

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, Grantham, 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

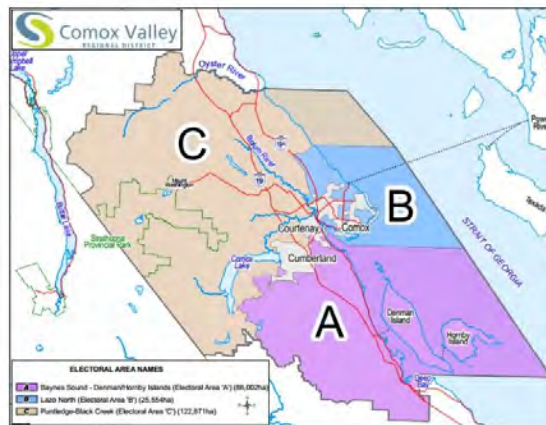


FIGURE 1 MAP OF CVRD AND AREAS

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).

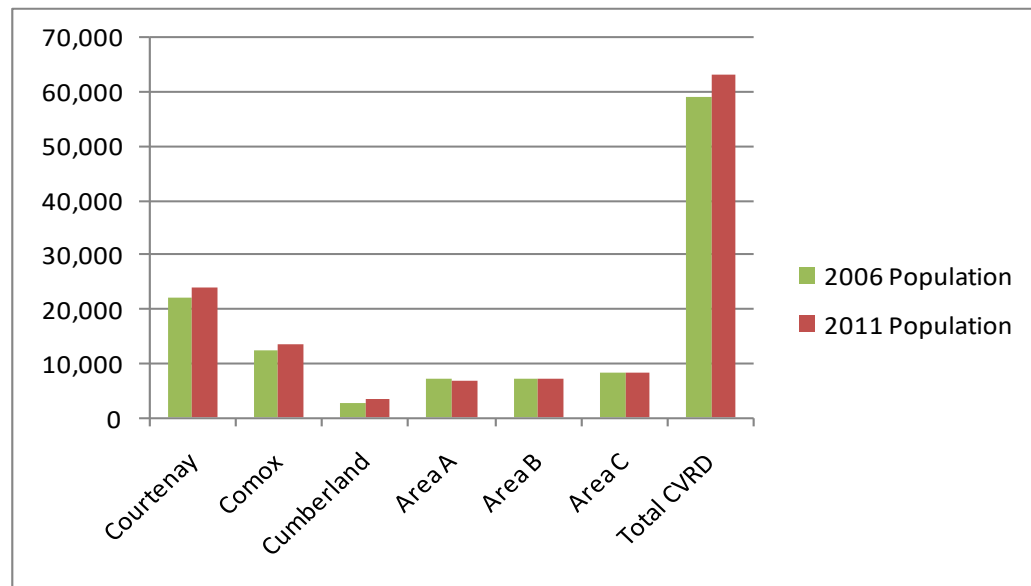


FIGURE 2 - CENSUS POPULATION 2006 AND 2011

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.

