

COWICHAN LAKE SOUTH/SKUTZ FALLS OFFICIAL COMMUNITY PLAN

TABLE OF CONTENTS

	<u>Page</u>
1. SECTION 1: PLAN INTRODUCTION -----	1
2. SECTION 2: DEFINITIONS-----	5
3. SECTION 3: DEMOGRAPHICS -----	8
4. SECTION 4: OBJECTIVES & POLICIES -----	8
4.1 THE NATURAL ENVIRONMENT -----	8
4.2 THE COASTAL SHORE -----	9
4.3 CLIMATE AND ENERGY EFFICIENCY-----	10
4.4 RURAL RESOURCE LANDS -----	12
4.5 AGRICULTURE -----	13
4.6 MINERAL RESOURCES -----	13
4.7 PARKS, TRAILS & INSTITUTIONAL USES -----	13
4.8 OUTDOOR RECREATION PARK POLICY -----	16
4.9 RUSTIC CAMPGROUNDS POLICY -----	16
4.10 TRANSPORTATION -----	17
4.11 WATER AND SEWER SERVICING AND SOLID WASTE-----	18
4.12 COMMUNITY SAFETY & SERVICES -----	20
4.13 CULTURE & HERITAGE -----	21
4.14 ECONOMIC DEVELOPMENT-----	22
4.15 HOUSING -----	24
5. SECTION 5: VCB AND LAND USE DESIGNATIONS -----	26
5.1 VILLAGE CONTAINMNET BOUNDARIES-----	26
5.2 RURAL RESOURCE-----	28
5.3 AGRICULTURE -----	28
5.4 RIVER CORRIDOR -----	29
5.5 RESIDENTIAL -----	29
5.6 COMMERCIAL -----	31
5.7 INDUSTRIAL-----	32
5.8 PARKS AND INSTITUTIONAL -----	32
5.9 COMPREHENSIVE LAKEFRONT DEVELOPMENT -----	33
6. SECTION 6: ELECTORAL AREA F DEVELOPMENT PERMIT AREA -----	34
6.1 GENERAL -----	34
7. SECTION 7: IMPLEMENTATION OF THE PLAN-----	42
7.1 IMPLEMENTATION POLICIES -----	42
7.2 DEVELOPMENT APPROVAL INFORMATION AREA-----	42
7.3 TOWN OF LAKE COWICHAN BOUNDARY EXPANSION-----	42

SECTION 1: PLAN INTRODUCTION

THE VISION

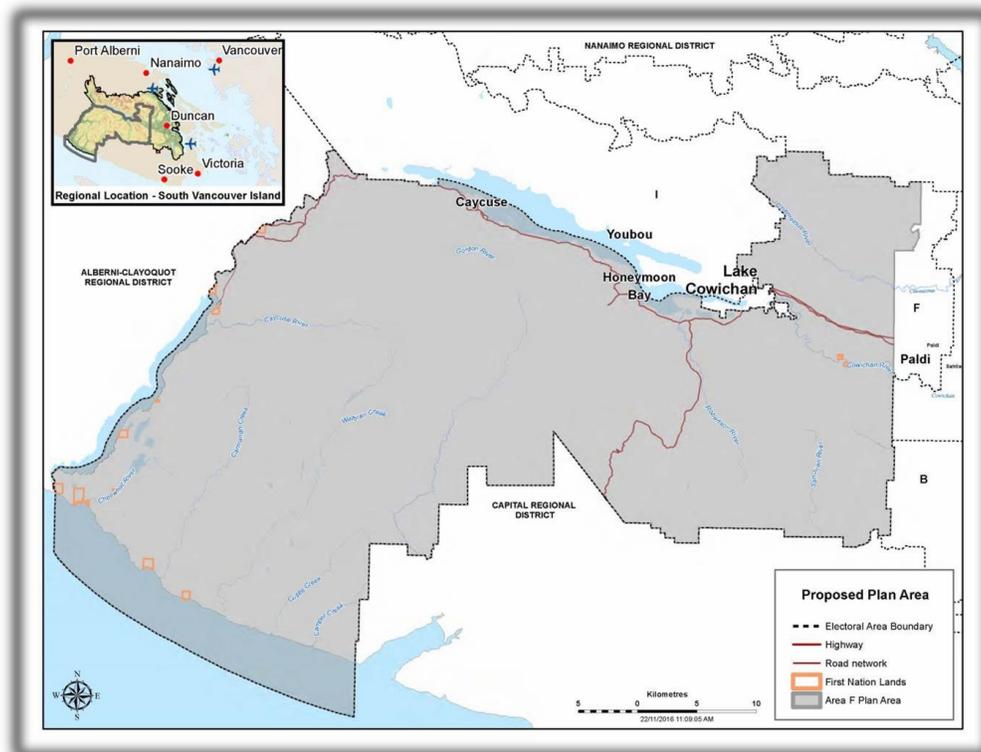
This is the third Official Community Plan for Cowichan Lake South/Skutz Falls since 1983. During that time, the Plan area has been going through a difficult transition from a resource-based economy to a post-resource economy. This Plan aims to reverse the trend of declining population by reinvigorating the community, encouraging new development opportunities in beautiful areas, which - if realized - would bring new population, commercial activity and employment. South Shore Road west of Honeymoon Bay should become public, serving the economic development and community interests of not only our respected neighbours, the Ditidaht Nation, but also other Area F residents. Enhanced all-weather access to Nitinat Lake, the Carmanah and Walbran Provincial Parks and Pacific Rim National Park reserve, not to mention the world-class windsurfing and kiteboarding at Nitinat Lake, will open many new opportunities. This Plan aims to capitalize on these opportunities. Tourism and ecotourism opportunities abound in this area, which has the potential to benefit all area residents. This vision should be possible to achieve within the 20 year projected lifespan of this Plan.

THE PLAN AREA

This Plan Area is irregular in shape, and includes all of Electoral Areas "F" in the Cowichan Valley Regional District, with the exception of the small easterly portion (West Sahtlam), which is located within the Electoral Area "E" Cowichan-Koksilah Official Community Plan Area.

Comprising approximately 2,235 km² - 223,500 hectares, the Plan Area includes the Pacific Ocean shoreline and Pacific Rim National Park Reserve on the west, and extends from the Gordon River area in the south to the Nitinat River (north of Mt. Hooper) in the north, and the Skutz Falls/Riverbottom Road area on the east. The Town of Lake Cowichan and the First Nations reserves are not included in this Plan Area.

