taken to avoid sediment or debris being discharged into a watercourse or onto the foreshore and the area is replanted immediately in accordance with “h.” above. Removal of invasive plants or noxious weeds within eagle nest tree or blue heron nest area development permit areas, is exempt only if a registered professional biologist with a specialization in ornithology has confirmed that no eagle or great blue heron activity is present as of the most recent April 30th.
- (m) Minor building alterations such as, but not limited to, roofing material replacement, replacement of cladding, window or door replacement or façade changes to the

- exterior of an existing principal building or accessory building for the purposes of maintenance and repair under any development permit area that requires a bio-physical assessment, provided that the alterations do not result in siting closer to the environmentally sensitive feature than the existing principal building or accessory building, or further impacting the feature.
- (n) Minor alterations to the exterior of an existing principal building or accessory building for the purposes of maintenance and repair within an eagle nest tree or blue heron nest area development permit area that do not result in siting closer to a nest tree/site provided that a registered professional biologist with a specialization in ornithology has confirmed that no eagle or great blue heron activity is present as of the most recent April 30th.

Variation of other bylaws

78. The requirements of other applicable bylaws may be varied by way of a development permit, as follows:
- (a) Setbacks from lot lines and public road rights-of-way may be reduced by up to 30 per cent of the required setback;
 - (b) Height limits may be extended by up to 10 per cent of the maximum permitted height; and
 - (c) As outlined in the guidelines for each development permit area.

Multiple development permit areas

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

Development permit guidelines

Development Permit Area 1 – Freshwater

80. *Category of Designation*

Development Permit Area (DPA) 1 is designated pursuant to Section 488(1)(a) (protection of the natural environment) and (b) (protection of development from hazardous conditions) of the *Local Government Act* (RSBC, 2015, c. 1).

Area of Application

DPA 1 includes all freshwater watercourses, mapped or unmapped, and lands within 30 metres as measured from the:

- (a) Natural boundary of a watercourse;
- (b) Present natural boundary where erosion has occurred from the titled natural boundary;
- (c) Hardened shoreline where there is no natural boundary; or,
- (d) Top of slope where a steep slope is located immediately adjacent to the watercourse, on both sides of the watercourse.

For assistance in identifying lands within DPA 1, the CVRD will provide mapped data,

though DPA 1 applies to all lands described above, whether mapped or not.

Justification

Watercourses and their adjacent riparian areas play a vital role in the Comox Valley’s natural environment. Watercourses provide fish habitat and aquatic habitat for wildlife. Riparian areas, when in a natural state, have dense and structurally complex vegetation that:

- (a) Provide shade, nutrients, organic matter and large woody debris.
- (b) Stabilize the stream bank to prevent bank and soil erosion.
- (c) Maintain water quality through the filtering of water-borne sediments and the uptake of nutrients and toxic materials by the vegetation and soil micro-organisms.

Development changes the riparian area through tree and vegetation loss, which alters natural processes. These changes may greatly diminish the ability of riparian areas and watercourses to function as described above. DPA 1 (Freshwater) intends to minimize the impacts of new development along watercourses and to maintain or restore important riparian and watercourse functions and ecosystems.

Extensive areas of the CVRD are subject to periodic flooding, erosion and slope instability. Development occurring adjacent to watercourses, if not carried out with care, can lead to poor water quality, localized flooding, and erosion. These areas should be protected from development and guidelines are necessary to control the extent and siting of buildings and structures to minimize the potential for damage that could be caused by these hazardous conditions.

Retaining natural vegetation and limiting impervious surfaces helps to ensure that runoff volumes and peak flows are affected as little as possible as well as providing reduction in sedimentation of receiving waters. Rainwater runoff controls shall be installed in any new development so as to replicate the natural runoff regime. The controls could include, among others: on-site infiltration, storage in ponds or constructed wetland, sand filtration, configurations, etc.

The objectives of this DPA are to:

- (a) Protect riparian areas to maintain their natural habitat and environmental quality.
- (b) Implement Regional Growth Strategy, Bylaw No. 120, being the “Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010”, Objective 2(B) to develop environmental protection on principles of precaution, connectivity and restoration.
- (c) Implement the requirements of the *Riparian Areas Protection Regulation*.
- (d) Preserve, protect, restore or enhance terrestrial and aquatic natural features to provide biologically diverse wildlife corridors and support ecosystem function.

- (e) Restore natural resiliency and the function of watercourses as eco-assets in managing flood, erosion, and slope instability.
- (f) Minimize any negative impact of new development on the natural environment and hazard areas.
- (g) Limit area of impervious surfaces to minimize runoff volumes to restore a natural hydrological regime.

Exemptions

A Development Permit is not required for the following activities:

- (a) Alterations which are completely within the interior of an existing building.
- (b) Exterior alterations with no change to building envelope or addition of impervious surface area.
- (c) Removal of trees deemed hazardous by a qualified professional that pose an immediate threat to life or property.
- (d) The manual removal of invasive plants or noxious weeds or planting of non-invasive, native vegetation in accordance with *Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia, 2014* published by the BC Ministry of Environment, or any subsequent editions.
- (e) Works undertaken by the CVRD or its agents where appropriate measures have been undertaken to satisfy the DPA objectives.
- (f) Emergency procedures to prevent, control or reduce erosion or other immediate threats to life or property, as deemed necessary by a qualified professional, including:
 - i. Emergency flood and protection works.
 - ii. Clearing of an obstruction from a bridge, culvert or drainage flow, repairs to bridges and safety fences.
 - iii. Provided:
 - 1) Any emergency works undertaken must be in accordance with the *Water Sustainability Act*, *Wildlife Act* and the *Fisheries Act*.
 - 2) Notwithstanding the above, emergency actions for flood protection and clearing of obstruction by anyone other than the CVRD or Ministry must be reported to the CVRD and applicable Ministry immediately to secure exemption under this provision.
 - 3) Once the emergency has passed, a development permit application is required for remediation or permanent protection works within 60 days.
- (g) The manual construction of a fence if no native trees are removed and the disturbance of the native vegetation is restricted to 0.5 metres either side of the fence and where the fence is not on a slope or within 7.5 metres of the top or toe of a slope.
- (h) Construction of, addition to or alteration of a farm building on land assessed as a farm under the *Assessment Act*.
- (i) Growing, rearing, producing and harvesting of agricultural products in accordance with normal farm practice as defined in the *Farm Practices Protection Act*.

Development Permit Area 2 – Coastal

81. Category of Designation

Development Permit Area (DPA) 2 is designated pursuant to Section 488 (1)(a) (protection of the natural environment) and (b) (protection of development from hazardous conditions) of the *Local Government Act* (RSBC, 2015, c. 1).

Area of Application

The Coastal DPA applies to all land extending 30 metres upland from the natural boundary of the Strait of Georgia.

Justification

Coastal areas are a highly important ecosystem, providing habitat for forage fish, shorebirds, shellfish, and many other marine organisms as well as visual and recreation resources that define the character of the community. Estuaries and shallow protected waters provide rich and diverse habitats.

Development within all coastal areas results in damage to fragile ecosystems and impairs the function of the natural coastline. Structural intrusions interrupt the natural coastal processes that provide materials for the development of sand bars and beach areas and may also alter habitat along rocky shorelines. Hard surfaced structures such as retaining walls cause loss of the riparian vegetation and break the habitat connectivity between upland and the productive habitat that occurs along a natural shoreline edge.

Removal of vegetation and alteration of the land along the foreshore, both above and below the natural boundary can modify natural transport processes, damage the natural ecosystems, and also accelerate the erosion of adjacent properties. Discharge of materials within shoreline and foreshore areas also damages these ecosystems. Filling of marshy areas along shallow shorelines can be particularly harmful to fragile estuary ecosystems, which provide highly important rearing habitat and food supply for many marine organisms. The coastal DPA intends to minimize the impacts of new development along the Strait of Georgia and to maintain or restore the natural coastline functions and ecosystems.

Coastal hazards associated with sea level rise and storm surge include coastal inundation, erosion, and loss of intertidal habitat (“coastal squeeze”). Climate change also brings the prospect of more frequent and intense storms and floods – particularly if storms occur during high tides. Extensive areas of the Comox Valley Regional District (CVRD) are subject to periodic flooding, erosion and slope instability. Development occurring adjacent to the sea, if not carried out with care, can lead to localized flooding and erosion. These areas should be protected from development and guidelines are necessary to control the extent and siting of buildings and structures to minimize the potential for damage that could be caused by these hazardous conditions and build resiliency in the face of climate change impacts.

Retaining natural vegetation and limiting impervious surfaces helps to ensure that runoff volumes and peak flows are affected as little as possible as well as providing reduction in sedimentation of receiving waters. Rainwater runoff controls shall be installed in any new development so as to replicate the natural runoff regime. The controls could include, among others: on-site infiltration, storage in ponds or constructed wetland, sand filtration, creative road/curb configurations, etc.

The objectives of this DPA are to:

- (a) Minimize risk to people, property, and the environment from coastal hazards including sea level rise, storms, wave effects, and flooding
- (b) Support coastal flood mitigation in reducing flooding risks and the impacts of flooding
- (c) Preserve and enhance the integrity of the intertidal habitat of the foreshore and minimize shoreline erosion

Exemptions

A Development Permit is not required for the following activities:

- (a) Alterations which are completely within the interior of an existing building.
- (b) Exterior alterations with no change to building envelope or addition of impervious surface area.
- (c) Removal of trees deemed hazardous by a qualified professional that pose an immediate threat to life or property.
- (d) The manual removal of invasive plants or noxious weeds or planting of non-invasive, native vegetation in accordance with *Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia, 2014* published by the BC Ministry of Environment, or any subsequent editions.
- (e) Works undertaken by the CVRD or its agents where appropriate measures have been undertaken to satisfy the applicable DPA objectives.
- (f) Emergency procedures to prevent, control or reduce erosion or other immediate threats to life or property, as deemed necessary by a qualified professional, including:
 - i. Emergency flood and protection works.
 - ii. Clearing of an obstruction from a bridge, culvert or drainage flow, repairs to bridges and safety fences.
 - iii. Provided:
 - 1) Any emergency works undertaken must be in accordance with the *Water Sustainability Act*, *Wildlife Act* and the *Fisheries Act*.
 - 2) Notwithstanding the above, emergency actions for flood protection and clearing of obstruction by anyone other than the CVRD or Province must be reported to the CVRD and applicable Ministry immediately to secure an exemption under this provision.
 - 3) Once the emergency has passed, a development permit is required for remediation or permanent protection works within 60 days.
- (g) The construction of a fence if no native trees are removed and the disturbance of the native vegetation is restricted to 0.5 metres either side of the fence and where the

- fence is not on a slope or within 7.5 metres of the top or toe of a slope.
- (h) The construction of a building or structure that is less than 10 square metres if all the following apply:
 - i. The building is located within an existing landscaped area.
 - ii. No native trees or vegetation are removed.
 - iii. There is no permanent foundation.
 - iv. The building is located a minimum of 15 metres from the natural boundary of the sea or from the stable top of bank where the bank has a slope greater than 30 per cent. Where erosion has resulted in a “present” natural boundary upland of the titled boundary, the 15 metres shall be measured from the present natural boundary.
 - (i) Construction of, addition to or alteration of a farm building on land assessed as a farm under the *Assessment Act*.
 - (j) Growing, rearing, producing and harvesting of agricultural products in accordance with normal farm practice as defined in the *Farm Practices Protection Act*.
 - (k) Development where a highway right-of-way separates the subject property from the natural boundary of the sea.

Development Permit Area 3 – Bald Eagle and Great Blue Heron Nest

82. Category of Designation

Development Permit Area (DPA) 3 is designated pursuant to Section 488 (1)(a) (protection of the natural environment) of the *Local Government Act* (RSBC, 2015, c. 1).

Area of Application

DPA 3 Bald Eagle and Great Blue Heron Nest applies to all lands with mapped and unmapped trees containing bald eagle or great blue heron nests, as follows:

- (a) Bald Eagle Nesting Trees:
 - i. 60 metre radius from the nesting tree on lots less than 1 hectare.
 - ii. 100 metre radius from the nesting tree on lots 1 hectare or larger but less than 5 hectares.
 - iii. 200 metre radius from the nesting tree on lots 5 hectares or larger.
- (b) Great Blue Heron Nesting Trees:
 - i. 60 metre radius from each nesting tree on lots less than 1 hectare.
 - ii. 200 metre radius from each nesting tree on lots 1 hectare or larger but less than 5 hectares.
 - iii. 300 metre radius from each nesting tree on lots 5 hectares or larger.

For greater certainty, this DPA applies to the lot on which the nesting tree is located and abutting and adjacent lots if located within the applicable radius. The size of the lot where the nest tree stands is what determines the radius, not the subject property.

The location and characteristics of the bald eagle and great blue heron nests identified on the Comox Valley Regional District (CVRD) iMap are intended to provide an approximate location only. The CVRD may require ground-truthing by a qualified

professional to accurately determine the geographical location and characteristics of the features identified.

Justification

Nesting birds such as the bald eagle and the great blue heron are extremely sensitive to impact from development and disturbance by human activity, requiring special treatment in order to protect their ecological value.

Great blue herons are a Species of Special Concern and currently blue-listed (threatened) in British Columbia, while bald eagles are currently yellow-listed (regionally significant). Bald eagles are territorial and generally require 1,000 meters between nesting sites. Both species nest near lakes, rivers and shorelines throughout BC where they are close to their food source. The loss of available nesting habitat near their food source, as well as disturbance from human activity, reduces the birds’ ability to thrive and successfully raise their young.

Section 34 of the BC *Wildlife Act* provides for the protection of at-risk bird species including bald eagles and great blue herons, their eggs and young, and the nest itself. The Bald Eagle and Great Blue Heron Nest DPA intends to protect the nesting activities such as fledging and courting to ensure their habitat for breeding is maintained.

The objectives of this DPA are to:

- (a) Preserve, protect and restore bald eagle and great blue heron nesting sites from impacts of development.
- (b) Implement Objective 2(b) of the Regional Growth Strategy, Bylaw No. 120, being the “Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010”, which is to develop environmental protection on principles of precaution, connectivity and restoration.
- (c) Work towards Official Community Plan Policy 4(2) to protect and restore natural systems, physiographic areas, threatened sensitive ecosystems and environmentally sensitive areas.
- (d) Minimize any negative impact of new development on the natural environment.

Exemptions

A Development Permit is not required for the following activities:

- (a) Alterations which are completely within the interior of the building.
- (b) Exterior alterations with no change to building envelope or addition of impervious surface area.
- (c) All activities if a qualified professional with relevant experience has confirmed in writing that the bald eagle or great blue heron nest in question no longer exists.
- (d) If a qualified professional with relevant experience has confirmed in writing that no bald eagle or great blue heron activity is present as of April 30 in any given year covered by the application, the following development or land alteration activities are exempt:
 - i. Removal of trees determined by a qualified professional that represent an

- ii. imminent risk to life or property.
- ii. The removal of invasive plants or noxious weeds or planting of non-invasive, native vegetation in accordance with *Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia, 2014* published by the BC Ministry of Environment, or any subsequent editions.
- iii. The construction of a fence if no native trees are removed and the disturbance of the native vegetation is restricted to 0.5 metres either side of the fence.
- iv. The construction of a building or structure that is less than 10 square metres if all the following apply:
 - 1) The building is located within an existing landscaped area.
 - 2) No native trees or vegetation are removed.
 - 3) There is no permanent foundation.
- (e) Works undertaken by the CVRD or its agents where appropriate measures have been undertaken to satisfy the applicable DPA objectives.
- (f) Emergency procedures to prevent, control or reduce erosion or other immediate threats to life or property, as deemed necessary by a qualified professional, including:
 - i. Emergency flood and protection works.
 - ii. Clearing of an obstruction from a bridge, culvert or drainage flow, repairs to bridges and safety fences.
 - iii. Provided:
 - 1) Any emergency works undertaken must be in accordance with the *Water Sustainability Act*, *Wildlife Act* and the *Fisheries Act*.
 - 2) Notwithstanding the above, emergency actions for flood protection and clearing of obstruction by anyone other than the CVRD or Ministry must be reported to the CVRD and applicable Ministry immediately to secure exemption under this provision.
 - 3) Once the emergency has passed, a development permit is required for remediation or permanent protection works within 60 days.
- (g) The subdivision of land.
- (h) Construction of, addition to or alteration of a farm building on land assessed as a farm under the *Assessment Act*.
- (i) Growing, rearing, producing and harvesting of agricultural products in accordance with normal farm practice as defined in the *Farm Practices Protection Act*.

Development Permit Area - Steep slopes

83 *Category of Designation*

Development Permit Area (DPA) 5 is designated in accordance with the provisions of Section 488 (1)(b) (protection of development from hazardous conditions) and Section 488 (1)(a) (protection of the natural environment) of the *Local Government Act* (RSBC, 2015, c. 1).

Area of Application

The steep slopes DPA applies to lands within 15 metres of the top of bank and toe of slope with a 30 per cent or greater slope for a vertical distance of at least 3.0 metres, plus the sloped land in between the top and toe.

Justification

The Comox Valley contains areas of steep slope that, in combination with geological conditions, may pose a hazard to development. Due to the topography, slope gradation and thin soil cover, steep slopes are highly prone to erosion and windthrow. This DPA will ensure adequate professional review of geological hazards to minimize risk to structures and properties, and to maintain the integrity of the slope itself to protect the natural environment and to prevent the creation of a hazard.

Extensive areas of the CVRD are subject to periodic flooding, erosion and slope instability. Development occurring adjacent to steep slopes, if not carried out with care, can lead to poor water quality, localized flooding, and excessive erosion. These areas should be protected from development and guidelines are necessary to control the extent and siting of buildings and structures to minimize the potential for damage that could be caused by these hazardous conditions.

Retaining natural vegetation and limiting impervious surfaces helps to ensure that rainwater runoff volumes and peak flows are affected as little as possible as well as reducing the sedimentation of receiving waters. Rainwater runoff controls shall be installed in any new development so as to replicate the natural runoff regime. The controls could include, among others: on-site infiltration galleries, storage in ponds or constructed wetland, rock pits, sand filtration, or creative road/curb configurations.

The objectives of this DPA are to:

- (a) Direct development away from hazardous areas.
- (b) Allow for land use suitable under hazardous conditions, in accordance with geotechnical reports.
- (c) Ensure adequate professional evaluation of geological hazards and mitigation works so as to minimize damage to structures and properties.
- (d) Preserve and restore native vegetation and ecosystems in hazard lands.
- (e) Minimize any negative impact of new development on the natural environment.
- (f) Ensure the natural hydrological regime is maintained.

Exemptions

A Development Permit is not required for the following activities:

- (a) Alterations which are completely within the interior of the building.
- (b) Exterior alterations with no change to building envelope or addition of impervious surface area.
- (c) Pruning or removal of trees deemed hazardous by a qualified professional that pose an

- immediate threat to life or property, only to the extent that pruning or removal would reduce the hazard, leaving the stump and/or roots in place per the recommendations of a qualified professional.
- (d) The manual removal of invasive plants or noxious weeds or planting of non-invasive, native vegetation in accordance with *Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia, 2014* published by the BC Ministry of Environment, or any subsequent editions.
 - (e) Works undertaken by the CVRD or its agents where appropriate measures have been undertaken to satisfy the applicable DPA objectives.
 - (f) Emergency procedures to prevent, control or reduce erosion or other immediate threats to life or property, as deemed necessary by a qualified professional, including:
 - i. Emergency flood and protection works.
 - ii. Clearing of an obstruction from a bridge, culvert or drainage flow, repairs to bridges and safety fences.
 - iii. Provided:
 - 1) Any emergency works undertaken must be in accordance with the *Water Sustainability Act*, *Wildlife Act* and the *Fisheries Act*.
 - 2) Notwithstanding the above, emergency actions for flood protection and clearing of obstruction by anyone other than the CVRD or Ministry must be reported to the CVRD and applicable Ministry immediately to secure exemption under this provision.
 - 3) Once the emergency has passed, a Development Permit is required for remediation or permanent protection works within 60 days.
 - (g) Construction of, addition to or alteration of a farm building on land assessed as a farm under the *Assessment Act*.
 - (h) Growing, rearing, producing and harvesting of agricultural products in accordance with normal farm practice as defined in the *Farm Practices Protection Act*.

Commercial and industrial development permit area (Form and character)

84. *Justification*

This type of development occurs primarily along main roads and highways in the Comox Valley such as Ryan, Royston and Cumberland Roads and the Island Highway. As such, the development along these corridors offers many visitors their first impression of the Comox Valley.

This land use also tends to occur as infill development in areas traditionally used as rural residential. As such, it is important that the potential for conflict with established residential properties be minimized.

The permit process will be used to ensure that adequate buffers are provided and to ensure that the development is attractive and coordinated with respect to form and character of the neighborhood.

Area

Those parcels zoned for commercial and/or industrial use under part 900 pursuant to the Comox Valley zoning bylaw, 2005 being bylaw no. 2781 as amended from time to time by the CVRD board.

Guidelines

Development permits shall be issued in accordance with the following guidelines.

Form and character

- (a) All buildings and structures shall be architecturally coordinated and shall give consideration to the relationship between buildings and open areas, circulation systems, visual impact and design compatibility with the surrounding development. Blank unarticulated walls will not be permitted.
- (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) Landscaping, awnings, lighting fixtures, and other structures shall be architecturally integrated with the design of the buildings.
- (d) Any end wall of a building that 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 shall be such as to minimize any obstruction of direct sunlight falling onto adjacent properties and residences.

Landscaping

- (a) A landscape plan shall be required. The landscape plan shall be professionally prepared and shall:
 - i. include supporting documentary evidence pertaining to landscape specifications, irrigation requirements, detailed planting lists, cost estimates, and the total value of the work;
 - ii. identify existing vegetation by type and identify areas which are to be cleared; and
 - iii. provide for the landscape treatment of the entire frontage of the building site abutting onto existing or future public roads. Street specimen tree and grassed boulevard landscape provisions are to be identified to soften the character and scale of the area. All proposed plant materials shall be suitable for local environmental conditions. All landscaping and screening shall be completed within 12 months of an occupancy permit being issued and shall meet or exceed the British Columbia Society of Landscape Architects and British Columbia Nursery Trades Association standards.

Construction phase

- (a) All construction must be completed according to a site/building plan and an erosion and sediment control plan.

- (b) Construction of developments within or adjacent to residential areas shall take place during the working hours of 7:00 a.m. to 7:00 p.m.
- (c) There shall be no dumping of any material or debris on any roads before, during or after site development.

Outside storage

- (a) 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, shall not be used as an outside storage area.
- (b) Any portion of a building site which may be used as an outside storage area shall only be used as such if:
 - i. the area is enclosed within a 2.5 metre high solid fence having a suitable security gate;
 - ii. none of the goods or materials stored therein exceed the height of the 2.5 metre high fence;
 - iii. the area is not directly adjacent to any residential development; and
 - iv. 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.
- (c) Centrally located recycling facilities shall be provided for the use of all businesses with a development.

Screening

- (a) The character of developments shall be enhanced by landscaping of substantial proportions along property lines adjacent to residential developments. The developers shall provide a three metre buffer – incorporating existing native vegetation, supplemented by landscaping of substantial proportions utilizing approved specimen tree species. The required plantings shall recognize the need to protect adequate sight distances at intersecting streets.
- (b) Buildings shall 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 shall not be placed so as to shine directly into residential properties or to reduce the separation effectiveness of any landscaped buffer.
- (c) Such elements as roof top mechanical equipment, shipping and loading areas, transformers, and meters shall be screened from public view as effectively as possible through the use of evergreen landscaping materials, solid fencing, and building design.
- (d) All waste disposal bins shall be completely screened within a solid walled enclosure not less than two metres in height.
- (e) Loading and receiving areas shall be located so as to cause minimum disturbance to adjacent residential areas.

Parking

- (a) Large surface parking areas shall be broken down into smaller parking lots evenly dispersed throughout the development and integrated with planted landscaped areas. Visitor parking spaces should be clearly identified and provided within the development. Tree planting is encouraged in parking areas.
- (b) Parking areas should clearly identify pedestrian circulation areas, preferably with different paving and landscaping treatment.
- (c) All paved parking areas shall be included within the context of the required rainwater water plan and shall incorporate oil/water separators.
- (d) The use of any property within the development permit area shall not produce any off-site parking.
- (e) Developers are encouraged to incorporate site-parking requirements within the principal structures of their development.
- (f) Automobile parking areas shall be covered with a select granular base approved by MoTI and provide storm water controls by means of perimeter curtain drains. Access and egress points shall be paved for a minimum distance of 15 metres from the edge of the existing pavement into the subject property and be designed and constructed to MoTI standards. The shared use of a common access between businesses is encouraged.
- (g) Commercial and industrial buildings shall be located in close proximity to the front property line with the majority of parking spaces being situated at the rear and side of buildings.
- (h) Commercial and industrial buildings fronting shall be allowed to share one common interior wall (0.0 metre side yard setback) with an adjacent building.

Rainwater management

- (a) It is recognized that the clearing, grading and servicing of sites alters their natural hydrology patterns. In recognition of this fact, it shall be required that each development shall prepare a rainwater management plan that strives to protect water quality, and to maintain post-development peak flows to those of pre-development flow patterns and volumes over the entire water season. This rainwater plan shall be prepared by a professional engineer and should make use of such devices as permeable surface treatments, wet or dry detention ponds, constructed wetlands or other devices as deemed suitable and consistent with best management practices. rainwater runoff from storage areas shall be controlled to prevent contamination of watercourses.
- (b) The discharge of rainwater runoff from storage areas shall be accomplished with appropriate structures and flow control mechanisms to prevent contamination of receiving water bodies.

Farm land protection development permit area permit areas

85. *Justification*

To protect farm land designated agricultural area or agricultural land reserve located in neighbouring jurisdictions by mitigating conflict between agriculture and aquaculture industries and adjacent land uses.

Land use conflicts may develop between lands designated agricultural area or an ALR and adjacent land uses. These conflicts may compromise the use of the land for agriculture and aquaculture industries. The incorporation of a 30 metre wide buffer between non-agricultural lands and lands used for food production will protect the food production value of the latter.

Areas

The farmland protection area buffer development permit area is designated as a 30 metre buffer from land designated agricultural area or agricultural land reserve lands on lands within the settlement node, settlement expansion areas, rural settlement area land use designations.

The development permit applies to land within the 30 metre development permit area described above subject to:

- (1) new lots created through subdivision; or
- (2) development of the subject lots.

Exemptions

In the case of a proposed subdivision, the exemption applies to the following situations within the 30 metre wide development permit area:

- (1) Lot line adjustments or where subdivision does not result in the ability to construct a new dwelling unit.
- (2) Where the land subject to a subdivision proposal is not forming a common boundary with designated agricultural area or an agricultural land reserve, but is separated with a dedicated road right of way of at least 20 metre wide.

Guidelines

Development permits shall be issued in accordance with the following guidelines.

Buffer

- (a) Include an assessment of the site to substantiate the need for a buffer and provide design measures that are most appropriate for the site – consider the type and intensity of the proposed adjacent land use and its relationship to agriculture and aquaculture industries.
- (b) The vegetated buffer shall be delineated prior to commencing construction or land alteration.
- (c) A buffer must be maintained and/or established on land within the development permit area parallel to and/or along the common boundary of the adjacent land designated agricultural area or agricultural land reserve.

- (d) Subject to the exemption clause, a total minimum separation distance of 30 metres (of which 15 metres is a vegetative buffer) between a residential dwelling unit and adjacent land designated agricultural area, or agricultural land reserve is required to mitigate the impacts of residential on farming activities. The 30 metre separation distance may include a road or railway line right of way.
- (e) Locate principal structures, accessory buildings and wells a minimum of 30 metres from the common boundary of the land designated agricultural area or agricultural land reserve. If the size of the property cannot accommodate this distance, principal structures and wells shall be a minimum of 50 per cent of the property depth back from the common boundary with land designated agricultural area or agricultural land reserve.
- (f) Notwithstanding the guidelines E.6(a) to E.6(d) above, when a buffer is required in this development permit area, the applicant must provide and maintain a continuous minimum 15 metre wide vegetated buffer between any development and the land designated agricultural area or ALR. No buildings, structures or wells shall be allowed within this 15 metre buffer area.
- (g) If paths and/or passive recreational uses are part of the landscaped buffer, the recreational features will not take up more than five metres of the buffer and they will be located away from the common boundary with land designated agricultural area or agricultural land reserve.
- (h) For the purpose of providing additional separation from the land designated agricultural area or agricultural land reserve and reducing potential conflicts, consider locating an open space next to the edge of the landscape buffer. The open space can be designed with water retention capacity and adequate rain water drainage features.
- (i) All buffer areas shall be generally designed and sized in accordance with section 10 - urban side buffer design criteria of the [Ministry of Agriculture and Lands Guide to Edge Planning: Promoting Compatibility Along Urban-Agricultural Edges \(June 2009\)](#).
- (j) Plant layout, spacing, and support shall be generally in accordance with the B.C. Agricultural Land Commission's report [Landscaped Buffer Specifications](#) (1993) and the [Ministry of Agriculture and Lands Guide to Edge Planning: Promoting Compatibility Along Urban-Agricultural Edges \(June 2009\)](#).
- (k) To create a filtered view of agriculture and aquaculture practices on the land designated agricultural area and/or agricultural land reserve from the development permit area, preserve existing and supplement vegetation that meets the British Columbia landscape standard published by the BC Landscape Architects Society/BC Landscape and Nursery Association as amended from time to time.

Buffer maintenance

A buffer maintenance plan shall be developed and will include the following: maintenance procedures for all buffer plantings on a regular basis during the first two growing years including a weed management schedule or plan.

Fencing

Barrier fencing, designed to limit encroachment into agricultural land reserve lands by materials and pets, must be constructed in accordance with appendix C of the [Ministry of Agriculture and Lands Guide to Edge Planning: Promoting Compatibility Along Urban-Agricultural Edges \(June 2009\)](#).

Subdivision layout

- (a) Subdivision design must minimize potential negative impacts that may occur between farm and non-farm land uses. Avoid road endings or road frontage next to land designated agricultural area or agricultural land reserve except as may be necessary for access by farm vehicles.
- (b) Subdivision design and construction will minimize erosion through consideration of topography that will not result in neighbouring properties becoming the catchment area for additional runoff from roads and driveways.

Union Bay tourism highway commercial

86. *Justification*

This area is located within the proposed heritage development area which represents the core of the Union Bay Community and contains a number of buildings of historical significance and interest that are a testament to Union Bay’s past as a major coal port. The objective of the development permit area designation is to protect and encourage the development of uses and buildings that reflect the historic character of this area. Retaining and reinforcing the link between the Union Bay core, represented by the post office, and Union Point is critical in the character definition of the tourism highway commercial area. The goal is to create a seaside, pedestrian oriented development of appropriate scale, form and character in the area.

Area

The Union Bay tourism highway commercial development permit area is shown as on map 4.

Guidelines

To preserve and compliment the design elements which contribute to the seaside character of Union Bay, development permits issued in this area reflect the following guidelines.

Exemptions

- (1) Residential development on a lot that is zoned Part 700 residential or Part 800 rural is exempt from the guidelines contained within this section. Other development permit areas and their guidelines may still apply to development of these lots.
- (2) Alterations which are completely within the interior of the building.

Building Scale & Massing:

Varied building forms will be encouraged which reflect the historical development pattern of small scale individual shops and businesses and incorporate the following design aspects:

- (1) buildings should incorporate elements that add vertical definition such as sloped roofs or façade treatments such as fascia or awnings;
- (2) wall lines should be offset and articulated along the building elevation to allow small building sections to stand out to provide variety at the pedestrian level;
- (3) pitching and stepping down of roof lines should be incorporated to vary height in the roofscapes of buildings;
- (4) a long, continuous building form should be avoided by creating a variety of view corridors between buildings to the west; and
- (5) as a general guideline, an unobstructed view corridor three metres wide should be provided at every 30 metres of building frontage to allow open views of Baynes Sound.

The pedestrian streetscape

Large areas of blank wall are not acceptable on a building face with a waterfront or pedestrian orientation. Buildings and structures shall provide a street orientation attractive to pedestrians at the ground level. This can be achieved by:

- (1) emphasis at the street level on window placement, building entrances and trim details;
- (2) welcoming street furniture such as benches, planter boxes and ornamental lighting;
- (3) inclusion of weather protection along outside pedestrian routes through the use of awnings, arcades, canopies and covered walkways;
- (4) The pedestrian experience should be enhanced through the installation of interpretive signs presenting the rich history of Union Bay;
- (5) Signage should also be installed which encourages movement between the post office site and Union Point; and
- (6) Various sidewalk treatments will be considered and encouraged to enhance the pedestrian experience including pavers, stone, boardwalks as well as strategically placed small scale seating areas.

Facades

Facade design requires variety, scale and articulation. To maintain the character of Union Bay, and specifically the heritage development area, all new construction and major rehabilitation work will be reviewed according to the following guidelines with respect to façade design:

- (1) pedestrian interest should be created through the use of scale and articulation in the placement and detailing of elements such as bay windows, porches, street furnishings, lighting, graphics and entrances;
- (2) facade design on all relevant sides of a building must respect the pedestrian viewpoint;
- (3) shop facades should be designed as individual entities – continuous linear shop fronts are not acceptable;
- (4) all major facades should be finished in materials which reflect traditional material choices in Union Bay such as wood shingles and narrow, horizontal wood siding.

- Modern substitutes such as vinyl siding may be acceptable, but should be detailed carefully to preserve the appearance of traditional materials;
- (5) historical colours such as browns, yellows, greens, greys, reds and whites are recommended for siding. Pastel colours are to be avoided;
 - (6) contrasting trims including whites, light grey, stone, sand and chamois colours are preferable to pastel colours, all trim, fascia boards, external hardware, and canopies can be of brighter colours for the purpose of accent and highlighting; and
 - (7) the number of materials used on the building exterior must achieve a balance between achieving visual interest and complexity, and reaching a point where the appearance begins to overpower the surroundings.

Roof design & orientation

The rooftop overview of the Union Bay core and Baynes Sound waterfront is important to the aesthetic integrity of the area, and therefore roofscapes will be carefully controlled. All major projections must be shown on elevations and roof plans. Guidelines for roof design and orientation are as follows:

- (1) flat roofs and roofs with shallow pitches (less than 7 in 12) do not reflect the commercial and residential building traditions of Union Bay in its pioneer days. These roof types should be avoided;
- (2) the roof form should be articulated and broken up with dormers, skylights and other architectural features. A continuous unbroken ridge line should be avoided;
- (3) roof ridge lines should be oriented in an east-west direction perpendicular to the Baynes Sound waterfront to reflect the historic building pattern and to protect view corridors for lands west of and above the highway commercial area; and
- (4) all air conditioning, ventilating or other roof top mechanical equipment should be carefully concealed or screened.

Parking

While it is recognized that sufficient parking spaces must be provided for the travelling public, the siting of the parking spaces must reflect the objective of creating and fostering a pedestrian scaled, seaside environment. This can be achieved with the following guidelines:

- (1) on-street parallel parking will be allowed along the east and west sides of the Island Highway;
- (2) no off-street parking spaces will be permitted in front of buildings;
- (3) the development of common off-site parking areas will be strongly encouraged;
- (4) off-street parking areas should be screened from view by a combination of attractive walls, fencing, hedging, planting, and other screening materials or a combination of these materials;
- (5) off-street parking areas should be linked to sidewalks by paths of paving stone, wood boardwalks or landscaped pathways; and
- (6) off-street parking areas and access lanes should have adequate ornamental lighting, complementary to the surrounding development.

Signage & lighting

Signage and lighting should meet the following guidelines:

- (1) the size, siting and style of signage should be oriented to the pedestrian;
- (2) all signs should be architecturally co-ordinated with the overall design, architectural features and finishes of the building;
- (3) timber and metal are the preferred materials for signage; individual hand-crafted or carved signs are highly recommended;
- (4) indirect, low-level lighting of building facades, pedestrian ways and signage is encouraged;
- (5) exterior neon is discouraged and incandescent or other warm coloured lighting is preferred; and
- (6) lighting should be designed so that it avoids “light-spill” upon the adjacent residential area to the west and onto Baynes Sound.

Building height & setbacks

The following guidelines are intended to create streetscapes which respect the pedestrian scale with lower profile building edges along the Old Island Highway:

- (1) overall building height should not exceed eight metres or two stories; and
- (2) a three metre front yard setback. The front yard setback can be developed with a patio or porch to accommodate outdoor seating areas.

Kensington comprehensive development permit area

87. *Justification*

The proposed Kensington development permit area is located north of and adjacent to the Union Bay community, which is renowned for past successes and future goals to preserve the rich heritage of the area. Development within sensitive areas will be subject to environmental sensitive areas development permits and the development conditions of these permits. Portions of the proposed development area are impacted by the coal residue inherited from a previous industrial era. The “waste coal hills,” as commonly known, are subject to be remediated in accordance with a remediation plan approved by the Ministry of Environment.

One of the objectives of the Kensington development permit area is to protect the historic character of the Kensington and Union Bay communities. This will be accomplished by creating compatible buildings that complement Union Bay’s historic character by utilizing a “west coast” style comprised of stone, wood and other natural building materials.

Where applicable, the regional district will in addition to the above, apply the aquatic habitat development permit and the Ministry of Environment’s riparian areas regulation.

Area

The Kensington comprehensive development permit area is shown on map 5.

Information requirements

All development within the Kensington development permit area indicated on map 5 shall be required to obtain a development permit unless otherwise exempted. An application for a

development permit for the Kensington development permit for commercial, multi-family, non-residential and intensive residential development permit applications shall include the following information:

- (1) Location and dimensions of all driveway crossings, parking areas, loading areas, vehicular circulation areas, pedestrian areas and connections to other walkways, proposed landscaping areas, outside storage areas and outside display areas;
- (2) Location and dimensions of all proposed improvements including expansion of proposed and existing improvements;
- (3) Location and dimensions of all property lines, easements and statutory rights-of-way, siting of parking areas, driveways, storage areas and loading docks;
- (4) Proposed surface treatment of all yard areas, showing the extent and nature of landscaping, including details of vegetation cover (trees) to be maintained, or proposed to be planted;
- (5) Dimensioned elevations of all improvements including elevations, noting building materials and finishes;
- (6) Proposed methods of management and control of all on-site drainage (i.e., rainwater management plan);
- (7) Location, height, and construction of all proposed signage, lighting, fencing and screening; and
- (8) Such further information or materials as the regional district may reasonably require.

Exemptions

The following conditions are exempt from development permit requirements of all categories:

- (1) for single family residences;
- (2) for interior renovations;
- (3) for minor alterations to the exterior of a building or structure that do not change the form or character of the development;
- (4) for minor changes to design, finish or landscaping;
- (5) for accessory buildings;
- (6) for subdivisions which are lot line adjustments, subdivision for park purposes or for consolidation; and
- (7) for trail projects approved by the regional district.

Guidelines

General form and character guidelines:

- (1) All buildings and structures shall give consideration to the general architectural style, detailing scale, materials, character of fenestration, character and material of roofs, treatment of entrances, gradations of heights, relationship of indoor and outdoor spaces, design and placement of amenity areas, access, parking arrangement and circulation, and landscape character and design.

- (2) The character and style of buildings, neighbourhoods and communities should provide a sense of place, one that reflects the rich heritage values of Union Bay and coastal natural amenities of Vancouver Island.
- (3) The design of all buildings, open spaces and their relationships should embody crime prevention through environmental design, an established multi-disciplinary approach to deterring criminal behavior through environmental design. Proper design and effective use of the built environment can reduce crime, reduce the fear of crime, and improve the quality of life.
- (4) The design of all buildings and open spaces (e.g., sidewalks, trails, parking lots and public areas) should consider easy and friendly access by people with disabilities and special needs.
- (5) Varied rooflines, including pitched roofs, are encouraged to provide for view corridors and to reflect heritage elements.
- (6) The design and introduction of a new building type to, or adjacent 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.
- (7) All roof top, mechanical equipment should be screened from view and incorporated with the overall architectural treatment of buildings.
- (8) Any end wall of a building that is visible from the street should be finished to the same standard as the front of the building to provide an attractive appearance. Blank unarticulated walls are not permitted.
- (9) The roof slope and siting of any buildings shall be such as to minimize any obstruction of direct sunlight falling onto adjacent properties and residences.
- (10) Buildings and structures shall be designed and situated to maximize view corridors where appropriate.
- (11) Buildings and structures shall be designed and situated to minimize the disturbance of significant natural vegetation.
- (12) Buildings and structures shall be designed to complement unique topographical features.
- (13) Security and other lighting shall not be placed so as to shine directly into residential properties, as per the dark sky policy of the regional district or to reduce the separation effectiveness of any landscaped buffer.
- (14) Compliance with the regional districts dark sky policy is a mandatory requirement.
- (15) Exterior lighting fixtures should be architecturally integrated with the design of the buildings.
- (16) Site planning details shall demonstrate inclusion of the following pedestrian circulation considerations:
 - i. Development of a walkway network that provides access to important site and off-site destinations.
 - ii. Building and site designs should include “public gathering places,” such as open-air market areas which help to encourage pedestrian traffic.
 - iii. The use of small seating areas, entry areas, plazas and other meeting places in conjunction with pedestrian areas should be incorporated into development plans.
 - iv. Site design should minimize vehicle and pedestrian conflicts.

- v. Pedestrian access to the site and to buildings should be inviting and well marked.
- vi. Encourage maximum accessibility and usage of the foreshore for the public in all land uses.
- vii. Ensure neighbourhood parks in all zones are connected by greenways or trail system to other land uses (e.g., to neighbourhood commercial or to trail systems).
- viii. Pathway design and construction to meet proposed use criteria:

Pathway	Location	Width & surface
Greenway trail	Golf course, riparian areas, waterfront, buffers	2.0 metres (6.6 feet) pervious surface (e.g., gravel)
Sidewalk	Commercial, hotel, retail	2.0 metres – 3.0 metres (6.6 feet – 9.8 feet) hard surfaced (e.g., unit pavers, exposed aggregate concrete, permeable pavers)
Neighbourhood connector	Residential neighbourhood	1.5 metres (4.9 feet) pervious surface (e.g., gravel)
Bicycle commuter trail	Shoulder of major transportation routes / E &N Rail Corridor	Minimum 2.0 metres (6.6 feet) impervious surface (e.g., asphalt)

- ix. Sidewalks may not be required in residential areas or in sectors where alternate pathways are available (refer to paragraph viii above). All pathways shall have the greatest permeability practical for the intended use.
 - x. Pathways may be developed in riparian corridors provided that requirements of the riparian area regulations are followed and that porous, non-polluting trail/tread surfaces are used.
 - xi. A pedestrian and cycle-friendly access shall be built as part of roadway crossings of Hart Creek.
 - xii. All paths are to be connected to form a continuous pedestrian route.
 - xiii. Paths shall be established within the dedicated old rail right-of-way as documented in the greenway plan, if feasible.
 - xiv. Sidewalks are required on both sides of streets in the Village Centre commercial area.
 - xv. Trails, paths and sidewalks should link to those of adjacent communities.
 - xvi. Trails, paths and sidewalks should be accessible to people with disabilities.
- (17) Site planning details shall demonstrate inclusion of the following cycling circulation considerations:

- i. Site vehicle circulation should provide for safe bicycle routes across the site to building entrances.
 - ii. Bicycle parking should be provided in a sheltered location convenient to building entrances and provide for secure storage.
- (18) Site planning details shall demonstrate inclusion of the following automobile / transportation infrastructure considerations:
- i. Lanes servicing the rear of residential units shall be surfaced to increase infiltration of rainwater.
 - ii. Alternates to curb and gutter construction are encouraged for interior roadways in the single-family residential areas.
 - iii. Parking areas should clearly identify pedestrian circulation areas, preferably with different paving and landscaping treatment.
 - iv. Parking areas are to be designed with minimum visual impact from the highway and from the retail pedestrian streets.
 - v. Developers are encouraged to incorporate site parking requirements within the principal structures of their development.
 - vi. On commercial sites the following additional considerations are noted:
 - a) Co-ordination and connection of parking lots with adjacent properties is encouraged to ensure street efficiency. Rear loading of commercial buildings is also encouraged.
 - b) Parking areas in commercial zones are to be integrated with the sidewalks adjoining the retail shops.
 - c) On street parking shall be encouraged in commercial areas.
 - d) Parking for people with disabilities and special needs shall be close to buildings.
 - vii. In order to facilitate pedestrian circulation with options for travel routes, a pedestrian walkway from the end of the cul-de-sac to adjacent roadway or trail shall be provided.
 - viii. To create more pedestrian-friendly streets, paved street widths should be reduced wherever possible. The rights-of-way should provide ample room to incorporate walking/cycling paths, services, landscape areas, parking and safe travel lanes. Reduced pavement results in slower vehicle speeds in residential areas, which results in a safer environment for pedestrians and wildlife.
 - ix. Recommended rights of way and paved travel lane widths; should comply with the Ministry of Transportation and Infrastructure’s Chapter 14 Subdivision Road Standards.
 - x. Large surface parking areas are to be discouraged and should be broken down into smaller parking lots dispersed throughout the development and integrated with planted landscaped areas or designed with permeable surfaces. Visitor parking spaces should be clearly identified and provided within the development.
 - xi. Tree planting is encouraged in parking areas with the provision of adequate space to ensure the success and vigour of the plantings.
 - xii. Traffic calming measures are to be encouraged in all roadway design.