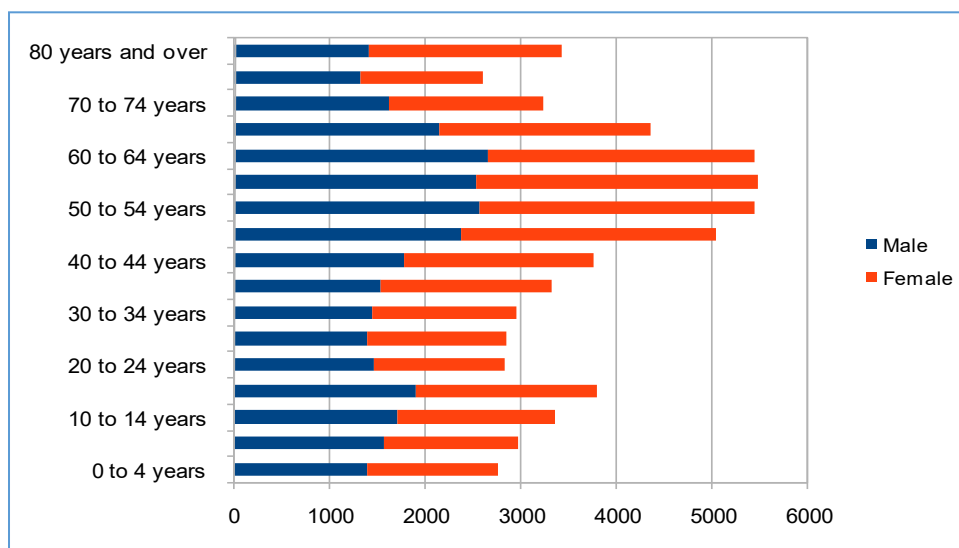


FIGURE 3 - 2011 POPULATION BY AGE AND SEX

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).