Figure 1.1



WHAT IS AN OFFICIAL COMMUNITY PLAN?

Section 472 of the *Local Government Act* (LGA) of British Columbia enables local governments to adopt Official Community Plans. An Official Community Plan (OCP) is a statement of objectives and policies to guide development and use of land and water surface in the Plan Area, in this case the West Coast/Cowichan Lake/Skutz Falls region which includes the majority of Electoral Area "F" of the Cowichan Valley Regional District (CVRD). The Plan itself consists of the written text and the accompanying maps and schedules.

The Official Community Plan outlines in broad general terms the various types of land uses local residents and the Board believe would be appropriate in the future. Once adopted, the Plan forms the basis for regulation (e.g. zoning and subdivision bylaws) and other CVRD actions. The Plan should protect the quality of life presently enjoyed in the area and remain accountable to the wishes of the people residing in the Plan Area.

The Cowichan Lake South/Skutz Falls Official Community Plan is meant to guide community growth in a manner that the vision expressed above is achieved, with high quality of life, health, and welfare of the Plan area residents; a vibrant commercial sector; and enhancements to residential neighborhoods. This Plan is comprised of numerous individual elements addressing land use, neighbourhoods, housing, transportation, cultural resources, parks, utilities, capital facilities, and the environment. The zoning bylaw, development standards, design guidelines, and other Regional District development actions and policies must all be consistent with the Official Community Plan.

Required Information in an OCP	Location in Area F OCP
1. The approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least five years.	Official Community Plan Map - Schedule B
2. The approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses.	Official Community Plan Map - Schedule B
3. The approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction.	The Province did not pass on any information concerning potential sand and gravel deposits
4. Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development.	Watercourse Development Permit Area
5. The approximate location and phasing of any major road, sewer and water systems.	Section 4.11
6. The approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites.	No schools or solid waste facilities exist in the Plan area. Parks are shown on the Official Community Plan Map - Schedule B.
7. Housing policies of the local government respecting affordable housing, rental housing and special needs housing.	Section 4.15
8. Targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.	Section 4.3

HOW TO USE THIS PLAN

The Cowichan Lake South/Skutz Falls Official Community Plan should be consulted before decisions are made concerning development, redevelopment, service areas, park and trail dedication and other matters affecting the community, including but not limited to:

- Vision for the Future: This Official Community Plan is an expression of what the community wants. Residents and businesses requiring information about Electoral Area F as a community and its plans for the future will review the Official Community Plan for that vision, articulated in the strategic objectives, policies, and implementation actions.
- Work Plans and Budgets: Individual CVRD departments and administrators will heed the recommendations of the Official Community Plan when preparing annual work programs and budgets.
- Development Review: Administrative and legislative approvals of development proposals, including rezoning and development permits, will be a central means of implementing the Plan. The zoning bylaw is updated in response to policies of the Official Community Plan.
- Service Area Decisions and Budgeting: expenditures on service area expansions must be consistent with OCP land use policies. New services or expansions of existing services that are not projected or supported in the OCP would undermine OCP goals and policies. An amendment to the OCP would be required prior to new or expanded services.
- Guide for Decision-Making: The Board will use this document in their decision-making regarding development, service areas, parkland dedication opportunities and funding priorities. Staff will assist the Board, reviewing each development project within the Plan Area for conformity with appropriate goals and policies contained in the Plan.
- Implementation: An Official Community Plan is not just a guide responding to the initiatives of others. It is a statement of how the Board intends to implement future actions in the Plan Area. The implementation measures indicate those actions the Board intends to take in the next twenty years to achieve its goals.

ADMINISTRATION OF THE PLAN

Sustainable growth in the Plan Area. While every effort has been made in the preparation of this Plan to anticipate future development and associated requirements, it is important to stress that amendments to this Plan may occur in response to new circumstances and situations. Proponents of amendments to the plan will be asked to submit documentation showing how the proposal will benefit the community and protect the environment.

ADMINISTRATION - OBJECTIVES

The objectives of the Board pertaining to administration are:

1. To provide reasonable development standards, to mitigate impacts on the natural environment and residents, and to provide an appropriate level of service to the community;
2. To minimize land use conflicts and to engage the community in land use planning issues;
3. To encourage the identification, protection and conservation of heritage sites, resources and features; and
4. To encourage and facilitate the identification, protection, and conservation of archaeological sites, resources and features during all phases of project planning, design and implementation.

ADMINISTRATION - POLICIES

The Policies of the Board pertaining to Administration are as follows:

Policy 1.1.1: The Official Community Plan shall form the basis for all land use proposals in the Plan Area, including amendments to the pertinent zoning bylaws.

Policy 1.1.2: The policies set out in this Plan may be generally implemented by zoning bylaw, subdivision servicing bylaw, procedures bylaw and other land use methodologies which are consistent with the objectives and policies of this Plan.

Policy 1.1.3: Many federal and provincial agencies, such as (but not limited to) the BC Ministries of Environment, Energy and Mines, Forests, Lands and Natural Resource Operations, Transportation and Infrastructure, the Agricultural Land Commission, and the Federal Department of Fisheries and Oceans, have a primary role within their respective jurisdictions and have legislative authority that supersedes local government bylaws. Many of the activities that impact the Plan Area, such as logging, transportation, agriculture, water licensing, and mining, are the jurisdiction of provincial or federal agencies. Under the *Local Government Act*, which is the primary enabling legislation for the OCP, any references in the plan to matters outside the direct control of the Regional District are to be considered as 'broad objectives' or suggestions to the relevant agency.

AMENDMENTS TO THE PLAN

The section below describes minor and major amendments and sets out how staff will distinguish between the two when reporting to the CVRD Board.

Policy 1.1.4: Applications to amend the OCP will be characterized as either a minor or major amendment by staff in their initial report.

A minor amendment is one that:

1. Does not significantly change the overall policy direction of the OCP;
2. Is consistent with most policies of the existing OCP;
 - i. Is needed for internal consistency within the OCP document;
 - ii. Corrects an administrative error.

A major amendment is one that:

1. Significantly changes the overall policy direction of the OCP;
2. Is inconsistent with a significant amount of existing policies within the OCP;
3. Is inconsistent with other policies or bylaws of the CVRD; or
4. Has increased budget impacts for the CVRD.

If an application could result in a major amendment, staff may recommend that the proposal not be considered outside of a comprehensive review of the OCP.

SECTION 2: DEFINITIONS

“Accessory Building” means a building ancillary or subordinate to, customarily incidental to and associated with a principal use, building or structure that is located on the same parcel.