- xiii. Roads should be connected to the road networks of adjacent communities.
- xiv. Cul-de-sacs and dead ends should be minimized; they should only be used for the protection of environmentally sensitive areas or for topographic reasons.
- xv. Where public access to a body of water is required or warranted, identification signs should clearly mark these public corridors.

Additional form & character guidelines - commercial

- (1) All buildings and structures in comprehensive development area 3 (CDA-3) shall be a maximum of four stories in order to promote an appropriate sense of small scale village town centre and ensure surrounding views, including those from the marine environment, are respected.
- (2) Neighbourhood commercial development should blend in character with the surrounding single family homes.
- (3) Special care is required for the design and construction of buildings that will become landmarks, included but not limited to the proposed civic or institutional buildings and the marina public facilities building; to ensure that these buildings complement the form and character of the surrounding area.
- (4) For pedestrian oriented, continuous street fronting development, buildings should line the street with minimum front setbacks or with setbacks to encourage outdoor retail and service use.
- (5) Buildings containing commercial uses shall be sited so as to ensure that any adjacent residential properties have visual privacy, as well as protection from site illumination.
- (6) Articulation of the face of the building to express a variety of three-dimensional forms is encouraged to provide visual interest and varied outdoor space, and prevent the construction of expansive blank walls.
- (7) Street furniture such as benches, lamps and refuse containers shall be incorporated in the landscape design.
- (8) All garages and carports are encouraged to be located at the rear of the lot and accessed from rear lanes or shared driveways.

Additional form & character guidelines - multi-family residential

- (1) All multi-family developments are encouraged to front or appear to front onto adjacent roadways. This may be achieved through appropriate treatment of the building exteriors and through the provision of pedestrian entranceways and walkways to the street.
- (2) No more than five townhouse units should be linked as one building and façades are encouraged to be articulated.
- (3) Pedestrian connections among buildings are encouraged.
- (4) Where multi-family units have vehicular access via a public street, combined driveways are encouraged to minimize breaks in the landscaping along the boulevard.
- (5) Recreation, play and/or garden areas should be provided within each project and should be sensitive to the needs of all age groups likely to reside within the development.
- (6) Buildings should be designed and sited so as to minimize opportunities for residents to overlook each other's private spaces.

- (7) The design and siting of buildings and individual units should take advantage of views, natural amenities and adjacent open spaces, and should provide the maximum of units with good sun exposure to enhance the livability of units.
- (8) All garages and carports are encouraged to be located at the rear of the lot and accessed from rear lanes or shared driveways.

Additional form & character guidelines – intensive residential

- (1) Building façade plans of single family homes in intensive residential areas shall only be repeated every five houses along the same side of the street and are not to be finished, either by colour or materials exactly the same as the adjacent house.
- (2) The design and siting of buildings and individual units should take advantage of views, natural amenities and adjacent open spaces, and should provide the maximum of units with appropriate sun exposure to enhance liveability.
- (3) All garages and carports are encouraged to be located at the rear of the lot and accessed from rear lanes or shared driveways.
- (4) Road layouts are encouraged to take advantage of the topography and natural features to provide for varied street patterns.

Additional form & character guidelines- marina

- (1) Marina security gates and ramps should be located and designed so that public and emergency access to the water is maximized and view blockage from the shore (Highway 19A) is minimized.
- (2) Ramp locations should be in close proximity to marina parking.
- (3) The service facilities, restaurant, boatsheds and marine buildings should each have glazing opening onto the main public walkway portion of the pier, sufficient to enable passersby to overview activities occurring within.
- (4) Common area floats and pilings are for access only and should not be used for personal property storage.

Landscaping, screening, outdoor storage and signage guidelines

- (1) The character of commercial, non-residential and multifamily developments shall be enhanced by landscaping along property lines adjacent to single family residential developments.
- (2) A landscape plan shall be required for any commercial, multi-family or non-residential development within all comprehensive development areas. A preliminary site plan shall be provided with the required development permit application and a detailed landscape plan provided prior to the issuance of a development permit. The landscape plan shall be professionally prepared and shall include supporting documentary evidence pertaining to landscape specifications, detailed planting lists, cost estimates and the total value of the work. The landscape plan shall provide for the landscape treatment of the entire frontage of the building site abutting onto existing or future public roads. Street specimen tree and boulevard landscape provisions are to be identified to soften the character and scale of the area. All proposed plant materials shall be suitable for local environmental conditions. All landscaping and screening shall be installed within 12 months of an occupancy permit being issued and shall meet or exceed the British Columbia Society of

Landscape Architects and British Columbia Landscape & Nursery Association standards.

- (3) Use native west coast plant material and xeriscaping wherever possible in all landscape areas especially in screening, buffer, trails, greenways and park areas.
- (4) Where hard surface areas such as parking lots are planned, adequate pockets of landscaping should be included to soften the effect, provide shade and encourage ground water infiltration.
- (5) Service elements such as shipping and loading areas, transformers and meters shall be screened from public view as effectively as possible through the use of evergreen landscaping materials, solid fencing and appropriate siting.
- (6) All waste disposal bins shall be completely screened within a solid walled enclosure.
- (7) All recycling centers are to be appropriately located to provide easy access for users and ease of management by the service providers. Partial screening (i.e., landscaping or structures) is encouraged where conflicts between residential land use and the recycling centre may arise.
- (8) All residential development adjacent to existing Highway 19A will be buffered from the highway by existing native vegetation, enhanced with additional west coast native plant material in order to provide an effective vegetative screen.
- (9) No outdoor storage shall occur in the front yard.
- (10) Any portion of a building site which may be used as an outside storage area shall only be used as such if:
 - i. The area is enclosed within a two metre (6.6 feet) high solid fence having a suitable security gate;
 - ii. None of the goods or materials stored therein exceed the height of the two metre (6.6 feet) high fence; and
 - iii. 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.

Exemptions: tourist and marina related activities, such as, but not limited to kayak, canoe, bicycle and boat rental.

- (11) Billboards and roof signs are not permitted.
- (12) No signs shall be equipped with flashing, oscillating, moving lights or beacons, or be backlit, as per CVRD dark sky policy.
- (13) Illuminated signage should be located in a manner that minimizes disruption to any adjoining residential uses as per the CVRD dark sky policy.
- (14) Each development within the development permit area shall be allowed one freestanding sign for each street frontage of the development. Freestanding signs shall be permitted in landscaped areas only, on the same parcel as the development. Unless otherwise noted, the height of any sign including support structures shall not exceed 1.2 metres (4.0 feet) and the area of any one face shall not exceed three square metres (32.3 square feet). A freestanding sign may be illuminated.
- (15) All green and public open spaces in the development permit area, which include but are not limited to the following, shall be pesticide free zones and shall be established and maintained in accordance with recognized best management practices: golf course and adjacent areas forming part of the golf courses; public open spaces; walking trails; parks; and outdoor recreation facilities.

- (16) In addition to the above, the development and maintenance of all areas associated with the golf course development in the development permit area, shall adhere to a stringent program utilizing recognized environmental best management practices, including but not limited to the following guide:

Greening your BC Golf Course: A Guide to Environmental Management (Fisheries and Oceans Canada and Environment Canada; 1996.)

Although minimizing water use forms part of the implementation of best management practices, this item is included to ensure that the developer will minimize the use of water during the construction and maintenance stage of golf courses.

Additional landscaping, screening, outdoor storage and signage guidelines - commercial

- (1) Landscaping should be provided with the objective of:
- Providing screening for privacy and security; and
 - Providing an effective screen at the time of planting.
- (2) The use of plant species which may be considered drought resistant is encouraged in all landscaping.
- (3) All landscaping shall be irrigated and maintained by the property owner(s).
- (4) Installation of interim landscaping (e.g., reclamation seed mixture, wildflower/ fescue mix, and clover/fescue mix), which is appropriate to the soil, water regime and microclimate, should be encouraged to the satisfaction of regional district planning staff, on every part of a commercial development site that is not immediately developed according to the ultimate landscape plan include with a development permit.
- (5) Fascia signs shall be permitted for each exterior wall of a commercial building. The maximum area of each fascia sign shall not exceed four square metres (43.0 square feet). The maximum area of all fascia signs combined shall not exceed 12.0 square metres (129.0 square feet). Fascia signs may be illuminated and should be integrated into the design of the building. Fascia signs may not extend above the roofline of a building.
- (6) In comprehensive development areas 1 and 3 (CDA-1 and CDA-3), in order to promote pedestrian interest and visual variety, small retail units at grade level are encouraged to display a variety of sign designs, such as hanging perpendicular from an awning or perpendicular from the building.

Additional landscaping, screening, outdoor storage and signage guidelines - multifamily residential

- (1) All portions of a multi-family dwelling lot not occupied by buildings, parking areas, driveways or sidewalks shall be landscaped.
- (2) A screen of hedging at least two metres (6.6 feet) or trees should be placed and maintained among multi-family buildings and adjacent commercial buildings.
- (3) Orientation signage for larger developments should be provided. All signs should be architecturally compatible with the overall design of the buildings.
- (4) Maximum area of each orientation signage shall be three square metres (32.0 square feet).

Additional landscaping, screening, outdoor storage and signage guidelines - general

- (1) Street trees should be planted after construction of house and driveway.
- (2) Small lot developments should, where practical, provide a common green space.

Environmental guidelines

For additional environmental requirements, please refer to the following regulations:

Aquatic habitat development permit area eagle nest trees development permit area; heron nest sites development permit area; and bylaw no. 2782, being the “floodplain management bylaw, 2005.”

In addition to the above, the following guidelines are provided:

Rainwater

It is recognized that the clearing, grading and servicing of sites alters the natural hydrology patterns. In recognition of this fact each development proposal should be accompanied by a rainwater management plan that has as its goal the prevention of any rainwater runoff to enter the ocean; and the maintenance of post-development flows to those of pre-development flow patterns and volumes over the entire winter season. Preparation, adoption and implementation of a rain water management plan, based on “best management practices,” for the development permit area, may include some or all of the following practices:

- (1) use sediment control ponds;
- (2) use rain gardens;
- (3) encourage the installation of green roofs;
- (4) incorporate the use of oil/water separators or an equivalent technology to remove oil wastes from rainwater;
- (5) the use of grass swales and other alternates (e.g., infiltration trenches, rain gardens) as alternatives to curb and gutter approach should be encouraged wherever they can provide aesthetically-pleasing, practical and cost-effective alternatives to “hard” piped rainwater management solutions;
- (6) pervious and permeable surface should be used wherever possible in order to allow infiltration of precipitation; and
- (7) on-site rainwater detention.

All drainage works that affect roadway ditches or culverts, will require Ministry of Transportation and Infrastructure approval.

Hazardous slopes

- (1) Wherever development is proposed along Hart Creek or adjacent to slopes with 30% or greater, detailed studies of specific sites will be required for development setback recommendations. The following guidelines are conditions of a development permit in hazardous areas:
 - i) The sequence and timing of construction or land alteration shall be coordinated to minimize potential erosion;
 - ii) Exposed soil on steep slopes subject to erosion shall be immediately re-vegetated or otherwise protected from run-off; and

- iii) Geotechnical report shall be required and the recommendations in the report will form the conditions of the development permit.

Energy conservation, water conservation and reduction of greenhouse gas emissions

Human activities that contribute to climate change include in particular the burning of fossil fuels, agriculture and land-use changes like deforestation. These cause emissions of carbon dioxide (CO₂), the main gas responsible for climate change, as well as of other 'greenhouse' gases. To bring climate change to a halt, every effort should be made to reduce global greenhouse gas emissions. In 2008, the Province mandated local government to establish targets to reduce greenhouse gas emission and include policies and actions indicating how they will achieve the targets. These guidelines are based on the aforementioned mandate.

- (2) Pursuant to Bill 27 *Local Government (Green Communities) Statutes Amendment Act, 2008*, the following areas of development should be considered with respect to their impacts on energy conservation, water conservation and reduction of greenhouse gas emissions:
 - i. landscaping;
 - ii. siting of buildings and other structures;
 - iii. form and exterior design of buildings and other structures;
 - iv. specific features in the development; and
 - v. machinery, equipment and systems external to buildings and other structures.
- (3) The development should incorporate energy efficiency systems or features, such as ground-field loops for ground-source heat pump systems, solar thermal collectors, a district energy system. For example, using “waste” heat from one business as an input to a neighbouring business.
- (4) In order to meet the new legislated requirements for targets and reductions, all buildings and structures should strive to get the highest level of certification by known, leading rating system for all buildings and developments. For example, all new houses should achieve the highest feasible rating of EnerGuide for new houses. Another example is all new commercial and institutional buildings should strive to achieve the highest certification level of the LEED Canada for new construction.
- (5) The use of solar energy is encouraged and therefore clotheslines will be supported.
- (6) In all of the comprehensive development areas, geothermal energy should strive to capture wherever possible and be used efficiently. In comprehensive development area 3, where the village core will be located, the developer is encouraged to plan for and make use of geothermal technology or other green technologies that minimize the consumption of fossil fuels and electricity for heating and cooling purposes. For all residential and other uses outside of the village core, the developer will encourage the use on a precinct basis of geothermal technology or other green technologies that minimize the consumption of fossil fuel and electricity for heating and cooling purposes.
- (7) Placement and type of trees and other vegetation should not interfere with sunlight access to solar panels.
- (8) The location of all buildings in relations to trees and vegetation should allow each building to maximize their exposures to winter sunlight and to be shaded from the summer sunlight.

- (9) All outdoor lighting and electrical systems should be energy efficient.
- (10) All street furniture should be made in an environmentally responsible manner.
- (11) To reduce water consumption for landscaping, all landscaping should be xeriscape, which reduces or eliminates the need for supplemental irrigation. Native, west coast plants that are appropriate to the local climate should be used and care should be taken to avoid losing water to evaporation and run-off.
- (12) In order to minimize water use the water systems used in the development area will, where appropriate, utilize recognized water conservation techniques, including low water use and flush appliances, cisterns for storm drain collection, water meters and other similar techniques, to the satisfaction of the regional district.

Gravel and sand crushing

- (1) No portion of the lands included in the Kensington comprehensive development permit area is shown as on map 5, may be used for the crushing or processing of sand, gravel or other aggregate material, except as needed for the development of such lands.
- (2) None of the above-mentioned material may be removed from the subject lands other than for use in the Kensington development permit area as shown on map 5 with the exception of removing excess material.
- (3) Approval for the crushing or processing of sand, gravel, or other aggregate materials must be done in accordance to the provisions outlined in the *Mines Act*.

Neighbourhood public open spaces and parks

The development needs to incorporate the provision of neighbourhood public open spaces and parks; the number and size of which shall be identified in future subdivision process.

Appendix A: supporting maps

Map 1 Electoral Areas of the Comox Valley Regional District

Map 2 Sensitive Ecosystem Inventory Map

Map 3 Land Use Designation Map

Map 4: Union Bay Tourist Commercial Development Permit Area

Map 5: Kensington Island Properties Development Permit Area

(appendix A maps are attached at the end of this OCP. Full scale and detailed maps are available separately from the Comox Valley Regional District).

Appendix B: glossary of terms

Agricultural liquid waste	Means a by-product of agriculture that contains less than 20 per cent solids and includes agricultural waste water and silage juices.
Agriculture industry	Includes all of the farming operations as defined in the <i>Farm Practices Protection (Right to Farm) Act</i> , where agriculture species (animals and plants) are grown, reared, produced, harvested, processed, graded, stored, marketed, and sold through farm gate or limited on-site sales.
	Where reference is made in the OCP text to ‘agriculture and aquaculture industries’, the meaning of the term is inclusive of both of the industries as defined in this glossary.
Affordable housing	Housing is affordable when housing costs do not exceed more than 30 per cent of a household’s gross monthly income. Affordable non-market housing is housing that is affordable to households in the lowest 30 per cent of household income distribution and it is restricted by deed and or covenant to be permanently affordable. Affordable market housing is housing that is made affordable through the provision of modestly apportioned multifamily or small lot housing. (same as the RGS)
Aquatic ecosystem	Means any body of water, such as a stream, lake, estuary, or wetland, and all of the organisms and non-living components within it functioning together as a natural system.
Aquaculture industry	Means a land or water based industry that includes facilities, natural or human made containers, where freshwater and saltwater organisms and aquatic plants are grown or cultivated.
	Where reference is made in the OCP text to ‘agriculture and aquaculture industries’, the meaning of the term is inclusive of both of the industries as defined in this glossary.
Aquatic habitat corridors	Biodiversity corridors designated to protect watercourses, and the wetlands and fisheries sensitive zones surrounding them. Aquatic habitat corridors include 30 meter buffers to protect and link aquatic and riparian ecosystems.
Biodiversity	The variety of life on earth in all its forms including genes, species, and ecosystems and the natural processes that link and maintain them.
Biodiversity corridors	The land and water pathways that link core parks and protected areas. They incorporate intact and restored ecosystems, as well as areas under human use, such as forestry and agriculture. These habitat connections are critical to maintaining health and biodiversity in plant and animal populations. They provide birthing and rearing spaces, and protection from predators. They include areas of public and private ownership. The two types of biodiversity corridors are aquatic habitat corridors and upland habitat corridors.
Buffer	Refers to a 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, and may

	include one or a combination of the following: existing or introduced vegetation, ditches, roads, berms and fencing.
Collaborative planning	Means partnering with stakeholders in decision making using authentic dialogue to discuss issues and develop alternatives. Adopting a mutual gains approach, the process explores underlying interests rather than positions with an aim to create value versus competitive adversarial negotiations.
Community amenity contributions	Community amenity contributions (CACs) are in-kind or cash contributions voluntarily provided by property developers at the time when the regional board grants development rights through rezoning.
Density bonusing	Occurs at the rezoning phase of development where a developer provides amenities such as parks, greenways, heritage conservation, green technology or affordable housing in exchange for increased development rights. The increased development rights cannot exceed the permitted densities in the zoning bylaw or OCP other than additional floor or living space for dwelling or accessory buildings. Density bonus provisions require board approval generally at the rezoning phase.
Design with nature	Means that humans and the environment are holistically connected. Human development must consider protective measures that result in the enhancement of ecological systems, enabling those systems to become more resilient and more adaptive. This requires that the landscape form, such as topography, slopes, land capabilities and presence of water be provided for in any design, and requires that any systems, such as weather, groundwater, rainwater, watersheds, streams, wetlands, erosion, shoreline processes, sun angles, frost, vegetation, habitat, and other natural systems also be considered. For more information see <i>Design with Nature</i> by Ian L. McHarg, or other sources of information about green or eco-design.
Development	Means any activity that results in the: (a) removal, alteration, disruption or destruction of vegetation; (b) disturbance of soils; (c) construction or erection of buildings and structures; (d) creation of 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) construction of drainage systems; (i) construction of utility corridors; (j) subdivision as defined in section 872 of the <i>Local Government Act</i>.
Ecosystem	Means a complete system of living organisms interacting with the soil, land, water, and nutrients that make up their environment. An ecosystem is the home of living things, including humans. An ecosystem can be any size - a log, pond, field, forest, or the earth's

	biosphere - but it always functions as a whole unit. Ecosystems are commonly described according to the major type of vegetation - for example, old-growth forest or grassland ecosystem.
Ecosystem functions	Means the physical, chemical and biological processes that keep an ecosystem operating. Examples include infiltration of surface water, evapo-transpiration and nutrient cycling.
Ecosystem services	Means the benefits people derive from ecosystems such as resources like food, wood and other raw materials, pollination of crops, water purification and erosion prevention.
Estuary	An estuary is a partly enclosed coastal body of water with one or more rivers or streams flowing into it and a free connection to the open sea. Estuaries form a transition zone between river environments and ocean environments and are subject to both marine influences, such as tides, waves, and the influx of saline water; and riverine influences, such as flows of fresh water and sediment. These conditions make estuaries among the most productive natural habitats in the world.
Greenways	Means linear parks that connect natural areas and communities. Greenways create linkages between human development and natural systems. They may protect aquatic areas, provide wildlife habitat and increase recreational opportunities.
Habitat refuge	A small patch of habitat that provides food, shelter and/or other needs for wildlife. Habitat refuges may include human-modified ecosystems, and generally are not large enough to maintain the genetic diversity of a population.
Habitat reservoir	A large area of relatively natural habitat that has sufficient size and ecological integrity to support a range of native species, including species that need interior habitats and those that are less tolerant of human presence. The size of the habitat reservoir depends on the species being managed. Habitat reservoirs are often hotspots of biodiversity in or near disturbed urban and rural landscapes.
Home occupations	Means a business or the production of a product or service that is intended to earn a financial return that is conducted in a residential dwelling unit or accessory building that is incidental and subordinate to the primary residential use of the property.
Important bird areas	An Important Bird Area (IBA) is an area recognized as being globally important habitat for the conservation of bird populations. Currently there are about 10,000 IBAs worldwide, including three in the Comox Valley (Comox Valley, Baynes Sound and K’ómoks Estuary)
Intensive agriculture	As defined under the <i>Local Government Act</i>, means the use of land, buildings and other structures by a commercial enterprise or an institution for: • The confinement of poultry, livestock or fur bearing animals, or • The growing of mushrooms.
Intentional communities	Means a planned residential community designed specifically to have a high degree of social cohesion and teamwork. Members of an

	intentional community may share common social, spiritual, economic or lifestyle visions, follow an alternative lifestyle, and be based on agriculture or intergenerational living.
Interface fire hazard areas	Are those primarily rural areas between a natural forested area and an area proposed for new residential development, and where residential uses are vulnerable to forest fires.
Impervious surface	Means a hard, non-absorbent, human-made surfaces such as roofs, roads, driveways and parking areas that prevent water from going directly into the ground.
Natural boundary (present)	Means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain.
Natural hydrology regime	Includes natural rates of surface runoff, infiltration to shallow groundwater (interflow) and infiltration to deep groundwater.
Precautionary Principle	Means where there are threats of serious or irreversible damage to the environment or human health, lack of full scientific certainty shall not be used as a reason for postponing cost-effective measures to prevent the environmental degradation from occurring.
Priority ecological areas	Are areas defined in the Nature Without Borders, Second Edition, including aquatic habitat corridors, upland habitat corridors, sensitive ecosystems, aquatic ecosystems, community drinking water sources, and estuaries.
Proper functioning condition	Means managing land uses in a riparian area so that the natural ecological functions of the area can be maintained or restored.
Riparian ecosystem	A distinct ecological system surrounding streams and wetlands and delineated by site-specific vegetation, soil and elevation features. Riparian ecosystems support high levels of biodiversity, protect adjacent aquatic areas and stabilize stream banks. They are critical refuges and natural aquatic corridors for wildlife.
Qualified Environmental Professional (QEO)	The BC Ministry of Environment defines a Qualified Environmental Professional (QEP) as an applied scientist or technologist, acting alone or together with another QEP who 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. The QEP may be a professional Biologist, Agrologist, Forester, Geoscientist, Engineer, or Technologist. The individual's area of expertise must be 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 the particular development proposal that is being assessed.
Sensitive ecosystems	Rare, threatened and/or fragile ecosystems and other ecosystems of high biodiversity that have been identified during a sensitive ecosystems inventory. For the East Vancouver Island sensitive ecosystem inventory, the following are included: coastal bluff, sparsely

	vegetated, terrestrial herbaceous, wetland, riparian, woodland, and older forest.
SEI	SEI means sensitive ecosystems inventory, which is an inventory maintained by the BC Ministry of Environment that systematically identifies and maps at risk and ecologically fragile ecosystems.
Sensitive Habitat Atlas	Means the database of sensitive habitat as managed on the CVRD Geographic Information System and available at: http://imap2.comoxvalleyrd.ca/imapviewer/
Service centre	Means a centralized location where rural transportation services and infrastructure are concentrated, and may include recreation, assembly, service delivery, or other community uses.
Small-scale agriculture and aquaculture operations	Although similar to the agriculture and aquaculture industries regarding land use, the difference is the scale and that these operations are earmarked to establish in “rural areas” identified on the land use designation map (appendix A, map 3). Small-scale agriculture and aquaculture operations resemble hobby and cottage farms, and the following applies: • All of the farming operations as defined in the <i>Farm Practices Protection (Right to Farm) Act</i>, where agriculture species (animals and plants) are grown, reared, produced, harvested, processed, graded, stored, marketed and sold through farm gate or limited on-site sales; • A land or water based operations that includes facilities, natural or human made containers, where freshwater and saltwater organisms and aquatic plants are grown or cultivated; • Innovative farming and local marketing techniques that would improve the economic viability of these operations; • The exploration of alternative models of agricultural land ownership that support these operations, such as: ○ Mentorship programs between new farmers and experienced farmers; ○ Cooperative and traditional leasing of agricultural land; and ○ Farm trusts/cooperatives where food producers share barns, other farm buildings, equipment and expenses.
Upland habitat corridors	Biodiversity corridors that provide connectivity between terrestrial ecosystems. Upland habitat corridors are mapped to recognize the existing or potential connections between habitat refuges and habitat reservoirs including core protected areas such as nature parks and conservation lands.
Vegetation buffer	Means an area of land and vegetation adjacent to watercourses containing fish, riparian or wildlife corridor habitats that are to remain in an undisturbed state throughout and after the development process. The vegetation buffer may contain a streamside protection and

	enhancement area as defined and determined by a riparian area assessment as required under the <i>riparian areas regulations</i> .
Watercourse	Means any natural depression with visible banks which contains water at some time including any lake, river, stream, sea, creek, spring, swamp, wetland, intermittent stream, gulch, surface source of water or surface drainage works inhabited by fish or contributing to fish habitat
Watershed management plan	A guidance document for managing a specific watershed, which assists local governments, landowners and others to maintain and restore watershed health. They contain high-level planning guidance as well as specific implementation items for all land users and land stewards. This guidance will typically be incorporated into local government planning documents as well as staff work-plans and budgets.
Wetland	Means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support vegetation that is typically adapted to saturated soil conditions. Types of wetlands include swamps, marshes, bogs, fens, vernal pools, and salt water marshes.

Appendix C: Population projections bibliography

Canada Census Data Navigator as retrieved Dec 20, 2013 from

<http://www12.statcan.gc.ca/census-recensement/2011/dp-pd/map-carte/index-eng.cfm?URLGEOCODE=5926&GEOLEVEL=10>

Canada Mortgage and Housing as retrieved Jan 3, 2014 from <https://www03.cmhc-schl.gc.ca/catalog/productList.cfm?cat=49&lang=en&fr=1388882123053>

Census of Agriculture as retrieved Dec 20, 2013 from <http://www29.statcan.gc.ca/ceag-web/eng/community-agriculture-profile-profil-agricole?geoId=590126000&selectedVarIds=300%2C302%2C297%2C301%2C298%2C304%2C299%2C303%2C296%2C295%2C>

Focus on Geography Series as retrieved Dec 20, 2013 from <http://www12.statcan.gc.ca/census-recensement/2011/as-sa/fogs-spg/Facts-csd-eng.cfm?Lang=Eng&GK=PR&GC=5926022>

GeoDepot as retrieved Dec 20, 2013 from http://geodepot.statcan.gc.ca/GeoSearch2011-GeoRecherche2011/GeoSearch2011-GeoRecherche2011.jsp?minX=3884456.17394958&minY=2083081.02016807&maxX=3977229.28319327&maxY=2139551.60840336&LastImage=http://geodepot.statcan.gc.ca/Diss/Output/GeoSearch2011_f6geoimspaz147443009918.gif&lang=E&boundaryType=csd&switchTab=0#tabdataTable

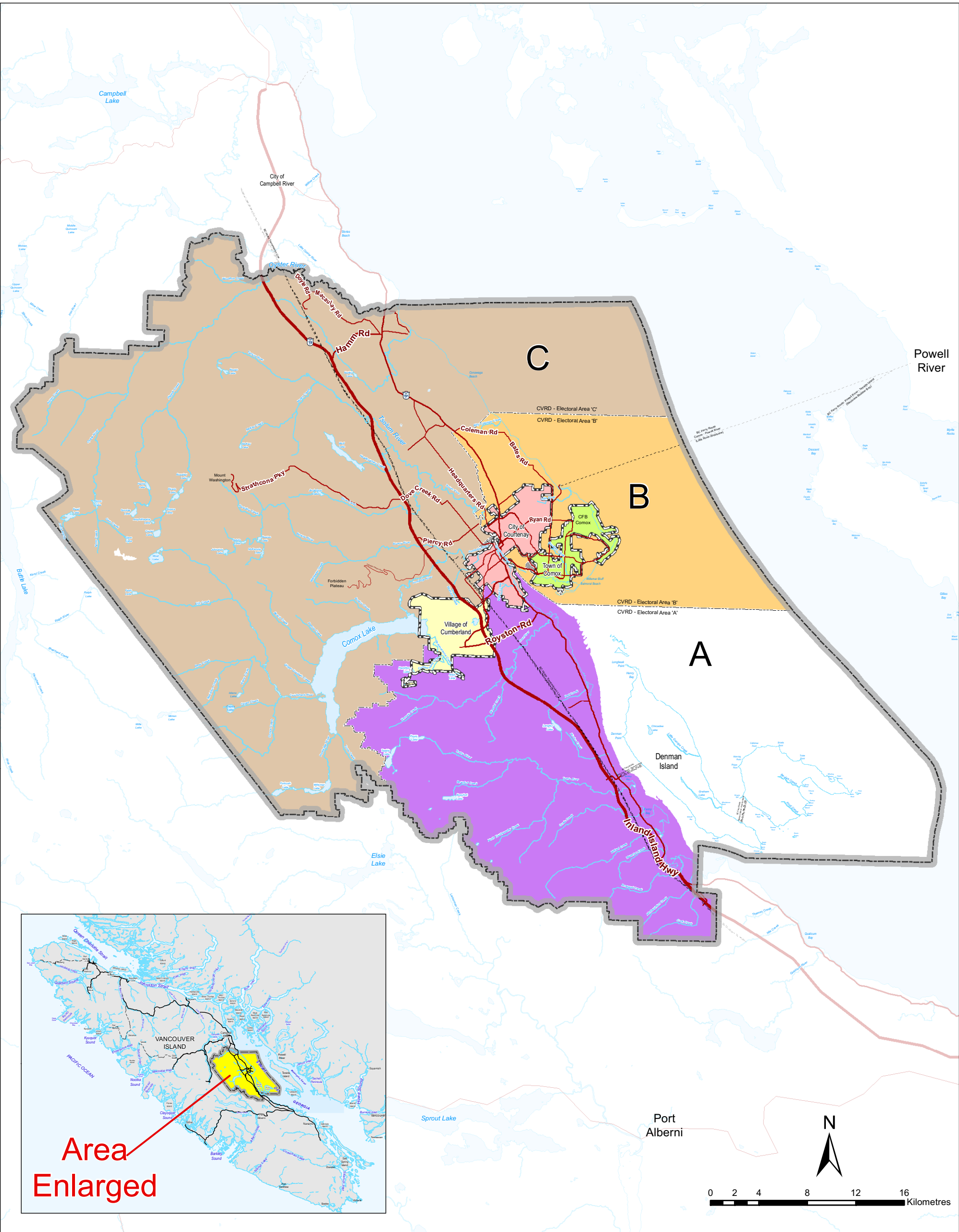
National Household Survey as retrieved Dec 20, 2013 from <http://www12.statcan.gc.ca/nhs-enm/2011/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CD&Code1=5926&Data=Count&SearchText=comox%20v&SearchType=Begins&SearchPR=01&A1=Housing&B1=All&Custom=>

P.E.O.P.L.E. 2013 as retrieved Dec 20, 2013 from <http://www.bcstats.gov.bc.ca/StatisticsBySubject/Demography/PopulationProjections.aspx>

Vancouver Island Health Authority as retrieved Dec 20, 2013 from <http://www.viha.ca/NR/rdonlyres/790DD84A-78C2-40F8-B891-E1EB8F7A1CB2/0/71Courtenay2011.pdf>

Appendix D: Mt. Washington local area plan

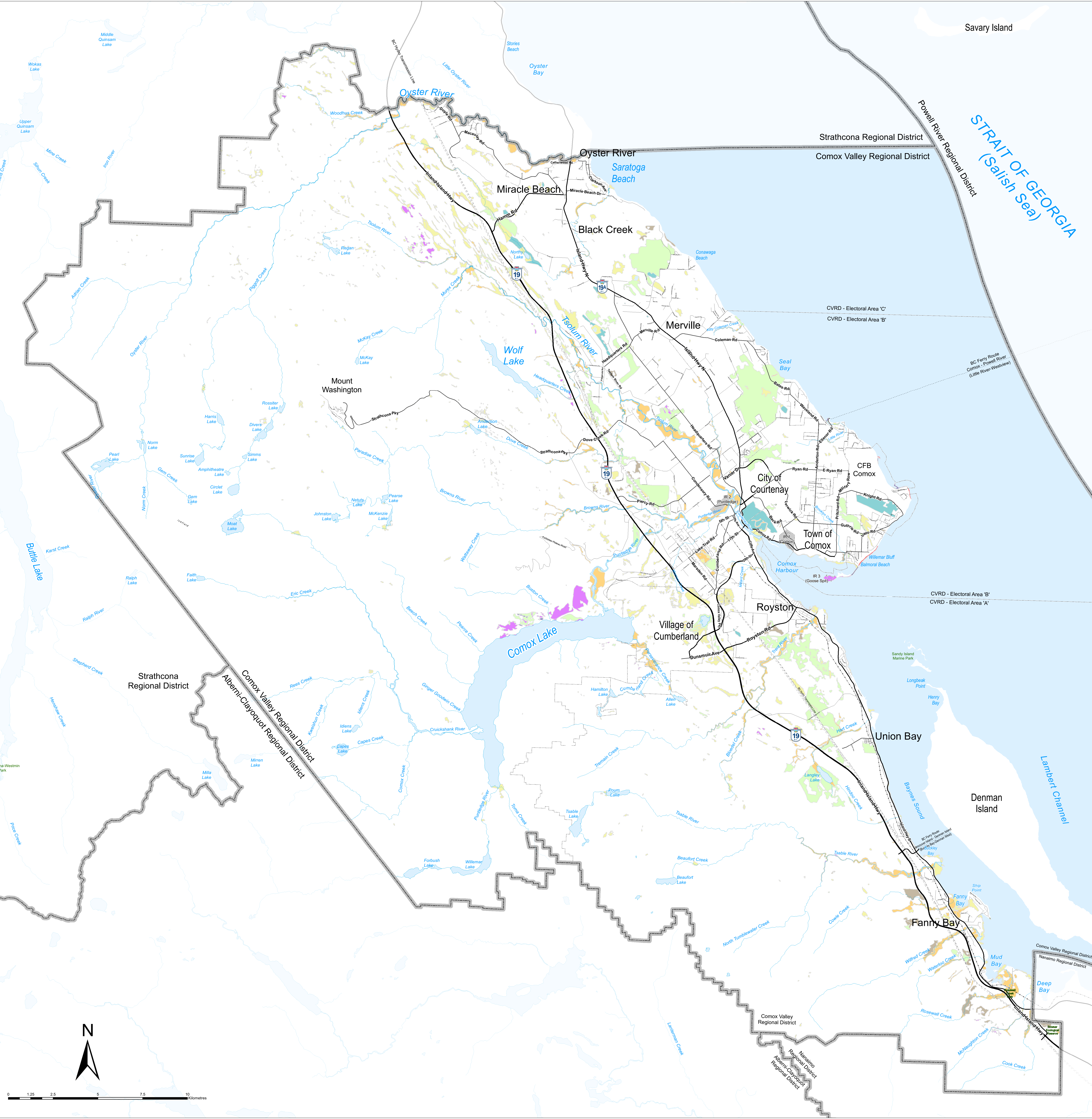
(Mount Washington local area plan document follows this OCP and is also available separately from the Comox Valley Regional District).



Electoral Areas of the Comox Valley Regional District

- Comox Valley Regional District Boundary
- *Baynes Sound-Denman/Hornby Islands (Electoral Area 'A')
- Lazo North (Electoral Area 'B')
- Puntledge-Black Creek (Electoral Area 'C')
- City of Courtenay
- Town of Comox
- Village of Cumberland
- K'ómoks First Nation

* Part 25 of the Local Government Act does not apply to lands within Islands Trust jurisdiction. Thus, the Rural Comox Valley Official Community Plan excludes Denman and Hornby Islands.



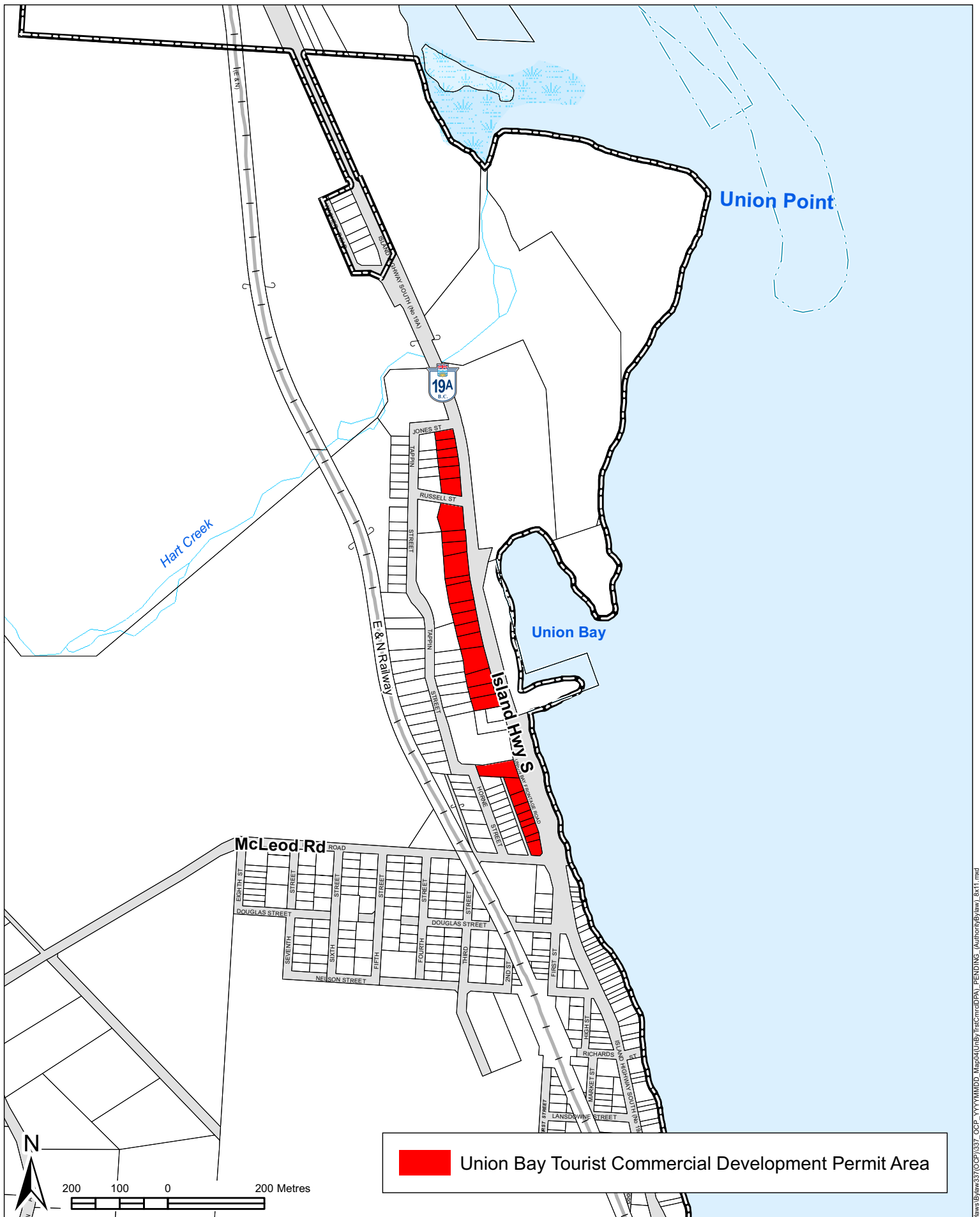
Sensitive Ecosystem Inventory Map

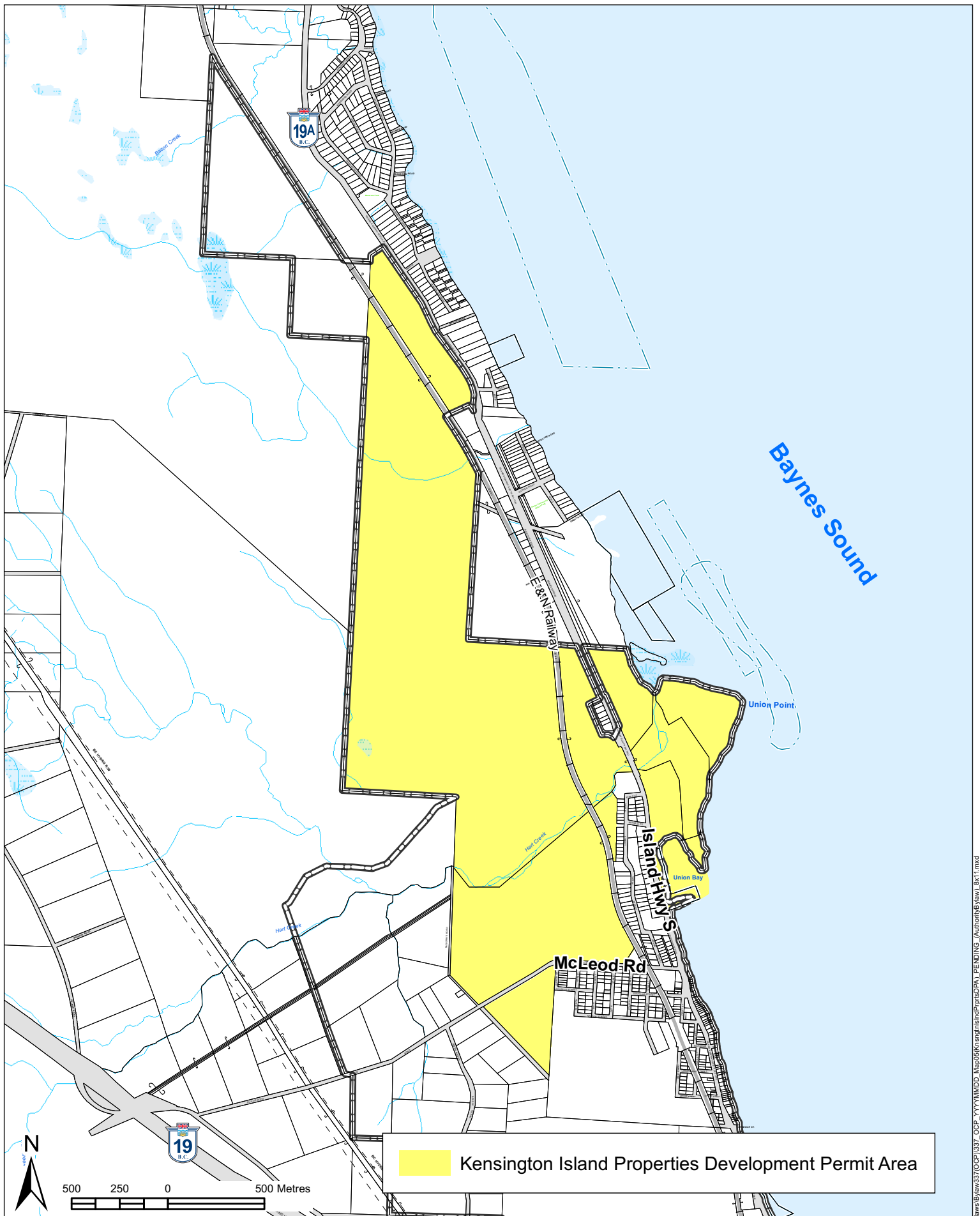
- | | | | |
|--------------------------------|------------------------|----------------------------|----------------------------|
| Coastal Bluff | Sparsely Vegetated | E&N Railway | Regional District Boundary |
| Seasonally Flooded Agriculture | Terrestrial Herbaceous | Ferry Route | Electoral Area Boundary |
| Older Forest | Wetland | BC Hydro Transmission Line | K'ómoks First Nation Land |
| Older Second Growth Forest | Woodland | | |
| Riparian | | | |

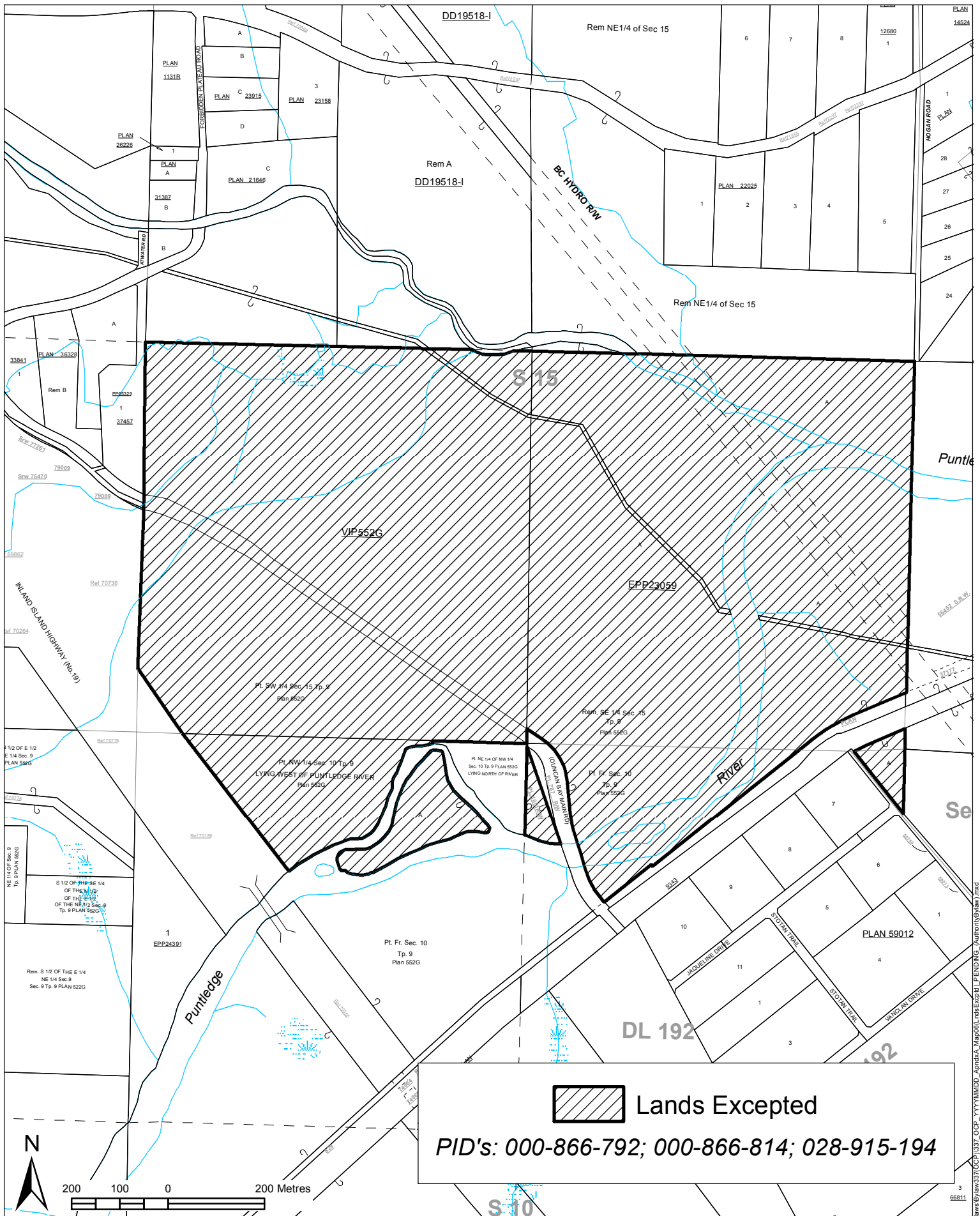


Rural Settlement Area	Parks and Natural Areas	Wharf/Marina/Boat Ramp	E&N Railway
Settlement Expansion Area	Active Transportation Corridor	Sand and Gravel Deposits**	Ferry Route
Settlement Node	Railway Corridor	Puntledge Community Watershed	BC Hydro Transmission Line
Resource Area	Fresh Water	Oyster River Watershed	Regional District Boundary
Agricultural Area	Coastal Area	Black Creek Watershed	Electoral Area Boundary
			K'ómoks First Nation Land

★ Lands Excepted
(See Map 6 of Appendix A)







Mt. Washington

Integrated Resort Community Plan

2013



Celebrate ...