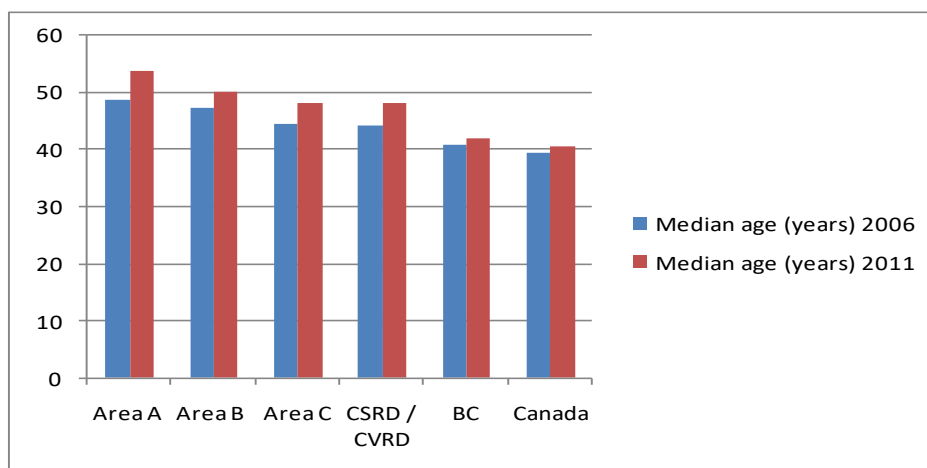


FIGURE 4 - MEDIAN AGE IS HIGH IN THE RURAL AREAS AND RISING

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

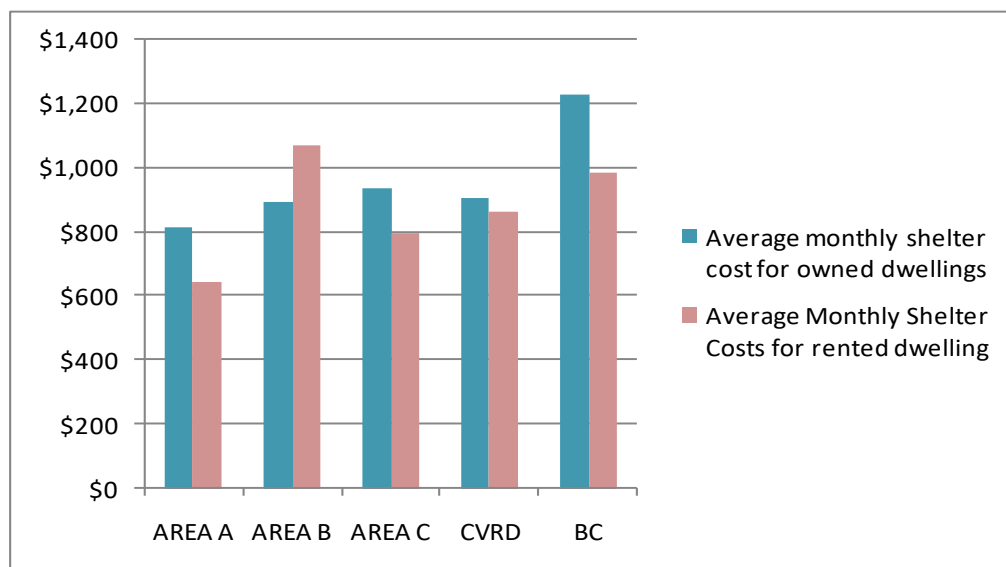


FIGURE 5 - AVERAGE MONTHLY COSTS

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

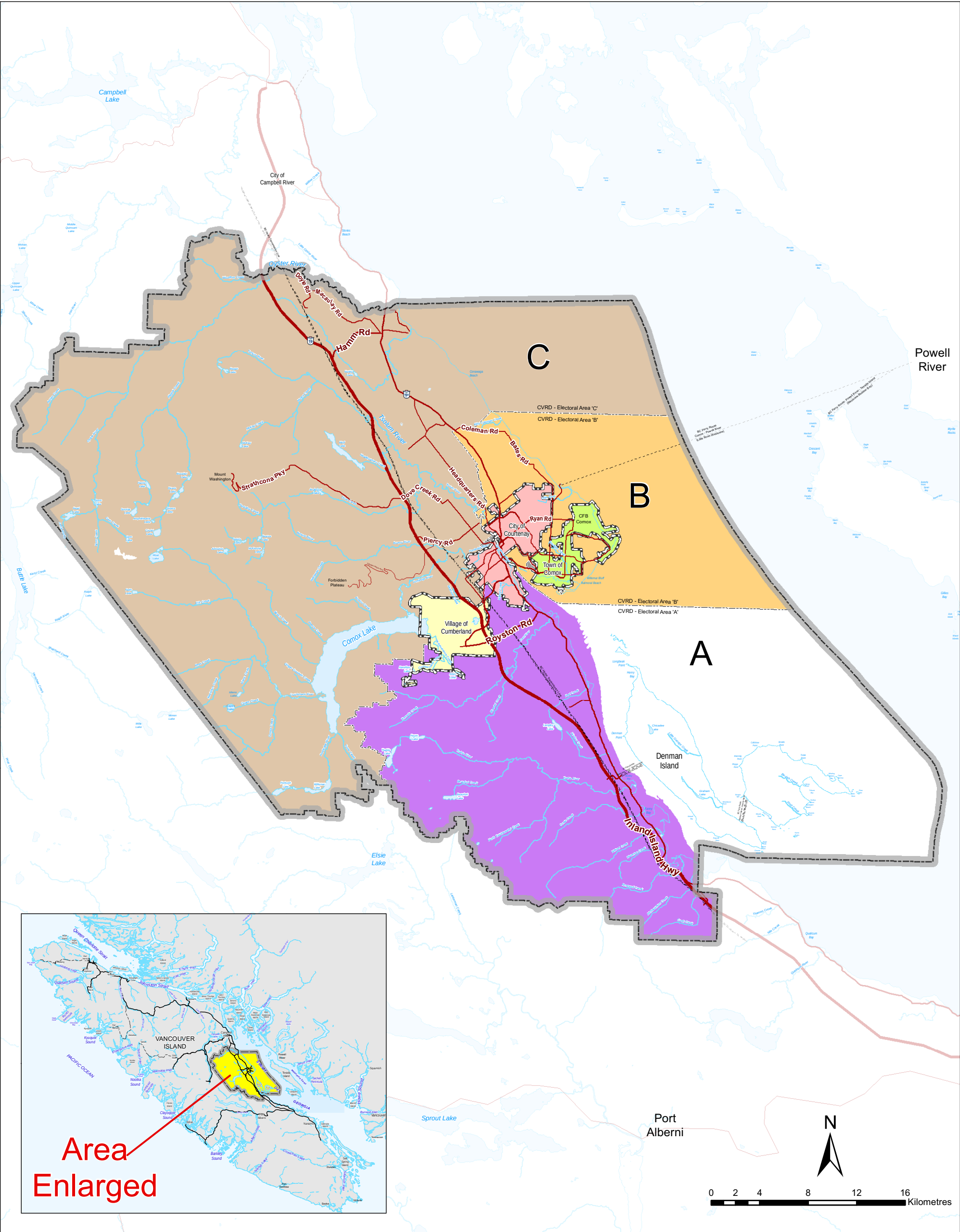
National Household Survey as retrieved Dec 20, 2013 from <http://www12.statcan.gc.ca/nhs-enm/2011/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CD&Code1=5926&Data=Count&SearchText=comox%20v&SearchType=Begins&SearchPR=01&A1=Housing&B1=All&Custom=>