“Accessory Dwelling Unit” means a second dwelling unit in a separate structure on the same lot as the primary dwelling for use as a complete, independent living facility with provision within the accessory unit for cooking, eating, sanitation, sleeping and entry separate from that of the main dwelling. Such a dwelling is an accessory use to the main dwelling;

“Agriculture” means growing, rearing, producing, or harvesting agricultural crops or livestock and includes the processing on a parcel of the primary agricultural products harvested, reared, or produced on that parcel and the use and storage of associated farm machinery, implements, and agricultural supplies;

“Affordable Housing” means housing for which a household should not spend more than 30 percent of gross income on shelter costs;

“ALR” means the Agricultural Land Reserve established pursuant to the *Agricultural Land Commission Act*;

“Board” means the Board of Directors of the Cowichan Valley Regional District;

“Building” means any structure, wholly or partly enclosed by a roof or roofs supported by walls or columns, which is used or intended to be used for supporting or sheltering any use accommodating persons, animals, chattels or things;

“CHR” means a community heritage register established pursuant to the *Local Government Act*;

“Community Parks and Trails” means land managed by the Cowichan Valley Regional District for the purpose of providing outdoor spaces for structured and unstructured recreational activities, cultural events, ecological values, trails and pathways;

“Community Sewer System” means a sewage treatment and disposal service that is owned and operated by the Cowichan Valley Regional District;

“Community Water System” means a water distribution system that is owned and operated by the Cowichan Valley Regional District;

“CVRD” means the Cowichan Valley Regional District;

“Development Node” means a significant concentrated, contiguous area of subdivided land within which at least 50 residences connected to a community water system are located, and other land uses may also be present such as commercial or light industrial within the node;

“DPA” means development permit area designated in an official community plan pursuant to the *Local Government Act*;

“Ecosystem” means the dynamic and interrelated complex of plant and animal communities and their environment. All parts of an ecosystem, including physical, chemical and biological components are interconnected;

“Endangered” means a species facing imminent extirpation or extinction;

“Environmentally Sensitive Area” means an area requiring special management attention in order to protect fish and wildlife habitat resources in natural ecosystems, and may also include lands susceptible to natural hazards;

“Existing” means existing at the time of adoption of this OCP, unless the context indicates otherwise;

“Floodplain” means an area susceptible to one or more of the following: inundation, erosion, debris impact and deposition, either as delineated on a floodplain map from the Province of British Columbia or the CVRD, or in a floodplain setback or flood construction level specified in a CVRD bylaw;

“Foreshore” means the land between the high water mark and the low water mark of a lake or ocean;

“Green Shores” means a program of the Stewardship Centre for British Columbia that promotes sustainable use of the shoreline by recognizing the ecological features and function of the shoreline ecosystems;

“GHG” means greenhouse gas;

“Habitat” means the natural home of a plant or animal within an ecosystem, which provides food and shelter and other elements critical to an organism’s health and survival;

“Hazard Lands” means lands that are known to be subject to hazardous conditions including flooding, landslides, erosion, debris flows, and avalanches;

“Hectare” or “ha” means an area of 10,000 square metres (1 hectare = 2.47 acres; 1 acre = 0.405 hectare);

“High Water Mark” means the mark on all lakes, streams, and tidal waters which will be found by examining the beds and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, but in the case of Cowichan Lake, Bear Lake and Mesachie Lake, is 164 metres elevation;

“Impervious Surfaces” means human-made hard surfaces that do not readily permit water to flow through to the ground beneath;

“Invasive Plant” means non-native plants that colonize and take over the habitats of native species. Plants considered invasive and deserving of aggressive management interventions are specified in the CVRD Weed Control Bylaw. Other examples of invasive species include Scotch Broom, Scotch Gorse and English Ivy;

“OCP” means the Official Community Plan;

“Parcel” means any lot, block or other area in which land is held, or into which it is subdivided, including water lease lots and strata lots, but does not include a highway;

“Plan Area” means lands that are within the boundaries of the Cowichan Lake South/Skutz Falls Official Community Plan, as shown on Figure 1.1;

“Province” means the Province of British Columbia;

“Qualified Environmental Professional (QEP)” has the same meaning that it does under the Provincial *Riparian Areas Regulation*;

“Regional Board” means the Board of Directors of the Cowichan Valley Regional District;

“Rustic Campground” means a camping area that does not include services such as electrical, sewer, or water hook-ups directly at the site, in which visitors stay in tents or recreational vehicles that do not require electrical connection;

“Secondary Suite” means a second dwelling unit that is attached to a principal residential dwelling on the same parcel as the primary dwelling for use as a complete, independent living facility with provision within the accessory unit for cooking, eating, sanitation, sleeping and entry separate from that of the main dwelling. Such a dwelling is an accessory use to the main dwelling;

“Shall” or “Will” means an imperative course of action which is within the scope of the CVRD’s powers to provide, enact, regulate or enforce;

“Streamside Protection and Enhancement Area (SPEA) has the same meaning that it does under the Provincial *Riparian Areas Regulation*”;

“Structure” means any construction fixed to, supported by, or sunk into land or water, but not concrete paving or asphalt paving or similar surfacing of a parcel;

“Subdivision” means a subdivision as defined in the *Land Title Act* and a subdivision under the *Strata Property Act*;

“Variance” means a process by which the siting or design of a building may be changed from those required by the zoning bylaw;

“Village Containment Boundary” means the designated area of land within which community water and community sewer systems are supported and within which the highest densities and widest ranges of uses in the Plan area will be permitted;

“Watercourse” means any natural drainage course or source of water, whether usually containing water or not, and includes any wetland, spring, pond, lake, river, stream, creek, brook or the sea, that provides fish and/or non-fish bearing habitat;

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

SECTION 3: DEMOGRAPHICS

3.1 SUMMARY

It is the overall goal of this Plan to reinvigorate the community by attracting new residents to bring the area back to a critical mass that will support a robust local economy and enhance community generally.

This is proposed to be achieved through selective and careful consideration of **one or two** new development nodes which will not only attract new residents but also provide for community amenities. So while current trends suggest a declining population and a negligible need for new residences, this Plan does not accept that future and seeks instead to create a new one.