Mt. Washington is one of three settlement nodes identified for the Comox Valley Regional District. This node has significant capacity to accommodate new growth through a balance of compact development and expansion of public infrastructure. As a settlement node, Mt. Washington Alpine Resort has the potential to expand residential uses and provide for additional diverse land uses and services.

Mt. Washington's coastal climate delivers the highest snow fall in British Columbia, with record snowfall heights of 14 m! With a summit elevation of 1588 m the mountain has sweeping views across the Strait of Georgia and a magnificent view of the rugged landscape of Strathcona Provincial Park. The park on the southwest side of Mt. Washington collectively enhances recreation opportunities. Driving up Strathcona Parkway, through private managed forest lands bordering Mt. Washington on the three remaining sides, enhances the enjoyment of a nature adventure.

Mt. Washington is a 644 ha privately- owned resort, evolving to become the island's premiere four-season destination resort and ski area. With five lifts and five magic carpet rides it offers a comfortable carrying capacity of 5,000 skiers per day! It offers 81 ski / Nordic and snowshoe trails (some within Strathcona Provincial Park). Only 25 km west of the Comox Valley and 100 km north of Nanaimo, the resort community will become a destination resort – not only for Vancouver Island residents and Western Canada - but for visitors around the world.

Table of Contents

1	PART ONE	CONTEXTUAL OVERVIEW	1
1.1	Introduction		1
1.2	Scope of Study and Plan Area		3
1.3	Local and Regional Context.....		4
1.4	Environment and Wildlife		6
1.5	Land Use and Ownership		8
2	PART TWO	PLANNING FOR FUTURE GROWTH....	12
2.1	Initial collection of information for the development of the IRCP		12
2.2	Principles that Guided the Development of the IRCP		12
2.2.1	Principle One: Sustainability.....		12
2.2.2	Principle Two: Community Development through establishment of Resort Community Services		13
2.2.3	Principle Three: Support Tourism and Sustainable Economic Development.....		13
2.2.4	Principle Four: A Comprehensively Planned Resort Community		14
2.2.5	Principle Five: Use a Revised Master Plan to Guide Future Growth		15
2.2.6	Principle Six: Environmental Protection of Ecosystem Health, Flora and Fauna ..		18
2.2.7	Principle Seven: Alpine Climate and Terrain Appropriate Design		19
2.2.8	Principle Eight: Balancing Private Ownership with Regional District Governance		20
2.2.9	Principle Nine: Public Consultation		21
2.3	Policy direction as prescribed by the regional growth strategy		22
2.4	Review of existing capacity and demand		25
3	PART THREE	POLICY FRAMEWORK.....	34
3.1	Land Use Designations.....		34
3.1.1	Overall development of the Mt. Washington IRCP area		34
3.1.2	Mixed Use Commercial.....		35
3.1.3	Mixed Use Residential		36
3.1.4	Potential Mixed Use Residential		37

3.1.5	Resort Facilities.....	38
3.1.6	Resort Recreation.....	38
3.1.7	Resort Expansion Area.....	38
3.2	Community Services	39
3.2.1	Fire protection	39
3.2.2	Safety	41
3.2.3	Policing and security	41
3.2.4	Education	41
3.2.5	Roads.....	42
3.2.6	Parking.....	42
3.2.7	Transportation and mobility	43
3.2.8	Recreation, parks, and greenways	44
3.2.9	Water services provision	45
3.2.10	Sanitary sewer services provision.....	46
3.2.11	Solid waste disposal and recycling	47
3.2.12	Communication networks.....	48
3.3	Environmental Protection	48
3.3.1	Watersheds	48
3.3.2	Environmentally sensitive areas	49
3.3.3	Snow melt and rainwater management	50
3.3.4	Energy and Water Conservation and Greenhouse Gas Reduction	51
3.3.5	Landscaping	53
3.3.6	Air, Noise and Light Pollution	54
3.4	Mining and Forestry Activities	54
3.4.1	Metal leaching and acid rock drainage from mineral occurrences	54
3.4.2	Mining.....	54
3.4.3	Forestry	55
4	PART FOUR DEVELOPMENT PERMIT AREA.....	57
4.1	Introduction	57

4.2	Mixed Use Development Permit Area.....	57
4.2.1	Designated Area	57
4.2.2	Objectives.....	58
4.2.3	Justification.....	58
4.2.4	Applicability	58
4.2.5	Exemptions	58
4.2.6	Guidelines.....	59
5	PART FIVE IMPLEMENTATION	67
5.1	Plan review	67
5.2	Studies and Future Plans	67
5.3	Promoting Collaboration amongst Key Role Players	69
6	GLOSSARY OF TERMS.....	74

FIGURES

<i>Figure 1: Mt. Washington IRCP Area</i>	<i>3</i>
<i>Figure 2: Location of the Mt. Washington IRCP area</i>	<i>4</i>
<i>Figure 3: Orthophoto of Mt. Washington IRCP area.....</i>	<i>5</i>
<i>Figure 4: Environment and Wildlife.....</i>	<i>8</i>
<i>Figure 5: Relationship between Planning Bylaws</i>	<i>22</i>
<i>Figure 6: Watersheds.....</i>	<i>49</i>

MAPS

<i>Map 1: Topography/ slope analysis</i>	<i>78</i>
<i>Map 2: Land use designation.....</i>	<i>79</i>
<i>Map 3: Development permit area</i>	<i>80</i>

PHOTO CREDITS

Courtesy of Mount Washington Ownership Group





PART ONE CONTEXTUAL OVERVIEW

1.1 Introduction

In March of 2011, the Comox Valley Regional District (CVRD) adopted its regional growth strategy, which provides the framework for future decision making and land use. The growth management framework identifies core settlement areas where ninety percent of the development within the Comox Valley will occur. While the core settlement areas mainly consist of the Town of Comox, the City of Courtenay and the Village of Cumberland and the settlement expansion areas of these municipalities, it also includes three settlement nodes within the jurisdiction of the CVRD. One of these is the Mt. Washington settlement node, in the electoral area 'C' (Puntledge-Black Creek). This node is a maturing, privately-owned and operated tourism resort that caters to the permanent and seasonal population of the Mt. Washington alpine resort community. Given the right economic conditions and willingness of the resort operators to make further investment, the Mt. Washington settlement node has the potential of growing substantially as a resort and recreation destination. Mt. Washington settlement node has the potential to become a self-sustaining community with a variety of community services, diversified land uses and various residential densities. The integrated resort community plan aspires to encourage a high density, pedestrian focused alpine village development with a village centre that forms the “heart” of the resort community.

As a privately held resort for the past 34 years, Mt. Washington is not developed as most comprehensively planned and managed mountain resorts in BC. While self-described as a “family destination”, it is currently in transition from a winter focused regional ski area to a four-season destination resort. Nevertheless, the vision for the Mt. Washington resort community is to continue to expand and diversify within the constraints and limitations associated with fluctuating market conditions.

In compliance with the *Local Government Act* (LGA), section 865(1), any future planning within the Mt. Washington settlement node must be compliant with the Comox Valley regional growth strategy (RGS). As such, the Mt. Washington local area plan (LAP) was reviewed and a Mt. Washington integrated resort community plan (IRCP) was created.

The Mt. Washington IRCP is prepared by the CVRD for the Mt. Washington resort community. It has been developed in consideration of the requirements and enabling provisions of the *Local Government Act* and the direction provided by the regional growth strategy. The plan has relied on:

- Ground work done by CTQ Consultants Ltd.
- Technical information provided by the Mt. Washington ownership group, such as skier capacity, water and sanitary sewer service provisions, employee housing, return trip shuttle

bus service for employees and the shuttle bus service from the base of the mountain to the Alpine Lodge.

- Information found in the previous Mt. Washington local area plan.
- Other background information and technical studies.

The IRCP is organized in the following parts:

- Part one: contextual overview
- Part two: planning for future growth
- Part three: policy framework
- Part four: development permit area guidelines
- Part five: implementation

The purpose of this plan is to provide the policies and guidelines for growth, development and environmental protection within the Mt. Washington IRCP area. The plan will serve as a guide for long term decision making by public authorities and private investors.

The IRCP is not a static document, and will be subject to periodic reviews. Minor amendments may be considered to best respond to the socio-economic climate, the needs of the Mt. Washington ownership group, the residents, businesses and stakeholders who have invested in properties and businesses within the IRCP plan area.

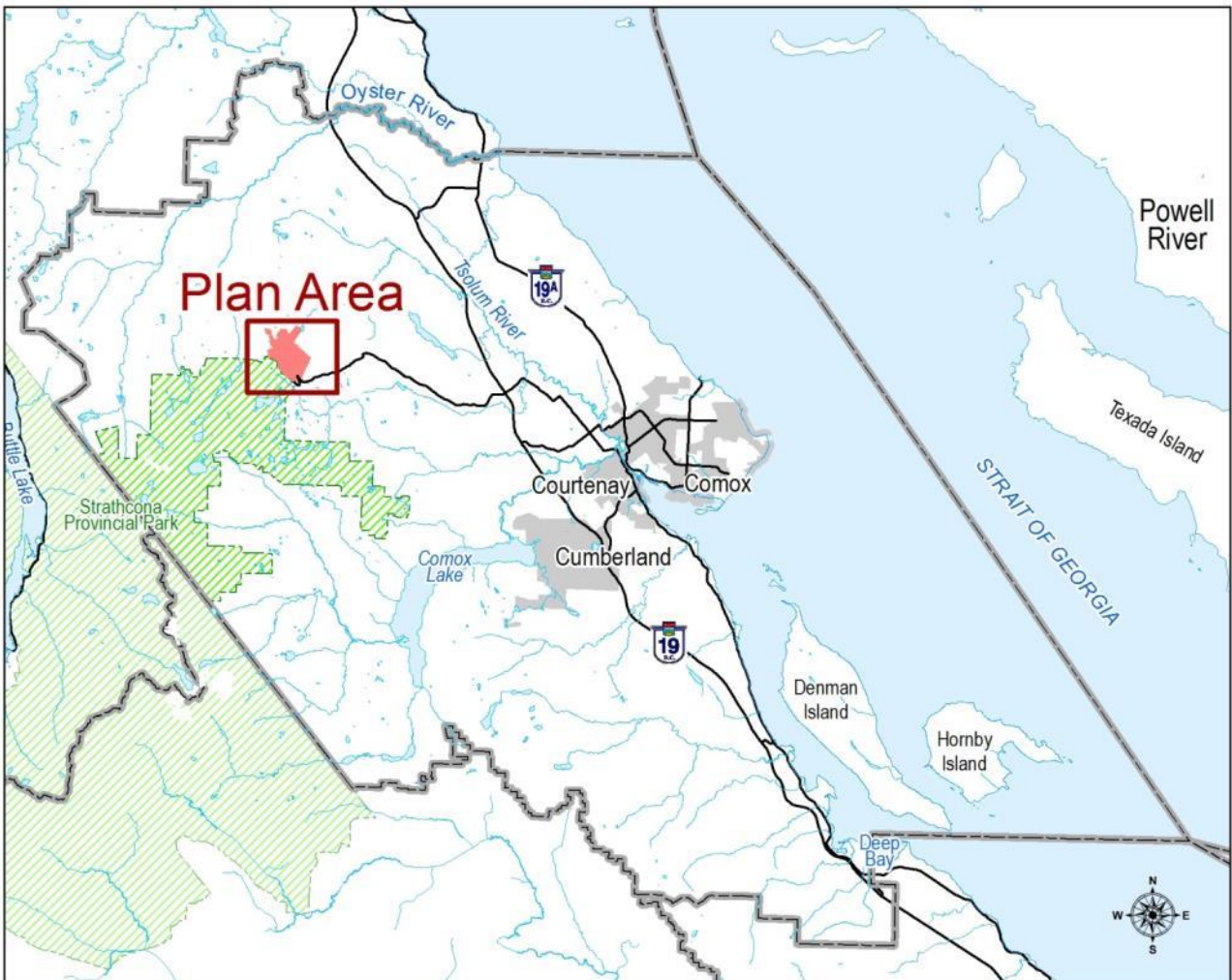
This Mt. Washington IRCP is adopted pursuant to part 26 of the *Local Government Act*. The IRCP is a statutory plan, adopted as a regional district bylaw, forming part of Bylaw No. 337 being the “Rural Comox Valley Official Community Plan Bylaw No. 337, 2014” (OCP).

1.2 Scope of Study and Plan Area

The scope of study was confined to the RGS identified Mt. Washington settlement node boundary.

The geographic location of the plan area in the North West quadrant of the CVRD is shown in *figure 1: Mt. Washington IRCP Area*.

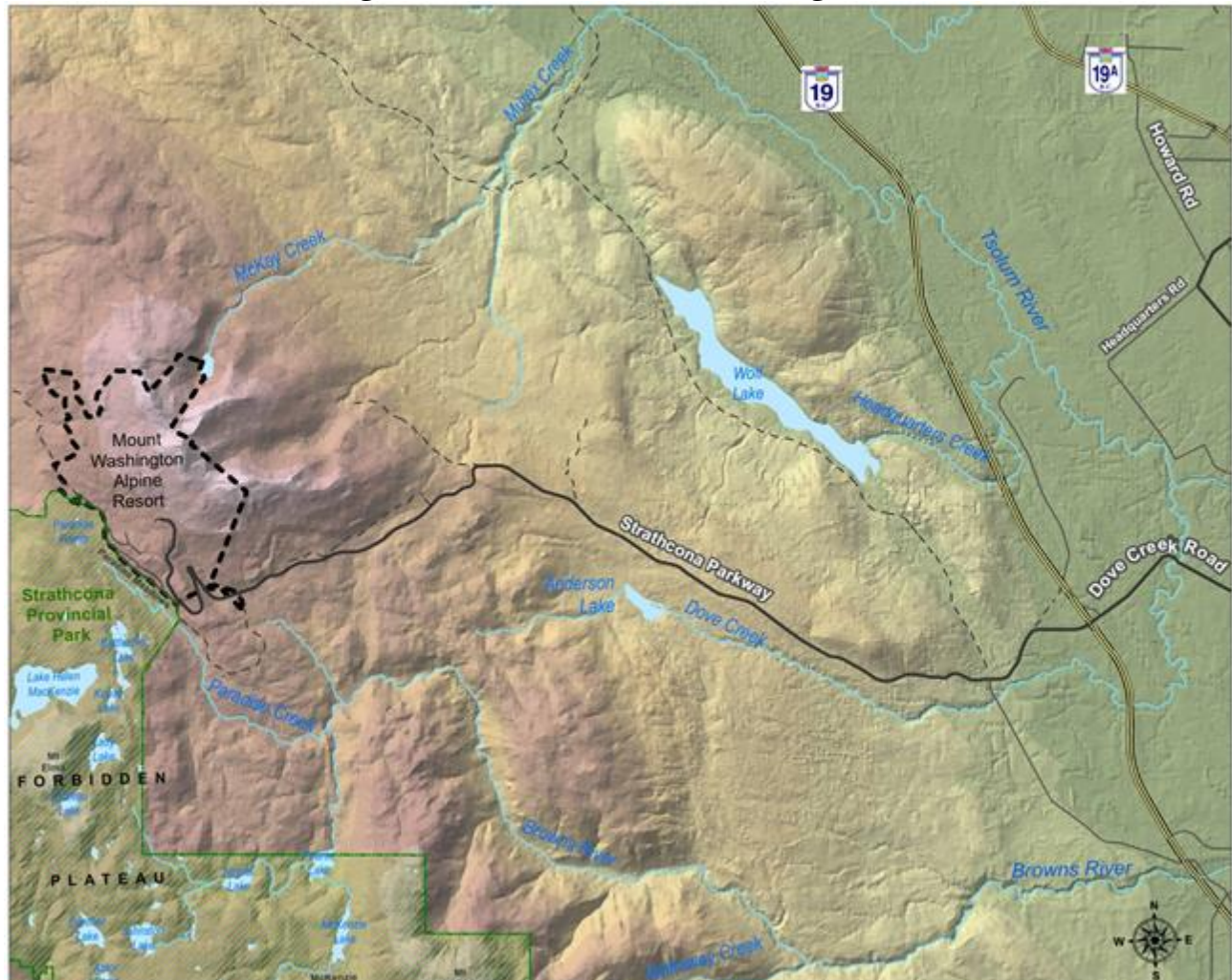
Figure 1: Mt. Washington IRCP Area



1.3 Local and Regional Context

Mt. Washington alpine resort is a unique ski area located 25 kilometres west of the Comox Valley and 100 kilometres north of Nanaimo. Most visitors are locals from the Comox Valley and other parts of Vancouver Island. As seen in *figure 2: Mt. Washington IRCP Area*, the alpine resort is located on the west side of Mt. Washington, north of Strathcona Provincial Park's Forbidden Plateau.

Figure 2: Location of the Mt. Washington IRCP area

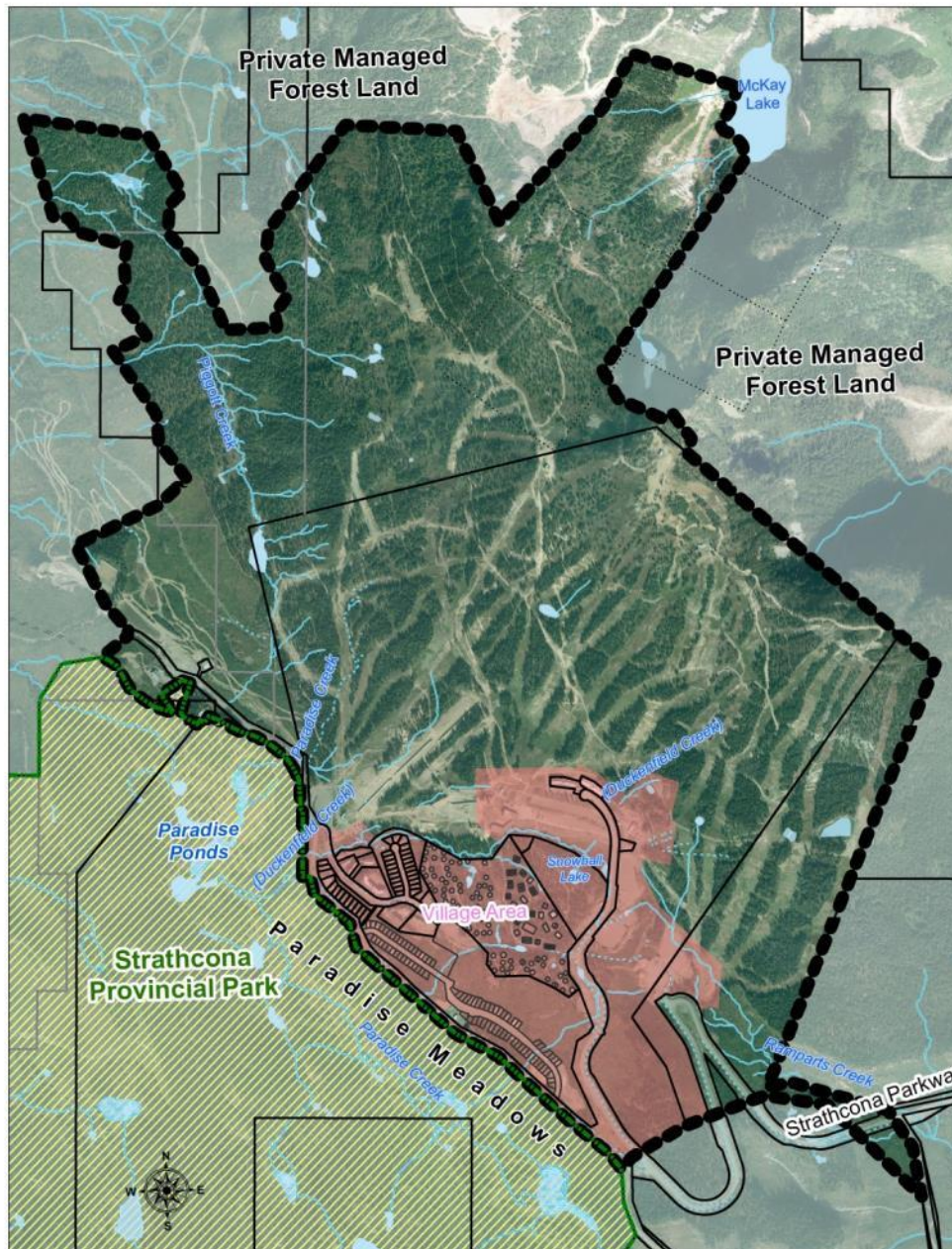


Driving time between the base of the mountain, along the Strathcona Parkway, to the beaches along Georgia Strait is less than 30 minutes.

As seen in *Figure 3: Mt. Washington IRCP Area*, the largest portion of the area consists of the mountain based recreational area and associated recreational facilities and infrastructure. At the base of the recreational area is the village area, where the main footprint, service roads, infrastructure, a variety of commercial enterprises, and residential/tourist accommodation has been developed over the past 34 years.

The plan area is bounded by Strathcona Provincial Park to the south and on the remaining three sides by private managed forest lands. While the surrounding lands are subject to provincial rules and regulations, such as the *Parks Act* and *Private Managed Forest Land Act*, the land and uses within the boundaries of the IRCP plan area have potential impacts on the surrounding lands and are subject to provincial health and resort regulations, the regional growth strategy, the regulations of this plan, and other regional district bylaws.

Figure 3: Orthophoto of Mt. Washington IRCP area



The relationship between Mt. Washington and Strathcona Provincial Park, both tourist destinations, has been mutually beneficial.¹ The park attracts visitors in all seasons and by way of permit, authorizes Mt. Washington ownership group to provide Nordic ski and snowshoe services within the park. Together, they form a mountain based resort tourism destination that adds considerable value to the settlement potential than would be possible if they were not located adjacent to one another.

Strathcona Provincial Park forms an integral part of the natural area of Mt. Washington resort community. The park protects ecosystems that are representative of the natural environment of Vancouver Island. It also shares the scenic values that are enjoyed by visitors to both destinations. The continuation of a cooperative and mutually beneficial relationship between the resort community and BC Parks will help to mitigate potential impacts from the resort onto the natural environment of the adjacent park. Conversely, the importance of Mt. Washington in regards to the provision of access to Paradise Meadows should be recognized by park stakeholders and visitors. The Mt. Washington ownership group donated land used for the Strathcona Visitors Centre and free overflow parking during peak summer visitation time.

1.4 Environment and Wildlife

The beauty of the natural environment and the alpine setting are key reasons for the success of the resort and its attractiveness as a mountain community. The community is established on the west flank of Mt. Washington, with a base elevation of 1083 metres and a summit elevation of 1588 metres. The coastal climate brings an average annual snowfall of 11 metres. The elevation and location of Mt. Washington allows for sweeping views across the Strait of Georgia and a magnificent view of the rugged landscape of Strathcona Provincial Park.

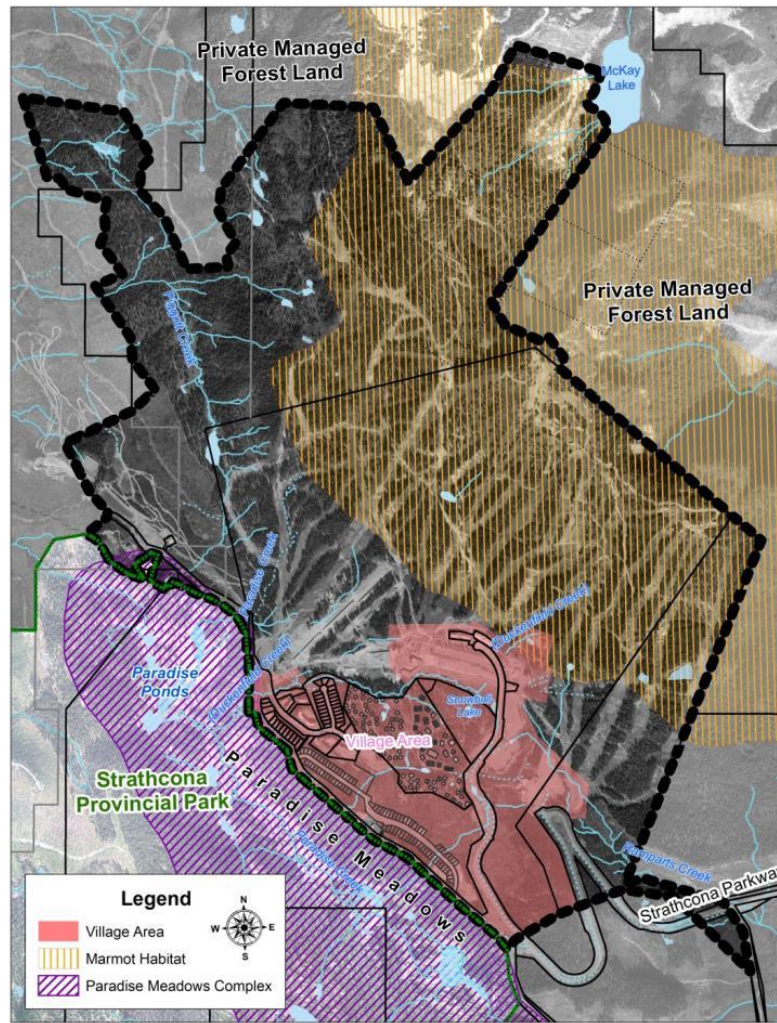
Two biogeoclimatic zones, which provide temperature and precipitation modifiers, are part of the IRCP area: the Alpine Tundra and the Mountain Hemlock. These regions are cooler in all seasons than the coastal areas and receive most precipitation as snowfall during winter. This snowfall supports stream-flow during the summer and fall months. Coniferous old growth forest still exists on some of the private lands of the resort as well as in the adjacent Strathcona Provincial Park. Prior to the development of the resort, much of the site was logged. Mineral exploration of surrounding areas took place starting in the 1940s. The former Mt. Washington Copper Mine is located on the northwest flank of Mt. Washington. Geological mapping indicates that the Mount Washington Plan Area is comprised of three main bedrock types: Triassic Karmutsen basalts (volcanic rock), Upper Cretaceous Nanaimo Group sedimentary rocks, and some early Tertiary intrusive rocks. According to the ministry of energy and mines the Mt. Washington IRCP area is considered non-prospective for oil, gas, and coal bed gas. This site is currently on private managed forest lands. A successful restoration program was conducted and completed in 2012, which reduced the amount of leachate runoff from the abandoned mine into the Tsolum River.

¹ As the gateway to Strathcona Park, Mt. Washington provides free overflow parking at the Paradise Meadows trailhead, and donated land to BC Parks to allow unfettered access to Paradise Meadows.

Creeks, ponds, wetlands, and meadows form an important part of the unique alpine ecosystem. The most environmentally sensitive areas to be protected are the watercourses that drain into Paradise Meadows within Strathcona Provincial Park on the south-west side of the IRCP area, as well as species' habitats² including the endangered Vancouver Island marmot. While a large portion of the marmot habitat is located within the IRCP boundaries it also extends to the north and east outside of these boundaries (see *figure 4: Environment and Wildlife*). In addition to the endangered marmot, the IRCP area is home to a variety of animal, birds, and plant species.

² In the *Species at Risk Act*, critical habitat means the habitat that is necessary for the survival or recovery of a listed wildlife species and that is identified as the species' critical habitat in the recovery strategy or in an action plan for the species. In the *Wild Life Act*, "critical wildlife area" means land in a wildlife management area that is designated as a critical wildlife area. And "habitat" or "wildlife habitat", means the air, soil, water, food and cover components of the environment on which wildlife depend directly or indirectly in order to carry out their life processes. Under section five of the act it enables the Minister of Environment to protect endangered species and require land for habitat for a species of wildlife designated as an endangered species or threatened species, in which case the minister may, by regulation, designate land in a wildlife management area as a critical wildlife area or as a wildlife sanctuary.

Figure 4: Environment and Wildlife



1.5 Land Use and Ownership

Mt. Washington alpine resort is located entirely on private land, owned by the Mt. Washington ownership group. Since its inception, the Mt. Washington resort has been largely self-reliant.³

From 1977 to 1986, the site was leased and in 1986 purchased from the then owner Crown Zellerbach Ltd. Mt. Washington first opened in 1979, with two double chairlifts and a rough road

³ Because no Crown Land is involved, the Mt. Washington ownership group does not have to enter into a master development agreement with the provincial government.

leading to the top of the mountain. From the beginning, the emphasis has been on family oriented skiing. Since then, the following resort-based investments have been made by the Mt. Washington ownership group:

- expanded ski terrain
- people movers that include expanded lift capacity and magic carpets
- skier services
- water and sanitary sewer services and related infrastructure to support the real estate development that has taken place

The present and future viability of the resort community is tied to demand for the “lifestyle products” offered by the resort operators. These include alpine recreation and opportunities for recreational real estate. Investment in future resort expansion will continue to be at the discretion of the Mt. Washington ownership group, taking into account favourable market conditions.

In addition to the investment of the Mt. Washington ownership group, other private owners purchased and developed land in accordance with the comprehensive development zone of the CVRD bylaw 2781, being the “Comox Valley Zoning Bylaw, 2005”. By virtue of having land use in place, future residential and commercial developments (driven by market demand) are allowed to establish in the existing comprehensively-zoned village area at the base of the ski hill, indicated on *Figure 4: Environment and Wildlife*. Private development at the base of the ski hill includes a range of residential and commercial accommodations, such as chalets, duplexes, large strata apartments, and lodges. Although hotels do not currently exist, nightly rentals are available through rental management agencies. Unlike many other ski resorts in BC, there are no restrictions on the owners’ rental of their homes at Mt. Washington. Once the IRCP is adopted as an official community plan amendment bylaw, the zoning bylaw will be amended to conform to the IRCP.

Over the years, limited commercial development has occurred. Convenience retail, food and beverage, sport and recreation equipment sales, and some entertainment establishments are located at the Alpine Lodge and the Bradley Building. A general store and two small eating establishments are available on a more seasonal basis. A small retail outlet, food and beverages are also available at the Raven Lodge in the Nordic area of Mt. Washington.

Currently most of the Mt. Washington alpine resort employees live in the Comox Valley communities and travel by car or bus to and from work. At this time the Mt. Washington alpine resort provides free shuttle service for its employees from various pickup points in the Comox Valley and at the foot of Mt. Washington near the beginning of Strathcona Parkway. The most pragmatic strategy for stakeholders to pursue would be the provision of regional transit parking in the above-mentioned area, with attendant carpooling or shuttle service to the top of the mountain.

It is recognized that in the future, Mt. Washington alpine resort may not be the only employer on the mountain, suggesting a potential increased demand for employee and/or affordable housing on a seasonal or year-round basis. For the foreseeable future, it is likely that the majority of employees will continue to prefer living in the Comox Valley communities, for reasons of convenience, services provided, cost and variety of attainable housing and lifestyle. However, there may eventually be some employees who would prefer to live on the mountain, should the range of community services and amenities expand. Some secondary suites/lock off units are currently available for employees who have a connection to homeowners who are willing or able to share/rent their residential accommodation with employees.





PART TWO

PLANNING FOR FUTURE GROWTH

2.1 Initial collection of information for the development of the IRCP

The planning process for the development of the Mt. Washington IRCP began in the fall of 2011. A desktop review of several documents included the principles of the Comox Valley sustainability strategy (CVSS) and other CVRD documents, including the policies of the regional growth strategy, the previous Mt. Washington local area plan, as well as adaptation measures for climate change, and the control of greenhouse gas emissions.

During January 2012, CTQ Consultants Ltd. had an on-site display of the project and collected input through a survey available at the display area and online through the project website. Through meetings, phone, and email exchange, CTQ interviewed stakeholders for initial input, which included: the Mt. Washington ownership group, local strata representatives, various user groups, skiers at the mountain, stakeholders, K'ómoks First Nation, and the following provincial agencies:

- Ministry of Transportation and Infrastructure
- Ministry of Health
- Vancouver Island Health Authority
- Ministry of Environment, which includes BC Parks
- Ministry of Forests, Lands and Natural Resource Operations,

2.2 Principles that Guided the Development of the IRCP

The following guiding principles for the development of the Mt. Washington IRCP were derived from baseline data and written and verbal information collected during the initial stages of the creation of the Mt. Washington IRCP.

2.2.1 Principle One: Sustainability

The CVRD board received the CVSS and adopted the Comox Valley regional growth strategy (RGS), and is committed to “*meeting its current needs without compromising the ability of future generations to meet their own*”.⁴

⁴ United Nations, Brundtland Commission Report. 1987

The Province of British Columbia established greenhouse gas reduction targets and as a signatory to the Climate Action Charter, the Comox Valley Regional District is committed to reducing corporate and community emissions. To achieve the provincial 33 percent reduction target by 2020, the CVSS and the RGS require a long-term target of 80 percent reduction of greenhouse gas emissions from 2007 levels by 2050, with a mid-term target of 50 percent reduction by 2030.

All new development in the Mt. Washington resort community must be consistent with the greenhouse gas emission targets prescribed above. To support sustainable development in the Mt. Washington resort community, the CVRD will consider the impacts of policy decisions and ensure that the decision-making process reflects the Mt. Washington IRCP's sustainability principles.

Greenhouse gas reduction measures appropriate to an alpine resort community include green buildings regulations, energy saving methods, the use of on-site energy production, reduced vehicle use through enhanced modes of alternative transportation, the provision of compact village design, and best practices and innovative engineering for the provision of heat, energy and services. It also includes water-saving measures that can be achieved through capture and re-use of rainwater and snow melt and through landscape design where native species are used.

2.2.2 Principle Two: Community Development through establishment of Resort Community Services

The safety of the permanent and seasonal residents, visitors, and staff of the resort, is of paramount interest. The need for increased policing, fire protection, and the establishment of a safe environment within the resort community and adjacent lands will be coordinated through the cooperation of local, provincial, and federal agencies. Due consideration should be given to a range of health, education, and resort community services based on the size of the permanent population and extended stay residents within the village. Schools, together with public spaces and amenities, will be required as the population expands.

2.2.3 Principle Three: Support Tourism and Sustainable Economic Development

The commercially-viable four-season alpine recreation resort development will form the basis of a future, comprehensively-serviced alpine village. Development in the IRCP area will continue to be driven by the local economy, tourism and resort destination visitors, recreation homes, winter sports, and other all-season activities. Economic health and vitality are linked to sustainability; in that ongoing economic activity cannot successfully take place without a healthy environment and a strong social fabric. In the same way, the viability of the resort community as an integrated whole is largely determined and driven by economic conditions.

The further development of the resort community as a whole is tied intrinsically to the economic viability of the privately owned alpine resort and favourable market conditions. Ultimately, it is the availability and willingness of private capital alone that will determine growth of the resort, and by

extension, will shape the community dependent on the resort operation for its own viability. This plan sets in motion appropriate planning guidelines to help define the resort village area and future village centre.

2.2.4 Principle Four: A Comprehensively Planned Resort Community

Bylaw 2781, being the “The Comox Valley Zoning Bylaw, 2005”, provides the current land use designation for the resort. The Mt. Washington comprehensive development zone permits a variety of residential, commercial and recreation-oriented land uses on Mt. Washington. Through a mix of residential housing types and commercial services, the area will, over time, evolve into a mature resort community.

In order to succeed, this IRCP has adopted the principle of comprehensive planning by integrating land use, recreation, services, transportation, environment and design. Future development and design will:

- respect the direction of a revised master plan and subsequent or related plans to achieve a sense of place
- anticipate that with favourable economic conditions, the Mt. Washington ownership group or other relevant stakeholders will develop a village centre to provide amenities and support social integration for permanent and seasonal residents
- incorporate the following crime prevention strategies through environmental design (CPTED) principles that would enhance the safety of the permanent and seasonal population and visitors:

Natural surveillance – that keeps people easily observable in public places, parking areas and building entrances

Territorial reinforcement - that define property lines and distinguishes private spaces from public spaces using landscape plantings, pavement designs, gateways and fences

Natural access control - that clearly indicate public routes and discourage access to private areas or development of unauthorized trails

Maintenance - that shows an area is cared for and is free of trash, graffiti and other visible signs of damage ⁵

The concept of a village centre that is compact, pedestrian oriented and that will accommodate a mixture of tourist accommodation, residential, and commercial development has been articulated in former plans for Mt. Washington alpine resort. The desire for a village centre again surfaced as one of the most prominent messages received during the preparation of this plan, from the CVRD elected officials and throughout the public input phase. Seasonal residents and visitors alike spoke about the need for pedestrian oriented development, easily accessible services and amenities, and compact design that would foster a focal point or “heart” to the resort community.

⁵ Lancaster Community Safety Coalition – Safety by Design website. Crime Prevention Through Environmental Design (CPTED): <http://www.lancastercsc.org/CPTED/Overview.html>

2.2.5 Principle Five: Use a Revised Master Plan to Guide Future Growth

The extent of the IRCP area is confined to the boundaries of the IRCP as depicted on *Map 2: Land Use Designation*.

While the area at the southern boundary of the plan, labeled “Potential Mixed Use Residential” is not included in the IRCP area, it is included in the legend of *Map 2: Land Use Designation*.

Development within this “Potential Mixed Use Residential” area and any further residential or commercial development outside the boundaries of the IRCP area would necessitate a boundary extension of the existing IRCP area and will trigger the requirement for the following bylaw amendments:

- An amendment to the regional growth strategy
- An amendment of the official community plan – Mt. Washington IRCP boundary (map and text)
- A zoning bylaw amendment

The three bylaw amendment applications (described in the aforementioned bullets) to extend development beyond the boundaries of the IRCP area, will need to be accompanied and complimented with the following:

- A revised master plan
- A phased development agreement

The terms of reference for a revised master plan will be reviewed and approved by the CVRD prior to initiating the planning process.