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

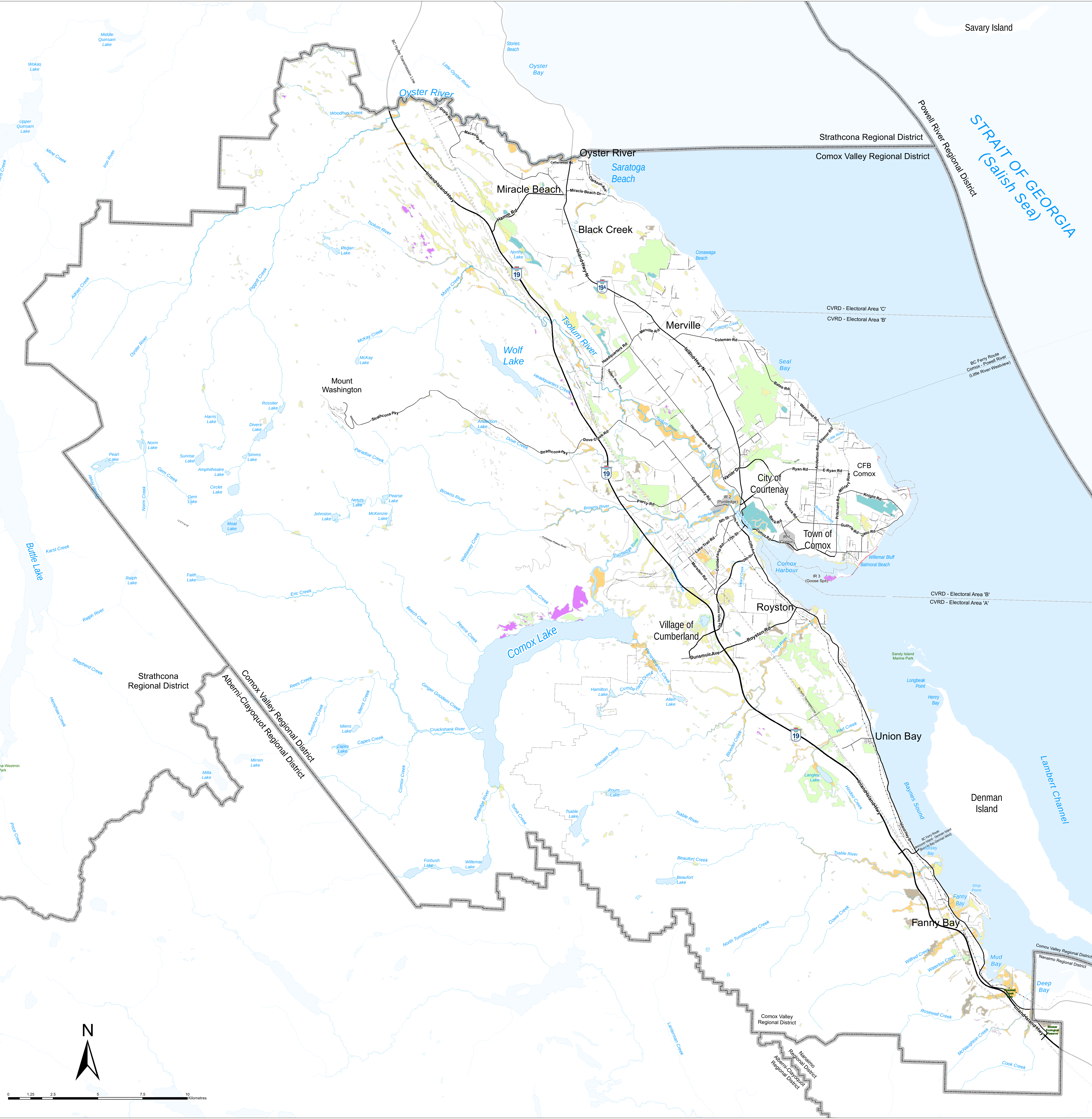
(Mount Washington local area plan document follows this OCP and is also available separately from the Comox Valley Regional District).