SECTION 4: OBJECTIVES & POLICIES

4.1 THE NATURAL ENVIRONMENT

The Plan Area has a diverse natural environment which encompasses wetlands, streams and rivers, rocky bluffs, agricultural lowlands, a marine coastline, diverse lakeshores, and steep mountainous areas. These areas provide habitat for many animals and plants and provide the basis for the high quality of life for residents of the area. The rich resource land base is also characterized by multiple land uses, including residential, commercial, industrial, institutional, agriculture, rural resource, fisheries, mining and outdoor recreational uses. While all forms of human activities on land have some impact on the natural environment of the region, the challenge is to ensure that such activities occur in such a way that respects and preserves natural ecosystems.

At the same time, it is necessary to acknowledge that many federal and provincial agencies have legislative authority that supersedes that of the Regional District in areas within their respective jurisdictions. Such areas of senior government jurisdiction include public lands, private managed forest lands, private tree farm license areas and some other resource matters within all privately owned lands.

THE NATURAL ENVIRONMENT - OBJECTIVES

1. To encourage the preservation, maintenance and enhancement of areas which have high natural, scenic, cultural and recreational value;
2. To identify, protect and enhance natural areas, environmentally sensitive lands and riparian corridors for the long-term benefit of natural ecosystems;
3. To prohibit development within hazardous areas in order to protect area residents from personal injury or loss of property due to flooding, erosion, debris flows and landslides;
4. To encourage the rehabilitation of damaged natural aquatic spawning and rearing areas in partnership with community groups, property owners and senior governments;
5. To reduce and, if possible, prevent air, land and water pollution; and
6. To maintain high water quality in both surface waters and groundwater.

THE NATURAL ENVIRONMENT - POLICIES

Policy 4.1.1: For the purposes of this Plan, environmentally sensitive areas include areas identified as sensitive ecosystems in the provincial Sensitive Ecosystem Inventory (SEI), all watercourses, including lakes, rivers, streams, wetlands and the ocean shoreline, and the riparian habitat areas associated with them. It is recognized that other sensitive habitat areas exist that will require identification and protection in the future through new studies.

Policy 4.1.2: The development of lands within an environmentally sensitive area, where unavoidable and approved by the CVRD, shall be carried out in a manner that reduces the chance of bank erosion or the contamination of water by effluent or other runoff.

Policy 4.1.3: The Watercourse Protection Development Permit Area is established in Section 6 of this Official Community Plan to protect those environmentally sensitive areas that are deemed to have the potential for development during the life of this Plan.

Policy 4.1.4: In order to sustain fish and wildlife habitat, the rezoning, subdivision, construction or alteration of land adjacent to a watercourse shall, where possible, be conditional upon the establishment of a protective setback area, in compliance with or greater than the Land Development Guidelines for the Protection of Aquatic Habitat published by the BC Ministry of Environment and the Federal Department of Fisheries and Oceans.

Policy 4.1.5: To protect life and property from flood hazards and to sustain ecological values associated with floodplain areas, lands subject to flooding or river-based erosion shall, where possible, be designated as parkland, for outdoor recreation, for agricultural purposes or ecological conservation purposes. Floodplain mapping prepared by the Ministry of Environment and consultants on behalf of the CVRD will be considered in designating land uses and during building permit applications.

Policy 4.1.6: The Board supports the return to public ownership of the bottom of Cowichan Lake.

Policy 4.1.7: The Board encourages and supports conservation efforts by groups to identify, improve and rehabilitate areas with good potential for fish spawning and rearing.

Policy 4.1.8: The Board will make it a priority to protect in public ownership as much of the shore of Cowichan Lake as is possible, through purchase, development approvals and in cooperation with non-government organizations and senior governments.

4.2 THE COASTAL SHORE

The coastal shoreline of the Pacific Ocean is one of the prime features of the natural environment within the region and includes marine life resources, sheltered embayed areas and sensitive estuaries. The sheltered estuaries of the Pacific Shoreline and Nitinat Lake are particularly important for salmon habitat as well as nature appreciation.

The foreshore is the land between the mean high tide and the mean low water mark of the ocean. However, this Section will make reference to the broader area known as the shore zone which is a linear strip of upland and adjacent water surface which are mutually interdependent. The coastal shore zone is one of the prime features of the natural environment within the region.

THE COASTAL SHORE - OBJECTIVES

1. To recognize the importance of the marine environment of the Pacific Ocean to the quality of life of Vancouver Island residents;
2. To ensure land development does not impact the Pacific Ocean; and
3. To prevent environmental degradation of marine waters.

THE COASTAL SHORE - POLICIES

Policy 4.2.1: Most marine water surface areas necessary for environmental protection and habitat enhancement will be zoned for water conservation. These areas require careful management to protect environmental values.

Policy 4.2.2: Pacific Rim National Park Reserve extends along the shoreline and comprises most waterfront parcels on the Pacific Coast, and upland uses are designated as Parks and Institutional throughout the entire length of the shoreline. The Regional District strongly supports the protection and preservation of habitat and recreational opportunities in the Park Reserve and supports the management of these lands in cooperation with local First Nations.

4.3 CLIMATE AND ENERGY EFFICIENCY

The Province of British Columbia requires that all local governments establish targets for reducing greenhouse gas emissions. In addition, all Official Community Plans (OCP) must include actions and policies which outline how those reduction targets will be achieved. Policies that reduce greenhouse gas (GHG) emissions are based on reduced fossil fuel consumption and efficient use of energy, land and resources. Increased efficiency has a positive impact on improved health and quality of life for the region's residents, and global environmental benefits.

Vehicle related transportation is by far the largest contributor to overall emissions in this region. It represented an estimated 82.9% of the GHG emissions produced in 2007¹, as a result of driving to work, schools, and other daily activities. The distribution of land uses, which means the location of homes, workplaces, schools and recreational opportunities, and the preservation of resource lands, is controlled to a large extent by local governments. Understanding the connection between land use and transportation related emissions is one step; the imperative to incorporate climate change into the decisions on land use is another.

The CVRD realizes the urgent need to respond to climate change, and has set targets to reduce emissions. To move towards the established targets, the first proposed action is to undertake a climate change action plan throughout the CVRD as a whole, a process involving comprehensive community engagement and aggressive policies. A climate change action plan that is fully integrated into the OCP could take the region a step beyond emission reductions, to prepare mitigation measures for the anticipated consequences associated with climate change.

CLIMATE AND ENERGY EFFICIENCY - OBJECTIVES

1. To reduce total greenhouse gas (GHG) emissions in the Plan Area by 80% from 2007 levels by 2050; and
2. To reduce overall energy consumption in the region, encourage an efficient use of the land base and other resources, and promote a healthy and high quality of life for residents.