The proposed revised master plan for the resort should respect the principles and policies of the Mt. Washington IRCP and amongst other items, include the following:

- The vision of the Mt. Washington ownership group depicting how the resort community could expand and grow through a phased development process
- The policy directions achieved in reference to the regional growth strategy and the IRCP
- Principles of sustainable development, including greenhouse gas (GHG) reduction strategies, measures for adaptation to climate change, green building technologies, water saving measures, heat recovery and other alternative energy sources (solar, wind, and geothermal)
- Visitor use experiences based on the provision of four-season activities for all ages and abilities
- A public and agency consultation plan, with special reference to the Ministry of Transportation and Infrastructure, Vancouver Island Health Authority, Ministry of

Environment (including BC Parks), and the Ministry of Forests, Lands and Natural Resource Operations

- A comprehensive land use plan that would include details for the infill development of the land use designations indicated on *Map 2: Land Use Designation*
- Details for the compact pedestrian orientated development of the “Village Centre” indicated on *Map 2: Land Use Designation*, with building design guidelines, native and FireSmart⁶ landscaping, public gathering places such as plaza(s)/park(s), play areas and greenways, parking, vehicle and pedestrian mobility, and relationship to the mountain recreation/ski area
- Mt. Washington resort’s Trail System Plan (Castor, 1998) suggests a series of integrated trails and trail connections for summer season use by resort visitors and unit holders. This private trail network could connect residential areas and the village centre. A sustainable trails and open space system plan should be integrated with the future land use plan for the resort community. The plan should comply with the provincial standards for construction and layouts, avoid environmental impacts such as erosion, damage to flora, fauna and that will be maintained through regular monitoring and reporting
- A transport and mobility plan making provision for the use of active and alternative transportation options (especially in the village area), may include the following options: carpooling, the use of public transportation (busses), cycling, walking, and using the “magic carpets”, gondolas, rope tows, etc. for pedestrian and skier mobility
- A comprehensive signage plan that would not only address the uniform look of signs, but that would also include the maximum height and sizes of signs
- A master snow/storm/rainwater management plan, including maintenance and the implementation of best management practices and low impact development techniques, for snow and rainwater storage, drainage and runoff quality control measures, and recommendations on how sediment levels in streams and the presence of hydrocarbons and salts in downstream soils and water bodies can be minimized, monitored and mitigated. As part of a future snow and rainwater management master plan, the plan is required to address the following:
 - How runoff drains into the three watersheds surrounding Mt. Washington, including Strathcona Park, and the drainage basins within the developed areas of the IRCP
 - Development setbacks from creeks and riparian areas
 - How peak runoff is to be conveyed through the existing and the proposed development areas of the IRCP
 - Any necessary rerouting or channelization of the natural drainage courses that will be required through the existing and the proposed development areas of the IRCP
 - Floodplain or maximum level of flow in the drainage courses

⁶ In accordance with the [BC FireSmart Manual](#)

- The potential impact of debris torrent
- A design that will not adversely affect water quality and fish habitat downstream into wetlands, creeks and rivers occurring in the IRCP area as well as the adjacent Strathcona Provincial Park, with a monitoring system that can determine if the design is successful
- How potential pollutants and suspended solids e.g. siltation, gravel and salt will be handled to eliminate sediment impacts on water courses
- Snow clearing from roads and parking areas, with provisions not to pollute or negatively affect the environment
- Consideration of incorporating and adapting the rainwater performance targets based on BC Ministry of Water, Land and Air protection's Guidebook for British Columbia Stormwater Planning (<http://www.env.gov.bc.ca/epd/epdpa/mpp/stormwater/guidebook/pdfs/stormwater.pdf>) in the management plan
- Water and sanitary master plans, with an analyses of potable water and sanitary sewer services and the capacity of these services supporting further growth and expansion of the resort community

The water master plan will address the following:

- Source water and the protection of these sources
- Supply and monitoring of water sources
- Consumption
- Distribution system
- Proposed and or required upgrades
- Conservation measures
- Consultation with users and government authority (VIHA)
- Fire suppression, including fire department use and sprinklered buildings used for residential occupancy or public assembly
- Wildfire suppression water supplies
- Future governance and operations of the water system

The sanitary sewer master plan will address the following:

- Collection
- Treatment
- Distribution system, including a pipe distribution for district energy network
- Disposal of effluent
- Recycling for re-use
- Phasing
- Downstream monitoring
- Future governance and operations of the sanitary sewer system

- Service provision to the resort community, including emergency response planning for policing, health and safety, fire protection, as well as solid waste disposal and recycling programs
- How the integrity of existing ecosystems will be protected, maintained and enhanced

2.2.6 Principle Six: Environmental Protection of Ecosystem Health, Flora and Fauna

The Mt. Washington ownership group, other land owners and strata holders recognize that their investments would be significantly devalued if the alpine and subalpine environments within the IRCP area and surrounding areas are degraded. They realize that a healthy natural environment is key to the successful development of the outdoor recreation based resort community. The IRCP acknowledges the need for an ecologically viable network of natural areas, biodiversity, wildlife habitat, aquatic life, and connecting corridors for scenic and recreation areas. The principle of environmental protection is therefore enshrined throughout many policies of the plan, ranging from the protection of the high alpine environment, to identifying and addressing discharges into the creek systems within the resort and adjacent Strathcona Provincial Park.

Concern has been raised by provincial ministries about the impact on watercourses within the IRCP area and the adjacent aquatic environment of Paradise Meadows that result from silts, gravel and salt removed from roads and parking lots during winter snow clearing operations and construction activities. In order to understand the potential impacts and devise proper mitigation strategies, a coordinated effort by the Ministry of Environment, Ministry of Transportation and Infrastructure senior government agencies and other responsible parties should be undertaken to establish baseline data for the streams and for Paradise Meadows relative to other watercourses within Strathcona Provincial Park. Ideally, this baseline data should include sampling watercourses from lower intersection points (outside the IRCP) at relative altitudes of the provincially maintained public road; and from watercourses in areas of disturbance unrelated to resort activity. This would be measured against data gathered from within the Strathcona Provincial Park where human activity is minimal. This would enable distinctions between the naturally-occurring conditions and the impacts of public road maintenance, private resort operations, and other commercial activity in the area.

It is important that a snow management and snow melt and rainwater management strategy be designed, to minimize future and continued impacts of runoff on watercourses, with a monitoring program to evaluate if the strategy is successful.

In the interim, snow storage areas must consider where runoff from snow melt in the spring will occur. Waterways and areas near waterways must be avoided as snow storage areas.

2.2.7 Principle Seven: Alpine Climate and Terrain Appropriate Design

Mt. Washington is renowned for its volume of snowfall. Winds and extreme snow conditions add to the winter experience at the resort but also place constraints upon development, transportation, and walkability during most of the year (typically, between October and June).

While the recreation opportunities at Mt. Washington are not restricted by the boundaries of the IRCP area, the residential and commercial development is. Unlike many other mountain resorts that are based on a valley floor, Mt. Washington alpine resort has developed on the flank of mountain where there is limited flat, or gently sloped, terrain suitable for development. The location of the existing “Village Area” (indicated on *Figure 4: Environment and Wildlife*), the limited amount of developable terrain, existing and future carrying capacity of infrastructure all play a role in determining the future expansion of the resort community.

The popularity of Mt. Washington alpine resort is tied to its location and what it offers to visitors - vistas of the Strait of Georgia and Strathcona Provincial Park, and a diversity of recreational opportunities in the resort, adjacent Comox Valley and Strathcona Provincial Park.

Due to the high snowfall, the focus of recreational opportunities will probably always be on the winter recreation options made available through the vast skiable terrain, opportunities for cross-country skiing, snowshoeing and snowtubing. To optimize the use of the infrastructure provided on the mountain these winter activities should be balanced by offering equally numerous opportunities for the “shoulder” and summer months. During the summer months, Strathcona Provincial Park caters to the recreational needs of Mt. Washington residents and visitors. If more opportunities and infrastructure for four-season recreation are made available at Mt. Washington, it will potentially attract more people to stay year-round.

This principle establishes the need to address a number of design and infrastructure elements with the often unpredictable weather and local climate in mind:

- Building and site design that takes into consideration an average of over 10 m of snowfall
- As a result of the freeze-thaw cycle, all structures and signage must make provision for significant icicle build up and the dangers associated with masses of snow falling from roofs and signage
- Snow management is critical to ensure safe and efficient mobility throughout the resort. Public areas and pedestrian connections should be well-planned and cleared for public safety
- The maintenance of the shuttle or bus service between Mt. Washington and the nearby communities of the Comox Valley - to reduce the use of private vehicles and vehicles that are not equipped for the challenging winter road conditions and steep incline of Strathcona Parkway

- Public education regarding emergency response and safety: including public awareness and preparedness for power outages, residential way finding, and 911 emergency planning

2.2.8 Principle Eight: Balancing Private Ownership with Regional District Governance

The IRCP area is located in the jurisdiction of electoral area ‘C’ (Puntledge-Black Creek) of the CVRD. Since the IRCP is not in an incorporated area and is a private holding, there is no special recognition for services provided to Mt. Washington. Some of the key services that CVRD is responsible for providing to the taxpayers of area ‘C’, including Mt. Washington, are: administration and general government, land use planning, building inspection and approvals, provision and maintenance of parks, greenways, recreation complexes, and economic development.

The policies of the Mt. Washington IRCP are rooted in the policy direction of the regional growth strategy. The Comox Valley zoning bylaw and Mt. Washington comprehensive development zone implement the policies found in the regional growth strategy and the Mt. Washington IRCP and provide details for land use and site development within the IRCP area.

The policies of the IRCP acknowledge the unique ownership of Mt. Washington, where the majority of the land base is owned by the primary developer of the resort (the Mt. Washington ownership group). Over 400 units on Mt. Washington are held as fee simple titles within strata developments, with the exception of the 24 chalets off Fosters Place (which is a non-strata development).

As the resort continues to grow, there is a mutual interest in determining appropriate forms of governance, service delivery, maintenance, planning responsibility, and communication with involved parties. The IRCP therefore acknowledges that:

- The Mt. Washington ownership group owns the ski resort/recreation facilities and is accountable for providing and maintaining private potable water and sanitary sewer services to sustain development that occurs within the IRCP area
- Private land development proponents within the IRCP area are affected by the resort owners and developments, and warrant public services and land use control as applied to other lands in the CVRD
- Mt. Washington ownership group is accountable for the preparation of a master plan for the resort, which will be compliant with CVRD land use planning bylaws
- All stakeholders within the IRCP area are responsible for maintaining public services to satisfy the CVRD and senior government regarding the safety and health of all permanent and seasonal residents and visitors of the resort community.
- In accordance with development pressures that might drive future expansion, strategic and innovative approaches will be required by both private owners and government to ensure that the necessary plans, resort community services, and

organizational structures are in place to sustain growth and diversification of land uses within the Mt. Washington IRCP area.

2.2.9 Principle Nine: Public Consultation

Within the regulatory framework of the regional growth strategy, the official community plan and zoning bylaw, and the unique ownership situation on Mt. Washington, collaboration and consensus building amongst several parties will be required to foster an economically sound, sustainable and livable resort community.

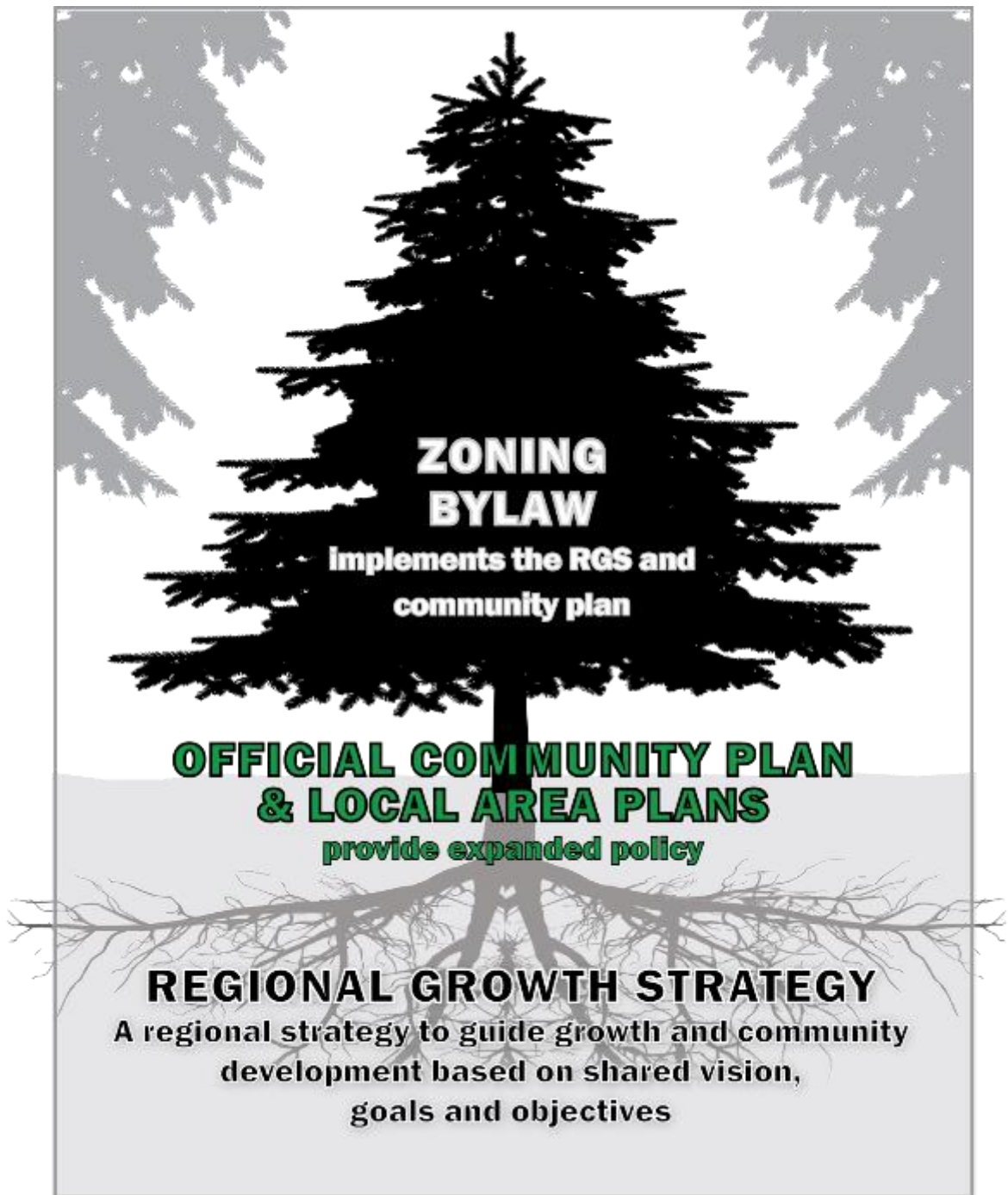
The public consultation principle of the IRCP enshrines the need to keep open lines of communication between all stakeholders, which, amongst others includes:

- The CVRD
- Mt. Washington ownership group
- Private land and strata owners
- Visitors and recreational users
- K'ómoks First Nation
- Comox Valley economic development society (CVEDS)
- Provincial government agencies, which include Ministry of Environment (including BC Parks), Ministry of Forest Lands and Natural Resource Operations, Ministry of Transportation and Infrastructure, Ministry of Community, Sport and Cultural Development and Vancouver Health Authority (VIHA)
- Adjacent privately managed forestry land owners

This principle respects the fact that all parties need one another for the resort community to be viable, offer significant benefits to the Comox Valley and Vancouver Island, and develop the tourism and lifestyle opportunities that many have come to enjoy at Mt. Washington. As such, public consultation will have a role in future master planning, arranging for resort community services or resolving planning and development issues where the public is deemed to have a say in the outcomes.

2.3 Policy direction as prescribed by the regional growth strategy

Figure 5: Relationship between Planning Bylaws



The policy direction for growth and land use in the Comox Valley is rooted in the regional growth strategy. While this strategy provides the general framework, the detailed policies and regulations that define land use permissions will continue to be found within the electoral areas official community plan, other plans such as the Mt. Washington IRCP and the zoning bylaw.

In accordance with the regional growth strategy managing growth MG policy 1B-2, the IRCP will provide specific land uses and development criteria. And in accordance with managing growth MG Policy 1B-4, minor adjustments to existing settlement node boundaries shall be permitted subject to a minor amendment to the regional growth strategy.

During the creation of the Mt. Washington IRCP, the policy direction of the regional growth strategy was followed. The IRCP provides the framework for decision making and for managing future development of the lands contained within the IRCP area.

The following policies of the regional growth strategy formed the basis for the Mt. Washington IRCP and were expanded in part three of the plan to become the detailed policies of the IRCP.

Housing policies	
Policy 1A-4	Within settlement nodes densification and intensification of development is required, with centres that are walkable and limited to local services with a range of housing types and densities.
Policy 1C-2	Provide a diversity of housing types in settlement nodes including medium density of 24-74 units per ha and high density of a minimum of 74 units per ha.
Policy 1C-3	Encourage alternative housing forms at lower cost and with lower environmental impacts.
Policy 1D-4	Encourage green building design that include water and energy efficiency practices.
Ecosystems, natural areas and parks policies	
Policy 2B-1	In order to maintain and enhance biodiversity, conservation will be rooted in the principles of precaution, connectivity and restoration.
Policy 2C-1	Encourage land owners to protect the sensitive environmental and unique natural features on their land.
Policy 2D-2	Require new development to link to, improve or expand the existing greenway network.
Local economic development policies	
Policy 3A-1	Encourage responsible expansion of the economic base of the Comox Valley with the intent of enhancing wealth and employment opportunities.
Policy 3B-9	Encourage tourism, including cultural and eco-tourism opportunities.
Transportation policies	
Policy 4B-1	Promote and encourage cycling plans.
Policies 4B-3 and 8B-4	Subdivision approval process should prioritize pedestrian, cyclists, and transit use.
Policy 4B-5	Improve sidewalk and intersections to improve pedestrian and cyclist safety and accessibility, which would support healthier and more active transportation choices.

Policies 4B-6, 7A-2 and 8B-3	Ensure bicycling amenities and infrastructures are included in all public developments.
------------------------------	---

Infrastructure policies

Water

Policy 5B-1	Manage development on the basis of precautionary principles within watersheds of water supply lakes.
Policy 5C-2	Encourage the use of permeable surfaces within the design of new developments and public spaces.

Sewer

Policy 5D-3	Promote eco-industrial development that turns wastes into resources.
-------------	--

Solid waste policies

Policies 5E-1 and 8C-1	Through the solid waste management program, effectively manage and reduce solid waste.
------------------------	--

Public health and safety

Policy 7A-1	To improve active transportation, support the creation and coordination of bicycle and pedestrian plans.
Policy 7A-5	Support the promotion of healthy lifestyles and invigorating community spirit through physical activity.
Policy 7B-1	Consider the public health impacts of larger scale development.
Policy 7B-2	Promote active transportation choices.
Policies 7C-1 and 8F-7	Improve fire safety.
Policy 7C-4	Planning for all new development areas should include considerations for the provision of public health and safety services through the approval process.

Climate change policies

Policies 8A-1 and 8A-2	Establish green building priorities and incentives.
Policy 8A-4	Create development permit area policies that encourage green site design.
Policy 8B-1	Promote patterns of development that increase walking, cycling and transit use.
Policy 8B-7	Promote the use of electric vehicles through the provision of re-charging infrastructure and priority parking.
Policies 8E-1 and 8E-2	Increase the use of cost competitive renewable energy and district energy systems.
Policy 8E-4	Support sustainable infrastructure including on-site energy production.
Policy 8F-3	Promote water conservation.

Managing growth (MG) policies

MG 1B-1	Accommodate growth through a balance of new development, intensification and improvements to public infrastructure. Infrastructure improvements will need to include the provision of appropriate water and sewer services along with enhanced public transit and active transportation options.
---------	--

MG 1B-4	Should minor adjustments to existing settlement node boundaries be identified through local area plan process, such boundary adjustments shall be permitted subject to a minor amendment to the RGS.
MG 3A-1	Lands within the RGS identified resources areas should be protected and used for resource-focused and related value added uses to support local economic development. In identified resource areas: (b) Residential uses are restricted. (c) Resort developments are permitted subject to minor amendment of the RGS and subject to the overall size of development and conditions that such development does not include full-time residential uses. (d) Recreational trails and supporting infrastructure, not including commercial or residential buildings are permitted.

2.4 Review of existing capacity and demand

(1) Land Area

The total land area of the resort is approximately 644 hectares. The resort lands are currently segmented between ski terrain/recreational lands and the village area at the base of the ski terrain lands, indicated on *Figure 4: Environment and Wildlife*. The village area will continue to contain the bulk of residential accommodation and commercial uses and will continue to serve as the cultural hub of the resort community. Former draft master plans commissioned by the Mt. Washington ownership group have called for a village centre and pedestrian area. This has not yet materialized at the resort, given unfavourable market conditions.

(2) Access, Roads and Parking

At this time, Strathcona Parkway, a provincial two lane paved roadway, is the only public access route to and from Mt. Washington. It climbs 18.8 kilometres from the Island Highway (Highway 19) in the Comox Valley and terminates (as Alpine Road) in the parking lot at the Deer Lodge just above the Alpine Lodge.

During an emergency situation, an emergency access route through Strathcona Provincial Park is a possibility that can be used, depending on authorization from authorities of Strathcona Provincial Park. It is recognized that such an emergency route is not signed, maintained, or snow cleared.

On a typical weekend day during the winter ski season, approximately 850 private vehicles arrive at the resort; an additional 250 people arrive by privately-operated buses.

Private and public parking lots are located at various locations to accommodate both day visitors, and permanent and seasonal residents. Public parking is estimated at 1,200 spaces.

Two main issues that will have to be addressed by the Mt. Washington ownership group with regard to future capacity will be potential loss of some public lots targeted for future development, and winter snow maintenance to address parking convenience and safety.

During the ski season, the resort operates a day shuttle from the base of the mountain to the Alpine Lodge and back. Given commercial viability, it is expected that shuttle bus transport will increase in the future, requiring convenient parking and drop-off locations throughout the resort community. Mt. Washington ownership group is investigating the potential development of an expanded shuttle parking area near the base of the mountain.

In addition to the Strathcona Parkway, the other public roadways in the resort community are Nordic Road that extends into the Nordic ski area/west slopes; and Henry Road that serves Fosters Place and extends into some of the multi-residential areas of the resort.

The portion of Nordic Road that runs along the perimeter of Strathcona Provincial Park is also used as a main access to the Strathcona Provincial Park trailhead near the Raven Lodge (also referred to as the Nordic Lodge). At this location, Mt. Washington resort provides overflow parking for park visitors, in exchange for the parking lot being used for snow storage during winter months.

The remaining roadways are private roads belonging to a strata corporation that provide access into a series of residential clusters. Many of these become residential access trails that are not cleared during the winter months and are only accessible via foot, ski, or sled.

Although Strathcona Parkway was planned with future growth in mind, the Ministry of Transportation and Infrastructure (MOTI) is encouraged to monitor trip volumes as the resort continues to expand. Quality of maintenance on all roads, especially the public roads maintained by MOTI contractor(s), continues to be problematic during major winter snowfalls.

It is understood that the various owner groups of the resort community are responsible for the maintenance and snow clearing of only their roads and parking areas during normal weather and severe snow conditions. These include:

- Ministry of Transportation and Infrastructure: public roads within the Mt. Washington resort community and the Strathcona Parkway
- Mt. Washington ownership group: parking lots and facility areas
- The private and strata corporation land owners: private roads

Due to the diversity of private and public roads and parking areas in the IRCP area, the level of maintenance and snow clearing will vary.

(3) Residential accommodation

Map 2: Land Use Designations shows where existing buildings are located and where subdivision occurred. While developable land on the slopes of Mt. Washington is limited, there is clearly still a lot of land available for infill and new development.

Within the context of economic conditions and market demand, the future will see continued development of housing types, densities, and architectural forms in order to meet the needs of employees, visitors, and homeowners.

The current (winter 2011/2012) build out is approximately 681 residential units, including single residential, duplexes, and strata apartments, with the potential to expand to 2,200 units.⁷

In 2011, the Vancouver Island Mountain Centre was completed and added a 40 bed dorm for programs offered on site. The land for the centre was donated by Mt. Washington ownership group to the non-profit organization who runs and manages the centre. It was primarily planned and designed to provide outdoor recreation programs and associated accommodation. The IRCP recognizes this centre as an asset that could in future become a community centre for the Mt. Washington resort community.

(4) Commercial and Institutional Services

To satisfy the day-to-day needs of permanent and seasonal residents at the resort commercial uses will primarily be provided within the “Mixed Use Commercial” zone, but will also be integrated as a secondary use in the “Mixed Use Residential” zone indicated on *Map 2: Land Use Designation*.

Although commercial lodging (nightly rentals) is available, hotels or inns are currently non-existent. The lodges provide food and beverage, entertainment and snack/coffee service mainly during the winter/ski season, and special event rentals throughout the year. Retail is limited to ski gear and apparel/gifts.

⁷ This projection is not considered to be a reflection of the capacity of the resort’s alpine landscape or ability of land alone; it is based on former master plan concepts and the 2001 Mt. Washington local area plan build-out figure that assumed certain housing types and densities, commercial and accommodation.

The existing commercial and institutional services provided are summarized in the table below.

Name and/or location of commercial enterprise	Commercial/Institutional uses
Alpine Lodge	Ski equipment and accessories shop, coffee shop, pub, upper cafeteria, lower cafeteria, guest services, outside ticket sales and ski rentals, and the Podium of Life Ski Academy
Bradley Building	Ski rentals, ski lessons, ticket sales, and daycare facility
General Store	Groceries and convenience items, property management companies, and Tourism Mount Washington
Hawk Chair (base)	Hot dog stand with refreshments
Raven (Nordic) Lodge	Nordic ski equipment and accessories shop, snow shoe rentals, and restaurant
Mountain Tek at base of the Eagle Chair	Equipment and accessories
Retail outlet at the tubing slope	Ticket sales and refreshments
The Podium of Life Ski Academy (located in the former Nordic Lodge at the Hawk Chair parking lot)	Provides academics in the morning and in the afternoon on-snow training on Mt. Washington. Students attend school on Mt. Washington where they experience grade appropriate education, which follows the B.C. curriculum, as well as daily on-snow training
Vancouver Island Mountain Centre	40 bed facility for programs offered on site, recreation and fitness programs

(5) Skier capacity

Mt. Washington ownership group monitors skier density on their lands and at the lifts to ensure a comfortable visitor experience.

To date, the Washington ownership group obtained and provided the following terrain and infrastructure - with the potential for growth and expansion:

Recreational Terrain and Infrastructure	Lift and Carpet Capacity
644 ha recreational (ski) terrain Runs are colour coded and classified with various levels of difficulty, with approximately: 15 percent easy green runs, 65 percent intermediate blue runs, and 20 percent difficult black runs (with 5 percent of the black runs earmarked for experts).	Five ski lifts and five carpet rides • Hawk – six person lifts • Eagle – four person lifts • Whisky Jack – three person lifts • Sunrise Quad – four person lifts • Boomerang – four person lifts Lift capacity: approximately 14,000 rides per hour

	Approximate comfortable carrying capacity of 5,000 skiers per day.
81 ski trails/Nordic and snow shoe trails (some within Strathcona Provincial Park), with various levels of difficulty: 14 percent beginner, 35 percent intermediate, 36 percent advanced and 15 percent expert.	
Lift accessed mountain bike and hiking trails	
Stomping Ground Terrain Park and the Easy Acres Terrain Park	

(6) Water and sanitary sewer services

As with any development within the CVRD, where it is the responsibility of the developer to provide water and sewer services that meets provincial regulations, the Mt. Washington ownership group is required to meet provincial standards in the provision of these services.

Mt. Washington ownership group operates with fully licensed and permitted private water and wastewater systems. The infrastructure that is in place and the source surface water allows for current demand and expansion possibilities. Future studies would be required to confirm expansion capacity for any major additions to the existing infrastructure.

(a) Water

Mt. Washington ownership group has made extensive investment in privately owned on-site water and associated infrastructure to accommodate current and projected development to approximately 2,200 units⁸, before the existing system needs to be expanded.

The resort's water supply comes from four ground water springs located within the Mt. Washington IRCP area. The resort holds five water licenses for the collection and treatment of potable water within the IRCP boundary. The average demand varies between seasons, but can be summarized in five year averages (2008 - 2012) as follows:

- five year max daily demand 844m³
- five year average winter daily demand 348m³
- five year average summer daily demand 150m³
- five year average annual consumption 81,968m³

Domestic potable water storage is accommodated with on-site open reservoirs and a closed steel tank. The maximum domestic potable water storage capacity of the reservoirs is 23,000m³ with a maximum finished storage elevation (closed tank) of 1,360m³. An additional 20,000m³ reservoir will be brought into service upon installation of a secondary UV disinfection system expected to be completed after November 2013.

(b) Sanitary sewer service

Mt. Washington ownership group has developed a privately owned and operated sanitary sewer treatment facility and associated infrastructure to accommodate

⁸ This threshold is mentioned in the 2001 Mt. Washington local area plan and in 2013 has been confirmed by the Mt. Washington ownership group.

current and projected development to approximately 2,200 units, before the existing system needs to be expanded.

The Mt. Washington water reclamation facility is a 1,828m² wastewater processing plant that was commissioned in 1996. The treatment process is an aerated 345,000/ bioreactor cell, with two others of equal size for future expansion and sludge storage. Two ultra violet reactors running sequentially provide disinfection. Clarification is provided through 48 Zenon 500b membrane filters. Four turbine blowers running in sequence provide the aeration to the bioreactor. The effluent produced is certified for water re use and is discharged directly to surface water and creeks after ultra violet disinfection with a small amount stored on site for rinsing and back flushing. Waste sludge is stored within the plant and is naturally separated and dewatered throughout the year. Through an annual application process, the resort is permitted to spread sludge or class B bio solids in the late summer to designated sites within the IRCP area as part of its existing solid waste management plan.

(7) Solid waste removal

An expanding resort community and growth in the permanent and seasonal residents and visitor population will produce increases in the solid waste stream. Currently, the Mt. Washington ownership group, private landowners and strata councils are responsible for solid waste management. The approximately 681 units on the mountain are responsible for waste removal through their respective strata councils. Currently, containers are located in strategic locations and removed to the land fill and returned. The strata councils of Blueberry Hill, Ptarmigan Ridge, Paradise Ridge, Foster's Place, Deer and Bear Lodges and Alpine Village all provide containers, and the Mt. Washington ownership group has containers at the Alpine and Raven lodges and at the maintenance shop.

Recycling programs are a very effective means of reducing the solid waste and working towards a sustainable resort community. In the absence of collection of electoral areas 'A', 'B' and 'C', the Mt. Washington ownership group contracts a private company to manage both non-recyclable waste and recyclable waste, and assists the ski club by providing a location for a bottle donation depot for resort visitors.

(8) First aid services and public safety

Public first aid services are currently available at the Mt. Washington ownership group owned and operated first aid and ambulance station. Other public amenities include the Vancouver Island Mountain Centre and staff administration and maintenance facilities.

As per WorkSafe regulations, there are year-round first aid services available on Mount Washington during the day. During the winter ski season, the ski area employs ski patrollers who are emergency first aid trained and available to assist the public in cases of

emergency. There is also a volunteer “Doctor on the Hill” program which operates full-time during the ski season. There is a first aid facility with field ambulance stationed at the Hawk lift parking lot, and first aid bump stations at the top of every chair that are staffed during all ski hill operational hours (including night skiing).

Policing of the resort community is done by the RCMP and fluctuates seasonally.

Sections 800(1) and 801(1) of the *Local Government Act* confirm that the establishment of a regional fire service must receive electoral assent, as well as be established by bylaw. Before a “fire protection local service area” can be established for the Mt. Washington resort community, the Mt. Washington ownership group, the strata and private land owners in this area, will need to give their consent. The CVRD will work with these groups to investigate if consensus can be reached and which area should be included. A potential local service area consisting of only the “Village Area” (indicated on *Figure 4: Environment and Wildlife*), where residential and commercial enterprises can be developed, or a wider area that also includes recreational areas within the IRCP area.

At this time, no fire protection service is available for Mt. Washington, only rescue and auto-extrication services. These services are authorized by the issuance of a Provincial Emergency Program (PEP) task number for each incident. PEP task numbers are only issued for life-threatening incidents and do not apply to incidents involving property loss due to fire. Calls from Mt Washington requesting assistance for a rescue or auto-extrication incident will be directed by dispatch to the appropriate fire department and a PEP task number will be sought. Their services are however, limited to saving lives and excluding buildings and property.

The Wildfire Protection program that the Mt. Washington ownership group has in place, allocates resources in terms of apparatus and staff certified to protect the community. The Mt. Washington ownership group has been pro-active in training staff for fighting building fires and currently has two employees training with the Cumberland Fire Department.





PART THREE POLICY FRAMEWORK

3.1 Land Use Designations

3.1.1 Overall development of the Mt. Washington IRCP area

Objectives

- (1) To follow the policy direction of the Comox Valley regional growth strategy (RGS), which identifies the Mt. Washington IRCP area as a growth receiving settlement node; as well as to follow the direction of the revised future Mt. Washington resort community master plan.
- (2) To establish a land use pattern (use and density) that is environmentally responsible, avoids known hazards and respects sensitive ecosystems and habitats.
- (3) To combat horizontal sprawl and the cost of extending service lines to isolated pockets of development.
- (4) To encourage infill development and a compact development footprint that would optimize the available areas where development can occur and buildings can be constructed.

Policies

- (1) The location and extent of development will be confined to the boundaries of the IRCP as depicted on *Map 2: Land Use Designation*, including the “potential mixed use residential” portion shown on map 2, subject to a successful minor amendment to the regional growth strategy and IRCP (text and maps), and an amendment of the Mt. Washington IRCP to have the “Potential Mixed Use Residential” portion included within the IRCP plan area.
- (2) Any proposed expansion of residential and/or commercial uses beyond the IRCP boundary will require an amendment of the regional growth strategy, the electoral area official community plan (which included the Mt. Washington IRCP), the upland resource (UR) designation of the private forest land reserve of the zoning bylaw, and the preparation of a revised master plan.
- (3) Carefully managed growth will continue to be integral to establishing community well-being, creating a balanced mix of land uses, housing types, community services and facilities to meet the needs of the permanent and seasonal residents and visitors to Mt. Washington. Growth should complement the resort community and not place an additional burden on infrastructure, community services, taxes, public health and safety, or the environment. Therefore the following patterns of development shall be supported:

- (a) Gradual infill of the existing “village area” as identified on *Figure 4: Environment and Wildlife* (where the main footprint services, roads, and infrastructure are established) is preferred over development outside of the village area.
- (b) Clustering development - including, but not limited to, buildings, structures, parking services and outdoor amenity areas, which would assist in protecting sensitive areas and features, and reduce servicing and infrastructure costs and the amount of impervious surfaces required for parking and road access⁹.
- (4) The creation of new parcels through subdivision should be assessed in accordance with the VIHA Subdivision Standards.
- (5) Use the environmental development permits of the electoral area official community plan to establish guidelines for the development of all lands contained within the Mt. Washington IRCP area that would ensure meeting provincial riparian area regulations (RAR) and provide protection for the sensitive alpine ecosystem and environmental resources of this area.
- (6) Through the implementation of the mixed use development permit area guidelines ensure that the improvements on Mt. Washington are safe, sustainable and complimentary of the alpine setting.
- (7) Height and design of buildings should respect the natural topography.
- (8) While it is the responsibility of development proponents to design buildings and structures for an alpine terrain and high elevation climate that meet applicable BC building code requirements and the standards of the regional district, architectural controls for single detached developments shall be the responsibility of the Mt. Washington ownership group.
- (9) Where economically feasible, integrate parking within building structures, especially multi-residential and commercial developments, to help avoid extensive grading for outdoor surface parking and to optimize the efficient use of the land.
- (10) Development proponents are encouraged to provide shared parking facilities that would permit multi-level parking structures as a principal use in the Comox Valley zoning bylaw.

3.1.2 Mixed Use Commercial

Objectives

- (1) To support commercial use as the principal use on land designated “mixed use commercial” indicated on *Map 2: Land Use Designation*, with all other uses being secondary in nature to the principal commercial use.
- (2) To establish an integrated mixed use development pattern.
- (3) To provide for a variety of commercial uses that cater to the day-to-day needs of visitors and of permanent and seasonal resort community residents.
- (4) To support the establishment of a compact, pedestrian oriented “village centre” within the “mixed use commercial” area indicated on *Map 2: Land Use Designation*.

⁹ Source: Develop with Care 2012: Environmental Guidelines for Urban and Rural Land Development in British Columbia: <http://www.env.gov.bc.ca/wld/documents/bmp/devwithcare2012/>

- (5) To ensure that firefighting apparatus and emergency services will be able to gain access during all stages of development within designated “mixed use commercial” area indicated on *Map 2: Land Use Designation*.

Policies

- (1) Follow the guidelines of the mixed use development permit area to establish the mixed use commercial area as indicated on *Map 2: Land Use Designation*.
- (2) On land designated “mixed use commercial” on *Map 2: Land Use Designation*, the principal commercial land use will be established at grade and may be integrated vertically with a variety of other suitable secondary land uses above grade, such as tourist accommodation, service industries, residential uses, educational, and cultural land uses.
- (3) Encourage the development of outdoor commercial spaces that can be utilized during summer months.
- (4) The necessary precaution should be taken to ensure that the design of the village centre would, at all stages of development of the centre, allow for sufficient access for fire apparatus and emergency vehicles.
- (5) Support small-scale development with special attention to the dark sky policy at the mountain top where visitors could enjoy the view; which would address the short-term comfort and refreshment needs of visitors, such as warming huts, washrooms, restaurants, etcetera.

3.1.3 Mixed Use Residential

Objectives

- (1) To support residential use as the principal use on land designated “mixed use residential” and “potential mixed use residential” indicated on *Map 2: Land Use Designation*, with other compatible non-residential uses being secondary in nature to the principal residential use.
- (2) To achieve an integrated mixed use development pattern, the principal residential use will be integrated with other secondary and compatible land uses.
- (3) To provide for a variety of residential accommodation.

Policies

- (1) Density provisions shall be in accordance with the regional growth strategy:
 - (a) Low density: 1-24 units per hectare
 - (b) Medium density: 25-74 units per hectare
 - (c) High density: more than 74 units per hectare
- (2) On land designated “mixed use residential” and “potential mixed use residential” indicated on *Map 2: Land Use Designation*, the principal residential land use may be integrated with a variety of secondary land uses that serve the day-to-day needs of residents and visitors, such as commercial uses, tourist accommodation, bed and breakfast, home based business, public services, educational and cultural land uses.

- (3) To provide for various ages, lifestyles, socio-economic backgrounds and tenures, support the establishment of a range of residential uses and price points, such as single detached, duplexes, and strata apartments.
- (4) Minimize “overlook” onto adjacent properties, through use of screening and landscaping.
- (5) Encourage the creation of common facilities in proposed developments, such as meeting spaces, lounges, shared amenity areas and recreation areas, which provide opportunities for residents to socialize and develop a sense of community.
- (6) To make more residential accommodation available, support the establishment of secondary suites that meets the provisions of the zoning bylaw.
- (7) Support the provision of on-site employee housing which complements the existing housing available in the communities of Courtenay, Comox, Cumberland, and in the electoral areas.
- (8) Employee and affordable housing may be provided through a variety of means, including secondary suites and private hostels.

3.1.4 Potential Mixed Use Residential

Objectives

- (1) To support in principle the expansion of the boundaries of the IRCP area to include the “potential mixed use residential” (shown on *Map 2: Land Use Designation*), subject to a minor amendment of the regional growth strategy to have this land included in the development of the resort community.
- (2) To achieve sustainable development of Mt. Washington, encourage pedestrian oriented compact development that would optimize the use of land suitable for development and discourage vehicle dependency.

Policies

- (1) Potential inclusion (and subsequent development) of the “potential mixed use residential” area indicated on *Map 2: Land Use Designation*, will respect the fact that compact development within “village area” (indicated on *Figure 4: Environment and Wildlife*) needs to occur first, before the expansion of the boundaries of the Mt. Washington IRCP area will be considered.
- (2) When the build out of available land within the “village area” has occurred an application to extend the IRCP boundaries to include the area designated “potential mixed use residential” (indicated on *Map 2: Land Use Designation*), shall include the following documents:
 - (a) A comprehensive plan for the area that addresses land use, proposed build-out, servicing, measures to protect the natural environment, snow management, vehicular access and the provision and location of any centralized parking areas
 - (b) A geotechnical analysis of the land to demonstrate that the land is suitable for the development proposed
 - (c) A minor amendment of the regional growth strategy to provide for a boundary expansion of the Mt. Washington settlement node area

- (d) An amendment of the Mt. Washington IRCP to amend the text and maps to include this area within the boundaries of the Mt. Washington IRCP area
- (e) A zoning bylaw amendment

3.1.5 Resort Facilities

Objective

- (1) To encourage resort facilities that embrace best practices and are based on innovative green technologies and resource recovery opportunities.

Policy

- (1) Ensure that with new or expanded facilities the best practices available for the industry is followed, which include innovative green technologies and resource recovery opportunities.

3.1.6 Resort Recreation

Objective

- (1) To promote the IRCP as a four-season recreation resort community and tourist destination for all ages and abilities.

Policies

- (1) While recognizing that the main attraction to the IRCP area will always be the various winter sports provided at Mt. Washington, the provision of all-season recreation activities is supported in accordance with established environmental best practices.
- (2) Support the provision and expansion of the necessary recreation infrastructure within the IRCP area, including lift towers, terminals, people movers, snow making equipment, and maintenance equipment in accordance with established environmental best practices.
- (3) Planning and design of all ski and service installations must continue to respect the sensitivity and integrity of the land, water courses, and wildlife habitat.
- (4) Respect the connectivity to Strathcona Provincial Park's recreational assets and the park's broader goals of environmental protection and tourism development.

3.1.7 Resort Expansion Area

Objectives

- (1) To recognize that the area indicated as "resort expansion area" on *Map 2: Land Use Designation* forms an integral part of the resort community development.
- (2) To undertake a comprehensive plan of the "resort expansion area" so that development in this area can complement the remainder of the resort community.
- (3) To support a mixture of mixed use residential, limited mixed use commercial and resort facilities in the "resort expansion area".

Policies

- (1) To combat sprawl, the planning of the “resort expansion area” is encouraged to occur following the build-out of the “village area” indicated on *Figure 4: Environment and Wildlife* (unless market conditions dictate otherwise).
- (2) An application for subdivision and development within the “resort expansion area” indicated on *Map 2: Land Use Designation*, needs to be supported with the following documents:
 - A comprehensive plan for the area that addresses land use, proposed build-out, servicing infrastructure pertaining to roads, parking areas, water and sewer (in accordance with VIHA Subdivision Standards), measures to protect the natural environment, rain and snow management, and how the gradual transition in the development interface zone between the developed area within the IRCP boundary and the adjacent private managed forest lands and Strathcona Provincial Park will be provided.
- (3) When planning the “resort expansion area”, the provision of access into and the relationship with Strathcona Provincial Park will be important considerations, with the understanding that continued access to Strathcona Provincial Park will be provided while mitigating direct and indirect impacts.

3.2 Community Services

3.2.1 Fire protection

Objective

- (1) To, over time, develop adequate fire protection to all the permanent and seasonal population, visitors, and employees, and to the buildings and structures within the resort community.

Policies

- (1) The safety of visitors, residents and staff is a priority in planning for fire protection services and therefore the CVRD will continue working on a phased approach to provide and support adequate fire protection services for the resort community – with the first phase being fire prevention measures.
- (2) The CVRD will strive towards implementing a comprehensive fire protection program that will consist of a combination of the following:
 - (a) A sprinkler bylaw to provide powers to require that all new buildings that are occupied for residential or public assembly purposes have sprinkler systems installed for initial defence, until a “fire protection local service area” is established for the Mt. Washington IRCP area and a local fire protection service is in place¹⁰

¹⁰ At the time of the IRCP creation, the Mt. Washington ownership group was collaborating with the Cumberland Fire Department to initiate a volunteer fire-fighter training program.

- (b) A full service volunteer fire department that will begin with a part time or a full time fire chief, subject to the outcome of a feasibility assessment
 - (c) Ensuring adequate fire flow for all existing and proposed development in the Mt. Washington IRCP area
 - (d) Development of the site that has been donated by the Mt. Washington ownership group, a fire hall/public service building that can accommodate necessary emergency and firefighting equipment
 - (e) Assistance in recruiting volunteer or paid firefighting staff for the Mt. Washington station.
- (3) Should the CVRD consider commissioning a fire protection feasibility study¹¹, the terms will include:
- (a) Investigation of fire protection services that will provide adequate fire protection to all buildings
 - (b) Options for combining fire protections services with policing, security and wildfire/forest fire protection, emergency preparedness, and ambulance
 - (c) Governance and management structure outlining the cooperation of the CVRD with the Mt. Washington ownership group, residential strata councils, other private land owners and any government agencies that may have a role in fire protection or public safety at the resort community
 - (d) Financial and funding feasibility
 - (e) Investigation of fire protection services that will provide adequate fire protection to all buildings.
- (4) Petition(s) and local area bylaw(s) that may be required to enact the service will be the responsibility of the CVRD.

Advocacy policies

- (1) Confirmation of an access/egress route due to concerns for (forest) wildfire should be defined and communicated to the public. Emergency preparedness in the form of an emergency access/egress route available at the resort, and a review of the existing emergency response plan, may form part of the greater fire protection study. It will also be reviewed as a component of the planned CVRD Transportation Road Network Plan.
- (2) A Community Wildfire Protection Plan (CWPP) is a requirement of planning a “FireSmart” community. The Mt. Washington ownership group, private and strata owners and councils are encouraged to cooperate with the adjacent landowners, Ministry of Forests, BC Parks and the CVRD, to develop a CWPP to identify the risk of wildfire that may threaten the resort and structures. After adoption of the CWPP by the CVRD board, the CVRD will work with the Mt. Washington ownership group to implement it.

¹¹ This decision will be based on getting CVRD board budget approval to implement this portion of the IRCP.