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

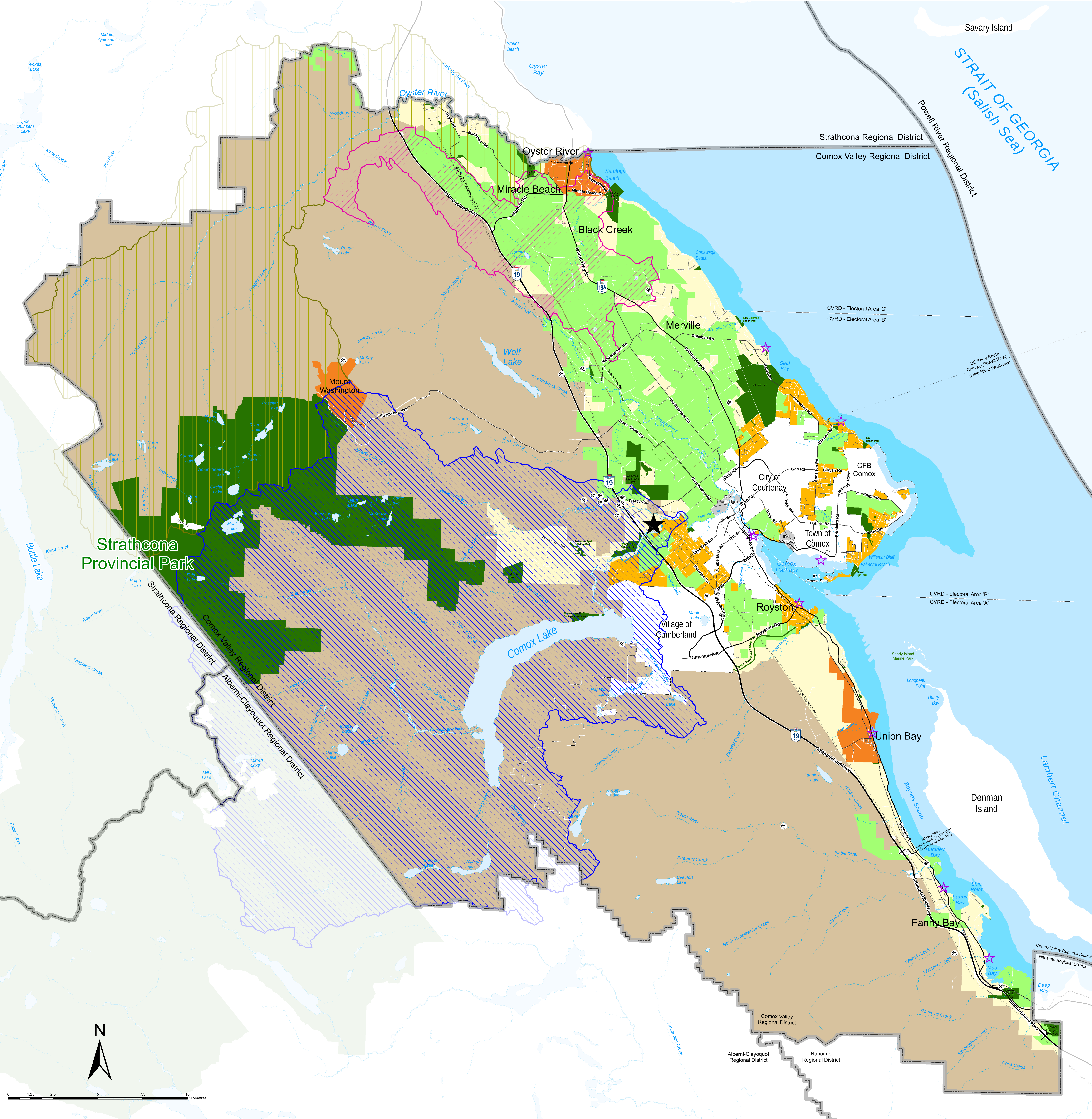
* Part 25 of the Local Government Act does not apply to lands within Islands Trust jurisdiction. Thus, the Rural Comox Valley Official Community Plan excludes Denman and Hornby Islands.



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 | | | |

This map was prepared by the CVRD for planning purposes only and is not a legal document. This map is a composite of different data sets 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.