CLIMATE AND ENERGY EFFICIENCY - POLICIES

Policy 4.3.1: To meet the CVRD GHG reduction targets of 80% by 2050, the CVRD Board will endeavour to adopt a climate change action plan, which would provide a more comprehensive set of targets, indicators, policies and actions specific to this Plan Area.

Policy 4.3.2: The CVRD Board will make the greenhouse gas emissions reduction targets noted in this Plan a fundamental consideration in future land use change decisions.

Policy 4.3.3: Local agricultural opportunities, community gardens, farmers markets and food processing facilities are encouraged in appropriate locations within the Plan Area, and the Board will consider creating new agricultural zones that facilitate small scale agricultural production.

Policy 4.3.4: The CVRD Board will consider existing and future transit infrastructure in all land use planning decisions, as public transit is a critical component in reducing the area's GHG contribution. Furthermore, the CVRD will continue to pursue opportunities to make the Cowichan Valley Regional Transit System a viable transportation option in the region.

Policy 4.3.5: The CVRD Board will consider alternative forms of transportation such as bicycling and walking in all land use decisions and continue to pursue opportunities to make all trails in the Cowichan Valley a viable transportation option in the region.

Policy 4.3.6: The CVRD Board values and recognizes the natural carbon sequestration potential of the Rural Resource lands within the Plan Area. The CVRD encourages the Province of British Columbia to manage forest lands to maximize their ability to sequester carbon and to restore soil nutrients lost at the time of timber harvesting. For its part, the CVRD Board will focus on maximizing all Rural Resource designated lands.

Policy 4.3.7: "Village" areas, where mixed residential, commercial and institutional land uses and the infrastructure that supports them will be focused, are identified in this Plan. Concentrating community use and density is not only more economically advantageous than the alternative, it supports greenhouse gas reduction targets.

Policy 4.3.8: The CVRD Board will endeavour to attract economic development to the Plan Area, to promote a sustainable economy, provide local places of employment and recreation, and thereby reduce vehicle travel out of the community.

Policy 4.3.9: The CVRD Board encourages the Province of British Columbia to redouble efforts to electrify most of the on-road vehicle fleet, through incentives, scrappage schemes and other measures.

Policy 4.3.10: Local schools reduce greenhouse gases. The Board encourages School District 78 to consider reopening or reestablishing local community schools.

4.4 RURAL RESOURCE LANDS

The vast majority of the Plan Area is composed of lands designated as Rural Resource. These are areas where natural resource activities such as forestry and mining are prevalent, and recreational opportunities are abundant. It is recognized that, on both Crown lands and privately owned lands, resource extraction activities such as forestry and mining are under the jurisdiction of the provincial government and, to some degree, the federal government. Such legislation supersedes local government bylaws and are enacted to ensure that resource activities can continue and that the natural environment will be respected.

The Plan Area is characterized by wilderness outdoor recreational opportunities from the Cowichan River corridor to the Pacific coast. It is important that these opportunities be preserved for existing and future generations in a way that is least disruptive to the large forest companies that own most of the private forest lands. Furthermore, adequate campgrounds open to the public and servicing facilities should be provided and maintained, to protect area watercourses and related ecosystems and to reduce the potential for land use conflicts between forestry and outdoor recreational uses. These lands are not considered to be a holding zone for other forms of development.

RURAL RESOURCE - OBJECTIVES

1. To recognize forests as a renewable resource and to protect forested lands for long term forest management and wilderness values;
2. To support and encourage the commercial harvesting of timber, and aggregate resource extraction, consistent with the latest provincial best management practices for natural environment protection;
3. To encourage forest companies to carefully manage hazardous slope areas, environmentally sensitive areas, and groundwater recharge areas;
4. To prevent the conversion of Rural Resource lands to residential uses;
5. To encourage forest land owners to make Rural Resource lands available for outdoor recreational enjoyment and education; and
6. To encourage the provision and maintenance of rustic campgrounds so that residents and tourists will minimize their impacts on the land and water base and on forestry operations by using appropriate areas for camping and waste disposal.

RURAL RESOURCE - POLICIES

Policy 4.4.1: Senior governments are encouraged to ensure that primary and secondary resource activities occur and that at the same time:

1. The quality of fresh water sources is maintained and enhanced;
2. Landscape management techniques are utilized to minimize impacts on the aesthetic appeal and visual integrity of the Plan area, while practicing and enhancing ecological function;
3. Areas of unique or rare vegetation or wildlife are protected; and
4. Logging activities do not result in increased peak flows or soil erosion.

Policy 4.4.2: The Province and the private forest companies are encouraged to provide for outdoor recreation, including wilderness recreation, in the natural woodlands of the Plan Area in conjunction with the management of the forest. Controlled public use of private logging roads insofar as it would not interfere with forestry operations, except during times of high and extreme fire hazard.

Policy 4.4.3: Residential growth is intended to be focused in the area of the Village Containment Boundaries as well as in any of the two possible development nodes west of Gordon Bay that may be approved under the policies of this Plan. The rest of the Plan area's Rural Resource lands will not be designated for serviced growth.

Policy 4.4.4: The Board of Directors support Cowichan Lake Community Forest Co-op lands and the expansion of that program.

4.5 AGRICULTURE

The maintenance of farmland and encouragement of farming operations in the Plan Area is one of the primary objectives of this Plan. Lands that have been placed in the Provincial Agricultural Land Reserve (ALR) have soils with high agricultural capability and are protected for future agricultural use. They are concentrated in the Robertson River valley, the lower reaches of the Sutton Creek watershed and the upper level bench lands immediately south of the Town of Lake Cowichan.

AGRICULTURE – OBJECTIVES

1. To maintain the agricultural land base and encourage agriculture;
2. To prevent the development of agricultural land for non-agricultural uses which could preclude subsequent agricultural production; and
3. To minimize conflict between agricultural and non-agricultural activities.

AGRICULTURE – POLICIES

Policy 4.5.1: Agricultural pursuits shall be given priority within the Agricultural designation, provided they adhere to the policies of this Plan.

Policy 4.5.2: The Board will seriously consider supporting applications for removal of lands from the Agricultural Land Reserve only if they are within a Village Containment Boundary.

Policy 4.5.3: Within areas where agriculture is permitted, the CVRD supports the development of non-soil bound agricultural pursuits on land on soils with lower agricultural capability.

4.6 MINERAL RESOURCES

The extent of exploitable mineral resources and sand and gravel deposits in the Plan Area have not been indicated in this Plan because the Ministry of Energy and Mines has not made this information available to the CVRD.