3.2.2 Safety

Objectives

- (1) To develop and maintain a safe living environment throughout the resort community.
- (2) To separate and improve intersections and junctions where conflicting users of infrastructure cross paths with each other.

Advocacy policies

- (1) In the planning and design of the resort community, incorporate the principles and components of “crime prevention through environmental design” (CPTED).
- (2) Use signage and other creative methods to improve intersections and junctions where conflicting users cross each other, such as vehicle flow and pedestrian flow, or Nordic cross-country skiers and pedestrian trail users.
- (3) Improve communicating to the public what emergency plans and options are in place to deal with major disruptions, such as an earthquake or a forest fire, before these events happen.
- (4) Improve indicating the location of an emergency exit route through Strathcona Provincial Park, which may be needed when Strathcona Parkway is unsafe to use.

3.2.3 Policing and security

Objectives

- (1) To secure continued RCMP policing services to the resort community.
- (2) To ensure adequate on-site police protection and security, especially during special events.

Advocacy policies

- (1) Policing and security services within the resort area will continue to be examined as the resort matures.
- (2) For the safety of residents and visitors the CVRD will facilitate ongoing discussions between the RCMP and the Mt. Washington ownership group to ensure that adequate RCMP presence is provided for the resort community.
- (3) Any additional on-site security that may be required during special events or emergency situations must be provided by agreement between the Mt. Washington ownership group and the RCMP or other special security agencies, prior to the event, with a courtesy notification to the CVRD explaining what arrangements have been made.
- (4) Upon investigation of the feasibility of a public service building, the inclusion of space for an RCMP presence (part or fulltime) should be provided.

3.2.4 Education

Objective

- (1) To support the establishment of public or private educational facilities that would, over time, contribute to the formation a complete resort community.

Advocacy policies

- (1) The Mt. Washington ownership group and the CVRD will continue to monitor the needs of residents in relation to education. If, and as warranted, the Mt. Washington ownership is encouraged to work with service providers to ensure adequate space is provided for appropriate education facilities within the Mt. Washington IRCP area.
- (2) The CVRD will facilitate the discussion with the pertinent school district and the Mt. Washington ownership group regarding future public school needs and potential allocation of land or buildings as the permanent population of Mt. Washington resort community grows.
- (3) Acknowledge the potential of private daycare and schools and academies to locate at the resort. Planning for such facilities must consider the need of the student population, including but not limited to student accommodations, extracurricular activity areas and amenities that will support education on a part time (seasonal) or full time (academic year) basis.

3.2.5 Roads

Objectives

- (1) To ensure that the public and private internal road system of the resort community is safe, efficient and designed to meet anticipated demand.
- (2) To acknowledge that the Mt. Washington ownership group has made provisions for alternative routes that can be used in emergencies, when the Strathcona Parkway (being the only public access and egress route to Mt. Washington) is deemed unsafe to use.
- (3) To investigate the potential of having emergency access/egress routes included in a revised Comox Valley Rural Official Community Plan.

Advocacy policies

- (1) At the time of subdivision and rezoning the approving officer will be consulted to determine the width and the standard of public roads that need to provide access and accommodate safe movement of emergency vehicles.
- (2) At the time of subdivision consider including in the proposed road network-system a multi-use trail for pedestrians and cyclists.
- (3) Review internal public roadway classifications with Ministry of Transportation and Infrastructure to help address responsibility and subsequent priority of snow clearing and maintenance of roads and parking areas.

3.2.6 Parking

Objectives

- (1) To minimize the occupation of developable land by parking areas.

- (2) To site public and private parking areas, drop off locations, and 15 minute parking spots throughout the resort community that will respect the efficient relationship between the overall transportation system and parking allocation.
- (3) To improve way-finding to parking areas, drop off locations and 15 minute parking spots, especially for visitors and new skiers who are not familiar with Mt. Washington.
- (4) To encourage skier access parking that is safe for families and large groups.
- (5) To provide a separate and safe pedestrian thoroughfare/walkway alongside each parking lot, so that pedestrian flow is separated from the vehicle flow.
- (6) To prohibit on street parking, excluding “lay-by” parking for buses, so that roads (private or public) are always open and available for snow plowing.
- (7) To encourage maintenance of parking facilities during peak winter use periods.
- (8) To support the principle of establishing satellite parking lots elsewhere in the Comox Valley, that would enhance alternative transportation options.

Policies

- (1) Site parking areas in strategic locations throughout the resort community and in the parking areas provide for alternative transportation options, such as parking for buses, carpooling sites, bicycle racks, electric vehicle plugins, etc.
- (2) Encourage the consideration and development of innovative/alternative approaches to parking. Examples that can be considered include minimizing land consumption by providing ground level or structured parking; or to incorporate efficient and alpine appropriate measures to reduce the amount of snow to be cleared and stored, such as geothermal snow melting systems or radiant heat into parking surfaces.
- (3) Ensure sufficient parking for tourist accommodation is provided.

Advocacy policy

- (1) The CVRD will work with the Mt. Washington ownership group and the Ministry of Transportation and Infrastructure, to consider the provision of off-site satellite parking areas within the Comox Valley from which shuttle buses can transport permanent and seasonal residents and visitors to the resort community. During this investigation, collaborate with the CVRD to see if multi-use parking areas can be designed, where visitors to parks and trails can share parking facilities with visitors to Mt. Washington.

3.2.7 Transportation and mobility

Objectives

- (1) To decrease greenhouse gas emissions and non-renewable energy use, support a variety of alternative transportation options for permanent and seasonal residents of the resort community.
- (2) To continue to explore options for minimizing dependence on private vehicles within the resort, such as using active transportation options and means of shuttling visitors to the resort by bus.

- (3) To encourage the Ministry of Transportation and Infrastructure to continue to provide a safe and efficient all-season road between the resort and the Comox Valley.
- (4) To encourage pedestrian orientation through the provision of public trails and paths, and design that foster a compact resort community and village centre.

Advocacy Policies

- (1) Meet overall climate emissions goals of the Comox Valley sustainability strategy, where the transportation related emissions need to be reduced by 80 percent by 2050, by shifting transportation modes away from private vehicles to other alternative modes of transport.
- (2) Encourage using a variety of measures and strategies to reduce dependency on the use of private vehicles to drive to and within the resort community. This may include:
 - (a) Continued use of the shuttle bus service between the Mt. Washington resort community and the communities of Comox Valley
 - (b) Establishment of a parking lot at the base of Mt. Washington or the start of Strathcona Parkway from which visitors to the resort community can use alternative transportation options, such as carpooling or shuttle bus services
 - (c) The CVRD will continue to discuss opportunities with BC Transit for the regional transit service to expand the service to the base of Mt. Washington
 - (d) An internal transit system for peak period use, with pick up and drop off at strategic locations and parking lots
 - (e) A multi-modal transportation system with opportunities for ski-in and out, walking, cycling and use of people movers such as staircases, gondolas, magic carpet rides, and rope tows (powered by renewable energy sources) that will encourage people to get around within the IRCP area without using their vehicles
 - (f) A year-round pedestrian and multi-use trail system.
- (3) Encourage the Ministry of Transportation and Infrastructure to:
 - (a) Continue maintaining and providing efficient snow clearing and maintenance of Strathcona Parkway
 - (b) Continue communication with all the key parties that benefit from the parkway, such as the Mt. Washington ownership group, the CVRD, private forest land owners and BC provincial parks

3.2.8 Recreation, parks, and greenways

Objectives

- (1) To provide opportunities for four-season recreational services to the permanent and seasonal population of the resort community.
- (2) To provide recreational opportunities for all ages and abilities based on public and IRCP stakeholder's consultation on the types of park and desired recreational amenities to be developed in each park.
- (3) To promote a formal public trail system (gravel and/or hard surface) to help reinforce pedestrian orientation at the resort.

- (4) To integrate public open spaces and trails into design to form an integral part of the resort community, while understanding that (private) ski terrain is part of the open space system and non-motorized transportation system (skiing instead of walking/biking).
- (5) To establish a development interface zone within the Mt. Washington IRCP area, to preserve or enhance aesthetics and minimize the impact of light and noise generated from development within the IRCP area.
- (6) To respect the connectivity to Strathcona Provincial Park including views, trails and trail heads.

Policies

- (1) When reviewing applications for subdivision or rezoning, consider the provision of public parks and recreational greenways that will improve connectivity within the village area and between the future village centre and adjacent Strathcona Provincial Park.
- (2) Provide ample public open space and pedestrian walkway throughout the IRCP area to:
 - (a) Develop a sense of community through the provision of common facilities such as plazas, lounges, shared amenity areas and recreation areas
 - (b) Link the above-mentioned common facilities with streets, pedestrian walkways and greenways
 - (c) Stimulate pedestrian interest by creating and complementing opportunities for recreation and social activity, enhancing the use of alternative transportation and reducing vehicle dependency

Advocacy policies

- (1) Encourage the provision of activities that are all-season, for all ages, and abilities.
- (2) Seek opportunities to integrate potential CVRD maintained parks with possible future publicly accessible open space or trail systems that will complement the Mt. Washington ownership group's plan for their ski/snowboard runs and infrastructure.
- (3) Planning of public trails should be done to encourage multi-use activity during the summer season where there are opportunities for recreational cycling, hiking and walking within the resort and to connect to convenient locations with Strathcona Provincial Park. During the planning of such potential public trails the private ownership and management of private managed forest land and Strathcona Provincial Park, where biking is not permitted, should be considered, to ensure that recreational activity does not impact neighbouring land use.

3.2.9 Water services provision

Objectives

- (1) To protect natural surface and ground water resources within the IRCP area and within adjacent properties.
- (2) To provide potable water to all permanent and seasonal residents and visitors to the resort community, in accordance with Vancouver Island Health Authority (VIHA) standards

- (3) To ensure sufficient supply of water for the servicing of new buildings and future fire protection of the resort community.

Policies

- (1) Mt. Washington ownership group will continue to provide baseline data and other required information on its water provision and systems to the CVRD.
- (2) When making an application for a rezoning, subdivision, or building permit, the applicant must provide confirmation from the water service provider at Mt. Washington that adequate water services can be provided for the proposed development or building.
- (3) With an application for a boundary extension of the IRCP area, the application shall include:
 - (a) A water master plan to assist in future development and expansion decisions
 - (b) Confirmation from a professional engineer that there is sufficient capacity in the water infrastructure on Mt. Washington to accommodate the expansion proposal

Advocacy policies

- (1) The Mt. Washington ownership group should obtain a construction permit from the VIHA Public Health Engineer for any works to expand the existing water service, add additional treatment facilities or partake in any other works requiring a permit under the *Drinking Water Protection Act*.

3.2.10 Sanitary sewer services provision

Objectives

- (1) To provide sanitary sewer services to all permanent and seasonal residents and visitors to the resort community, in accordance with the Ministry of Environment standards.
- (2) To document the supply, storage and distribution systems for sanitary sewer service.
- (3) To ensure sufficient capacity in the sanitary sewer and treatment system to accommodate the existing and proposed development of the resort community.

Policies

- (1) Mt. Washington ownership group will continue to provide baseline data and other required information on its sanitary sewer systems to the CVRD.
- (2) When an application is made for rezoning, subdivision, or building permit, the applicant is required to provide confirmation from the wastewater service provider at Mt. Washington that adequate sanitary sewer services can be provided for the proposed development or building.
- (3) With an application for a boundary extension of the IRCP area, the application shall include:
 - (a) A sanitary sewer master plan to assist in future development and expansion decisions

- (b) Confirmation from a professional engineer that there is sufficient capacity in the sanitary sewer infrastructure on Mt. Washington to accommodate the expansion proposal

3.2.11 Solid waste disposal and recycling

Objectives

- (1) To minimize the waste stream.
- (2) To examine the potential for implementing an integrated resource recovery (IRR) approach and waste management which regards waste as a potential resource and mimics the closed-looped cycles in nature.

Policies

- (1) Solid waste materials shall be disposed in accordance with the Comox Strathcona Solid Waste Management Plan.
- (2) The CVRD will work with the Mt. Washington ownership group, strata councils and private contractors to minimize the waste stream in regard to storage, collection and disposal of the solid waste created at Mt. Washington.
- (3) The CVRD, the Mt. Washington ownership group and strata councils will collaborate on an education program with landowners, unit holders, and visitors to enhance the profile and the merits of recycling at the resort.

Advocacy policies

- (1) The Mt. Washington ownership group and strata councils are encouraged on an ongoing basis, to investigate how recycling programs can be refined and what can be done to reduce waste that will help minimize solid waste sites and transfers.
- (2) Promote the concept of reduce, reuse and recycle amongst the permanent and seasonal resident and visitor population.
- (3) The proposed integrated resource recovery approach should strive to encompass water, energy, and infrastructure and include digesting biomass, heating, electrical or fuel.
- (4) To reduce human and wildlife conflicts, bear proof containers should be used for storage and collection of the waste created at Mt. Washington.

3.2.12 Communication networks

Objective

- (1) To continuously improve communication networks for radio broadcastings, telephones, internet, televisions, etcetera to the IRCP area.

Advocacy policy

- (1) Encourage collaboration with service providers to ensure that the best possible communication networks and services are provided to permanent and seasonal residents and visitors to the IRCP area.

3.3 Environmental Protection

3.3.1 Watersheds

Objective

- (1) To protect the natural hydrologic regime, quality of water resources and habitat of the waterways of the Oyster, Tsolum, and Browns River watersheds as shown on *Figure 7: Watersheds*.

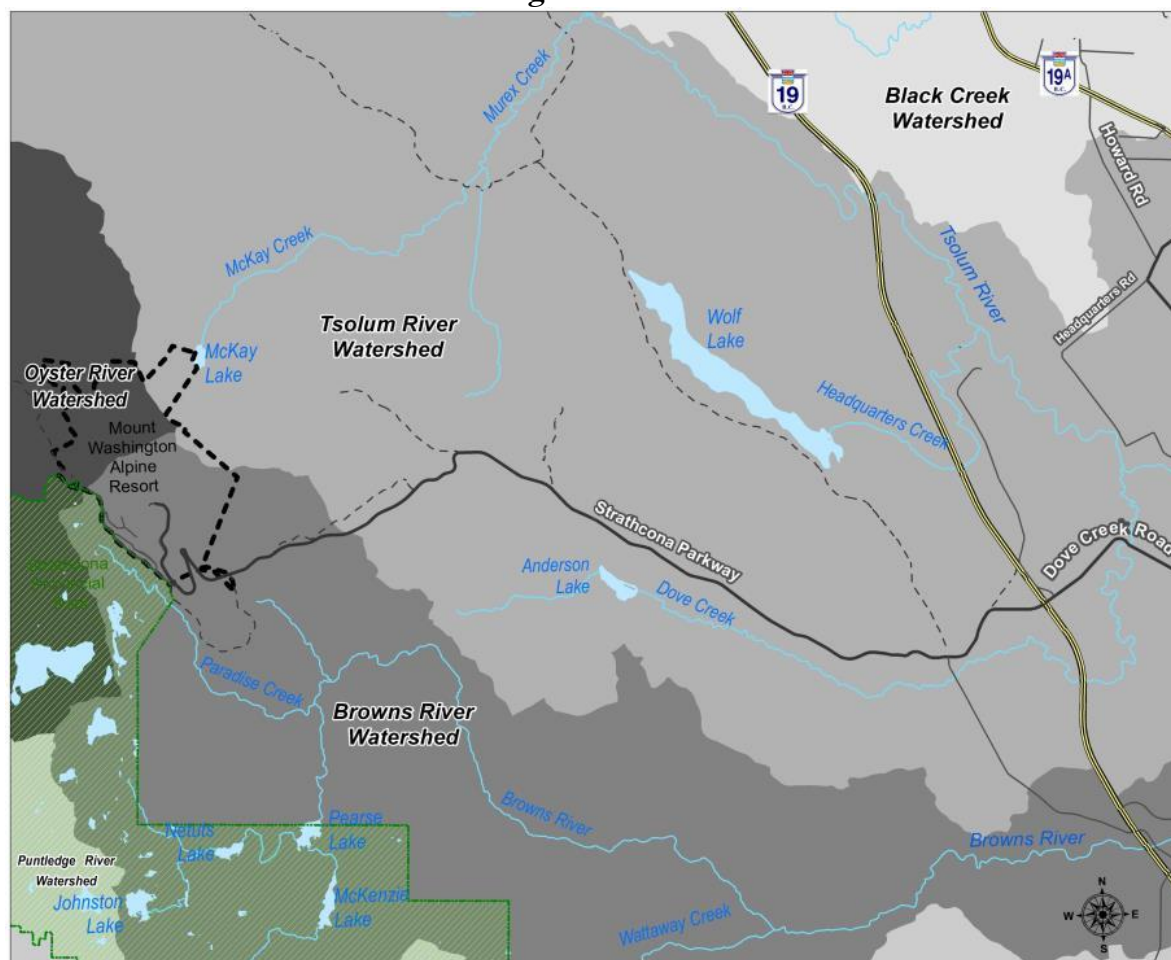
Policies

- (1) Ensure that development proposals retain existing native vegetation and tree cover in order to prevent erosion and siltation of watershed features.
- (2) Encourage establishment or enhancement of vegetation and tree cover where site conditions permit on steep slopes and adjacent to water.

Advocacy policy

- (1) Support collaboration of government and private entities in efforts to prevent deterioration and promote restoration and enhancement of watershed features.

Figure 6: Watersheds



3.3.2 Environmentally sensitive areas

Objectives

- (1) To protect ecosystems that in turn, support the biodiversity of species.
- (2) To identify key sensitive habitat areas, water features and related ecosystems, and mitigate the impact of development on these features and functions.
- (3) To protect the environmentally sensitive features whether mapped or unmapped in the IRCP area through development permit guidelines.
- (4) To recognize the sensitivity of the adjacent Strathcona Provincial Park, Paradise Meadows area to ensure that development does not adversely impact the meadow's natural environment, including aquatic resources and hydrology.
- (5) To recognize that the high quality of the natural environment is one of the key attributes of the attractiveness of the Mt. Washington resort community and to ensure that the resort continues to develop in an environmentally sustainable manner.

Policies

- (1) Development within the IRCP area shall use precaution in order to protect water resources from potential erosion and siltation. To prevent this from occurring, preventative measures should be taken to protect topsoil and ground cover during all stages of development occurring in the IRCP area.
- (2) Restoration, which includes seeding and/or replanting of disturbed sites as a result of development, will be required through the mixed use development permitting process.
- (3) Strongly support the Mt. Washington ownership group's existing policy of not using chemicals and other non-natural forms of snow making that may be used to accelerate the formation of snow.

Advocacy policies

- (1) For the protection of ecosystems, which do not respect property boundaries, collaboration and cooperation between all land owners and visitors that will result in following best management practices to mitigate development impacts on the environment and ecosystems is encouraged.
- (2) The CVRD will facilitate ongoing communication between the, Ministry of Forests, Lands and Natural Resource Operations, Ministry of Environment, BC Parks, TimberWest, the Ministry of Transportation and Infrastructure and snow clearing service providers, the Mt. Washington ownership group, private and strata land owners and strata councils to address snow removal and other impacts on aquatic resources within the IRCP area and further downstream. In order to understand the potential impacts and devise proper mitigation strategies, a coordinated effort should be undertaken to establish baseline data for the streams and for Paradise Meadows relative to other watercourses within Strathcona Provincial Park.

3.3.3 Snow melt and rainwater management¹²

Objectives

- (1) Manage snow melt and rainwater to preserve ecosystem and watershed health. The collection and management of snow melt/rainwater is an important component of ensuring the overall health of the Comox Valley waterways and natural areas. As tree cover is removed and impermeable areas increase, snow melt/rainwater management becomes a larger concern. There is a critical threshold when there is over 10 percent impervious area within a watershed or drainage catchment. Modern management techniques are moving engineered solutions towards green infrastructure approaches which seek to replicate natural systems in the impoundment, infiltration and cleansing of rainwater (e.g., naturalized ponds, bioswales).
- (2) In order to minimize the environmental impact of development, encourage the creation of a comprehensive snow melt and rainwater management plan for the IRCP area.

¹² Note that storage of snow is captured in rezoning applications and development permit requirements and is therefore not included in this section.

- (3) To use sustainable practices and design buildings and sites to manage rainwater in an ecologically sensitive manner. The location of buildings and infrastructure on a site and the manner in which any piece of land is landscaped has significant implications to the site's ecology, habitat and watershed protection implications, as well as to the energy performance of the buildings. In order to achieve better sustainability performance in development, strategic approaches to site planning and landscaping are needed.

Policies

- (1) Development proposals shall be required to address snow melt and rainwater management to ensure that on-site post-development peak flows do not exceed pre-development peak flows.
- (2) Upon applications for rezoning, or for a boundary extension of the IRCP area, the CVRD may require proof from a professional registered engineer that there is sufficient capacity in the snow melt and rainwater drainage infrastructure on Mt. Washington to accommodate the development and/or expansion proposal.
- (3) On-site snow storing areas for all new development shall be incorporated in the development proposal.
- (4) Seek areas for snow storage that minimize downstream impacts on water quality in Strathcona Park from spring melt runoff and sand/gravel deposits.
- (5) Continue exploring alternative snow dump areas to avoid/eliminate impacts around the Strathcona Park trail parking lot.
- (6) For new construction and in areas where development has already taken place, apply low impact development (LID) techniques that will contribute to snow melt and rainwater management. Low impact practices include:
 - (a) Conservation site design strategies (i.e., non-structural low impact development practices)
 - (b) Infiltration practices
 - (c) Rainwater harvesting
 - (d) Runoff storage and evapotranspiration
 - (e) Runoff conveyance
 - (f) Filtration practices
 - (g) Landscaping that would slow down or capture rain water runoff, such as rain gardens; or provide for permeable surfaces that would enhance rain water infiltration to ground water, such as lawns.
- (7) Avoidance and mitigation of impacts on watercourses and cause for erosion will be addressed in all development reviews using a development permit process.

3.3.4 Energy and Water Conservation and Greenhouse Gas Reduction

Objectives

- (1) To promote the reduction of greenhouse gas emissions (GHG) and water conservation within the IRCP area.
- (2) To encourage the production of on-site and district energy plants and/or systems.

- (3) To use and provide alternative energy sources that would increase multiple use of these sources, and that would enhance energy efficiency in buildings, landscape features and powering people movers, etc.

Policies

- (1) Energy and water conservation and greenhouse gas reduction will be addressed through the mixed use development permitting process.
- (2) Sustainable and green building designs will be encouraged, given that these building forms provide lower energy bills and lower environmental impacts than traditional buildings. Green building design principles include the following:
 - (a) Maximizing solar orientation; and
 - (b) Considering climate and weather implications (e.g. winds and snow drifts).
- (3) Overall reductions in greenhouse gas emissions will result from a combination of reduced energy consumption and increased renewable energy reliance.
- (4) Utilize the unique challenges associated with development in an alpine environment where significant snow accumulation and rainfall occurs, regular windstorm and prolonged summer sun and drought are normal. Development proponents are encouraged to capture resources associated with these challenges and to reuse them for district energy systems, energy production and supply or as backup systems during power outages, as well as landscape irrigation, grey water supply, fire suppression and water storage. The use of the following and similar resources will be supported if the use of such sources is mitigated and does not result in any socio or environmental degradation:
 - (a) biogas
 - (b) biomass
 - (c) geothermal energy (heat loops and wells)
 - (d) heat energy from ground and or air (heat pumps)
 - (e) heat and power generated from sewage treatment facilities that can be considered as the resort community and service facilities expand
 - (f) solar energy (solar energy panels and solar photovoltaic systems, where the latter directly convert sunlight into electricity for heating air and or water)
 - (g) solar energy through passive solar design that can provide 30 to 60 percent more space heating needs
 - (h) waste heat produced from existing facilities that can be used by another facility in a compact mixed neighbourhood
 - (i) wind power and wind turbines that are useful for displacing diesel fuel in off-grid generators
 - (j) waste water effluent
 - (k) wind (turbines, useful for displacing diesel fuel in off-grid generators)
 - (l) wood “waste”
- (5) With water re-use, such as grey water recycling in water conservation/irrigation the legislative criteria for its application provided by BC Building Code, MOE *Environmental*

Management Act, *VIHA Drinking Water Protection Act* and *Public Health Act* (SSR), should be followed.

- (6) Development proponents and builders are encouraged to integrate energy saving measures during the site and building planning and not as an add-on after the building of landscaping of the site are completed.
- (7) If all the provisions of a development proposal meets legislative requirements, including BC building code, the CVRD will provide support to create a leading edge pilot project related to energy, and water conservation and greenhouse gas emission reduction.
- (8) Through ongoing green building education, the CVRD will continue to promote and educate development proponents and builders on the use of alternative energy production measures.¹³
- (9) The establishment of a mix of uses on one site is encouraged, as this mix should increase the viability of on-site energy supply.

3.3.5 Landscaping

Objectives

- (1) To instill the use of sustainable best practices in site planning. The location of buildings and infrastructure on a site and the manner in which any piece of land is landscaped has significant implications to the site's ecology, habitat and watershed protection implications, as well as to the energy performance of the buildings. In order to achieve better sustainability performance in development, strategic approaches to site planning and landscaping are needed.
- (2) To focus on the provision and maintenance of native drought resistant and "FireSmart" landscaping to enhance the aesthetic appeal of the resort community and complement the natural landscape.
- (3) To use turbines, solar energy systems, and other resource recovery technologies, to power landscaping features.

Policies

- (1) Use landscaping to delineate and separate land use areas, increase the aesthetics of use areas, enhance privacy, mitigate erosion and stabilize slopes, conserve energy, mitigate sound, preserve air and water quality.
- (2) Promote education about xeriscaping and "FireSmart" planting.
- (3) Select native plants suited to the characteristics of a site, to ensure a vibrant healthy landscape, that require little or no watering and that are not subject to stress during hot and dry summer months.
- (4) Through the provisions of the mixed use development permit area, provide landscaping guidelines to improve the aesthetics and safety of the resort community.
- (5) The implementation of alpine appropriate green roof design is encouraged.

¹³ CVRD website: www.comoxvalleyrd.ca/GreenBuilding is used for educating the public.

3.3.6 Air, Noise and Light Pollution

Objective

- (1) To minimize the development impact of air, noise and light pollution within the Mt. Washington IRCP area on the natural and wilderness areas of the alpine resort (and adjacent Strathcona Provincial Park).

Policies

- (1) Residential and commercial development must adhere to the “dark sky” policy of the CVRD.
- (2) Where possible, use mitigative measures to reduce noise.

3.4 Mining and Forestry Activities

3.4.1 Metal leaching and acid rock drainage from mineral occurrences

Objective

- (1) To be aware of and manage the occurrence of acid rock drainage in the IRCP area.

Policies

- (1) Prevent and mitigate potential problems resulting from metal leaching and acid rock drainage as a result of development.
- (2) Where acid rock drainage occurs, preventative measures shall be taken that would prevent the acid from draining into aquatic ecosystems, such as Piggot Creek, a tributary of the Oyster River.
- (3) Discourage fracturing rock where there is a known presence or potential for metal leaching and acid rock drainage.

3.4.2 Mining

Objectives

- (1) To respect the fact that resource development falls under the provincial government jurisdiction and regulations.
- (2) To accommodate mining rights of the tenure holders.

Policy

- (1) When the CVRD receives a referral for proposed mining or exploration activities, the comments provided would include that provision be made for environmental and drainage protection for the IRCP area and for the adjacent Strathcona Provincial Park.

3.4.3 Forestry

Objectives

- (1) To accommodate forestry on the lands bounding the IRCP area.
- (2) Wherever possible, to protect stream sides on privately owned land from logging.

Advocacy policy

- (1) The Mt. Washington ownership group is encouraged to continue cooperating with the agencies responsible for the management of Strathcona Provincial Park and the adjacent private managed forest lands and associated land owners, in all matters of common interest, including, but not limited to:
 - (a) emergency preparation relative to wildfires
 - (b) transportation safety
 - (c) streamside protection
 - (d) any development that may challenge the environmental integrity of ecologically sensitive features or habitat





PART FOUR DEVELOPMENT PERMIT AREA

4.1 Introduction

The Mt. Washington IRCP relies on the use of development permit areas as the primary tool to assist the resort community in working towards achieving its vision and ensuring that future development is consistent with the sustainability principles, goals, objectives, and policies of the Comox Valley regional growth strategy, the IRCP and the development permit guidelines. The application requirements and development permit procedures are captured in the planning procedures and fees bylaw. In some cases, a report from an architect, landscape architect, or other professional may be required to assist staff in evaluating an application. Development within the development permit area may only proceed if the proposal satisfies the development permit specifications and guidelines.

In addition to the mixed use development (MUD) permit of the IRCP, the development permits included in the electoral areas official community plan that apply to all electoral areas, will where applicable, also apply within the Mt. Washington IRCP area.

The Mt. Washington mixed use development permit area specifications identify when a permit is required and the guidelines that have to be met. In accordance with the development permit requirements, an applicant needs to obtain a development permit before development, construction, or land alteration commences, so that the impact of development on the environment within the designated areas identified on *Map 3: Development Permit Area* can be reduced and the end project can satisfy the vision for the form and character of the Mt. Washington alpine village.

4.2 Mixed Use Development Permit Area

4.2.1 Designated Area

The *Local Government Act* sections 919.1(1) authorizes the regional district to include in the official community plan, a development permit area for the following:

- “(a) *protection of the natural environment, its ecosystems and biological diversity;...*
- “(f) *establishment of objectives for the form and character of commercial, industrial or multi-family residential development;...*
- “(h) *establishment of objectives to promote energy conservation;*
- “(i) *establishment of objectives to promote water conservation;*

(j) establishment of objectives to promote the reduction of greenhouse gas emissions.”

The requirement for a development permit will apply to the area identified on *Map 3: Development Permit Area*, and more specifically to the following land use designation areas shown on *Map 2: Land Use Designation*: “mixed use commercial”, “mixed use residential”, “potential mixed use residential”, and “resort expansion area”.

4.2.2 Objectives

The development permit area is established to achieve the following:

- (1) Enhance the alpine village character and experience of visitors
- (2) Ensure that development within the Mt. Washington IRCP area is suitably integrated with the natural environment and improved surroundings
- (3) Establish low impact development standards, where designs take into consideration:
 - (a) Safety of people and infrastructure
 - (b) Energy saving measures
 - (c) Alternative transportation options to decrease vehicle dependency

4.2.3 Justification

There is a limited amount of developable land on Mt. Washington, and this makes it more important to ensure that the siting and design of buildings and development achieve maximum integration within the topography, both now and in the future. The development permit area was established to ensure that commercial and multi-residential development on Mt. Washington occurs in accordance with an alpine village theme as described in the guidelines provided. Development permit measures have been included in order to mitigate the effect of climate change, development to promote energy and water conservation, and to reduce greenhouse gas emissions.

4.2.4 Applicability

Within the mixed use development permit area indicated on *Map 3: Development Permit Area*, for commercial, industrial and multi-residential development, the following activities require a development permit prior to:

- (1) Any site alteration or landscaping being done
- (2) Installation of infrastructure that requires site alteration
- (3) Approval of a building plan and resulting construction of buildings and associated structures

4.2.5 Exemptions

Notwithstanding section 4.2.4, a development permit shall not be required for the following activities on the subject land:

- (1) The construction of single detached and duplex dwellings
- (2) The construction of an accessory building, where the proposed accessory building is equal to or less than 10 metre² in size
- (3) Minor interior and exterior building alterations, excluding any increase in the floor area of the building footprints, provided the work is above existing foundations and would be consistent with the objectives and guidelines of the mixed use development permit. This could include repainting or refinishing a building, repair or replacement of roofs, windows, doors, decks and awnings, provided that there would be no significant change to the façade and exterior appearance of the building
- (4) Erection of a fence that is in compliance with the fence height and siting regulations in the implementing zoning bylaw
- (5) Construction of retaining walls equal to or less than 1.5 metres in height
- (6) Construction of temporary emergency works to prevent flood or erosion damage to structures
- (7) Construction of emergency works to install, repair, or replace public utilities or infrastructure
- (8) Erection of a freestanding light pole, utility pole, flag pole, communications tower, warning devices and/or similar structures related to public health, safety, and infrastructure
- (9) Replacement of or alterations to existing signage that does not result in a contravention of guidelines pertaining to signs within this development permit area
- (10) Removal of trees deemed hazardous by a qualified arborist, identified in a report submitted to the CVRD

4.2.6 Guidelines

Development permits shall be issued in accordance with the following guidelines.

General Design

- (1) The character of the mixed use development permit area will generally:
 - (a) Complement and blend with the surrounding natural and improved environments, and incorporate natural building materials into the design of the buildings that will be durable to withstand the harsh climate at Mt. Washington
 - (b) Accommodate distinct building form, where mixed use development will complement existing buildings through the use of common architectural and landscape elements, and colours and materials, which complements surrounding natural and improved environments
 - (c) Avoid duplicate mirror-image or repetitive monotonous building designs that are not supported in the Mt. Washington IRCP area
- (2) Reduce the energy consumption and reliance on mechanical means through location, orientation and building design to facilitate the retention of passive solar heat, optimize distribution of natural daylight into a building's interior spaces, and support natural ventilation.

- (3) Encourage the use of energy efficient building materials, techniques, technologies, and practices that produce local energy and/or reduce the amount of energy consumption, which include, but are not limited to the following:
 - (a) South facing windows that maximize winter passive solar gain and natural daylight
 - (b) Geothermal
- (4) Screening of rooftop mechanical equipment should be incorporated into building design.
- (5) Where possible with the design of commercial residential and multi-residential development, provide for ski-in and ski-out opportunities.
- (6) Development shall not be a separate “gated community” with walled or fenced enclaves.
- (7) Building and landscape design should incorporate design elements that address the functional needs of persons with disabilities, including those who are mobility, visually and hearing impaired, or have reduced strength or dexterity.
- (8) Make provision for fire protection of buildings and infrastructure, including access for firefighting services.
- (9) Commercial development should be primarily ground oriented and generally located within the ground floor or second storey.

Site design and preparation

- (10) Site design should consider the unique challenges associated with development within the Mt. Washington IRCP area, where the following is typical:
 - (a) Significant snowfall and accumulation, resulting in significant snow melt
 - (b) High rainfall and associated runoff
 - (c) Regular windstorms
 - (d) Summer drought
- (11) Plan and design buildings to preserve vegetation, maximize solar access, accommodate existing grades, optimize views, and accommodate potential challenges that the subject land may present, rather than changing the subject land to accommodate the building.
- (12) In the “village centre”, all buildings shall be arranged on the site to facilitate social interaction, and build a sense of community and place. This may occur by:
 - (a) Providing and clustering patios, porches, or verandas adjacent to common areas
 - (b) Ensuring building entrances face each other
 - (c) Providing for visual surveillance of open space from as many angles as possible
- (13) During all stages of site preparation, development and construction prevent erosion and sedimentation through the appropriate placement of erosion control mechanisms.
- (14) Make use of low impact technologies, such as incorporating native vegetation in the landscape plan, and using naturalized ponds and/or bio swales.
- (15) Permanently stabilize and rehabilitate all disturbed slopes and drainage features upon completion of construction with native plant species and/or natural materials.
- (16) Buildings on sloping sites should step down with the natural grade of the site in order to minimize cuts and fills, retaining walls, artificial embankment of grade, or extensive re-grading.
- (17) Street design in the future village centre shall provide for the inclusion of pedestrian amenities such as benches, human-scaled lighting, street trees, recycling/refuse receptacles

and bicycle/ski/snowshoe racks. These shall be consistent with, similar to, or identical in character to the architectural character of the development.

Building Siting, Height, Size and Massing

- (18) Multi-residential, commercial and mixed use development should be designed carefully to prevent shading, loss of privacy, air quality or noise pollution impacts on neighbouring properties. Therefore landscaping, buffering and screening should be incorporated when developing adjacent to residential uses.
- (19) Mixed use developments situated near the side yards of single detached dwellings should be particularly sensitive to issues of noise, privacy and overlook on adjacent properties. Consideration should be given to greater setbacks above the ground floor, special landscaping measures and orienting living and amenity areas away from adjacent living and amenity areas.
- (20) Where site conditions permit, building placement and design shall consider setting buildings into the hillside and stepping upper story back to respect views from adjacent developments to the greatest extent possible.
- (21) Minimize the visual impact of massing by segmenting large buildings, incorporating human-scaled architectural elements in building design such as interesting architectural massing, roof line and balcony/terrace design, window treatments and landscaping.
- (22) Careful attention shall be paid to roofscapes by including roof heights and pitches to ensure that new development complements existing development.
- (23) Areas around buildings will address the risk of large and significant icicle build up and the dangers associated with masses of snow falling from roofs and signage. Roof design must consider function and safety requirements for snow retention and shedding, designed pitch, selected materials, and aesthetics associated with diverters or retainers.

Building materials and exterior finishes

- (24) Where feasible, locally produced natural materials should be incorporated into the design without compromising the building or structure's fire resistance.
- (25) The use of non-combustible building materials is encouraged.
- (26) Authentic detailing and application of exterior finishes where practical is strongly encouraged. False windows and mirrored glass are not supported.
- (27) Colours shall be inspired by the surrounding natural environment.

Parking and service areas

- (28) All site design must provide for:
 - (a) Emergency vehicle access
 - (b) Parking places close to building entrances for ease of use by physically impaired persons
 - (c) Bicycle racks
 - (d) Building and sidewalk locations, size and configuration of parking areas
 - (e) Snow storage areas

- (29) The majority of parking should be provided in parking structures within buildings or in adjacent structures.
- (30) Parking areas within buildings or adjacent structures are encouraged to make provision for the plugin of at least one electric vehicle.
- (31) Surface parking should be designed in accordance with a snow melt and rainwater management plan to ensure that post development flows do not exceed predevelopment flows.
- (32) Parking, storage and service areas should be located in the least visible area of the site screened from public view, with the following landscaping/building requirements:
 - (a) Loading areas shall be screened
 - (b) Landscaping shall be used to soften the visual impact of surface parking and to emphasize a pedestrian friendly environment
- (33) Where applicable, bus layby and/or shelters, pullouts and turnaround areas should be incorporated into the site design.
- (34) Impervious surfaces should be minimized.

Snow/rainwater and ground water management

- (35) The Comox Valley Regional District shall require the applicant to submit a snow/rain water management plan prepared by a professional engineer that addresses the following:
 - (a) Management control measures in place during the construction phase to ensure that adjoining lands are not adversely impacted by runoff generated on the subject land
 - (b) Once development is completed there shall be no net increase in peak rainwater runoff from the site to adjoining lands
 - (c) Consider innovative snow management techniques and technologies that would assist in reducing winter snow storage and capture snow melt and rainwater runoff for re-use
 - (d) Means to move/remove snow on a regular basis and during extreme snowfalls
 - (e) Provision of adequate space for on-site storage of snow and/or having an agreement for off-site storage of snow
 - (f) Consider integrating low impact development features such as bio swales and infiltration trenches

(One method that can be used to determine how to mitigate impacts related to runoff from snow melt and rainwater is the Water Balance Model.)

- (36) Best management practices for mitigating siltation, erosion and pollution of the natural areas, watercourses must be used in all cases where avoidance is not possible.
- (37) Pedestrian routes, especially at building entrances, which must be fully protected, should be considered to optimize pedestrian safety.
- (38) Building projections below the main roof must be durable. Generally, conventional eaves troughs or built-in eaves troughs should be avoided as they are subject to damage from snow shed.

Landscaping and screening

- (39) The Comox Valley Regional District shall require the applicant to submit a landscape plan prepared by a qualified landscape architect or equivalent professional which meets the British Columbia Landscape Standard, considers the constraints and opportunities of an alpine environment, and satisfies the following objectives:
 - (a) Where possible, preserve the natural character by blending new landscaping with the surrounding areas, existing mature trees and native vegetation
 - (b) Where site conditions permit, use a variety of native or similarly hardy, drought tolerant deciduous and evergreen plant species that are best suited to the site specific growing conditions, harsh snowy winters and dry summers that are not invasive
 - (c) Provide visual separation from and compatibility with surrounding residential uses, when practical
 - (d) Buffer multi-residential developments from other uses
 - (e) Improve the aesthetic appeal of the development
 - (f) Assist in the safe movements of pedestrians throughout the site
 - (g) Reduce the amount of impervious surfaces on the site
 - (h) Complement the development and surrounding uses
 - (i) Provide erosion control where appropriate
 - (j) Establish or enhance habitat values on the development site where appropriate
 - (k) Minimize water consumption through means such as micro-irrigation, xeriscaping, and rainwater collection systems for re-use and irrigation purposes
 - (l) Reduce the risk of fire and wildfire
 - (m) Not attract bears
- (40) Retention of natural vegetation is strongly encouraged, since it is a challenge to establish new vegetation on Mt. Washington.
- (41) In areas that are challenging to plant, the use of rock gardens, log and natural landscape materials are encouraged and preferred to non-native grasses and ornamental plantings.
- (42) Where appropriate, establish landscape buffers that create a natural transition between commercial and residential areas – through the use of hard and soft landscaping, such as containing layers of shrubs, trees and low walls.
- (43) Low impact stormwater control measures shall be integrated into paving treatments and landscape design to encourage detention.
- (44) On ground level, large scale (commercial and/or multi-residential) garbage and recycling containers, utilities, service kiosks, exhaust elements, satellite dishes, etc. shall be screened with a combination of landscaping and fencing and, gated to a minimum height of 2 m. Any outside storage areas shall be located to the rear of the buildings unless adequately screened.
- (45) Garbage collection and storage areas shall be bear proofed.
- (46) Chain-link fencing shall be used only when screened by landscaping. Decorative fences are encouraged matching the natural materials used for the principal building.
- (47) While respecting the importance of Mt. Washington's naturally forested character and the preservation of mature trees, encourage the design of on-site landscaping to minimize negative shading impacts on the potential for solar thermal or photovoltaic systems on the

site and surrounding properties. Placement of deciduous trees is encouraged to provide summer season shading, and winter season solar access.

Pedestrian and cyclist considerations

- (48) On-site pedestrian sidewalks and pathways should provide direct connections between building entrances, parking areas and sidewalks/pathways of adjacent streets.
- (49) With safe pedestrian travel in mind, walkways shall be distinguished from driving surfaces, so that on-site pedestrian traffic is separated from vehicle traffic, through the use of raised, marked or landscaped features, or groomed snow pathways during winter months.
- (50) Walls, fences, shrubs, grade changes, snow storage areas or other site features, should not obscure vehicle driver vision of pedestrian or bicycle routes or provide obvious opportunities for concealment.
- (51) Where appropriate, cycling and alternative transport facilities should be provided through safe circulation paths, “end of trip” facilities and sheltered locations for bicycle, ski, snowshoe storage/security.
- (52) Continuous weather protection over main entrances and building facades shall be encouraged.

Site illumination and signage

- (53) The Comox Valley Regional District shall require the applicant to submit a site illumination and signage plan that will satisfy the following design objectives:
 - (a) To maintain the ambiance of the ski resort and adjacent Strathcona Provincial Park, minimize impacts on adjacent land uses and avoid unnecessary impacts on nocturnal wildlife
 - (b) To have a coordinated theme for signage and way-finding throughout the resort community that will complement and blend the improved environment with the natural environment of the mountain setting
- (54) Illumination should adhere to the Comox Valley Regional District “dark sky” policy guidelines and be positioned downwards, to minimize glare and preserve the ambiance of the night sky.
- (55) While the use of back lit signage and LED or video signage is not supported, the use of indirect and/or accent lighting on signage is encouraged.
- (56) Signage should be visually unobtrusive.
- (57) Particular emphasis should be given to signage which is aesthetically pleasing and requires a minimal amount of lighting.
- (58) Billboards and roof signs are not permitted.
- (59) Energy efficient (i.e. solar powered, timer or sensor controlled) light fixtures should be used for the illumination of exterior walkways, driveways, entryways and general exterior lighting.
- (60) The size, location and design of freestanding signage shall be architecturally integrated with the overall design of the buildings and landscaping. The design of fascia signs containing individual business signage shall be integrated into the design of the building.

- (61) Multiple free standing signs should be avoided and consolidated into one multi-tenant sign.
- (62) One freestanding sign for each street frontage of the development shall be allowed.
Freestanding signs shall be permitted in landscaped areas only, on the same parcel as the development. The height of any sign, including support structures, shall not exceed one point eight metres and the area of any one face shall not exceed three square metres.
- (63) One fascia sign shall be permitted for each development. The maximum area of fascia signs shall not exceed six square metres. Fascia signs may be illuminated and should be integrated into the design of the building and may not extend above the top wall of a building.