Land Use Designation Map

- Rural Settlement Area

Settlement Expansion Area

Settlement Node

Resource Area

Agricultural Area

Parks and Natural Areas

Active Transportation Corridor

Railway Corridor

Fresh Water

Coastal Area

Wharf/Marina/Boat Ramp

Sand and Gravel Deposits**

Puntledge Community Watershed

Oyster River Watershed

Black Creek Watershed

E&N Railway

Ferry Route

BC Hydro Transmission Line

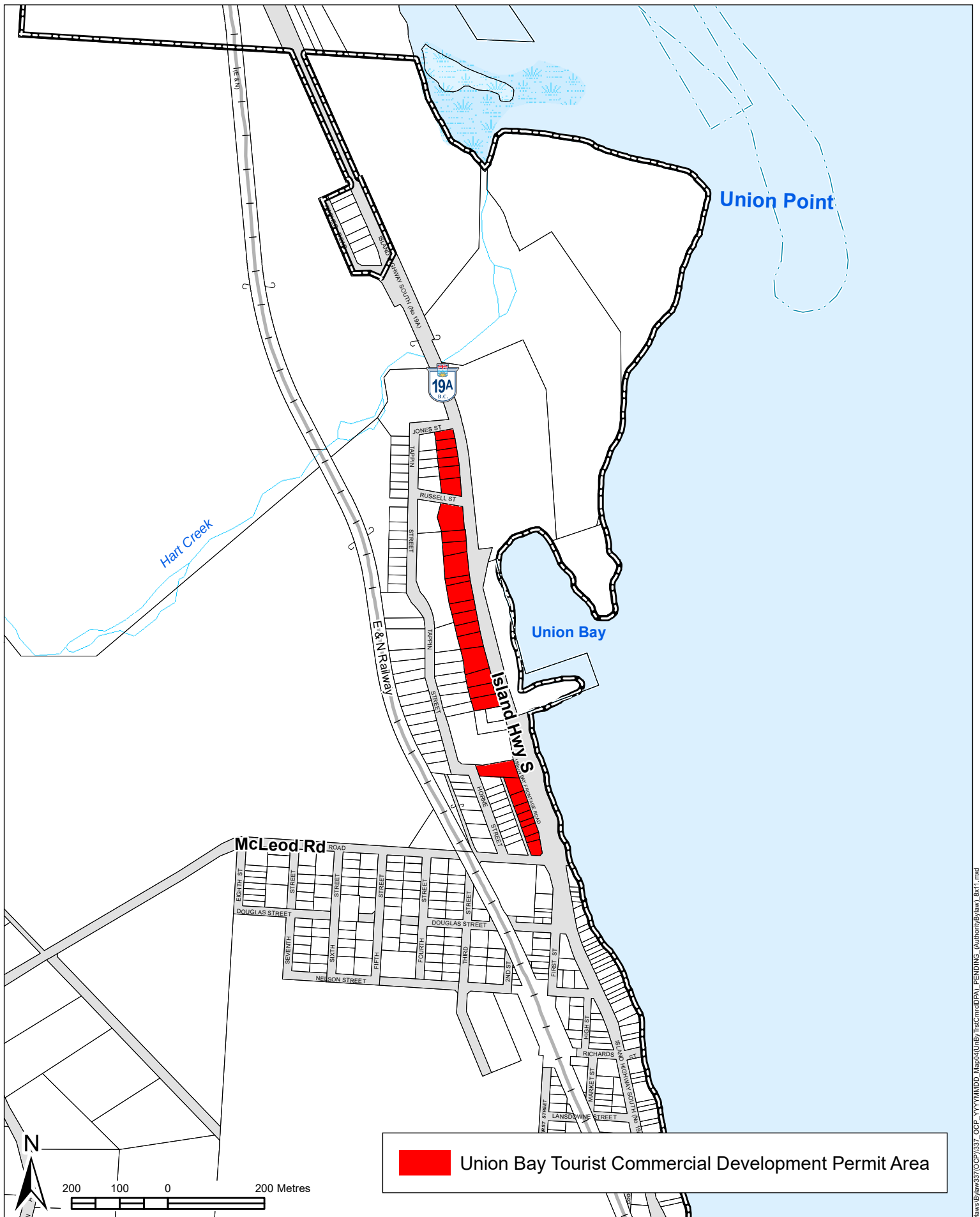
Regional District Boundary

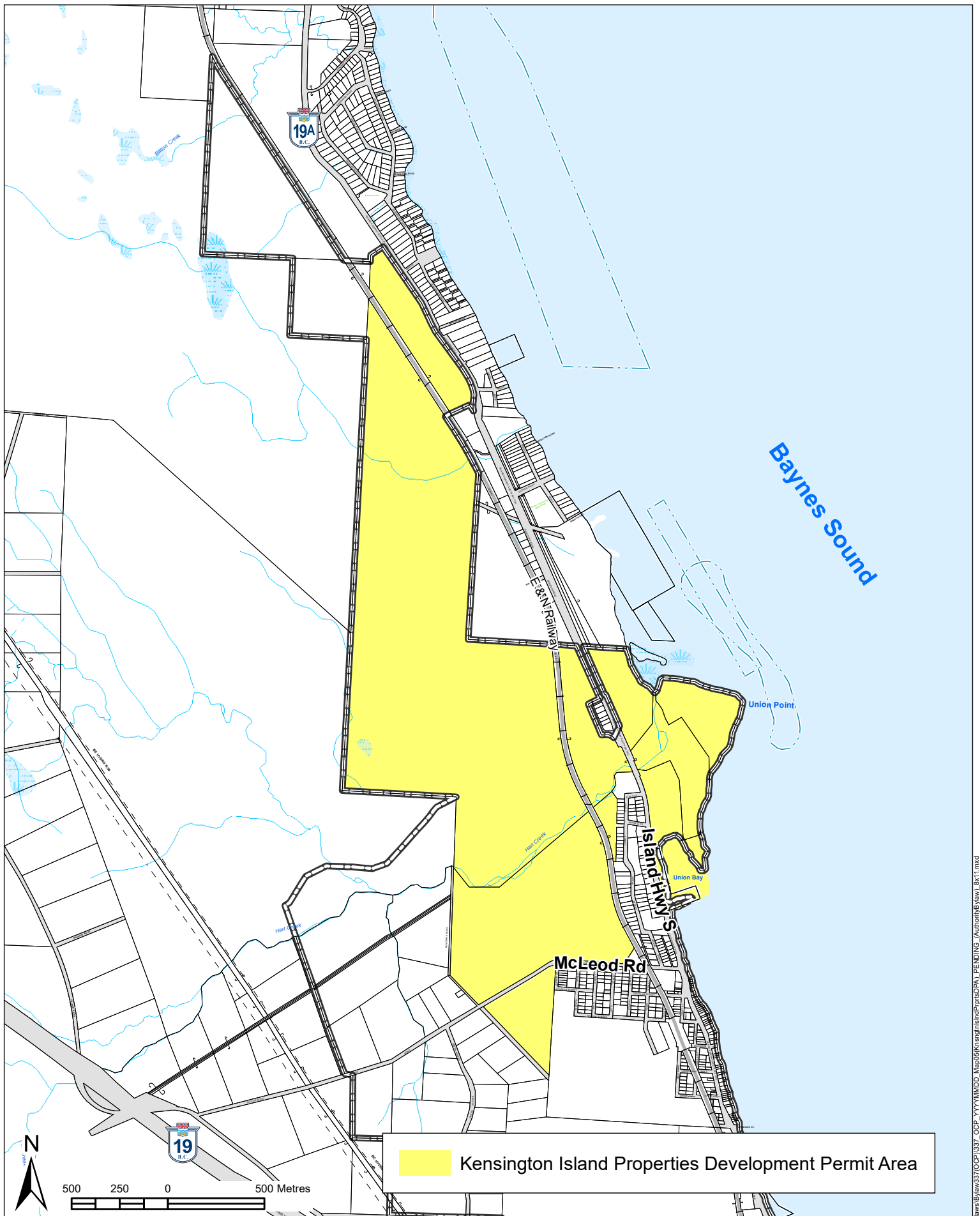
Electoral Area Boundary