4.7 PARKS, TRAILS & INSTITUTIONAL USES

The pristine natural and visual environment of the Cowichan Valley is a major contributing factor to the quality of life and attractiveness of the area. Outdoor recreational opportunities are abundant in the Plan Area, with forest covered uplands, ocean shorelines, lake shorelines and scenic river corridors. At the same time, these features represent important ecological systems that provide domestic water and habitat for fish, plant and wildlife species. The intention of this Plan is to provide for outdoor recreational opportunities of various types in areas which have the appropriate biological capabilities to sustain the varying levels of impacts associated with recreational uses.

The Plan Area consists of community and regional parks and trails, provincial and federal parks. Community parks and trails consist of land dedicated as park at the time of subdivision or land acquired by the Regional District for community or regional park purposes. These parks provide local residents with nature preservation, children's playground areas, and space for organized sports and other forms of outdoor recreation. They vary in size, and are often situated in or adjacent to residential areas. The Cowichan Valley Trail (part of the Trans Canada Trail, since 2016 also known as "The Great Trail") is also located in the Plan Area and is a regional trail. Provincial and federal parks are larger and have more appeal to people on a provincial, national and international scale. There are four provincial parks and one federal park reserve in the Plan Area - Cowichan River Provincial Park, Gordon Bay Provincial Park, Carmanah Walbran Provincial Park, Nitinaht River Provincial Park, and a portion of Pacific Rim National Park Reserve. These parks are designated as "Parks and Institutional".

Institutional uses include facilities such as schools, churches, fire halls, utilities, community halls, large group homes, private schools, senior citizen clubs, and related facilities. Such facilities are also designated as Parks and Institutional.

PARKS, TRAILS & INSTITUTIONAL USES – OBJECTIVES

1. To maintain, improve and expand the community pathway connections;
2. To protect park habitat;
3. To ensure adequate parkland and park amenities are available to all residents in the Plan Area;
4. To encourage improvement of access to the west coast National and Provincial Parks for residents and visitors;
5. To provide for institutional uses which serve the needs of area residents; and
6. To develop a Community Parks and Trails Master Plan for Electoral Area F if necessary.

PARKS, TRAILS RECREATION & INSTITUTIONAL USES - POLICIES

Policy 4.7.1: Parks and trails existing at the time of adoption of this Plan are designated as Parks/Institutional. However, parks and trails are compatible with any land use designation and the implementing zoning bylaw shall reflect this.

Policy 4.7.2: To provide parks, trails and outdoor recreational opportunities identified in a Parks and Trails Master Plan, or ensure that these requirements are covered under this Official Community Plan, the Board shall:

1. Promote, encourage and foster partnerships with other government agencies, private companies, land trusts, and interest groups, through relevant provisions of the *Local Government Act* and other legislation such as the *Private Managed Forests Act*, the BC Protected Areas Strategy, and the *Income Tax Act of Canada*, where appropriate;
2. Encourage strategies for park land acquisition through subdivision, school site acquisition (which should be held by the CVRD), the use of covenants and land trusts, density averaging, density zoning, density transfers and gifting by private owners;
3. Encourage the provision of parks for the protection of sensitive ecosystems as well as fish and wildlife habitat; and
4. To seek opportunities for increased public access to the lakefront.

Policy 4.7.3: The Plan Area is a potential park acquisition area. In accordance with Section 510 of the *Local Government Act*, at the time of a subdivision Regional District shall determine whether the owner of land being subdivided will:

1. Provide, without compensation, 5% parkland in a location acceptable to the Regional District: or
2. Pay to the Regional District an amount that equals 5% of the market value of the land being proposed for subdivision that may be required for parkland purposes.

Policy 4.7.4: Where cash-in-lieu of parkland is received, it shall be deposited into the Parkland Acquisition Reserve Fund for Electoral Area F.

Policy 4.7.5: When reviewing community potential park and trail areas, the Board will consider:

1. Outdoor recreational capability of the site;
2. Accessibility of the site to the community it is intended to serve;
3. Protection of special features, heritage values, and environmentally sensitive areas;
4. the proximity of the site to existing parks and trails, with priority being given to acquiring new areas adjacent to existing parks, those that can be connected by pathways, or in areas which have a shortage of parks;
5. Connectivity of the site to other future parks and trails on neighbouring properties if they eventually undergo subdivision;
6. Environmental constraints, including the need for flat land for developed parks, solar or wind exposure and drainage;
7. Multi-purpose parks, to allow for multiple outdoor recreational activities in one park area;
8. Joint use and partnership possibilities with other organizations including the School District, federal and provincial government agencies, community clubs, land trusts, citizens and private corporations; and
9. The costs of the project, including overall purchase price (value for dollar, long term expansion potential, cost recovery potential, and costs associated with development).

Policy 4.7.6: The Board should continue to work closely with Provincial agencies as well as outdoor recreation groups to coordinate park development within the Cowichan River Corridor.

Policy 4.7.7: Community and Regional parks and trails consisting of more than one land registry parcel may be amalgamated into one parcel, where practical.

Policy 4.7.8: Where appropriate, the Board shall encourage senior levels of government and forest companies to improve and provide safe public road access to the recreational resources of the western portion of Electoral Area F.

Policy 4.7.9: In areas designated as Institutional, the implementing zoning bylaw may enact screening and landscaping requirements for utility areas, to ensure they do not negatively impact the attractive scenic character of the Plan Area.

Policy 4.7.10: The Board will remain in contact with School District No.79 and will cooperate in the acquisition of school sites, should it be required by the School District.

Policy 4.7.11: Parks and trail facilities as well as institutional buildings should be designed to accommodate the needs of all segments of the community for accessibility, including the elderly and the persons with special needs.

Policy 4.7.13: The zoning of land for institutional uses may be permitted in all map designations throughout the community Plan Area; however, each application shall be considered on its own merits.

4.8 OUTDOOR RECREATION PARK POLICY

Policy 4.8.1: Only on lands that are designated as Rural Resource, the Board may consider rezoning one site in Electoral Area F to the Outdoor Recreation Park 1 Zone (ORP-1), subject to a public hearing and careful consideration of the following matters:

1. The site must be at least 40 hectares in area;
2. No more than one contiguous site in Electoral Area F may be zoned as ORP-1;
3. The site must be remote from large concentrations of residences, in an attempt to minimize the effect of the sound generated by activities in on the site;
4. The site should be accessible by a paved all weather public road; and
5. Proof of well water and suitable sewage disposal areas must be identified in the rezoning application.