PART FIVE IMPLEMENTATION

5.1 Plan review

The effectiveness of the Mt. Washington IRCP will be monitored to ensure that it meets its performance objectives and the policies. In order to keep the IRCP consistent with provincial and local government legislation, the socio-economic realities of the time, and future needs, the IRCP will be reviewed comprehensively on an eight to 10 year basis.

5.2 Studies and Future Plans

Studies	Implementation	Timing
Resort Community Services/Fire Protection Feasibility Study	CVRD to initiate discussions with the Mt. Washington ownership group, private land owners and strata owners and councils to expand the regional fire protection service on Mt. Washington and to determine if public consensus with property owners can be reached for the establishment of a fire protection service potentially as part of a service to address broad community needs.	Within three years after the adoption of the Mt. Washington IRCP.
Recycling Education Program/ Study	CVRD to initiate discussions with the Mt. Washington ownership group, private land owners and strata owners and councils.	Within three years after the adoption of the Mt. Washington IRCP.

Plans	Implementation	Timing
Resort Master Plan (revision) The terms of reference for a master plan for the Mt. Washington resort community will be reviewed and approved by the CVRD <u>prior to</u> initiating the planning process, to ensure that the master plan will be compliant with CVRD land use policy regulations.	Mt. Washington ownership group.	Prior to any amendment to the IRCP boundaries, excluding the proposed boundary extension to include the "Potential Mixed Use Residential" land indicated on <i>Map 2: Land Use Designation</i> .

Plans	Implementation	Timing
Parking Plan	Mt. Washington ownership group and future development proponents and/or private or strata land owners.	Prior to any changes to parking provisions in the zoning bylaw or in conjunction with development approval considerations of new buildings that will require extensive parking spaces.
Snow Management Plan	Ministry of Transportation and Infrastructure, the Mt. Washington ownership group and future development proponents and/or private or strata land owners.	In accordance with the mixed use development (MUD) permit, as a condition of any future development approvals.
Snow Melt/Rainwater Management Plan	In accordance with principle five of part two, the Mt. Washington ownership group, as part of a revised master plan will be responsible to create an overall comprehensive drainage management plan. In the meantime, future development proponents and or private or strata land owners will be required to create a site-specific drainage management plan.	Prior to zoning and issuance of a development permit, future development proponents and/or private or strata land owners will be required to provide the CVRD with site specific management plans to accommodate any new development.
Master Water and Master Sanitary Sewer Plans	In accordance with principle five of part two, the Mt. Washington ownership group.	With an application for a boundary extension of the IRCP area.
Building permit review	The applicant is required to provide confirmation from the water and sewer service provider at Mt. Washington that adequate water and sewer services can be provided for the proposed development.	When an application for a building permit is submitted.
Zoning bylaw amendment	The applicant is required to provide confirmation from the water and sewer service provider at Mt. Washington that adequate water and sewer services can be provided for the proposed new building.	When an application for a zoning bylaw amendment is submitted.
Mt. Washington Comprehensive Development Zone (MTW-CD) review	CVRD.	Within one year after the adoption of the Mt. Washington IRCP
Development interface zone	Mt. Washington ownership group in collaboration with a potential development proponent.	When development within the "Resort Expansion Area" indicated on <i>Map 2: Land Use Designation</i> is considered.
Community Wildfire Protection Plan (CWPP)	CVRD in collaboration with the Mt. Washington ownership group, private and strata owners and councils, Ministry of Forests and BC Parks.	Within five years after the adoption of the Mt. Washington IRCP.

5.3 Promoting Collaboration amongst Key Role Players

Item	Action	Explanation
Capital/Funding	The CVRD will assist in determining funding sources.	Certain initiatives beyond the resort's private investment and development may require cooperative funding ventures between the CVRD, the Mt. Washington ownership group, and provincial government agencies. Examples include government grant programs to assist with plans and studies, pursuing assistance (in-kind), and aid for various programs and financing for small capital projects.
Use of Facilities for the Resort Community	The CVRD should work with the Mt. Washington ownership group to confirm needs for facilities such as the following: • Recreational (indoor) facilities • Resort community facilities • An expanded emergency centre • Special amenities • Parks and greenways and the types of recreational activities desired • Schools and other education facilities • Places of Worship • Other institutional developments Means to deliver these services will be subject to jurisdictional responsibilities.	As the resort community continues to grow and mature, it is understood that residents will demand a higher or different level of service, which may need to be delivered through new or expanded facilities.
Environmental Concerns	The CVRD will facilitate discussions with key stakeholders to, collaborate and address the concern about the impact of snow removal and other activities on the natural environment and aquatic systems within the IRCP area and in Paradise Meadows located in Strathcona Provincial Park adjacent to and downstream from the resort community, to integrate multi-jurisdictional solutions in snow management and clearing – that can be carried forward in a proposed future drainage plan and potentially in the proposed revised OCP.	The CVRD and private landowners should continue to protect aquatic systems located within the IRCP area and further downstream and in this regard, collaborate with key agencies and stakeholders. Key role stakeholders include: the Ministry of Environment, BC Parks, TimberWest, the Ministry of Transportation and Infrastructure, snow clearing service providers and/or private contractors responsible for road maintenance within the Mt. Washington IRCP area, the Mt. Washington ownership group, private and strata landowners and strata councils.
Road Infrastructure	The CVRD will facilitate discussions with the agencies and entities involved with snow management and clearing within the IRCP area.	Key role players that will be consulted include the Ministry of Transportation and Infrastructure, snow clearing service providers and or private contractors, the Mt. Washington ownership group, private and strata landowners and strata councils, to investigate suitable means of providing road safety and snow clearing during severe weather conditions to and at the resort community.

Item	Action	Explanation
Road Infrastructure Continued	Through the development permit process, the CVRD will require commercial and multi-residential developments to provide a snow storage/snow melt/rainwater management plan.	With an application for developing properties within the IRCP area, or for an application for a boundary extension of the IRCP area, the CVRD will require proof from a professional registered engineer that there is sufficient capacity in the snow and rainwater drainage infrastructure on Mt. Washington to accommodate the development and/or expansion proposal.
	The Mt. Washington ownership group will be required to develop an overall comprehensive snow/storm/rainwater management plan that will address the drainage and other policy provisions of the IRCP.	To be prepared as part of an updated master plan and submitted with an application for a boundary extension of the Mt. Washington IRCP area.
	The Comox Valley Emergency Program, Area Coordinator and the Mt. Washington ownership group (in consultation with BC Parks) is encouraged to continue working together on an emergency program for the Mt. Washington area, which needs to ensure that an emergency route (in case of the failure of Strathcona Parkway) is adequately included.	Because Strathcona Parkway is the only publically used road to and from Mt. Washington, it is necessary to ensure that during an emergency situation, the public will be educated about available alternatives.
	As the Mt. Washington resort community continues to expand, the Ministry of Transportation and Infrastructure is encouraged to monitor trip volumes on Strathcona Parkway.	As the main transportation corridor for traffic going to and coming from Mt. Washington, it is imperative that Strathcona Parkway is well maintained and that timely upgrades are planned and budgeted for.
Fire Protection Service	Collaboration between the CVRD and the Mt. Washington ownership group is required to discuss interim fire protection services to all properties. The CVRD will be responsible to advance this discussion.	Within three years after the adoption of the Mt. Washington ICRP and prior to obtaining the outcome of a formal feasibility study or providing extended/comprehensive protective services at the resort community, solutions need to be found to improve public safety and provide fire prevention and protection measures for people and structures.
	The CVRD will initiate discussions with the Mt. Washington ownership group, private and strata land owners and councils, to get their consent to establish a “fire protection local service area” for the IRCP area.	To establish a “fire protection local service area” and to determine which area should be included in such a potential service area – only the village area shown on <i>Figure 4: Environment and Wildlife</i> , or the two portions where resort expansion will overtime occur, indicated as “Potential Mixed Use Residential” and “Resort Expansion Area” on <i>Map 2: Land Use Designation</i> and or portions of the recreation area.

Item	Action	Explanation
RCMP Protection Service	The CVRD will initiate and facilitate discussions between the RCMP and the Mt. Washington ownership group, to ensure that adequate on-site police protection and security services are provided for the resort community.	To maintain and/or improve the safety of permanent and season residents and visitors to Mt. Washington.
Parks and Greenways, or other types of recreational activities desired	The CVRD will collaborate with the Mt. Washington ownership group, current and future strata councils to find suitable areas where the mentioned recreational opportunities can be established.	The CVRD is interested in collaborating with public and stakeholders to determine recreational needs and to investigate where potential recreational opportunities can be developed and maintained.
	The CVRD will determine if and where public parkland should be provided, with the provision that if parkland is requested in accordance with the <i>Local Government Act</i> , then park will be maintained by the CVRD.	Considered with future subdivision referrals.
Public Educational Facilities	The CVRD will facilitate discussion with the pertinent School District and the Mt. Washington ownership group regarding future public school needs and potential allocation of land or buildings that can be used for educational purposes.	The Mt. Washington ownership group and the CVRD will continue to monitor the needs of residents in relation to education. As warranted, the Mt. Washington ownership group will work with service providers to ensure adequate space is provided for appropriate education facilities within the Mt. Washington IRCP area.
Future Expansion Opportunities	Consideration of future expansion of the Mt. Washington IRCP area will be subject to the receipt and review of the plans and items listed.	Where there may be opportunities or needs to expand the residential and commercial land uses of the resort community into the privately managed forest lands beyond the boundary of the IRCP.
Water and sanitary sewer services	The Mt. Washington ownership group will be responsible to provide data to CVRD of these services.	To ensure that the existing systems can accommodate future growth and expansion of the resort community, when development and expansion is proposed.
Solid Waste/Recycling Program	The CVRD will work with the Mt. Washington ownership group, private and strata land owners and councils in accordance with the items listed in the solid waste disposal policies.	In the interest of implementing a full recycling program for the Mt. Washington IRCP area, the CVRD will play an advisory role.
Alternative energy	The CVRD will encourage and support the use and generation of alternative on-site energy production, and will continue to promote and educate development proponents and builders on the use of alternative energy generation options.	CVRD will provide ongoing green building education.

Item	Action	Explanation
Advance the use of alternative transportation options	The CVRD will work with the Mt. Washington ownership group and Ministry of Transportation and Infrastructure, to consider the provision of off-site satellite parking areas within the Comox Valley from which shuttle buses can transport permanent and seasonal residents and visitors to the resort community. The CVRD will continue to discuss opportunities with BC Transit for the regional transit service to expand the service to the base of Mt. Washington.	To advance the use of and provide options for alternative transportation choices.
	In the revised master plan the Mt. Washington ownership group needs to provide a transportation and mobility plan making provision for the use of active and alternative transportation options (especially in the village area).	Provision for active and alternative transportation will encourage the use of the proposed infrastructure.
	During the review of subdivision proposals, the CVRD will consult with the proponents to determine if a multi-use trail for pedestrians and cyclists can be included in the proposed road network-system.	
	Site design forming part of a mixed use development permit must identify the location where bicycle racks can be installed.	Aim to have bicycle racks in strategic locations throughout the Mt. Washington IRCP area.
Development approval process	The CVRD will clarify the development permit, building permit, development variance permit processes.	To ensure that all parties involved in these processes understand the permitting requirements.
Zoning bylaw amendment	The CVRD will review the zoning bylaw as part of the implementation of the IRCP.	Review of planning bylaws is an ongoing function of the CVRD to make improvements where necessary.
Transition to a four-season destination resort for all ages and abilities		Since the Mt. Washington ownership group prepared their first master plan (1990), and updated the plan (2000) for the resort village core only, no comprehensive master planning has been undertaken. Much of the detail of future development will be subject to what the Mt. Washington ownership group will include in their updated future master plan.
Staying true to the vision of the IRCP	The CVRD will ensure that development on Mt. Washington will be conducted in accordance with the principles, objectives and policies described in the plan.	The CVRD will monitor the progress made with the implementation of the plan.





GLOSSARY OF TERMS

Accommodation	The development for permanent or temporary residential purposes, including without limitation, sleeping units, guestrooms or dwelling units, but excludes a campground.
Alpine	The biogeoclimatic zone in a mountain system, which lies above the timberline.
Bed and Breakfast	Means a home occupation use that provides bedrooms within a dwelling unit and the first meal of the day for the temporary accommodation of the travelling public, but does not include boarding house.
Biodiversity or Biological Diversity	The diversity of life in all its forms and levels of organization, including genes, species, ecosystems, and the evolutionary and functional processes that link them.
Core Settlement Areas	The term used within the Comox Valley regional growth strategy, where <i>core settlement areas</i> comprise four land use designations: <i>municipal areas</i> , <i>settlement nodes</i> , <i>sports and education nodes</i> and <i>settlement expansion areas</i> . A minimum of 90 percent of the growth within the Comox Valley will be directed to <i>core settlement areas</i> , in order to promote the efficient use of land and public infrastructure, provide densities supportive of alternative transportation choices, and achieve environmental benefits resulting from compact growth.
Development Interface Zone	Is the zone within the IRCP boundary where the developed area within the IRCP shares a common boundary with the natural and forested areas on adjacent private managed forest lands and/or Strathcona Provincial Park. The purpose of this zone is to provide a gradual transition between the developed area within the IRCP boundary and the adjacent natural area. This can be achieved through maintaining or enhancing the natural vegetation, or using natural materials to improve the landscaping within this zone, before buildings, roads and other manmade structures and improvements are encountered.
Greenway	A system of protected linear corridors of open space, natural areas and/or stream corridors, managed for conservation and/or recreation purposes.

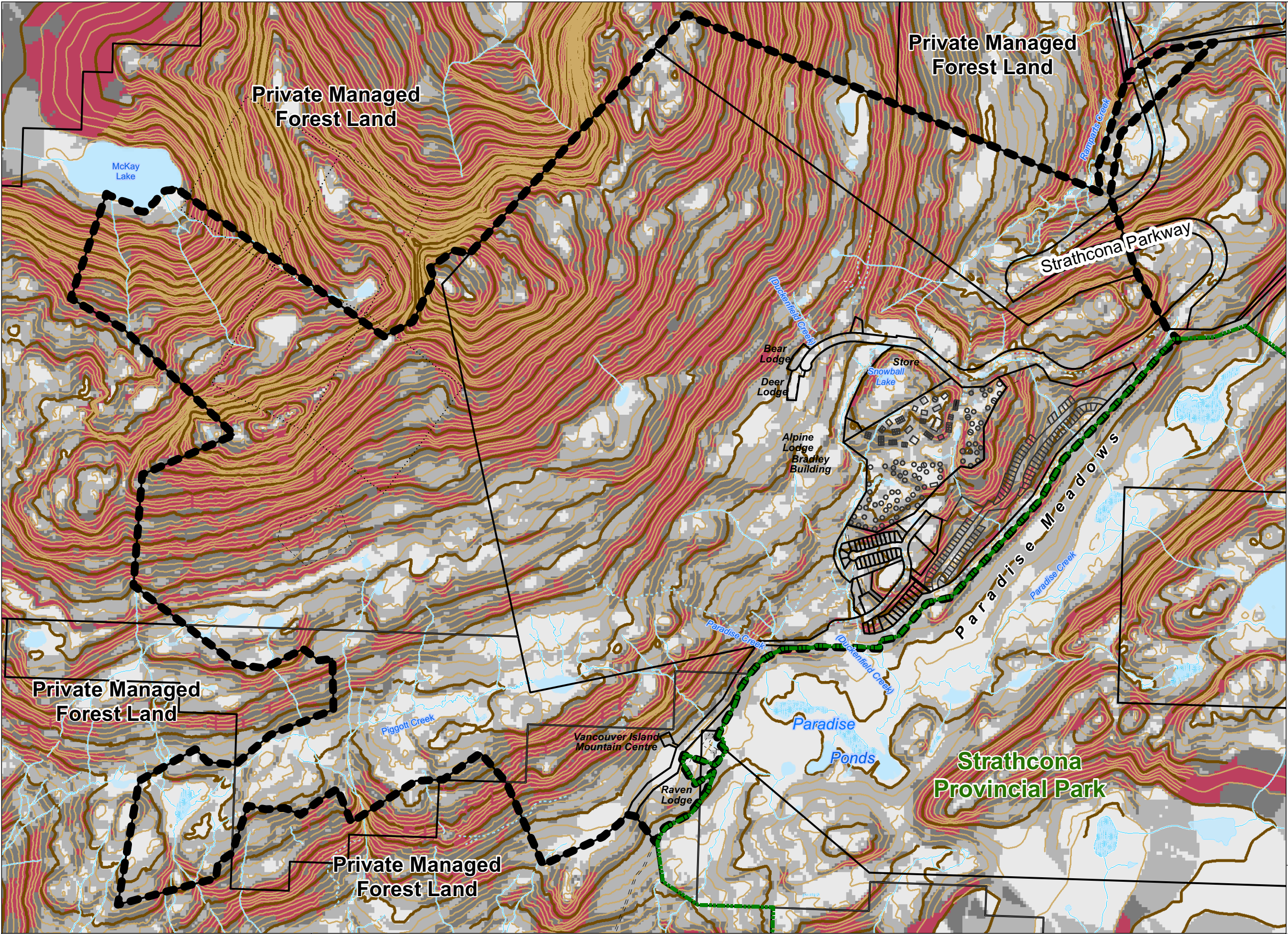
Intensive Residential Development	Clustered high-density residential development within the boundaries of the IRCP, starting from single residential developments (such as chalets) to four storey multi-residential developments.
Mt. Washington Ownership Group	The group of landowners that owns the majority of the land within the IRCP area, mainly the top and flank of Mt. Washington, which includes the alpine resort recreational areas, alpine and Nordic lodges, and support facilities.
Multiple Residential Dwelling	A building containing three or more residential dwelling units.
Peak Flow	The highest volume of water flow occurring in a water course within a given time period.
People Mover	A transportation system that moves the general public, most often in the form of a gondola, or chair lift, or “magic carpet”.
Qualified Environmental Professional (QEP)	An applied scientist or technologist acting alone or together with another qualified environmental professional, if: • the individual is registered and in good standing in the Province of 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; • 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, • the individual is acting within that individual’s area of expertise.
Recreational Vehicle (personal motorized)	A trailer, motor home, or similar motor vehicle designated for travel and temporary overnight sleeping accommodation.
Regional District	The Comox Valley Regional District, abbreviated CVRD.
Regional Growth Strategy (RGS)	The RGS was initiated and adopted by the CVRD and was referred to all three member municipalities in the Comox Valley for review and acceptance. On March 29, 2011, the CVRD board adopted this strategy as bylaw 120, which provides a regional vision and direction for growth.

Resort Community	A partially or wholly self contained community of permanent and seasonal residents and visitors to the alpine resort. The resorts provide for most of a residents and visitor needs while remaining on the premises, such as food, drink, lodging, sports, entertainment and shopping.
Riparian	A terrestrial area where the vegetation complex and microclimate conditions are products of the combined presence and influence of perennial and/or intermittent water, associated high water tables, and soils that exhibit some wetness characteristics.
Riparian Area Regulation (RAR)	The BC provincial <i>Riparian Areas Regulation</i> and amendments thereto enacted pursuant to section 12, 13(1) and 37(2) of the <i>Fish Protection Act</i> .
Runoff	The part of precipitation and snow melt that reaches watercourses by flowing over or through the ground. Surface runoff flows without penetrating the soils. Groundwater runoff enters the hydrological system by seeping through soils.
Settlement Area	An area (within the boundary of the Mt. Washington settlement node), where future growth and infill development of the resort community is expected to occur in accordance with the established Mt. Washington comprehensive development zone of the Comox Valley zoning bylaw. This area is shown on <i>Figure 4: Environment and Wildlife</i> .
Settlement Node	A term used in the RGS refers to a planned settlement area within Union Bay, Saratoga Beach and Mt. Washington. While a <i>settlement node</i> is not contiguous with <i>municipal areas</i> , a node is planned to receive growth and can accommodate urban forms of development.
Skier Carrying Capacity	A measure of the optimum number of skiers and snowboarders who can utilize the resort at any given time, being guaranteed a pleasant recreational experience without causing a decline in the quality of the environment. Factors, which influence skier capacity, include lift capacity, ski trail capacity, on-hill skier density, and base facility capacity.
Sub-Alpine	The zone in a mountain system below the timberline, characterized by the mountain hemlock biogeoclimatic zone on Vancouver Island.
Village Area	The village area, indicated on <i>Figure 4: Environment and Wildlife</i> , is located at the base of the recreational area where the main

footprint, services roads, infrastructure and a variety of commercial enterprises and residential accommodation has been developed over the past 34 years.

Village Centre

The village centre, indicated on *Map 2: Land Use Designation*, is located within the area earmarked for “mixed use commercial”, where the compact pedestrian oriented hub / “heart” of the alpine resort community will be established over time.



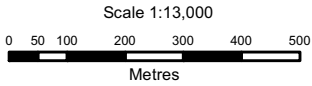
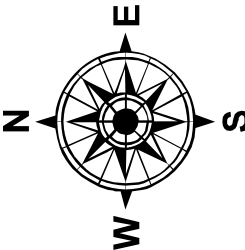
Mt. Washington Integrated
Resort Community Plan

Legend

- Major Contour
- Minor Contour
- Strathcona Provincial Park
- Mt. Washington IRCP Boundary

Percentage of Slope

- 0 - 10%
- 10 - 20%
- 20 -30%
- > 30%

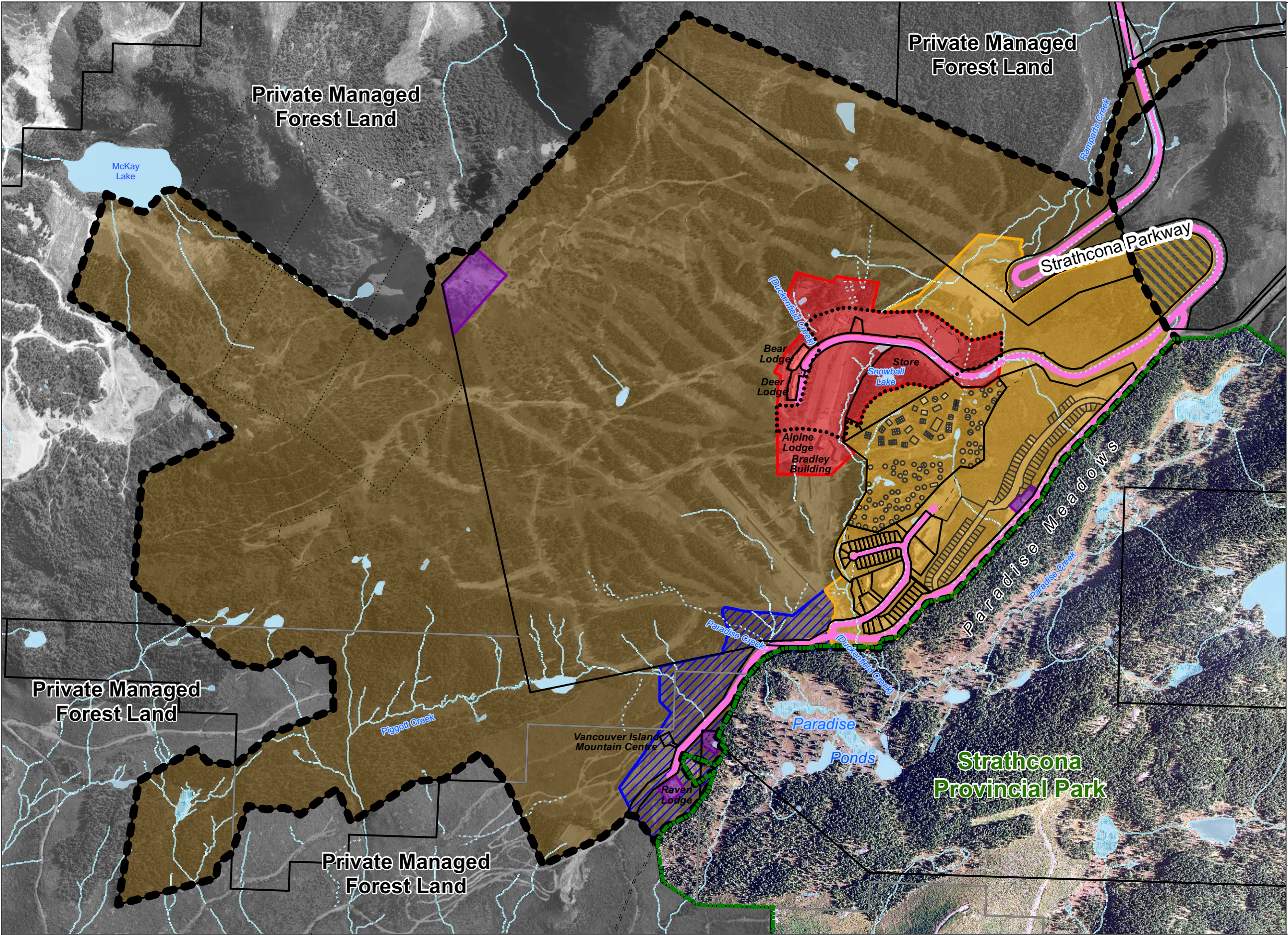


Map 1
Topography/Slope Analysis

This map was prepared by the CVRD for planning purposes only and is not a legal document. This map is a composite of different datasets that were developed from different methods and dates. This map should be used with caution. The CVRD is not responsible for any damages resulting from any omissions, deletions or errors.

Cadastral and Text, CVRD: August 2014
Slope Analysis, CVRD: 2001/2011
Contours, MSRM/CVRD: 2001
Hydrology, MSRM/CVRD: 2001

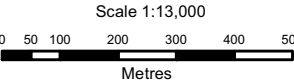
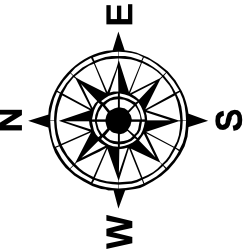
Date Saved: 8/15/2014 12:47:20 PM



Mt. Washington Integrated
Resort Community Plan

Legend

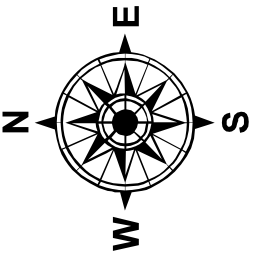
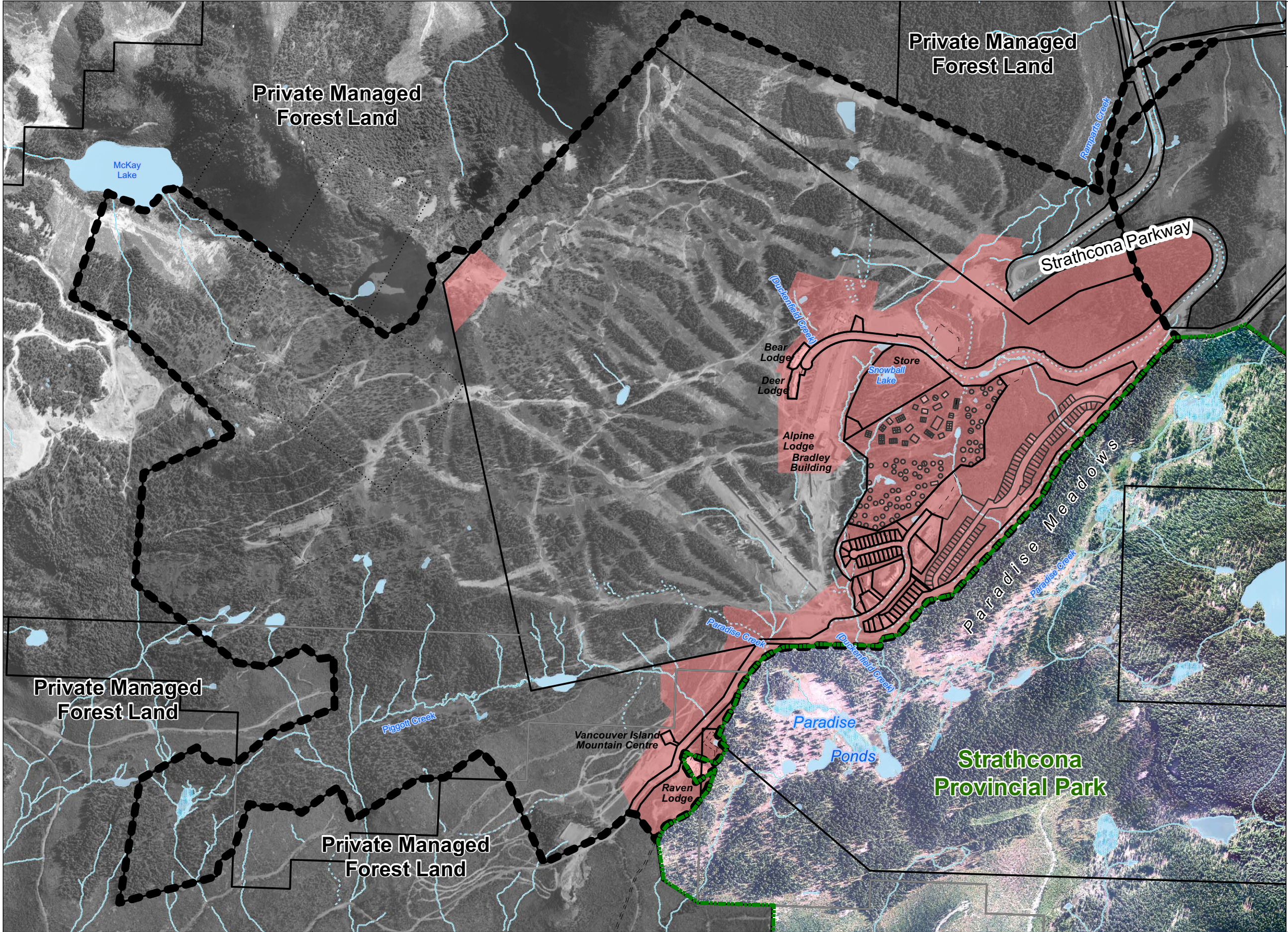
- Mt. Washington IRCP Boundary
- Village Centre
The commercial hub/'heart' will be established somewhere within this area
- Mixed Use Commercial
- Mixed Use Residential
- Potential Mixed Use Residential
- Resort Facilities
- Resort Recreation
- Resort Expansion Area
- Public Road- paved
- Strathcona Provincial Park



Map 2
Land Use Designation

Legend

-  Mt. Washington IRCP Boundary
-  Mixed use development (MUD) permit area
-  Strathcona Provincial Park



Scale 1:13,000
0 50 100 200 300 400 500
Metres

Map 3
Development Permit Area

Appendix E: Saratoga Beach Local Area Plan

The document entitled *Saratoga Beach Local Area Plan*, attached hereto and forming part of this Bylaw, is hereby added as Appendix E to Schedule A of Bylaw No. 337, being the “Rural Comox Valley Official Community Plan Bylaw No. 337, 2014.”

Saratoga Beach

Local Area Plan



Comox Valley
REGIONAL DISTRICT

Table of Contents

Statutory Alignment Statement	4
Land Acknowledgment	4
List Of Acronyms.....	4
SECTION 1: About This Place	5
1.1 Area Overview	5
1.2 Area History	5
1.2.1 Indigenous History	5
1.2.2 K'ómoks First Nation	6
1.2.3 Post-Contact History.....	6
SECTION 2: About This Community	8
2.1 Population and Demographic Profile	8
2.2 Settlement Pattern.....	8
2.2.1 Land Uses.....	8
2.2.2 Community services and amenities	9
2.3 Housing Context and Needs.....	9
2.3.1 Existing housing stock.....	9
2.3.2 Housing needs and local conditions.....	9
2.4 Economy	9
SECTION 3: About This Plan	11
3.1 Purpose of the Local Area Plan.....	11
3.2 Plan Context	11
3.3 How This Plan is Used.....	11
3.4 Creating This Plan.....	13
3.5 How This Plan was Developed	14
3.6 Relationship to Housing Needs Reports and Provincial Housing Requirements	16
Saratoga Beach Plan Area at a Glance and Key Ideas	17
SECTION 4: Vision.....	18
4.1 Vision for the Saratoga Beach Area	18
4.2 Policy Directions.....	18
SECTION 5: First Nations.....	19
5.1 Indigenous Relations and Cultural Heritage	19
SECTION 6: Environment, Climate Change, and Natural Hazards.....	20
6.1 Environmental Systems and Sensitive Areas.....	20
6.2 Climate Change Adaptation and Climate Resilience	21
6.3 Natural Hazards and Risk Reduction	21

SECTION 7: Water, Sewer, and Rainwater Management.....	22
7.1 Water.....	22
7.2 Sewer and On-Site Sewage.....	22
7.3 Rainwater Management.....	24
SECTION 8: Protected Areas and Community Recreation.....	25
8.1 Parks, Trails & Beaches	25
SECTION 9: Transportation	27
9.1 Ministry of Transportation and Transit Advocacy	27
9.2 Off-Road Active Transportation (AT)	27
9.3 Transit.....	28
SECTION 10: Economy and Agriculture.....	29
10.1 Visitor Accommodation and Visitor-Serving Uses	29
10.2 Agriculture and Rural Compatibility	29
SECTION 11: Land Use.....	30
11.1 Growth Management.....	30
11.2 Subdivision Referral Considerations	31
11.3 Residential	31
11.4 Tourist Commercial	33
11.5 Commercial, Light Industrial and Mixed Uses	34
11.6 Other Uses	35
SECTION 12: Implementation and Monitoring.....	36
12.1 Implementation.....	36
12.2 Development Permit Areas	36
12.3 Development Approval Information	37
12.4 Monitoring and Future Updates	37
SECTION 13: Understanding Terms.....	38
SECTION 14: Maps	42
14.1 Planning Area and Regional Context.....	42
14.2 Local Area Plan Land Use Designations	43
14.3 Environmental Features, Drainage, and Natural Hazards	44
14.4 Ecosystem Classification	45
14.5 Servicing Considerations	46
14.6 Transportation, Access, and Public Facilities.....	47
14.7 Sand and Gravel Resource Statement.....	48
APPENDICES	49

Statutory Alignment Statement

This Local Area Plan is adopted as part of the Rural Comox Valley Official Community Plan under Part 14, Division 4 of the Local Government Act. It provides place-specific objectives, policies, and supporting maps for the plan area. The Plan should be read together with the Rural Comox Valley Official Community Plan, the Regional Growth Strategy, the Zoning Bylaw, applicable development permit area requirements, and other applicable enactments.

This Local Area Plan has been prepared with consideration of the most recent Housing Needs Report information available to the CVRD, including housing needs for Electoral Area C, and reflects the local servicing, environmental, hazard, access, and infrastructure conditions that affect the location, amount, type, and density of residential development that may be appropriate in the Saratoga Beach plan area.

Land Acknowledgment

The Saratoga Beach Local Area Plan area is within the unceded traditional territory of the K'ómoks First Nation.

The CVRD acknowledges the Nation's enduring relationship with these lands and waters, including the Oyster River, the shoreline, fish habitat, cultural heritage, and the natural systems that shape the Plan area.

The CVRD is committed to considering Indigenous interests and knowledge with care and respect as the Plan is developed and used to guide future local planning decisions.



List Of Acronyms

ALR	Agricultural Land Reserve
AOI	Area of Interest
ATNP	Active Transportation Network Plan
BCOB	Black Creek / Oyster Bay
CHP	Cultural Heritage Policy
CHIP	Cultural Heritage Investigation Permit
CVRD	Comox Valley Regional District
DPA	Development Permit Area
LAP	Local Area Plan
LGA	Local Government Act
LWMP	Liquid Waste Management Plan
MOTT	Ministry of Transportation and Transit
OCP	Official Community Plan
QEP	Qualified Environmental Professional
RGS	Regional Growth Strategy
SRD	Strathcona Regional District

Zone Acronyms (Refer to the Zoning Bylaw for Specific Regulations)

CR-1	Country Residential One Zone
R-1	Residential One Zone
TC-1	Tourist Commercial One Zone

High Priority Actions

These policies have been identified as priority actions through the LAP engagement process with the community.

SECTION 1

About This Place

1.1 Area Overview

The Saratoga Beach plan area is a rural coastal community in the northern CVRD, within Electoral Area C. It is bounded by the Oyster River to the north, the Saratoga and Miracle Beach shoreline to the east. Highway 19A as the main transportation corridor.

The area includes permanent residences, seasonal homes, visitor accommodation, recreation uses, and limited local commercial activity. Residential areas extend along the shoreline and inland on both sides of Highway 19A, while visitor accommodation and tourism-oriented uses are concentrated near the waterfront.

Natural systems define the area. Wetlands, streams, coastal ecosystems, and the Oyster River watershed support ecological function, drainage, cultural values, and landscape character. These systems also influence where development may be appropriate and under what conditions.

Servicing varies across the plan area. The majority of properties are connected to a community water system, with a few private wells. All properties rely on private sewage systems. Rainwater is managed through natural drainage patterns, roadside drainage, and site-level systems.

Together, the area's environmental, servicing, transportation, settlement conditions and the community's input and vision for the future shape the planning context for this LAP.

1.2 Area History

1.2.1 Indigenous history

The Saratoga Beach plan area is within the unceded traditional territory of the K'ómoks First Nation and within areas of shared and overlapping traditional use with the Wei Wai Kum Nation, We Wai Kai Nation, Mamalilikulla First Nation, Homalco First Nation, Da'naxda'xw/Awaetlala First Nation, Tlowitsis First Nation, and others.

Indigenous peoples have lived, travelled, harvested, and stewarded this coastal and river environment for thousands of years. The Oyster River, nearby estuaries, shoreline, and marine waters supported fishing, shellfish harvesting, and seasonal gathering, and continue to hold cultural, ecological, and archaeological significance.

The planning area also falls within a Cultural Heritage Investigation Permit (CHIP) area, reflecting the known and potential presence of archaeological sites associated with long-standing Indigenous use of the landscape.



1.2.2 K'ómoks First Nation

The ancestors of the modern-day K'ómoks First Nation have stewarded and used the area now known as Saratoga Beach for thousands of years. K'ómoks First Nation people are part of two predominant cultures, Northern Coast Salish and Kwakwaka'wakw, and place names in the area reflect both Kwakwaka'wakw and Ayajuthem (Island Comox language)¹. The English name Miracle Beach reflects Kwakwaka'wakw stories associated with the area. One story describes a woman being turned to stone, creating Mitlenatch Island², while another describes a time of conflict when a stranger was welcomed and later revealed to be a messenger of the Great Spirit.³

The area continues to support important harvesting and stewardship activities and has long been used by the first peoples of the area. Marine traps and weirs were used extensively and are frequently referenced in traditional stories as critical tools for managing a productive coastal landscape.⁴

K'ómoks history and archaeological investigations at Saratoga Beach have identified a fishing system extending over one kilometre, consisting of a complex series of traps demonstrating significant resource investment.⁵ Radiocarbon dating of wood stakes suggest continuous use of this feature over 1,000 years.⁴

The design of the traps allowed fish to move with the tides and supported selective harvesting.⁴ This reflects long-standing principles of stewardship, sustainability, and respect for ecological cycles that continue to inform K'ómoks First Nation responsibilities to lands and waters.⁴

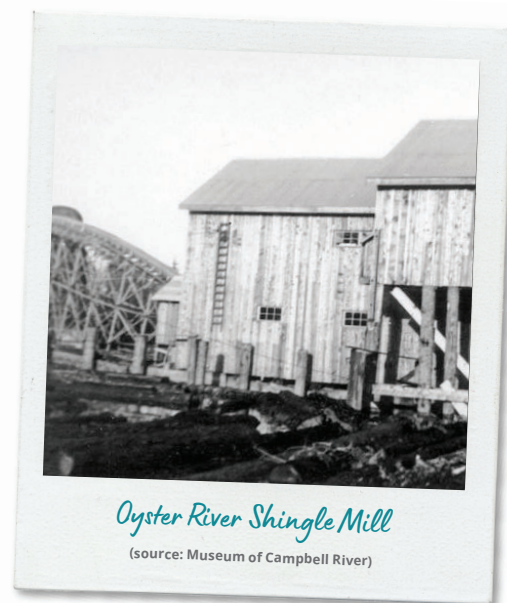
K'ómoks First Nation protects cultural heritage through the Cultural Heritage Policy (CHP), grounded in ancestral teachings (?əms ta?aw) and responsibilities to care for lands and waters for past, present, and future

generations.⁶ The CHP is a fundamental part of the consultation process and allows K'ómoks First Nation to make informed decisions about irreversible impacts to cultural heritage.

The policy and associated archaeological investigation permit (CHIP) process support the identification, management, and protection of cultural heritage.⁶ The CHIP is an application process that reviews planned ground-disturbing activities against the recorded archaeological record and designated areas of high archaeological potential found up to 200m from major waterways, and within 200m of previously recorded archaeological sites within K'ómoks First Nation's Southern Core Territory.

1.2.3 Post-Contact history

Post-contact settlement in the Saratoga Beach plan area began in the late nineteenth and early twentieth centuries. Early settlement followed a dispersed rural pattern, with large parcels, limited services, shoreline access, and reliance on what is now Highway 19A as the main access route.



1 K'ómoks First Nation Origin Stories. <https://komoks.ca/cultures/>.

2 Miracle Beach Park Master Plan (1989). https://nrs.objectstore.gov.bc.ca/kuwyyf/miracle_beach_pk_mp_19890713_e0c2bce814.pdf.

3 BC Geographical Name. Miracle Beach Park. <https://apps.gov.bc.ca/pub/bcgnws/names/32235.html>

4 Cohen, J. and H. Pratt (2019). *Another kettle of fish: unexpected wood fishing features at Saratoga Beach from Waterlogged : examples and procedures for Northwest Coast archaeologists* / edited by Kathryn Bernick. Pullman, Washington : Washington State University Press

5 Saratoga Beach LAP Archaeological Information: DISG-5 Information from iMap (2025). [Archaeological Information Request Report]. Submitted to the Archaeology Branch, Ministry of Forests, Victoria, BC.

6 KFN Cultural Heritage Policy (2020). KFN-Cultural-Heritage-Policy-2020.pdf

Local roads built in the 1950s and 1960s, including Miracle Beach Drive and Clarkson Avenue, established the structure of the first residential neighbourhoods and the basic road pattern that remains today.

COURTENAY, BRITISH COLUMBIA

RECORD CROWD ATTEND SPORTS DOMINION DAY

Saratoga Beach Proves Popular
as Venue for Annual
Celebrations.

2,000 PRESENT.

More than 2,000 people from all parts of the Comox district assembled at Saratoga Beach, Oyster River Monday, for the Dominion Day celebrations and Loggers' Sports. The weather, which in the morning was overcast, changed about noon and brilliant sunshine flooded the beach during the sports.

Races and baseball game were held on the beach itself until the encroaching tide drove everyone to the higher reaches. Booths and other amusements were staged just behind the beach, and here too the Loggers' events were contested.

It is estimated more than 700 cars brought the huge crowd that attended. Ample parking space was available, and the police are to be congratulated upon the way in which they handled the unwonted traffic in these parts. The whole day proceeded without a hitch, and all voted the occasion the most enjoyable and most successful Dominion Day for years.

Celebrations concluded with the usual dance in the Native Sons' hall, Courtenay, in the evening. Details of events for kiddies and adults follow. Loggers' sports are given in a separate column.

*Comox District Free Press, 1935
(source: Courtenay and District
Museum)*

While the surrounding areas of Black Creek and Oyster River were the sites of several logging camps and related industries starting in the early 1900s, tourism and recreation developed alongside early settlement at Saratoga Beach.

The area hosted important community celebrations and recreation events and the beach drew locals and visitors alike throughout the early and mid-20th century. Campgrounds, resorts, and recreation use located near the shoreline and highway, establishing an economic role that continues to influence land use today.



*Postcard, Saratoga Beach
Vacation Playground*

(source: Stelling Agencies, Ltd.)



Postcard, Saratoga Beach 1965

(source: The Coast Publishing Co., Ltd.)

More intensive residential development occurred in the 1970s and 1980s with the introduction and expansion of community water systems. The Watutco water system supported subdivision in areas such as Henderson Avenue and McLarey Avenue, while the Black Creek-Oyster Bay system supported neighbourhoods including Clarkson Avenue, Driftwood Road, Catherwood Road, and Oakes Road.

During the same period, zoning, subdivision, and servicing bylaws formalized development expectations. Since the 1990s, change has occurred mainly through incremental infill within the existing road and servicing network, with further expansion limited by water supply, on-site sewage constraints, environmental conditions, and infrastructure capacity.