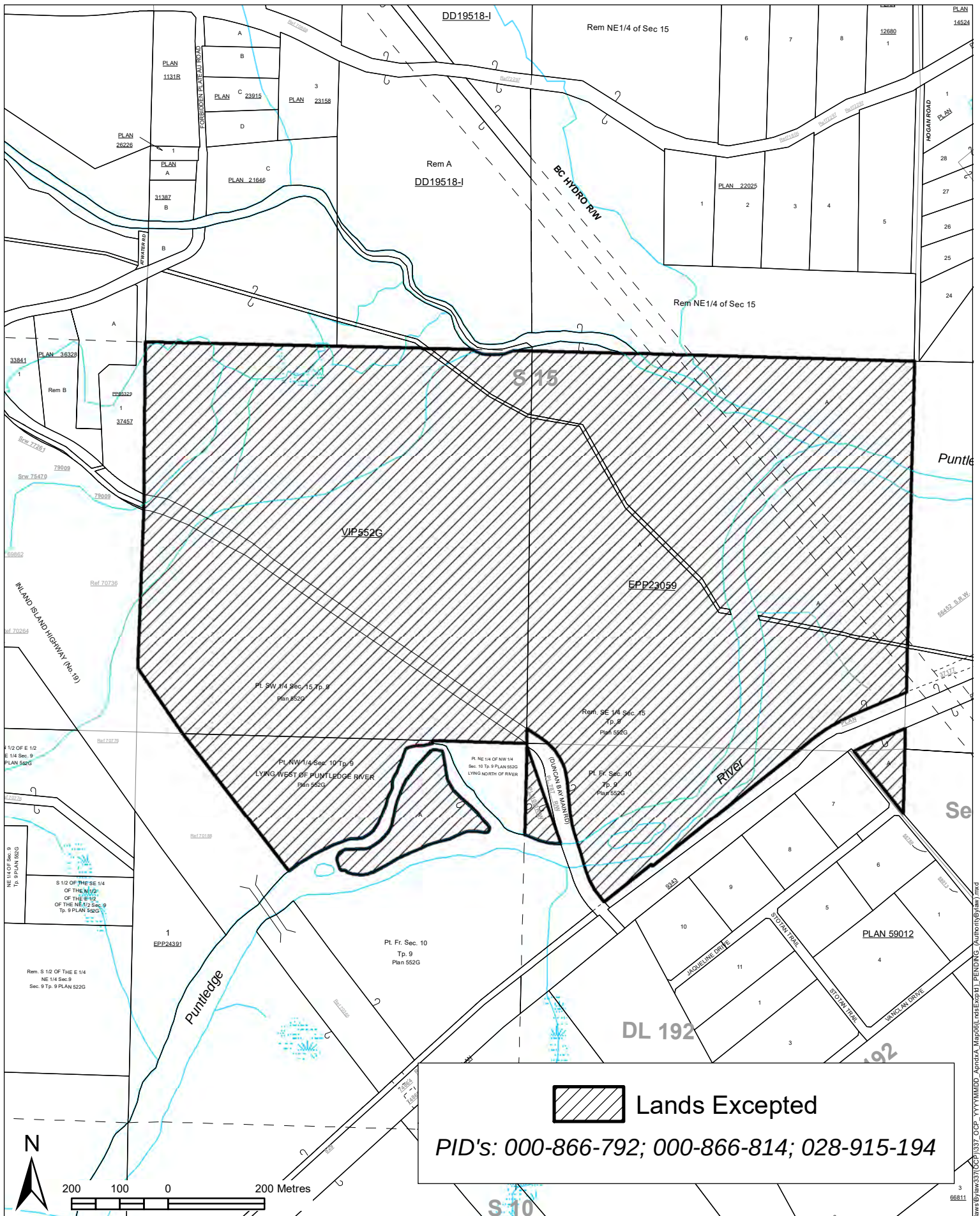
K'omoks First Nation Land

Lands Excepted
(See Map 6 of Appendix A)

* The fresh water designation includes all watercourses, lakes and wetlands within the CVRD.
** Locations are approximate







 **Lands Excepted**
PID's: 000-866-792; 000-866-814; 028-915-194