A detailed site development and operations plan, satisfactory to the Board, must be submitted at the time of application, with all proposed uses set out as to location, adequate on-site parking to meet estimated peak demands being available, as well as sufficient sanitary facilities, either plumbed or brought in on a temporary basis.

4.9 RUSTIC CAMPGROUNDS POLICY

Policy 4.9.1: The Board may consider allowing the creation of public rustic campgrounds within the Rural Resource designation by way of rezoning, subject to consideration of the following:

1. Minimizing impacts on environmentally sensitive areas;
2. Provision of solid waste collection service;
3. Adequate adaptation to address wildfire safety concerns, including vegetation management, adequate water storage or access, and on-site emergency planning;
4. Adequate buffering between the rustic campground and adjacent Rural Resource lands; and
5. The campsite being open to the public.

Policy 4.9.2: The Board will encourage that a sufficient number of public campgrounds and outdoor toilet facilities in recreational areas are provided for visitors and tourists in the Plan Area. This should be treated as a high priority and may involve an interagency committee that includes senior government agencies and a cost sharing formula.

4.10 TRANSPORTATION

Substantial highway improvement projects may be required in the Plan Area, as various recreational uses are anticipated to increase steadily over the next ten years. The policies included in this Section are intended to respond to the concerns raised by residents and property owners as well as to address overall transportation and access concerns.

For the purposes of this Plan, there are three categories of roads: Highways, Major Network Roads and Local Roads. The Cowichan Valley Highway No. 18, a “controlled access highway”, is the gateway to the Cowichan Lake area and the west coast. The following roads: Cowichan Lake Road, Stoltz, Mayo, Riverbottom and South Shore are all considered “major network roads”, as they provide for access between communities. Roads providing access to individual properties are called “local roads”.

Public roadways in the Plan Area, including the construction, upgrade, and maintenance of the transportation system, are under the jurisdiction of the provincial Ministry of Transportation and Infrastructure. Many Board policies related to transportation issues are therefore recommendations.

TRANSPORTATION - OBJECTIVES

1. To encourage safe, convenient, and affordable transportation systems for all modes of travel
2. To promote active transportation through a system of roadside pathways for walking, cycling and equestrian trails within road rights-of-way throughout the community as alternatives to the use of the automobile and to provide safe circulation of school children, seniors, and other residents;
3. To encourage the development of a highway route from the Town of Lake Cowichan to Port Alberni via Honeymoon Bay/Caycuse to improve industrial, commercial and tourist linkage between communities;
4. To encourage better links between transportation planning and land use planning; and
5. To encourage the creation of separated roadside pathways for pedestrians.

TRANSPORTATION - POLICIES

Policy 4.10.1: The Board recognizes that the rural resource road west of Honeymoon Bay along the south side of Cowichan Lake is very important to the Ditidaht First Nation and the regional economy, and therefore strongly recommends that it be upgraded and dedicated as a public highway. This could be a step in providing what the Board believes is a critically needed link to Port Alberni - an all-weather paved road - via the Franklin River. When and if the Cowichan Lake Route becomes a public thoroughfare, the needs of the forest industry should be carefully considered. Consideration should be given to permitting continued use of these roads by logging trucks with 10 foot (3.281 metre) wide bunks. It may necessitate extra wide shoulders, wider traffic lanes, periodic pull-off or passing lanes, or a combination of all of the above.

Policy 4.10.2: The Board encourages the development of pedestrian and cycling roadside pathways in accordance with the policies of this Plan.

Policy 4.10.3: The Board supports the retention of the abandoned railway rights-of-way, from the Town of Lake Cowichan to Mesachie Lake and Honeymoon Bay, for use as a multi-purpose pathway. In cases where the public use of an abandoned railway would infringe on the privacy of residents, an alternative route may be considered for the immediate area.

4.11 WATER AND SEWER SERVICING AND SOLID WASTE

Within the Plan Area, water supplies are obtained from a variety of sources. Many of the small creeks and streams which descend from area hills and mountains are used for domestic water purposes. In addition to private water licence holders, several of the largest community water systems draw their supply from the area's watercourses, including Cowichan Lake. Residents located at more widely dispersed locations primarily rely on groundwater. Similarly, other than in the Mesachie Lake Area where there is a community sewage system, most residents rely on individual septic tanks.

The regional district operates water and sewer systems in the Plan Area and a principal goal is to ensure that these are enhanced, upgraded and made ready for the next 50 years and beyond. To this end, the Engineering Services Department is engaged in designing a sewage solution for both Mesachie Lake and Honeymoon Bay, which would greatly enhance environmental protection and prepare these two important development nodes for further infill development. Water services are also being enhanced systematically, to ensure that the highest possible level of service is provided.

Cowichan Valley Regional District provides curbside solid waste pickup services in Electoral Area F once a week, mid-June through mid-October and biweekly at other times. Recycling pickup is biweekly throughout the year.

SERVICING – OBJECTIVES

1. To ensure that development of servicing infrastructure takes place in a logical and orderly manner, following the land use template of the Plan;
2. To coordinate land use planning and servicing, to ensure that standards of planning are high and costs in water and sewer service areas are reasonable;
3. To encourage the province to manage the use of aquifers in consideration of their ability to sustain withdrawals over the long term. The CVRD will strive to establish appropriate settlement densities in support of this objective;
4. To protect groundwater aquifers from contamination;
5. To ensure an adequate quantity and quality of domestic water supply for existing and future users;
6. To ensure that liquid waste is managed in a safe and healthful manner;
7. To ensure that solid waste is managed to minimize negative impacts on the Plan Area;
8. To reduce the volume of waste generated by improving recycling systems; and
9. To maintain and improve the high standard of fire protection in the Plan Area.

POLICIES – WATER SUPPLY

Policy 4.11.1: Areas within which community water services exist as of the date of Plan adoption, plus areas that are eligible for community water service connection in the future are indicated on Schedule C – Water & Sewer Service Areas Map. Areas not shown on those maps are not eligible for connection to community water services except in accordance with Policy 4.11.2.

Policy 4.11.2: Notwithstanding Policy 4.11.1, areas not shown as either existing service areas or potential expansion areas for community water systems, will not be connected to such services, except in cases where a health risk has been identified, or an environmental risk has been identified, in either case the determination of which will be made by the senior government agency having jurisdiction, and no alternative for resolving the problem exists other than to connect the parcel(s) to a community system. A CVRD Board resolution will be required to provide such services. In no case will such connection be used to justify an increase to the development opportunity or density on the subject lands. A covenant to that effect shall be required.