SECTION 2

About This Community

2.1 Population and Demographic Profile

The Saratoga Beach plan area includes permanent residents, seasonal occupants, and visitor accommodation. Seasonal population fluctuations affect housing demand, traffic, parking, infrastructure use, and service pressures throughout the year.

The population of the plan area was 1,511 in the 2021 Census, representing an 8.9 per cent increase since 2016. Population change is influenced by new housing, occupancy patterns, second homes, seasonal use, and visitor accommodation.

The plan area has an older population profile, with a median age of 56. Most residents, 56.6 per cent, are between 15 and 64 years old. This demographic pattern affects housing, mobility, and service needs, including demand for housing that supports aging in place and smaller households.

Households in the plan area are generally small. The average household size is 2.3 persons, and 430 of 620 private households consist of one or two people. These trends support consideration of smaller and more flexible housing options where local servicing, environmental, and hazard conditions allow.

2.2 Settlement Pattern

The Saratoga Beach plan area developed partly as a coastal recreation destination. Many properties began as seasonal cottages or vacation homes, with some later transitioning to permanent residences.

The settlement pattern remains low density, with residential, visitor accommodation,

recreation, and limited commercial uses arranged around Highway 19A, local roads, and waterfront access.

2.2.1 Land uses

Residential use is the dominant land use. Visitor accommodation and tourism-oriented uses are concentrated near the shoreline and beach access points, and recreation areas.

A small number of local businesses and facilities provide basic services, while most shopping, healthcare, and daily needs are accessed in nearby service centres, including the Oyster River area, Courtenay and Campbell River.

Commercial recreation uses include a golf course, outdoor racetrack, and marina. Light industrial uses are mainly located near the southern gateway of the plan area.

PROPOSED MAJOR DEVELOPMENT

The approximately 37-hectare property at the end of McLarey Avenue has been under consideration for development since the mid-1990s. Internal roads and underground services were partially constructed during earlier planning phases.

In 2011, the CVRD Board approved Comprehensive Development zoning and a Master Development Agreement permitting up to 143 bare-land strata lots, on the easterly portion of the property, subject to community water and sanitary sewer servicing.

Natural features, including wetlands, streams, coastal areas, and forested areas, are distributed throughout the area and continue to shape land use, development potential, and site design.



2.2.2 Community services and amenities

Public amenities include beach access points, local parks, and recreation areas (Map 14.6). Miracle Beach Provincial Park, located outside the plan area to the southeast, is a regional destination with camping, beach access, and trails.

Community-scale facilities include Miracle Beach Elementary School, the Oyster River Fire Hall, and places of worship that serve as gathering spaces.

The Saratoga Beach plan area functions as a small rural coastal community with limited local services. Residents rely on nearby service centres for many daily needs, while seasonal visitor activity increases pressure on local roads, parking, beach access, washrooms, and public spaces.

Transportation is centred on Highway 19A and local rural roads. Transit service and active transportation infrastructure are limited. Seasonal traffic, speeding, parking pressure, and gaps in walking and cycling connections are key transportation challenges.

2.3 Housing Context and Needs

Housing in the Saratoga Beach plan area reflects its role as both a residential

community and a visitor destination. Housing change is shaped by demand, water supply, on-site sewage suitability, environmental sensitivity, drainage, and hazard conditions.

2.3.1 Existing housing stock

The housing stock consists primarily of single detached dwellings on individually serviced parcels, with lot sizes reflecting historic subdivision patterns.

Single detached houses are by far the most common dwelling type. Mobile homes are the second most common type and provide a relatively more affordable housing form.

Visitor accommodation, including resorts and campgrounds, forms a significant part of the built environment. These uses support the tourism economy, but do not provide permanent housing supply. Some visitor accommodation may be used for longer-term occupancy, but these private arrangements are generally informal and may change over time.

2.3.2 Housing needs and local conditions

Housing demand in the Saratoga Beach plan area is shaped by its older age profile, small households, seasonal occupancy, and limited housing diversity.

Future housing should focus on modestly sized, ground-oriented options that respond to local needs, such as aging in place, multigenerational living, and smaller households, where site conditions and servicing capacity allow.

2.4 Economy

The Saratoga Beach plan area functions as a tourism-oriented and residential community within the broader Comox Valley economy. The Regional Growth Strategy identifies Saratoga Beach as a Settlement Node where growth is largely geared toward coastal tourism and residential housing. Local economic activity is closely tied to seasonal visitation, marine-related activity, outdoor recreation, and visitor accommodation, while many residents commute to employment centres elsewhere in the region.

Tourism is a key part of the local economy. Resorts, campgrounds, beaches, parks, and outdoor recreation support seasonal visitation and visitor-serving businesses. Seasonal visitation also increases demand on infrastructure, parking, transportation, beach access, washrooms, and public spaces.

Commercial activity is generally small in scale and focused on basic services for residents and visitors. Most retail, healthcare, and other daily services are accessed in nearby areas, including the Oyster River area, Courtenay, and Campbell River.

The plan area also includes home-based businesses and small-scale rural enterprises. These may include home occupations, domestic business, domestic industry, food and beverage production, value-added processing, trades, personal services, and other low-impact rural business activities.

These uses can support rural livelihoods and local economic resilience where they remain secondary to the main residential or agricultural use, are compatible with neighbouring properties, and can be supported by on-site servicing.

Local employment opportunities are limited. Many residents commute to Courtenay, Comox, Campbell River, and other regional centres for work. This reflects the area's role as a residential and visitor-serving community rather than a primary employment centre.

This context supports careful consideration of rural parcel size, zoning flexibility, and small-scale business activity, while maintaining rural character and respecting servicing, traffic, environmental, and neighbourhood compatibility limits.



SECTION 3

About This Plan

3.1 Purpose of the Local Area Plan

The Saratoga Beach LAP provides place-specific policy guidance for how the Saratoga Beach plan area may change over a planning horizon of the next five to ten years. This LAP applies to the area shown on Map 14.1, generally aligned with the Saratoga Beach Settlement Node identified in the Comox Valley Regional Growth Strategy. The Plan forms part of the Rural Comox Valley Official Community Plan (OCP).

The Saratoga Beach plan area is a rural coastal community where environmental conditions and infrastructure capacity influence what change may be feasible. Local beaches, forests, wetlands and wildlife are at the heart of the area's character, and public feedback highlights the community's deep connection to the local lands and waters. Water supply, on-site sewage systems, rainwater management, transportation access, and coastal hazards all present challenges and influence how the area will evolve over time.

This Plan links land use direction with these local conditions by identifying where change can be accommodated and services can be improved over the next 5 – 10 years, while protecting and maintaining the ecosystems, natural processes, and environmental values that have given rise to this place.

3.2 Plan Context

The LAP is part of the CVRD's broader planning framework. The Comox Valley Regional Growth Strategy identifies Saratoga Beach as a Settlement Node where limited, context-sensitive growth may occur outside municipal areas. The LAP builds on this

understanding, but makes clear that higher density is constrained under current servicing conditions. The Rural Comox Valley OCP establishes overall policy direction for the electoral areas, while this LAP provides more detailed guidance specific to the Saratoga Beach plan area.

The Plan responds to local conditions and planning issues identified through technical work and engagement, including environmental sensitivity, flood and drainage conditions, water supply, septic limitations, transportation access, tourism pressures, and rural character.

The Zoning Bylaw implements these policies at the parcel level by regulating permitted uses, density, lot size, and setbacks. Development permit areas, development approval information requirements, and other regulatory tools may also be used to address site-specific conditions and impacts. For clarity, Appendix A provides a high-level overview of which agencies and organizations are responsible for different types of decisions and services within the Saratoga Beach area.

This LAP forms part of the Rural OCP and does not replace or comprehensively update broader electoral area policies.



3.3 How This Plan is Used

This Plan uses key values, including both place-based values such as natural assets and ecosystem services and community resident values such as rural character and community amenities to guide land use and community change within the Saratoga Beach Plan area. It identifies where modest change may be appropriate, where constraints limit development, and what conditions should be considered when change is proposed.

The Plan informs future planning and land use decisions, including Zoning Bylaw amendments, development permit areas, and other regulatory tools. It also provides land use planning direction to property owners, residents, developers, agencies, and other interested parties.

Development proposals continue to be reviewed through separate CVRD regulatory processes. Infrastructure investments and servicing decisions are addressed through engineering, financial, and capital planning processes. This Plan does not determine infrastructure investment, but clarifies how servicing capacity, environmental conditions, and hazard constraints influence what forms of development-based change may be feasible.



3.4 Creating this Plan

PROJECT TIMELINE

WINTER 2025 Project initiation

Project scope, workplan, and background review initiated.



SUMMER 2025 What did we hear?



Community input reviewed and summarized to understand key values and policy directions, What We Heard report published.

SPRING 2025 What is the community's vision for the future?

Community open house, online survey, focus groups, referrals to First Nations, agencies and Strathcona Regional District.



FALL 2025 What is missing?

Identified gaps in knowledge on environmental baseline conditions, rainwater management, on-site septic system performance across the area, and further community servicing requirements.

WINTER 2026 How can we fill the gaps?

Consultants hired to develop an Ecosystem Classification Report, a Septic Suitability Analysis and explore future servicing needs to understand the carrying capacity of the LAP area.

SPRING 2026 What does the plan area look and feel like for the next ten years, given community preferences and landscape limitations?

- Policy drafting based on community inputs in the What We Heard Report
- Technical reports complete, understanding of carrying capacity and limitations on growth



SUMMER 2026 What are the priorities and next steps?

Draft LAP released, community open house, online survey, public hearing, and formal referrals to First Nations and statutory agencies.



FALL 2026 Final LAP

LAP is adopted, becomes the guiding policy framework for growth and development in the Saratoga Beach settlement node for the next 5 – 10 years.

3.5 How This Plan Was Developed

What We Heard (WWH) Report: Compiled public input and feedback from the 2025 community engagement process, which included:

- Community survey (358 responses)
- Community open house (100+ attendees)
- Resident's Association Meeting (Saratoga and Miracle Beach Residents Association (SAMBRA) and Macaulay Road and Area Neighbourhood Association (MRANA))
- Tourism, Business, and Development Focus Group
- Email correspondence and online Q&A on Engage Comox Valley website

Ecosystem Classification Report: Spatial analysis report creating a framework for the inventory collation of natural asset information, the valuation and weighing of those assets for prioritization purposes and managing and monitoring those assets into the future. The study mapped ecosystem values (Map 14.4) and provided recommendations to maintain or enhance ecosystems and natural assets within the LAP area, including identifying highest risks to these values.

Septic Suitability Analysis: Groundwater quality report assessed the impacts of current and future reliance on onsite sewage (septic) systems. Water quality data collected by the 2015 Groundwater Monitoring Program was analyzed against dwelling density and seasonal high water table depths (Map 14.5). The study recommends a maximum dwelling unit density of 5 units per hectare, in line with current zoning and Island Health standards, to limit the risk of groundwater quality impacts from continued use of onsite sewage systems. It also identified areas that have likely surpassed the environmental treatment capacity required for adequate effluent quality. It outlined specific minimum professional and regulatory requirements for onsite sewage systems that, if met, could responsibly support higher dwelling densities in specific locations in the Saratoga Beach LAP area.

CARRYING CAPACITY:

Population size or uses that a specific environment can sustainably support over time.

The carrying capacity of the Saratoga Beach LAP area is limited by septic suitability, sensitive environmental values, and ecosystem services. To prioritize staying within water quality guidelines and ecological limits of the Plan area, growth should either follow the modest pattern allowed under existing zoning, or sewage capacity must be higher to confidently support additional dwelling units, requiring a public sewer system.

Preliminary cost calculations for public sewer were completed at the time of this Plan's development. High capital costs for a wastewater treatment plant and collection system are likely unaffordable compared to average household income for residents in the settlement node. Financing, ongoing operations and maintenance costs were not considered in this high level analysis. Under current conditions, an affordable path for the CVRD to pursue a community sewer system in the Saratoga Beach LAP is not apparent. If conditions change and a community sewer system is sought by the community, the growth framework in this Plan should be reconsidered through additional public consultation and updated technical reports.



DEVELOPMENT OF OBJECTIVES AND POLICIES



SECTION 5 First Nations

Priority actions to reflect the CVRD's Indigenous Relations Strategic Driver.



SECTION 6 Environment, Climate Change and Natural Hazards

WWH Report: Environmental protection was the second highest-rated growth priority in the community survey and top community priority at the open house. **Ecosystem Classification Report:** Technical report identified areas of highest conservation values, environmental services at risk, and required actions to protect them.



SECTION 7 Water, Sewer and Rainwater Management

WWH Report: All forms of public engagement found water availability and onsite sewage systems were major community concern, citing impacts to public health and environment from failing systems, and increasing density. **Septic Suitability Analysis:** Technical report established a maximum dwelling density threshold to keep contaminant concentrations below water quality objectives. Also identified areas that have already exceeded this threshold and may not support more density with onsite sewer systems.



SECTION 8 Parks, Trails & Beaches

WWH Report: Parks and trails were the highest-ranked keywords, natural environmental protection was the second-highest ranked keyword to guide growth among the 2025 community survey respondents.



SECTION 9 Transportation

WWH Report: Road conditions, traffic, safety, and particularly parking were top themes in all forms of public engagement and fall largely in MOTT jurisdiction. Survey responses (66%) showed strong desire for safer local, non-vehicle connections and transit alternatives within the LAP area but low demand for regional-scale transportation or commuter network.



SECTION 10 Economy and Agriculture

WWH Report: Public engagement with local tourism operators confirmed high demand for visitor-serving accommodation and services and the Comox Valley Tourism Strategy supports more shoulder season and diversified tourism offerings in the Saratoga Beach area. Food services like restaurants, food trucks and agri-tourism are a key amenity gap according to the community survey response.



SECTION 11 Land Use

WWH Report: Protection of rural character and environment were the two most significant priority themes identified by the public engagement feedback. **Technical reports:** showed increasing development pattern could risk water quality objectives, ecosystem health, ecological connectivity and ecosystem services like flood attenuation, water availability and drainage. Without more detailed monitoring and field work, or higher servicing capacity through a community sewer system, the existing land use pattern represents the appropriate approach to maintain growth within the servicing and environmental limits of the LAP area.

3.6 Relationship to Housing Needs Reports and Provincial Housing Requirements

The LGA requires local governments to consider the most recent Housing Needs Report, and the housing information on which it is based, when developing an OCP and when amending OCP statements, map designations, or policies related to housing.

The Electoral Area C Housing Needs Report identifies housing need over a 20-year period. The LAP does not assume that all Electoral Area C housing need should be accommodated in the Saratoga Beach plan area. This LAP applies that information at the local level by considering where additional housing may be appropriate in the Saratoga Beach plan area, and where local constraints limit the scale, form, or timing of change.

The Saratoga Beach plan area is identified as a Settlement Node, but not all lands within the plan area can accommodate

additional housing to the same degree. Water supply, on-site sewage suitability, shallow groundwater, drainage capacity, flood risk, environmental sensitivity, road access, emergency access, and rural coastal character affect the type, density, and location of residential development that may be appropriate.

This LAP supports modest, ground-oriented housing options where site conditions and servicing capacity allow. More compact residential forms should be limited to locations where community water, wastewater management, drainage, access, and environmental constraints can be adequately addressed.



Saratoga Beach Plan Area at a Glance and Key Ideas

Saratoga Beach Area at a Glance

- ✓ **RURAL COASTAL COMMUNITY** on the Salish Sea within the CVRD
- ✓ **IDENTIFIED AS A SETTLEMENT NODE IN THE REGIONAL GROWTH STRATEGY**, where limited, context-sensitive growth may be considered
- ✓ **SARATOGA BEACH IS ONE OF VANCOUVER ISLAND'S PREMIER SANDY BEACHES**, a key natural feature of the community and a draw for residents and visitors alike
- ✓ **MIX OF PERMANENT RESIDENTS**, seasonal homes, and visitor accommodation
- ✓ **DETACHED HOUSING IS THE DOMINANT RESIDENTIAL** form in the surrounding rural area
- ✓ **TOURISM AND RECREATION ARE KEY ECONOMIC DRIVERS**, supported by coastal access and nearby attractions
- ✓ **THE AREA IS SHAPED BY SENSITIVE ENVIRONMENTAL FEATURES**, including wetlands, streams, and coastal systems
- ✓ **WATER SERVICING IS PROVIDED BY THE BLACK-CREEK OYSTER BAY SYSTEM**; a second, private system is being modified and its users will soon be added to the public system
- ✓ **PROPERTIES RELY ON ON-SITE SEWAGE SYSTEMS**, with known constraints in some areas due to lot size, groundwater conditions, and system performance
- ✓ **LOCAL COMMERCIAL AND COMMUNITY SERVICES** are limited and dispersed
- ✓ **ENVIRONMENTAL CONSTRAINTS, SERVICING CAPACITY, AND HAZARD RISKS** are key factors influencing carrying capacity of the area

Key Ideas for Planning in the Saratoga Beach



PROTECT RURAL COASTAL CHARACTER, natural systems, public shoreline access, and water function



ALIGN LAND USE with environmental thresholds, hazard exposure, and servicing limitations



SUPPORT HOUSING that responds to community needs, a sustainable tourism economy, and enhanced recreation and local business opportunities



ENCOURAGE IMPROVEMENTS to road safety and conditions, parking and local mobility options

SECTION 4

Vision

4.1 Vision for the Saratoga Beach Area

Saratoga Beach is a rural coastal community defined by its beaches, wetlands, streams, and forests. The area is valued for its natural setting, shoreline access, and quiet coastal character.

Over the next decade, the community is expected to remain largely rural, with limited and gradual change shaped by environmental conditions, water supply, on-site sewage capacity, drainage, flood risk, and road access. Natural systems are protected, public access to the shoreline is maintained, and the area continues to function as both a residential community and a seasonal coastal destination.



4.2 Policy Directions

1. PROTECT RURAL COASTAL CHARACTER

Ensure new development fits the low-scale coastal setting and avoids impacts on neighbouring properties.

2. PROTECT NATURAL SYSTEMS AND ECOLOGICAL FUNCTION

Conserve wetlands, streams, riparian areas, and forests that support water quality, drainage, flood buffering, and habitat.

3. ALIGN GROWTH WITH INFRASTRUCTURE CAPACITY

Recognise limits related to water supply, on-site sewage systems, and rainwater management when considering future change.

4. PRIORITIZE ACCESSIBLE, GROUND-ORIENTED HOUSING OPTIONS

Encourage small-scale housing forms consistent with a rural community feel that support accessibility and multigenerational living where conditions allow.

5. MAINTAIN PUBLIC ACCESS TO THE SHORELINE

Support well-managed beach access that balances visitor use with neighbourhood livability and environmental protection.

6. ADVOCATE FOR IMPROVED ROAD SAFETY AND LOCAL MOBILITY

Support safer multimodal travel within the LAP area.

7. SUPPORT A SUSTAINABLE TOURISM ECONOMY

Recognise the area's role as a visitor destination while managing seasonal pressures on traffic, parking, housing availability, solid waste management facilities, and environmental quality.



SECTION 5

First Nations



5.1 Indigenous Relations and Cultural Heritage

The Saratoga Beach plan area is within the unceded traditional territory of K'ómoks First Nation and an area of overlapping interests with other Nations. This section focuses on land use planning and cultural heritage awareness.

5.1.1 Objective 1

Support early coordination on planning matters that may affect the place-specific interests of First Nations.

5.1.2 Policies

1. Work with K'ómoks First Nation on projects and planning updates within the Saratoga Beach LAP area that may affect cultural heritage, archaeological interests, water sources and availability, the Oyster River, shoreline areas, fish habitat, wetlands, or other matters identified by K'ómoks First Nation.
2. Use CVRD building permit and development application materials and public information to direct applicants to engage with K'ómoks First Nation early where proposed work may affect a known archaeological site, an area of archaeological potential, environmentally sensitive areas or lands within CHIP area.
3. Regularly update information materials for applicants to reflect current K'ómoks cultural heritage processes, CVRD practices, and relevant information received from applicants through development applications.
4. Consider place-specific information provided by Nations with overlapping traditional use interests and support referrals where planning matters affect these interests.

5.2.1 Objective 2

Apply CVRD Indigenous relations commitments through the Saratoga Beach LAP.

5.2.2 Policies

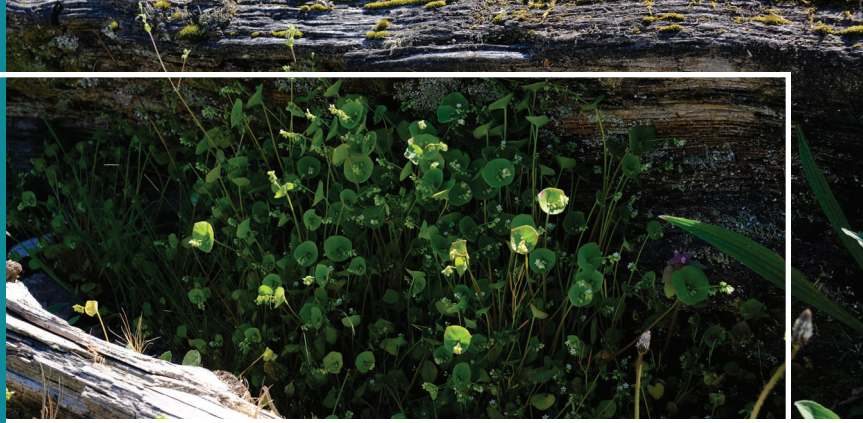
1. Implement the Saratoga Beach Local Area Plan in a manner consistent with the CVRD Indigenous Relations Framework.
2. Work with K'ómoks First Nation on opportunities to enhance community knowledge and appreciation of place-specific cultural heritage, including increasing interpretation and signage to educate on K'ómoks' history.





SECTION 6

Environment, Climate Change, and Natural Hazards



6.1 Environmental Systems and Sensitive Areas

6.1.1 Objective 1

Conserve key environmental systems supporting water quality, flood attenuation, habitat and ecological connectivity in the Saratoga Beach plan area.

6.1.2 Policies

1. Treat the Oyster River and Black Creek systems, including connected wetlands, riparian areas, tributaries, estuarine margins, and shoreline habitats, as priority environmental systems for conservation and restoration in the plan area.
2. Development should not be supported where it would reduce the functionality of wetland complexes within the plan area.
3. Rezoning or subdivision applications which would result in fragmentation of high conservation value areas should not be supported. Proposed lot lines should be located to avoid cutting through environmentally sensitive areas.
4. Consider introducing zoning regulations for parcels with subdivision potential to prevent fragmentation of high conservation value areas.
5. Development Approval Information should be used to assess the scale and risk of the proposed change where site-level impacts on wetlands, riparian areas, groundwater, drainage, habitat or cumulative impacts are uncertain or potentially significant.
6. Broaden scope of environmental DPAs to prioritize conservation of habitat networks, biodiversity and corridors
7. Support restoration and stewardship activities that improve riparian condition, wetland function, water quality, invasive species management, bank stability, and degraded habitat, particularly in areas of high restoration value or which were previously wetland or riparian ecosystems.



6.1.3 Objective 2

Support naturalization of hydrologic function to ensure land-use change is sustainable, resilient, and compatible with pre-existing conditions.

6.1.4 Policies

1. Conduct scale-appropriate watershed studies to fill knowledge gaps and understand risks associated with an altered hydrological regime.
2. Natural watershed conditions should inform site-specific rainwater management requirements.
3. Establish science-based watershed performance targets prior to significantly altering development patterns within the Saratoga Beach LAP area to address the combined impacts of development and climate change.

6.2 Climate Change Adaptation and Climate Resilience

6.2.1 Objective 1

Strengthen climate resilience by conserving and restoring natural systems in the Saratoga Beach plan area.

6.2.2 Policies

1. Recognize wetlands, riparian areas, estuarine areas, and treed areas as part of the Saratoga Beach plan area's natural asset and climate adaptation system because they store water, slow runoff, support infiltration, reduce erosion, and maintain ecological resilience.
2. Development should limit site disturbance and soil compaction, and prioritize retention of mature vegetation and tree cover.
3. In forested and interface areas, site planning should balance wildfire risk reduction in line with FireSmart principles with retention of vegetation that supports slope stability, hydrologic function, and habitat value.
4. Recognize the high biological carbon sequestration function of mature forests and explore methods of tree protection to maintain this function.



6.3 Natural Hazards and Risk Reduction

6.3.1 Objective 1

Reduce the community's exposure to natural hazards and climate change-related risks.

6.3.2 Policies

1. Avoid new development or intensification in known flood hazard areas and wildland-urban interface areas unless risk can be appropriately mitigated.
2. Rezoning and subdivision applications should not be supported where natural hazards and site conditions (e.g. shallow groundwater, septic limitations, and drainage constraints) cannot be addressed together without increasing risk on site.
3. Development applications should not be supported where they would increase or transfer risk to adjacent or downstream lands, roads, or emergency access routes.
4. Avoid development patterns that rely on future infrastructure solutions that are uncertain, unfunded, or inconsistent with known environmental and servicing limits should be avoided.
5. Lower-risk and more flood-compatible land uses are preferred over additional residential or visitor accommodation intensity in flood hazard areas.



SECTION 7

Water, Sewer, and Rainwater Management



7.1 Water

7.1.1 Objective 1

Align land use change with confirmed potable water supply, licence capacity, and water system constraints.

7.1.2 Policies

1. Land use change that would increase water demand will only be supported where potable water supply, system capacity, and licence capacity are confirmed.
2. Where connection to a community water system is available and sufficient capacity has been confirmed by the applicable water service provider, require connection to that system rather than long-term reliance on private wells.
3. Proposed development that depends on unconfirmed future water sources, licence expansion, system integration, or unplanned infrastructure upgrades should not be supported.
4. If development applications propose development patterns exceeding current licensed water capacity, require further servicing analysis and coordination with the applicable water service authority before considering additional density.

7.1.3 Objective 2

Limit impacts to groundwater and surface water quantity and quality.

7.1.4 Policies

1. Support water conservation measures that reduce summer demand, including low-flow fixtures, drought-tolerant landscaping, and reduced non-agricultural outdoor irrigation.

2. Coordinate water conservation education with relevant servicing authorities and adjacent jurisdictions where water supply interests are shared.
3. Recognize that responsible management of natural assets requires long-term monitoring programs to identify trends and quantify impacts.
4. Encourage private property owners to conduct regular inspection, maintenance, and groundwater quality testing of private wells, particularly where properties also rely on on-site sewage disposal.

7.2 Sewer and On-Site Sewage

7.2.1 Objective 1

Align land use and density with the demonstrated limits of on-site sewage disposal to consider the cumulative impacts from on-site sewage treatment and ensure wastewater is managed within the natural carrying capacity of the land.

7.2.2 Policies

1. Recognize that reliance on on-site sewage systems in the Saratoga Beach area presents a significant constraint on future growth and intensification.
2. As wastewater treatment capacity is limited by existing conditions in parts of Saratoga Beach area, proposed intensification of land uses relying on onsite sewage systems should be supported by long-term water quality monitoring, adherence to maintenance requirements, and cumulative impact assessments to protect the surrounding environment.

3. Subdivision and rezoning applications which increase dwelling unit density should only be supported where site and design requirements are consistent with established Island Health subdivision standards or where site conditions support further growth without worsening cumulative impacts.
4. Encourage remediation in capacity-constrained areas, including maintaining, upgrading or replacing failing or undersized on-site sewage systems.



7.2.3 Objective 2

Direct development away from capacity-constrained areas within the context of the CVRD's current lack of regulatory tools to monitor cumulative impacts over time and enforce maintenance.

7.2.4 Policies

1. Subdivision and rezoning applications which would increase density in capacity-constrained areas will not be supported until community sewer is available or an equivalent engineered solution has been approved.
2. Review permitted densities in commercial and residential zones within capacity-constrained areas due to the CVRD's current inability to monitor cumulative impacts and enforce long-term maintenance of private on-site sewage systems.

7.2.5 Objective 3

Plan for long-term liquid waste management.

7.2.6 Policies

1. Consider additional septic system management and monitoring approaches in capacity-constrained areas where further development may increase risks to public health, groundwater quality, or environmental health.
2. Identify and address cumulative impacts through a Receiving Environment Monitoring Program that monitors changes in groundwater and surface water quality.
3. Support stronger coordination among CVRD, Island Health, and other relevant authorities on septic system oversight, cumulative impacts, and implications for groundwater quality and the receiving environment.
4. Support practical, accessible and educational resources on septic system maintenance and relationship between on-site sewage performance, groundwater conditions, and development pressure to empower property owners to maintain existing systems effectively
5. Ensure wastewater discharge associated with development proposals does not result in negative cumulative impacts.
6. Continue to explore pathways to resolve impacts to groundwater quality from existing septic systems through tools such as a Liquid Waste Management Plan



7.3 Rainwater Management

7.3.1 Objective 1

Maintain drainage function and avoid development which increases runoff, flooding, erosion, or water quality impacts.

7.3.2 Policies

1. Recognize that the absence of a centralized stormwater collection system constrains development intensity in areas where site conditions limit on-site rainwater management.
2. Increased lot coverage should not be supported where limited infiltration area, shallow groundwater, wetland proximity, or constrained drainage limits feasibility of on-site rainwater management.
3. Rainwater management review must consider cumulative effects on neighbouring properties, roadside ditches, wetlands, watercourses, groundwater, and coastal receiving environments.
4. Site design should incorporate infiltration, pervious surfaces, vegetated swales, soil retention, and other low-impact measures suited to local groundwater and soil conditions where possible.
5. Advocate to MOTT to advance sustainable rainwater management approaches within road rights of way.





SECTION 8

Protected Areas and Community Recreation



8.1 Parks, Trails & Beaches

8.1.1 Objective 1

Support community access to natural areas and recreation amenities by expanding the public park and trail network.

8.1.2 Policies

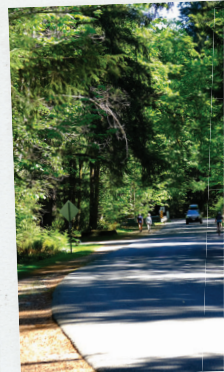
1. **High Priority Action:** Plan and develop connected and accessible trails and greenways strategically throughout the LAP area to support nature-based recreation, connect key community destinations, and link where possible into the CVRD's broader Regional Trail Network.
2. Work to identify and secure public park and trail sites in the Saratoga Beach area, particularly waterfront or near-waterfront sites, ecologically significant lands, and opportunities to expand existing parks.
3. Explore additional licenses of occupation for the purpose of park amenities over existing MOTT-owned public beach access points.
4. Advocate to MOTT to address encroachments on public beach access.
5. Work to identify additional parking opportunities for beach users in the Saratoga Beach LAP area.
6. Explore working with the Province to:
 - a. Pursue a license of occupation to manage the foreshore of Saratoga Beach as a CVRD park, or;
 - b. Improve management of the foreshore to a level that responds to the peak season beach use.

8.1.3 Objective 2

Plan parks to protect and maintain ecologically significant natural areas.

8.1.4 Policies

1. When evaluating lands for parkland acquisition or trail development, consider the evaluation criteria of the CVRD Regional Parks & Trails Strategic Plan, particularly lands that provide ecological value and ecosystem services, including riparian buffers, wetlands, wildlife corridors, and sensitive ecosystems.
2. Prioritize acquiring and protecting wetland complexes in the Saratoga Beach area.
3. Consider environmental integrity and community access in park and trail management plans.



8.1.5 Objective 3

Support Inclusive, Connected, and Safe Parks, Trails and Beaches.

8.1.6 Policies

1. **High Priority Action:** Explore a trail connection along Clarkson Road to Miracle Beach Provincial Park in coordination with MOTT and BC Parks to help spread peak season beach visitation more evenly across the area
2. Work with community partners to minimize impacts such as unauthorized fires, noise, overnight use, litter, and off-leash animals on the public beach.
3. Work with MOTT to improve provincially managed beach access points for peak seasonal use, including signage, additional parking, removing encroachments and providing temporary sanitation and changeroom facilities
4. Work with community partners and MOTT to provide regularly serviced waste and recycling receptacles at beach access points to accommodate peak seasonal visitation.
5. Explore funding mechanisms to address community-identified amenity gaps in the Saratoga Beach area, including playgrounds, picnic tables, benches, community gathering spaces, accessible beach surfaces, and adaptive equipment.



8.1.7 Objective 4

Foster education, stewardship, and community engagement related to beaches, parks and trails.

8.1.8 Policies

1. Strengthen coordinated educational and wayfinding signage at key locations to:
 - a. promote clear identification of public beach access;
 - b. share information on the unique ecological values, cultural history, and hazard information of Saratoga Beach.
2. Support opportunities for volunteer networks and community groups to conduct beach cleanups, ecological restoration, trail building and amenity improvements.





SECTION 9

Transportation



9.1 Ministry of Transportation and Transit advocacy

9.1.1 Objective 1

Work with the Ministry of Transportation and Transit to address chronic challenges relating to road infrastructure management, upgrades and maintenance outside the regional district's regulatory authority.

9.1.2 Policies

The CVRD will advocate to MOTT to

1. **High Priority Action:** Meaningfully address community priorities relating to traffic, parking, road condition, shoulder usability, speed management, and safe pedestrian and cyclist crossings in the plan area through the MOTT workplan, with priority attention to Highway 19A intersections and access points serving Saratoga Beach, including Regent Road/Catherwood Road and Miracle Beach Drive.
2. Amend Provincial policies, guidelines, and standards to explicitly address transportation considerations in semi-rural versus rural contexts outside of municipalities, including evaluating road standards, speed limits, conditions and maintenance within the local context of the Saratoga Beach LAP area.
3. Consider reducing speed limits on primary roads in the Saratoga Beach area such as Clarkson Avenue and Miracle Beach Drive.
4. Promote adherence to speed limits, including locating speed reader boards in high traffic locations, entrances to the community and the zone around Miracle Beach Elementary School.
5. Explore temporary traffic calming measures to manage traffic speed during peak season in the Saratoga Beach LAP area.
6. Assess the impact of the Ministry's current on-road parking approach adjacent to Saratoga Beach on nearby neighbourhoods, including circulation and pedestrian safety within the LAP area.
7. Support expansion of public beach parking at the Seaman Road beach access park between Clarkson Avenue and Henderson Road.
8. Address road encroachments to prioritize public interest, access and safety.



9.2 Off-Road Active Transportation

9.2.1 Objective 1

Plan and develop infrastructure which improves safe and active local travel for pedestrians, cyclists and other micromobility users within the Saratoga Beach area.

9.2.2 Policies

1. Prioritize development of trails which improve community connectivity to:
 - a. High Priority Action: The Oyster River commercial hub;
 - b. Miracle Beach Provincial Park;
 - c. Saratoga Beach access points;
 - d. Miracle Beach Elementary School;
2. Work with the Strathcona Regional District (SRD) and MOTT to support projects which enhance connectivity and shared recreational opportunities for residents of both regional districts (e.g. retrofitting or upgrading Regent Road bridge).
3. Provide safe and secure bicycle parking facilities at strategic locations throughout the Saratoga Beach LAP area, including CVRD-managed parks and beach access points to reduce vehicle parking pressure.
4. Evaluate opportunities to expand bikeshare programs to the Saratoga Beach LAP area in collaboration with MOTT to locate e-bikes and e-scooters at Oyster River transit exchange, and CVRD-managed parks and beach access points.

9.2.3 Objective 2

Plan and develop off-road transportation infrastructure consistent with the rural character of the community, focusing on trails and multi-use paths which provide recreational and connectivity benefits.

9.2.4 Policies

1. Prioritize off-road transportation infrastructure which reflect characteristics of “regional trails” outlined in the CVRD Regional Parks and Trails Strategic Plan and “off-road multi-use path” in the CVRD Regional Active Transportation Network Plan.
2. Ensure trail development considers multi-uses including pedestrian activities, cycling, and micromobility.
3. Locate trails where infrastructure would not result in ecological impacts or degradation.

9.3 Transit

9.3.1 Objective 1

Plan transit options consistent with the rural character of the community, with a focus on increasing local accessibility to the beach and nearby services.

9.3.2 Policies

1. Evaluate transit routing and frequency as part of the Transit Future Action Plan reviews to achieve better transit connections:
 - a. High Priority Action: To the City of Courtenay;
 - b. Within the Plan area;
 - c. To the City of Campbell River.
2. Explore the development of public transit solutions during peak summer months, including working with private landholders to consider possible shuttle and park and ride options.
3. Work with the SRD and MOTT to develop an expanded mobility hub at the Oyster River commercial hub with a range of transportation services for rural residents including but not limited to transit stops, park and ride facilities, bike storage, washrooms, wayfinding and potential bike/car share stations.
4. Collaborate with the SRD to strengthen transit connection opportunities between the Saratoga Beach LAP area and key destinations in the SRD.
5. Evaluate transportation options to support aging population access to critical services.





SECTION 10

Economy and Agriculture



10.1 Visitor Accommodation and Visitor-Serving Uses

10.1.1 Objective 1

Enable visitor-serving commercial uses that strengthen the local economy and responsible tourism.

10.1.2 Policies

1. Work with tourist commercial property owners to address existing siting, servicing, and non-conforming issues that affect compliance and business continuity.
2. Support activities, events, and amenities that promote shoulder-season tourism, agritourism, and complementary local services where they do not increase pressure on constrained or sensitive sites.
3. Recognize marine and river access as critical for responsible tourism recreation activities.
4. Work with tourist commercial property owners to explore options for low-intensity tourist accommodation uses that complement the area's coastal and rural character such as temporary glamping facilities and sleeping pods.
5. Encourage visitor-serving commercial uses on commercial properties which are low-impact and do not rely on permanent infrastructure in hazardous or environmentally sensitive areas, including mobile vending (food trucks), farmers' markets, water-based equipment rental and water-based recreation services.

10.2 Agriculture and Rural Compatibility

10.2.1 Objective 1

Protect agricultural uses and support complementary uses within and surrounding the Saratoga Beach Settlement Node.

10.2.2 Policies

1. **High Priority Action:** Support temporary use permits for agri-tourism, farm market and food truck uses on properties where not already permitted.
2. Support agricultural-related value-added economic uses where they complement farming activity (e.g. food processing).
3. Support non-accommodation agri-tourism uses where they complement farming activity. Examples may include farm tours, u-picks, culinary tourism, and temporary seasonal events.
4. Explore opportunities to broaden domestic agriculture zoning to support local food production and household resiliency.
5. Require new development adjacent to ALR land or active farm parcels to provide buffering, setbacks, fencing, lot layout, drainage, and site design measures, consistent with the Province's Guide to Edge Planning and other applicable provincial or Agricultural Land Commission guidance, to protect agricultural use and reduce conflict with non-farm development.



SECTION 11

Land Use



Land use in the plan area is shaped by rural coastal character, sensitive environmental systems, drainage and flood constraints, water supply limits, on-site sewage conditions, seasonal tourism pressure, and limited local services.

Settlement Node status supports growth in principle when supported with appropriate servicing. In the Saratoga Beach plan area, lack of liquid waste management facilities is the most significant limiting factor. Growth is most appropriate where land is already planned for settlement, servicing capacity can be demonstrated, hazards and environmental constraints can be addressed, and impacts on rural character, tourism function, and road access can be managed.

The policies below provide direction for where additional development potential may be appropriate, where constraints should limit change, and how subdivision, housing, tourist commercial, commercial, light industrial, mixed use, and other uses should fit local conditions. Map 14.2 shows the land use designations within the Plan area.



11.1 Growth Management

11.1.1 Objective 1

Maintain the existing land use pattern to not exceed local carrying capacity, including infrastructure limits, water resources, drainage capacity, hazard conditions, or ecological systems until servicing capacity can support additional growth.

11.1.2 Policies

1. Rezoning or OCP amendments that increase allowable dwelling unit density should not be supported if it would create capacity constrained lots, until community water and community sewer are available and sufficient capacity is demonstrated or cumulative impacts can be mitigated.
2. Existing density and land use intensity patterns should be maintained given current servicing, drainage, hazard, and ecological constraints.
3. Where future studies, including a Liquid Waste Management Plan, Master Drainage Plan or other servicing, environmental, or hazard assessments, identify areas capable of accommodating increased density, the CVRD may consider targeted rezoning for those areas.
4. Servicing improvements should be considered together with environmental capacity, hazard conditions, road access, emergency access, and rural coastal character before additional density is supported.

11.2 Subdivision Referral Considerations

11.2.1 Objective 1

Work with MOTT to ensure any new proposed lots fit local servicing, drainage, hazard, environmental, access, and agricultural interface conditions.

11.2.2 Policies:

1. Subdivision should not rely on variances, floodplain exemptions, setback reductions, irregular lot shapes, constrained building envelopes, or roadside parking to create new usable lots.
2. Subdivision that increases the number of new lots served by a single access, extends or creates dead-end roads, or occurs in an area with limited evacuation options should demonstrate that emergency response and evacuation can be supported.
3. Subdivision should not create lots that depend on informal beach access parking, inaccessible roads, or MOTT rights-of-way for basic site function.
4. Work with MOTT to enforce compliance of stormwater and rainwater management and drainage design guidelines during approval of subdivisions and the issuance of any permits in order to prevent increased flood risks and stream erosion downstream of any future development.
5. Consider a Subdivision Servicing Bylaw for the Saratoga Beach LAP area if subdivision activity increases to a scale that could significantly alter the development pattern, in order to address rainwater management, storm drainage, tree clearing, sediment and erosion control, and other priority works and services.

11.3 Residential

11.3.1 Objective 1

Support housing options that respond to local needs while staying within servicing, drainage, hazard, environmental, and rural character limits.

11.3.2 Residential Development Capacity Context

The Electoral Area C Housing Needs Report applies at the electoral area scale and does not assign a fixed housing unit target to the Saratoga Beach plan area. Within the plan area, residential development capacity is constrained by water supply, on-site sewage suitability, rainwater management, flood risk, environmental sensitivity, road access, emergency access, and rural coastal character.

This LAP therefore identifies the housing forms that may be appropriate under different local conditions rather than assuming uniform residential intensification across the plan area.



Housing Form	Local Role	Most Appropriate Locations	Key constraints
Secondary suites	Aging in place, long-term rental, caregiver housing, and multigenerational living	Existing residential areas where water, wastewater, parking, and access can be addressed	Septic capacity, water supply, parking, access, and building code requirements
Carriage houses and other accessory dwellings	Flexible family housing, aging in place, long-term rental, and multigenerational living	Larger or less constrained residential lots with adequate space for buildings, servicing, parking, drainage, and setbacks	Lot size, septic capacity, lot coverage, drainage, setbacks, access, vegetation retention, and neighbouring impacts
Smaller lots or compact ground-oriented housing	Limited option until future servicing and site conditions support additional density	Locations with confirmed water supply, wastewater management, drainage capacity, safe access, and manageable environmental and hazard constraints	Servicing capacity, flood risk, shallow groundwater, drainage, emergency access, and environmental review
Mobile home parks	Existing mobile home park use provides relatively affordable form of housing	Existing location which currently has a mobile home park use and a private shared septic system, possible additional suitable sites	Legal non-conforming zoning resulting in limitations on updates and improvements, servicing capacity
Multi-unit housing or supportive housing	Generally not a near-term housing form	Sites near services or transportation access where water, wastewater, drainage, emergency access, and daily needs can be addressed	Servicing, scale, access, emergency response, proximity to daily needs, and compatibility with rural character
Residential conversion of tourist commercial lands	Generally not supported because it may reduce visitor-serving land and increase residential exposure in constrained locations	Limited cases where conversion would reduce long-term risk, address servicing constraints, and provide a clear public benefit	Loss of visitor-serving land, flood risk, wastewater constraints, access, parking, and precedent

11.3.3 Policies

1. Support modest ground-oriented housing forms where they improve housing choice and can be accommodated within local water, wastewater, drainage, access, parking, environmental, and hazard constraints.
2. In reviewing land use applications and proposed OCP amendments, the CVRD may consider and give preference to the following considerations if servicing constraints can be addressed:
 - a. Opportunities for seniors housing and housing which applies universal accessibility principles.
 - b. Housing that achieves net positive environmental outcomes (e.g., zero emissions, conservation covenants, park land dedication, regeneration of impacted lands).

11.3.4 Objective 2

Support housing options that address affordability, rental, accessibility, and aging in place housing in forms that fit Saratoga Beach area conditions.

11.3.5 Policies

1. Support rental housing primarily through secondary suites, carriage houses, long-term rental of existing dwellings, and other small-scale housing forms that can be accommodated on existing lots.
2. Explore options to develop site-specific mobile home park zoning to address existing lawful non-conforming use and identify additional suitable sites to maintain and expand mobile home park uses as an affordable local housing form.

11.4 Tourist Commercial

11.4.1 Objective 1

Retain tourist commercial lands for visitor accommodation and related visitor-serving uses.

11.4.2 Policies

1. Tourist commercial lands should be retained primarily for visitor accommodation and related visitor-serving uses. Conversion of tourist commercial lands to primarily residential use should not be supported.
2. Redevelopment of waterfront commercial properties subject to coastal flood hazard risk should prioritize less permanent forms of development including campgrounds, RV parks and glamping.
3. Create guidance tools for tourist-commercial development in flood hazard areas, including guidelines for lower impact interim uses and sea level rise design guidelines.

11.4.3 Objective 2

Explore accessory commercial and tourist-commercial uses on properties near the tourist-commercial zones where this strengthens business and tourism opportunities and can be accommodated within local constraints.

11.4.4 Policies

1. Support updated zoning within a tourist-commercial interface area to allow additional commercial and tourist-commercial uses which are small-scale, directly related to visitor or temporary workforce accommodation or visitor-serving commercial activity and functionally connected to an existing tourist-commercial area.
2. Proposed tourist-commercial edge uses must maintain compatibility with nearby residential uses and rural coastal character.

3. Food trucks, carts, and other mobile commercial uses may be supported beyond existing zoning limitations on approved tourist-commercial edge, community, or event sites where they remain temporary, fit the site, and manage parking, access, waste, noise, and servicing impacts.

11.5 Commercial, Light Industrial and Mixed Uses

11.5.1 Objective 1



Support small-scale commercial, service commercial, light industrial, and mixed uses in locations that meet local needs, support visitor and employment activity, and fit rural coastal conditions.

11.5.2 Policies

1. New commercial, service commercial, light industrial, and mixed uses should be adjacent to existing commercial and industrial sites or nodes.
2. Rezoning from residential to commercial, service commercial, light industrial, and mixed uses should not result in additional dwelling unit density (without restricting building form).
3. Commercial and mixed uses should remain modest in scale and oriented to local services, visitor, recreational or employment needs suited to the Saratoga Beach area.
4. Mixed-use development may be considered where all uses are suitable for the site and will not conflict with neighbouring land uses.
5. Commercial and mixed-use development should support end of trip facilities for active transportation, particularly near existing services, beach access points, and visitor-serving areas.
6. Support requirements for the provision of accessible, screened, and wildlife-resistant garbage, recycling, and organics storage in all non-residential zones.
7. Support improvements to the existing recycling drop-off site (2185 Regent Road) to improve local access to waste diversion and permit expanded recycling services consistent with the direction of the Solid Waste Management Plan to support equitable access to services.
8. Encourage institutional, commercial, and industrial waste reduction and diversion in non-residential and visitor-serving uses, consistent with the direction of the Solid Waste Management Plan to improve institutional, commercial and industrial waste reduction and diversion.



11.5.3 Objective 2

Reduce conflict between pre-existing uses and new development such as auto racing, recreation commercial uses, and surrounding residential uses.

11.5.4 Policies

1. Where interface uses pre-date surrounding development, encourage property owners to reduce impacts through enhanced mitigative measures such as buffering landscaping, noise suppression and community outreach.
2. Expansion of existing auto racing use should not be permitted.
3. Future land use decisions near the outdoor racetrack should avoid creating new residential patterns that intensify land use conflict.

11.6 Other Uses

11.6.1 Objective 1

Support local-serving assembly, institutional, utility, and outdoor recreation uses where they fit rural character, servicing capacity, environmental limits, hazard conditions, and nearby uses.

11.6.2 Policies

1. Assembly and institutional uses may be supported where they meet local needs and demonstrate that site conditions, servicing capacity, safe access, parking, drainage, and compatibility with nearby residential uses can be addressed.
2. Assembly and outdoor recreation uses should be located and managed to avoid spillover parking, noise, lighting impacts, fire risk, and conflicts with beach access, local roads and neighbouring uses, particularly during peak periods.
3. Infrastructure uses should be planned and reviewed in relation to the land use pattern they may enable, including whether they would increase development pressure in areas constrained by flood risk, drainage, groundwater, wastewater limitations, cultural heritage concerns, or sensitive ecosystems.
4. Assembly, institutional, and outdoor recreation uses involving hazardous materials, high water demand, wastewater generation, outdoor storage, soil disturbance, or significant truck traffic should not be supported where they could affect groundwater, surface water, wetlands, coastal water quality, or nearby residential areas.

SECTION 12

Implementation and Monitoring



Implementation of the LAP involves multiple agencies, governments, property owners, and service providers with different responsibilities and decision-making authorities. Appendix A provides a summary of key roles and responsibilities related to land use planning, infrastructure, environmental management, transportation, and development approvals.

12.1 Implementation

12.1.1 Objective 1

Work towards alignment of CVRD strategies, including land use and infrastructure plans, with carrying capacity findings of the Saratoga Beach LAP.

12.1.2 Policies

1. Review zoning in the plan area where existing regulations may allow a scale, form, or intensity of use that exceeds known water, wastewater, drainage, flood, environmental, or access constraints.
2. Advocate to MOTT to ensure subdivision referral policies of this LAP are considered by the approving officer.

12.2 Development Permit Areas

12.2.1 Objective 1

Use targeted development permit area updates, where needed, to address plan area-specific site conditions and constraints at the application stage.

12.2.2 Policies

1. Consider one or more Saratoga Beach-specific development permit areas, or targeted amendments to existing development permit areas where current tools do not adequately address local conditions and constraints, including carrying capacity limitations.

2. Develop plan area-specific DPA guidelines to address site conditions, areas of high conservation value, cumulative impacts of on-site sewage systems, and/or other land use compatibility issues.

12.2.3 Objective 2

Implement tools to enable the creation of a tourist-commercial transition area.

12.2.4 Policies

1. Explore establishing a limited tourist-commercial transition area adjacent to existing tourist-commercial-zoned properties to allow visitor-serving accommodation and commercial uses on residential parcels, provided the residential use remains principal.
2. Define eligible accessory visitor-serving uses through a future zoning review.
3. Consider mixed uses only where site conditions can support the added activity.
4. Map any future tourist-commercial transition area to inform a future zoning and development permit implementation process that defines the zoning framework, eligibility criteria, servicing considerations, environmental constraints, and new development permit area guidelines.
5. Review the transition area after implementation to confirm whether accessory visitor-serving uses are operating at a scale compatible with nearby

residential uses, rural coastal character, servicing limits, environmental conditions, and cumulative impacts.

6. Until zoning updates and development permit area guidelines have been established, enable the use of temporary use permits to support visitor-serving accommodation and commercial uses within the tourist-commercial transition area on a temporary basis.

12.3 Development Approval Information

12.3.1 Objective 1

Strengthen Development Approval Information requirements to assess plan area-specific constraints where a rezoning, development permit or temporary use permit proposal may increase development potential, servicing demand, or site disturbance.

12.3.2 Policies

1. Update the Development Approval Information Area Bylaw to require information that addresses cumulative impacts, not only site-level impacts where development may increase sewage loading, groundwater risk, drainage impacts, environmental impacts, traffic, parking demand, beach access pressure, or conflict with nearby uses.



12.4 Monitoring and Future Updates

12.4.1 Objective 1

Track local conditions and application patterns so future decisions remain aligned with plan area constraints.

12.4.2 Policies

1. Monitor rezoning, development permit, temporary use permit, and subdivision activity to identify cumulative pressure in constrained locations.
2. Track changes in water servicing, on-site sewage information, drainage conditions, flood and erosion information, and environmental mapping where they may affect future land use decisions.
3. Use monitoring results to identify whether targeted amendments are needed to the LAP, Zoning Bylaw, development permit tools, Development Approval Information procedures, or subdivision referral practices.
4. Consider a focused review of this Plan if new technical information, servicing changes, hazard information, legislative changes, or repeated application patterns show that the policy direction is no longer aligned with local conditions.
5. Future RGS or Rural OCP amendments should review and consider the growth management framework in this LAP and make any necessary amendments to the Settlement Node language.
6. Where monitoring shows that an area cannot reasonably support the scale or form of change being proposed, consider targeted bylaw amendments or further study before supporting additional change.
7. Explore the development of a Watershed Protection Service to enable water quality monitoring and assessment activities to implement servicing policies of this LAP.
8. Undertake education initiatives in the community to ensure technical environmental and septic suitability findings and LAP implications are well understood.

SECTION 13

Understanding Terms

Definitions in this section are provided for general understanding and readability. Where a term is defined in the Comox Valley Regional Growth Strategy, the Rural Comox Valley OCP, the Rural Comox Valley Zoning Bylaw, or another applicable enactment, that definition prevails in the event of any inconsistency.

These terms do not create new development permissions, approval requirements, technical standards, or land use categories. They should be read together with the applicable bylaws, policies, regulations, and approval processes.

Aging in place

Being able to remain in the same home or community as needs change over time, including as a person grows older or needs housing that is easier to access or maintain. In the Saratoga Beach plan area, this often relates to modest housing options such as secondary suites and carriage houses.

Capacity-constrained area

Areas which have a density of more than five dwelling units/ hectare and rely on on-site septic systems for wastewater management.

Carriage house

A form of accessory dwelling unit permitted by the Zoning Bylaw, typically located within a detached building on the same lot as a principal dwelling.

Carrying capacity

Population size or needs that a specific environment can sustainably support over time. In this Plan, carrying capacity is used to link future land use direction to real on-the-ground constraints rather than abstract growth assumptions.

Constrained location

An area where development potential is limited by one or more local conditions, including flood risk, erosion, shallow

groundwater, on-site sewage limitations, drainage constraints, sensitive ecosystems, steep slopes, limited access, servicing limitations, or cumulative impacts.

Context-sensitive growth

Small-scale change that responds to local conditions such as servicing capacity, environmental constraints, hazard areas, and rural character.

Cultural Heritage Investigation Permit (CHIP)

A permit required by K'ómoks First Nation before ground disturbance in areas of known or potential archaeological significance within K'ómoks core territory.

Cumulative impacts

The combined effects of multiple changes over time. In the Saratoga Beach plan area, cumulative impacts may include increased sewage loading, groundwater risk, drainage impacts, traffic, parking demand, beach access pressure, vegetation loss, habitat fragmentation, seasonal pressure, or conflict with neighbouring uses.

Development

For readability in this Plan, development generally includes changes to land use, density, buildings, structures, site layout, servicing, access, parking, drainage, land alteration, and subdivision.

Subdivision is a form of development where the policy context relates to land use change, site design, servicing, environmental protection, hazard conditions, access, drainage, or cumulative impacts.

Where a statutory approval, permit, bylaw, or application type is referenced, the applicable enactment determines the meaning of each term.

Ecological connectivity

The linkage of natural areas that allows ecological systems, including water, wildlife, and vegetation, to function across the landscape.

Emergency access

Access that supports emergency response, evacuation, fire protection, and safe movement during hazard events or peak seasonal conditions. Emergency access may be affected by road width, road condition, congestion, parking, flood exposure, wildfire risk, and limited alternate routes.

Environmental feature

A natural feature such as a wetland, stream, riparian area, shoreline area, estuarine margin, or other landscape feature that contributes to habitat, drainage, water quality, flood storage, or ecological function.

Floodplain

Land that is subject to flooding, including coastal and low-lying areas, as identified through mapping or technical analysis.

Groundwater

Water located below the ground surface that supplies wells, supports ecosystems, and influences drainage and soil conditions.

Hazard area

An area subject to natural hazards such as flooding, erosion, steep slopes, wildfire risk, or limited access, where development may be restricted or require additional review.

Hydrologic function

The way land and water features store, filter, slow, convey, or release water across the landscape. In the Saratoga Beach plan area, hydrologic function is closely tied to wetlands, streams, shallow groundwater, drainage patterns, and flood buffering.

Incremental change

Small-scale change that occurs over time and can be assessed in relation to local servicing, drainage, environmental, access, and hazard conditions. Incremental change does not mean that all small-scale development is appropriate in all locations.

Intensification

A change that increases use, density, occupancy, activity, servicing demand, lot coverage, traffic, parking demand, wastewater generation, runoff, site disturbance, or hazard exposure on a property.

Land use change

A change in how land or buildings are used, including a change from one use to another, an increase in density or intensity, or a change that creates different servicing, access, environmental, hazard, or compatibility considerations.

Licence capacity

The amount of water authorised for use under an applicable water licence or approval. In the Saratoga Beach plan area, licence capacity is relevant to whether additional water demand can be supported by existing or proposed water systems.

Local Area Plan (LAP)

A place-specific policy plan adopted as part of the Official Community Plan to guide land use and change in the Saratoga Beach plan area.

Local conditions

The physical, environmental, servicing, access, and land use conditions that affect whether a proposed change is appropriate in a specific location. In the Saratoga Beach plan area, local conditions include water supply, on-site sewage suitability, shallow groundwater, drainage, flood risk, environmental sensitivity, road access, emergency access, seasonal use, and nearby land uses.

Multigenerational living

A housing arrangement in which more than one generation of a family lives on the same property or in closely related housing forms, such as a principal dwelling with a secondary suite or carriage house.

Natural drainage function

The movement, storage, infiltration, and release of rainwater through natural or semi-natural features such as soils, vegetation, wetlands, watercourses, ditches, low-lying areas, and connected drainage paths.

On-site sewage system

A system that treats and disposes of wastewater on the same property where it is generated, commonly referred to as a septic system.

Rainwater management

The management of rainwater to maintain natural drainage patterns and protect water quality, groundwater, and downstream areas, particularly in areas with limited drainage infrastructure.

Riparian area

The land beside a stream, wetland, river, or other waterbody where vegetation, soils, and moisture conditions are influenced by water and help support bank stability, habitat, and water quality. This aligns with the OCP glossary concept of riparian areas as terrestrial areas shaped by the combined influence of water, high water tables, and wet soils.

Rural coastal character

The low-scale, coastal, semi-rural character of the Saratoga Beach plan area, shaped by beaches, wetlands, streams, forests, rural roads, detached housing, visitor accommodation, limited local services, seasonal activity, and close connections to the natural setting.

Seasonal pressure

Increased demand during peak visitor periods, especially in summer. In the Saratoga Beach plan area, seasonal pressure may affect traffic, parking, beach access, washrooms, waste management, noise, short-term accommodation, emergency access, and neighbourhood livability.

Sensitive ecosystem

An ecosystem that is especially vulnerable to disturbance because of its habitat value, rarity, fragility, hydrologic role, or ecological condition. In the Saratoga Beach plan area, this includes features such as wetlands, riparian areas, and other environmentally sensitive lands that shape where change may or may not be feasible.

Servicing capacity

The ability of water supply, wastewater, drainage, road access, and emergency access systems to support development based on confirmed service availability, existing infrastructure, licence limits, environmental conditions, operational constraints, and applicable approval requirements.

Settlement Node

An area identified in the Regional Growth Strategy identified to accommodate compact forms of development but which are not contiguous with Municipal Areas. Settlement Nodes shall accommodate growth through a balance of new development, intensification of existing density and infrastructure improvements which need to include the provision of appropriate water and sewer services

Shallow groundwater

Groundwater that is close to the ground surface. In the Saratoga Beach plan area, shallow groundwater can limit the performance of on-site sewage systems, constrain drainage, and affect building and subdivision feasibility.

Site alteration

A physical change to land, including clearing, excavation, filling, grading, drainage changes, soil disturbance, vegetation removal, shoreline alteration, or other works that may affect environmental conditions, hazards, drainage, access, or servicing.

Subdivision

A form of development that creates new parcels, adjusts parcel boundaries, creates a bare land strata, or otherwise divides land under applicable provincial legislation.

Tourist-commercial transition area

Areas where existing tourist-commercial and residential properties are located near each other, and where limited commercial and tourist-commercial, visitor-serving uses may be considered through rezoning subject to servicing, environmental, access, parking, hazard, and compatibility constraints.

Waste diversion

Activities that reduce the amount of material sent to landfill, including recycling, organics diversion, reuse, salvage, repair, and deconstruction.

Wastewater

Used water from residential, commercial, or other activities that requires treatment or disposal.

Working landscape

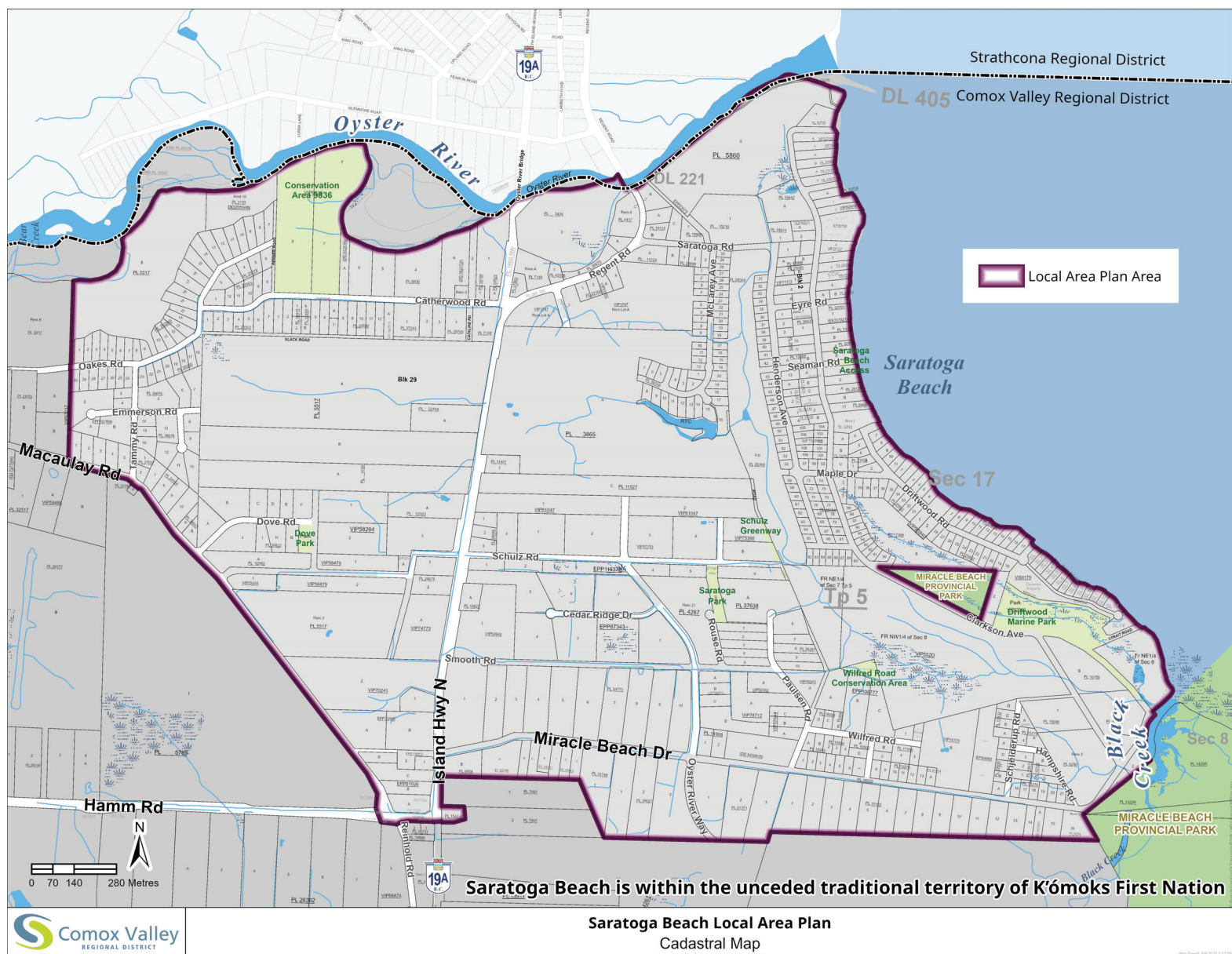
Land that remains in active use for farming, aquaculture, resource use, or other productive rural functions and should not be undermined by incompatible nearby development. This is consistent with RGS language that treats rural and resource areas as working landscapes whose primary functions should remain viable.



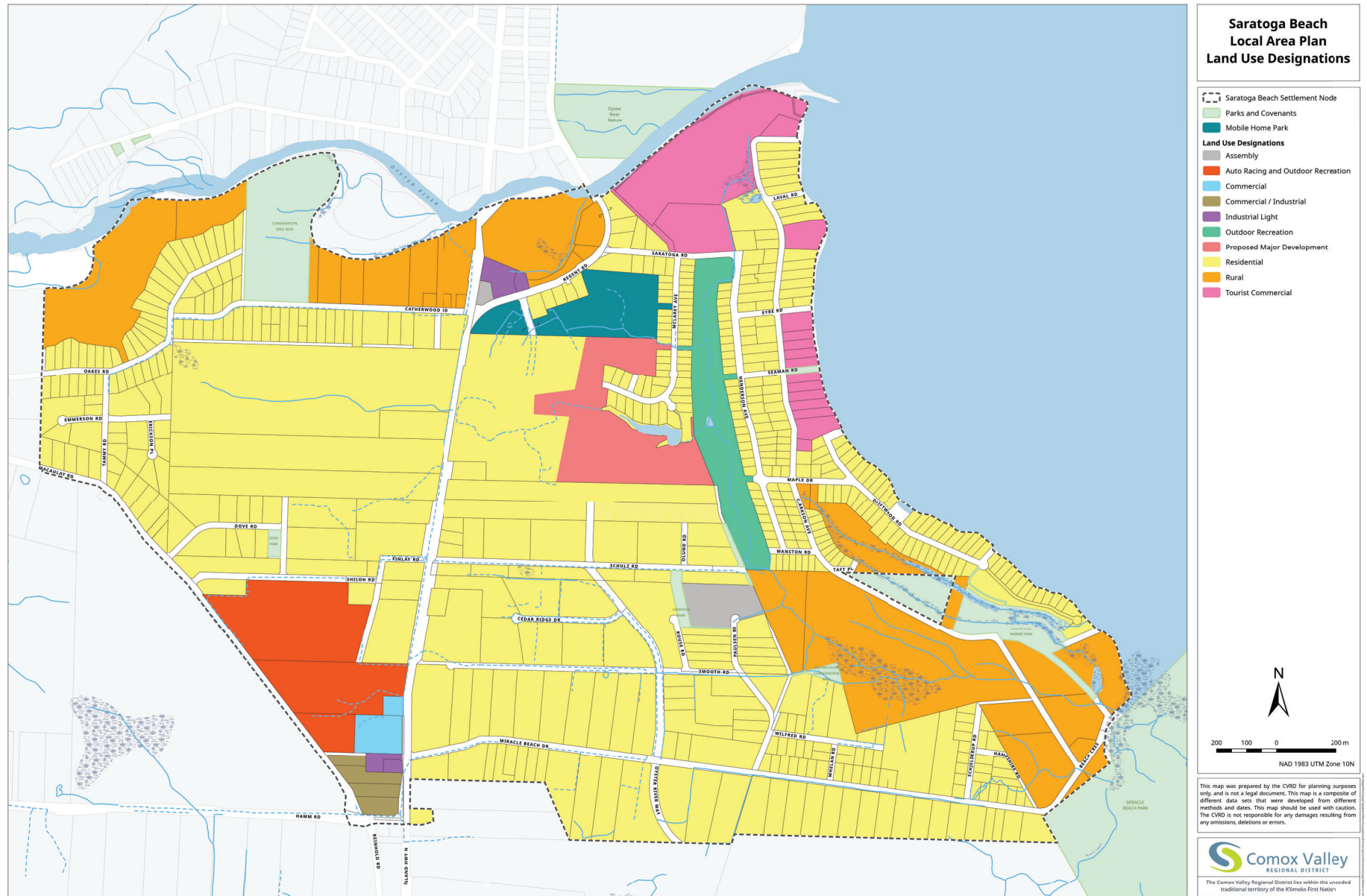
SECTION 14

Maps

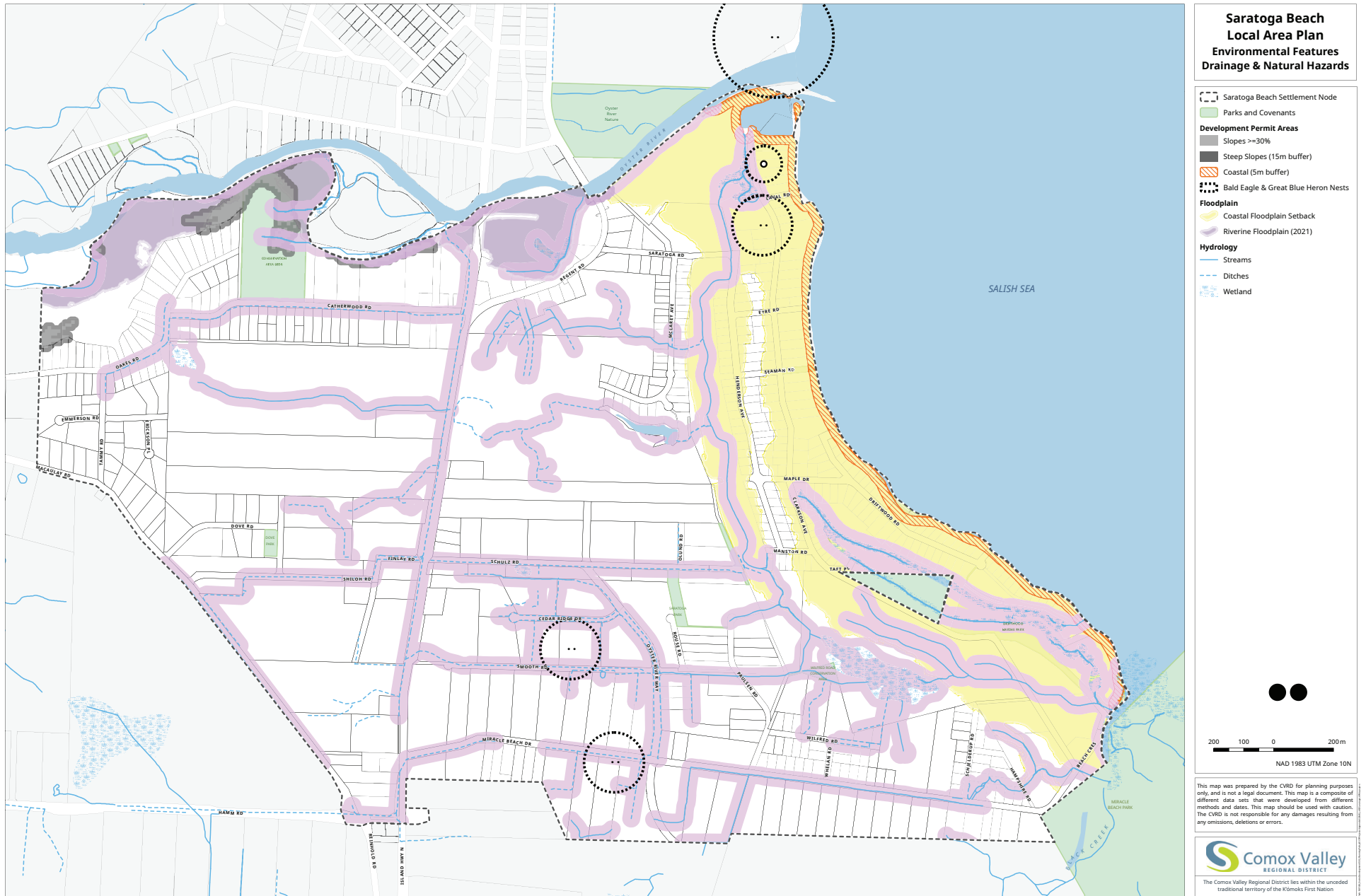
14.1 Planning Area and Regional Context



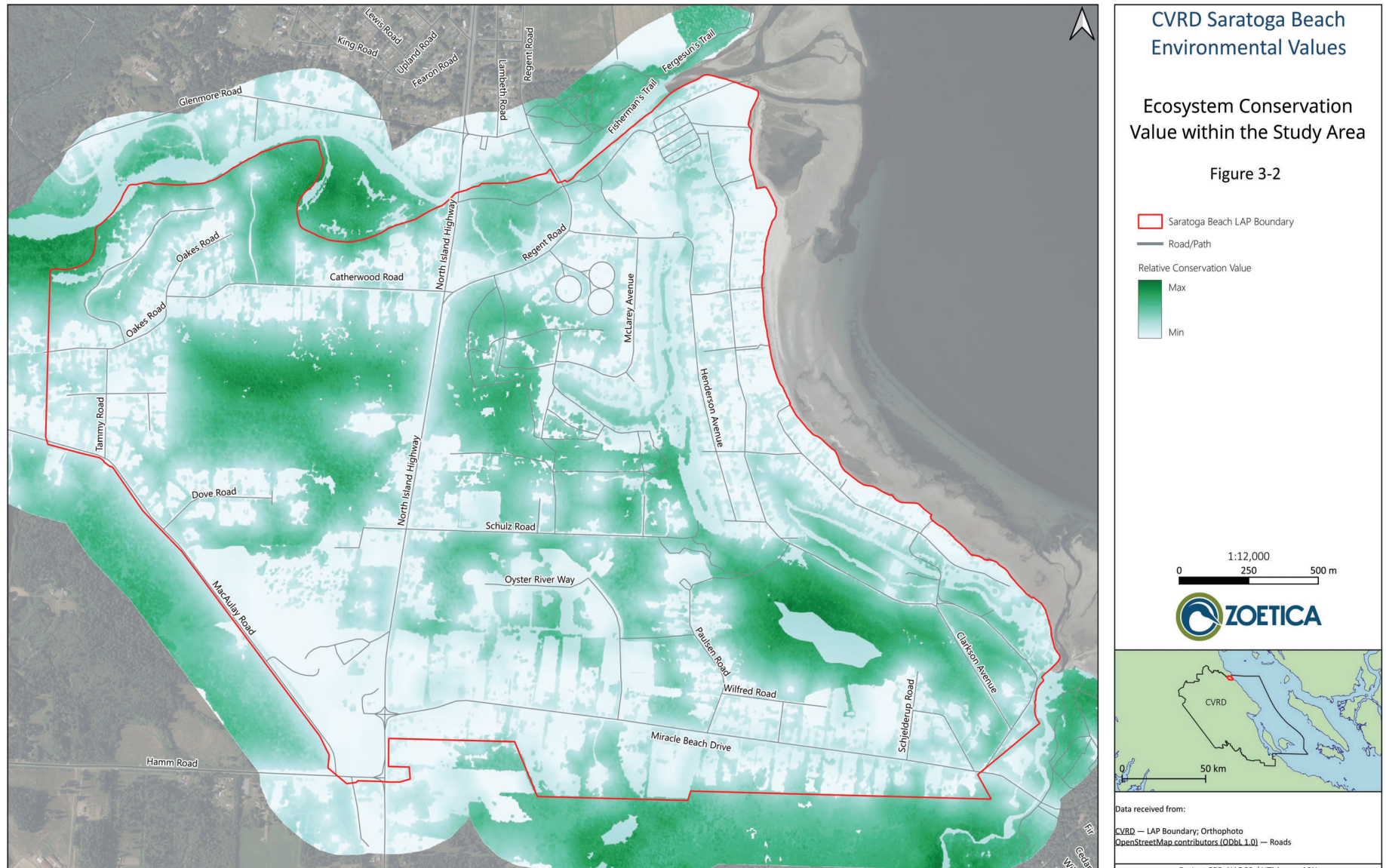
14.2 Local Area Plan Land Use Designations



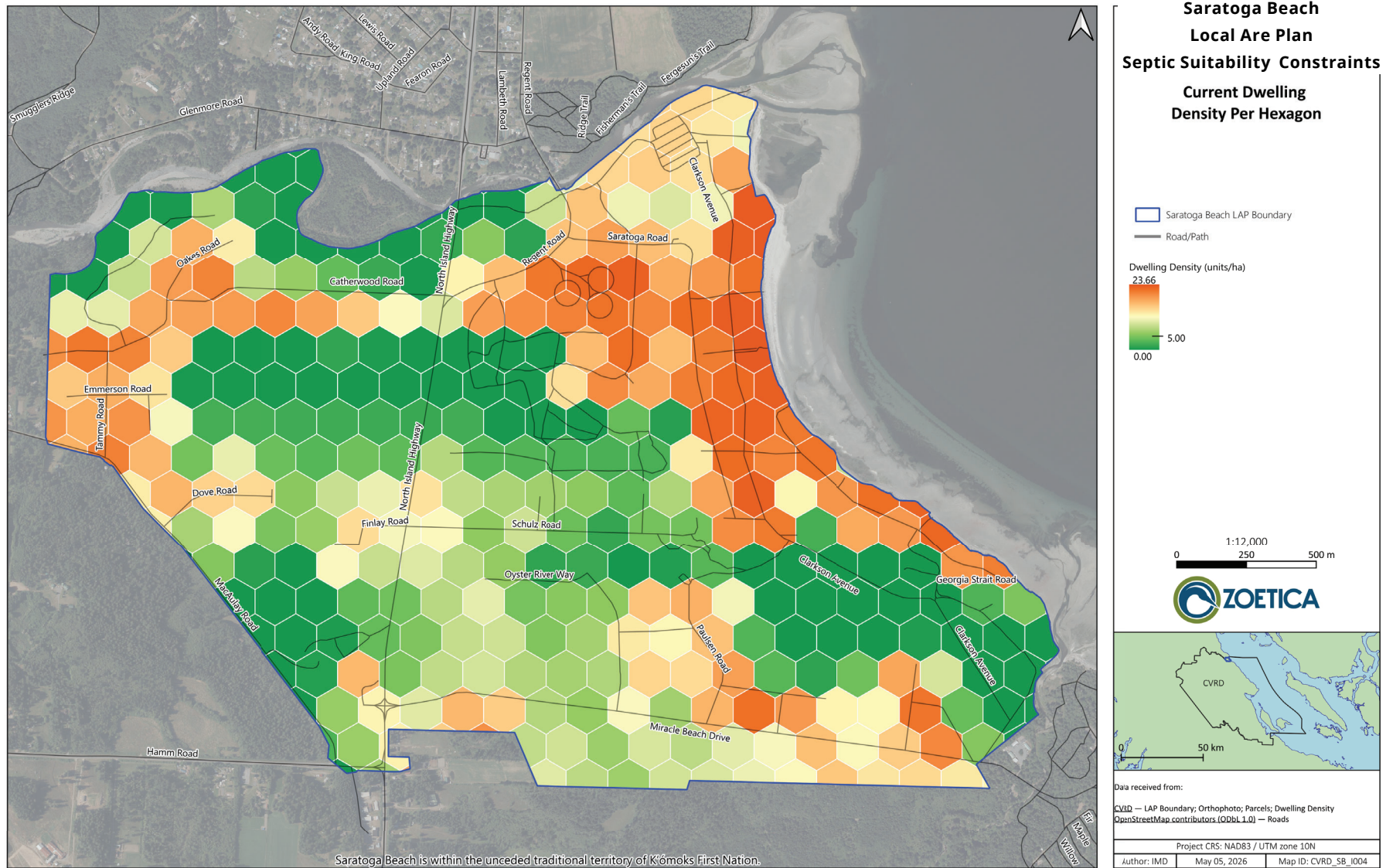
14.3 Environmental Features, Drainage, and Natural Hazards



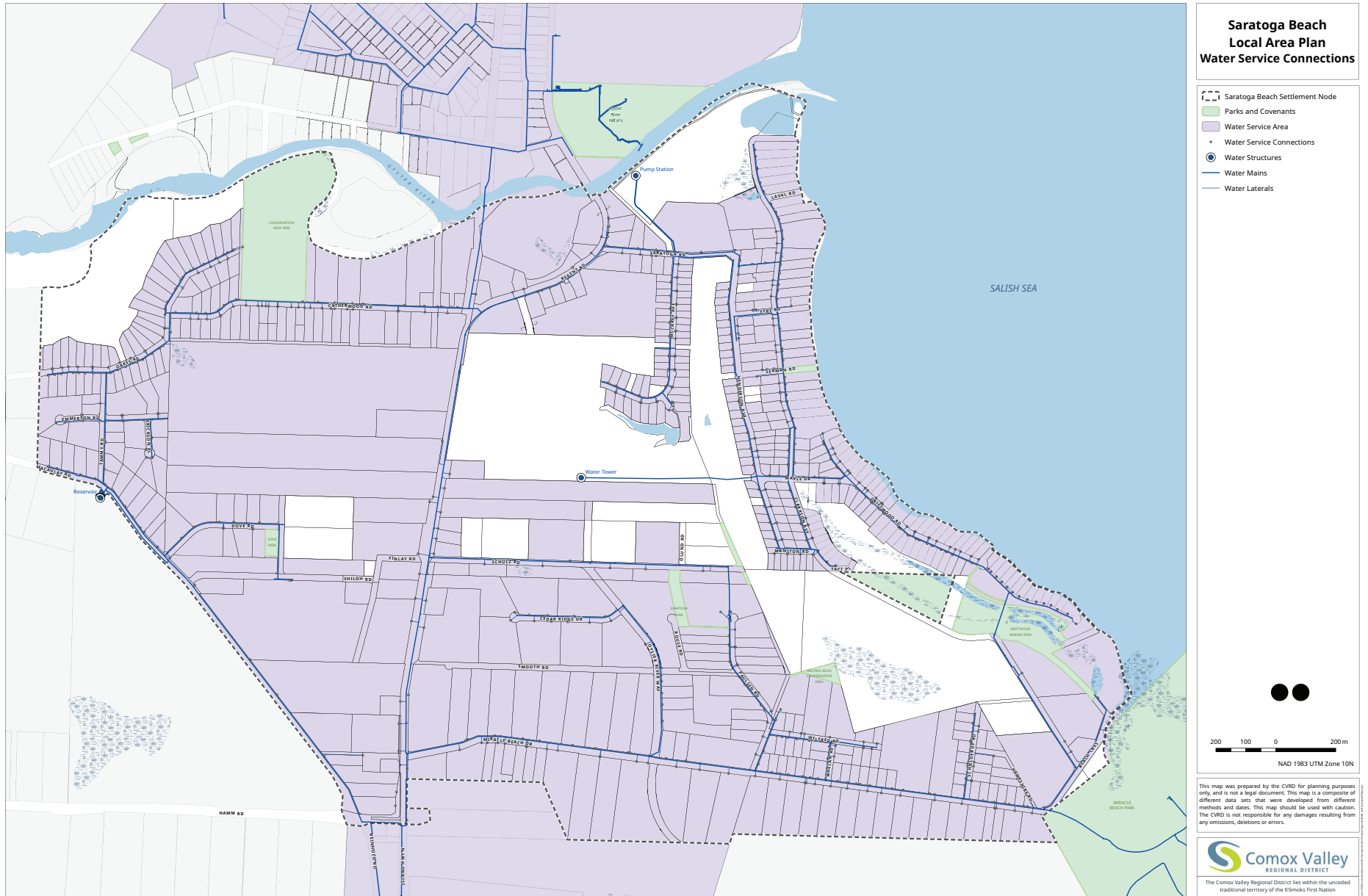
14.4 Ecosystem Classification



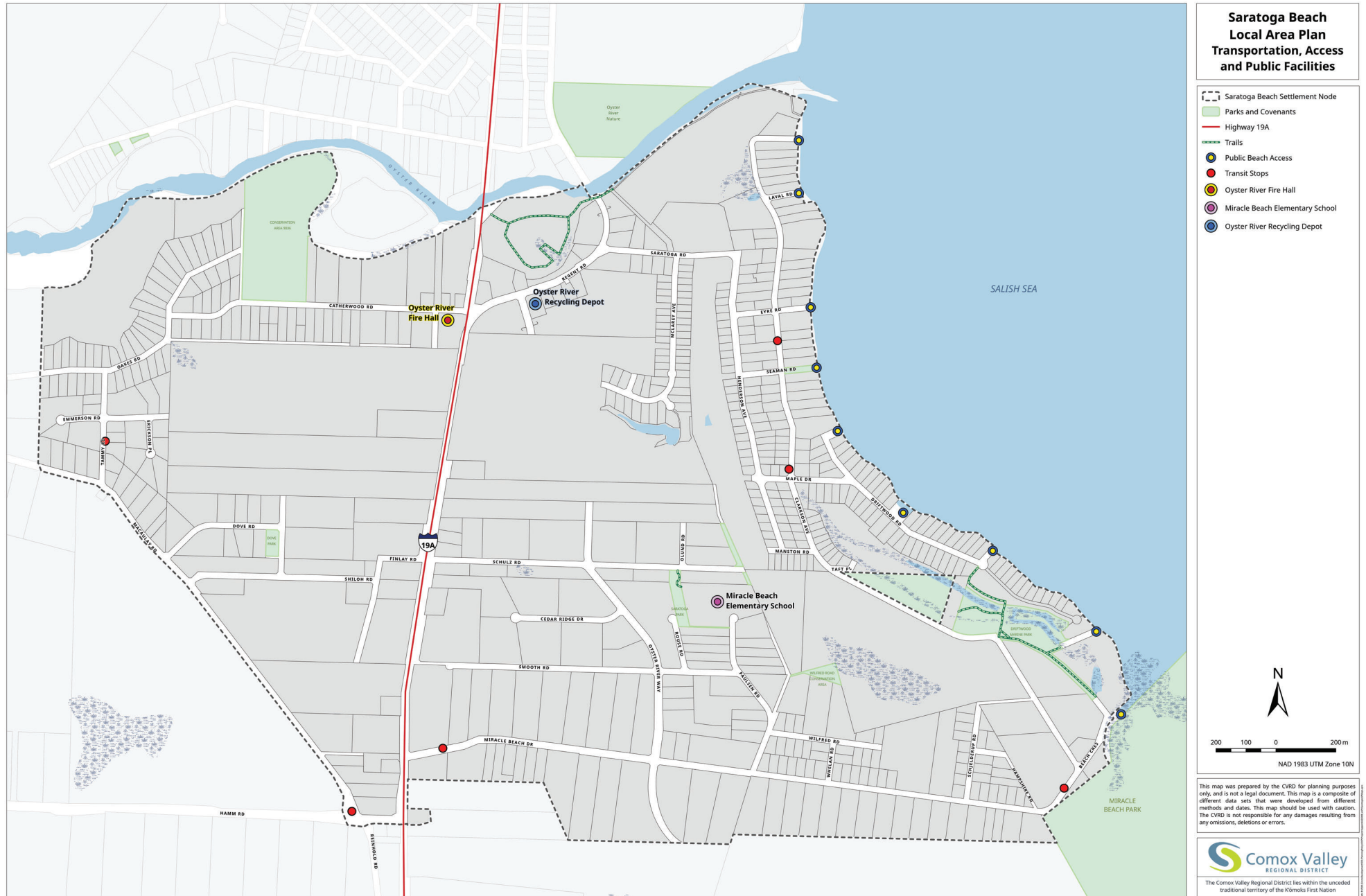
14.5 Servicing Considerations



14.5 Servicing Considerations



14.6 Transportation, Access, and Public Facilities



14.7 Sand and Gravel Resource Statement

No known sand and gravel deposits suitable for future extraction are identified within the Saratoga Beach plan area based on available CVRD mapping. If future information identifies suitable deposits, they should be considered through a future OCP review or amendment.

Appendix

Appendix A: Who Does What?

CVRD	Provincial Ministries and Agencies	Federal Departments and Agencies
• Land use planning and development • Regional parks, including washrooms on CVRD park land and Seaman Road facilities • Bylaw enforcement on private properties and regional parks • Black Creek/Oyster Bay Water Local Service Area (with the Strathcona Regional District (SRD)) • Emergency planning through Comox Valley Emergency Management • Oyster River Fire Rescue	Ministry of Transportation and Transit • Public roads (roadside ditches, road shoulders, culverts, parking) • Drainage from roads • Snow removal • Highway crossings • Active transportation in road rights-of-way • With RCMP: Speeding, traffic safety, beach-area roadside parking	Fisheries and Oceans Canada • Fish and fish habitat, • Fisheries • Aquaculture
		Transport Canada • Marine navigation and navigation protection
	Island Health / Ministry of Health • On-site sewage, and • Private sewage systems	
	Agricultural Land Commission • ALR lands adjacent to the plan area	
	Ministry of Environment and Parks • Contamination sites • Environmental protection • Miracle Beach Provincial Park outside of the LAP area	
	Ministry of Forests, Archaeology Branch • Archaeological site protection • Heritage Conservation Act permits	