Policy 4.11.3: Area watercourses and aquifers should be protected against activities which could reduce their suitability as a source of domestic water supply.

Policy 4.11.4: Water system expansions within Village containment areas must be constructed to CVRD Engineering Services standards, which give consideration to consolidation and improvements of existing services.

Policy 4.11.5: Development proposals that benefit existing community water systems will be given priority over stand-alone systems.

POLICIES – SEWER SERVICES

Policy 4.11.6: Areas within which community sewer services exist as of the date of Plan adoption, plus areas that are eligible for community sewer service connection in the future are indicated on Schedule C – Water & Sewer Service Areas Map. Areas not shown on those maps are not eligible for connection to community sewer services except in accordance with Policy 4.11.7.

Policy 4.11.7: Areas not shown as either existing service areas or potential expansion areas for community sewer systems will not be connected to such services, except in cases where a health risk has been identified, or an environmental risk has been identified, in either case the determination of which will be made by the senior government agency having jurisdiction, and in the professional opinion of a civil engineer or certified sewage system installer no alternative for resolving the problem exists other than to connect the parcel(s) to a community system. In such cases, the CVRD Board may consider passing a resolution to provide such services. In no case will such connection be made justification for an increase to the development opportunity or density on the subject lands. A covenant to that effect shall be required.

Policy 4.11.8: The discharge of liquid waste not treated to a Class A standard under the *Municipal Sewage Regulation* into any watercourse, including freshwater and the ocean, is not supported by this Plan.

POLICIES – SOLID WASTE AND RECYCLING

Policy 4.11.9: All solid waste shall be disposed of in accordance with the CVRD Solid Waste Management Plan.

4.12 COMMUNITY SAFETY & SERVICES

The probability of a major earthquake occurring in the Plan Area is very high. Additionally, the area is a wildland/urban fire interface area due to the combination of sparsely populated regions, hunting and camping areas, and vast forested lands. Lands in Wildland/Urban Interface areas must be carefully managed to reduce the dangers associated with forest fires.

Cowichan Lake residents rely on fire protection services provided by volunteer Fire Departments in Youbou, Caycuse, Honeymoon Bay, Mesachie Lake, Sahtlam and the Town of Lake Cowichan.

Emergency medical services in the Plan Area beyond first aid are provided by the British Columbia Ambulance service. No ambulance stations are currently in the Plan Area, but ambulances from the Lake Cowichan station respond to medical emergencies.

The Plan Area is served entirely by the Cowichan Valley School District No. 79, however, no public schools are currently in the Plan Area. School-aged children in the Plan Area attend schools in the Town of Lake Cowichan and elsewhere in the Cowichan valley.

COMMUNITY SAFETY AND SOCIAL SERVICES - OBJECTIVES

1. To maintain and enhance the rural character and that of the nodal communities;
2. To support the community's welcoming and safe nature;
3. To ensure that plans are in place for minimizing risk in the case of any emergency arising;
4. To enhance public awareness of emergency preparedness initiatives;
5. To minimize the risk of wildfire interface; and
6. To minimize the risk associated with the seasonal influx of population.

COMMUNITY SAFETY AND SOCIAL SERVICES - POLICIES

Policy 4.12.1: The Board has established and maintains a Comprehensive Emergency Plan and encourages the establishment of a Local Emergency Response Network program to address:

1. Effective fire prevention and fire safety education;
2. Emergency medical response education;
3. Earthquake and tsunami preparedness;
4. Other natural or human made disasters; and
5. Orderly evacuation, should the need arise.

Policy 4.12.2: Wildland/Urban Interface areas exist where buildings and structures are located adjacent to or within forest lands. The Board encourages the Province and local Fire Departments to establish a Wildfire Safety Plan – the Town of Lake Cowichan has such a plan for its service area.

Policy 4.12.3: It is recommended that the degree of fire protection be maximized for area residents, where feasible, especially in areas prone to wildfire hazard. This may result in the boundaries of the various specified areas for fire protection being redefined or new agreements being reached between fire protection agencies. New subdivisions should not be permitted in areas rated as high or extreme for interface wildfire hazard.

POLICIES – FIRE PROTECTION

Policy 4.12.4: Fire Protection Service areas are shown on the CVRD’s Webmap application.

Policy 4.12.5: The CVRD will strive to maximize fire protection for area residents, especially in areas prone to wildfire hazard. This may result in the boundaries of the various specified areas for fire protection being redefined or new agreements being reached between fire protection agencies. New residential development must be within a fire protection service area.

Policy 4.12.6: Fire hydrants shall be located at regular intervals for new subdivisions on community water systems, as specified in the Subdivision Servicing Bylaw.

Policy 4.12.7: Road endings around the lake suitable for access for fire protection purposes should be made available to the local fire departments to manage, clear and post signs identifying their location.

Policy 4.12.8: The Board encourages the Province and local fire departments who don’t have one to establish a wildfire safety plan which includes:

1. An evacuation plan;
2. A strategy to ensure adequate servicing, especially water supplies, during emergencies;
3. A public information program strategy;
4. Guidelines or regulations for vegetation management;
5. Structural options - such as water tanks - to decrease damage potential during emergencies; and
6. An emergency procedures strategy.

4.13 CULTURE & HERITAGE

Community heritage is any physical, cultural, natural or social resource that is unique to, and is valued by a community, and can be passed from generation to generation. Heritage resources contribute to a sense of place, and provide a link between past and present. They can create employment and commercial spinoffs such as tourism, and provide a source of cultural enrichment for existing and future residents. Preservation of heritage is an essential part of embracing community pride and identity.

The Board established the Community Heritage Register (CHR) in 2009 for all of the CVRD’s electoral areas, and an inventory of historic places with community heritage value has been initiated. The CHR outlines the history and significance of individual buildings, structures and sites. If a property is listed on the CHR, there is no obligation for the property owner to maintain the property as a Heritage site. However, the Board can add protections to a site by designating it with a bylaw.

HERITAGE-OBJECTIVES

1. To promote the identification and conservation of heritage resources, including buildings, structures, cemeteries, landscape features, sites and objects;
2. To identify potential heritage resources and protect them from impacts that would destroy their heritage attributes;
3. To use heritage resources to help maintain the distinct identity of the South Cowichan and of its unique communities;
4. To recognize that the traditional and sacred places of First Nations, including Lake Cowichan, Ditidaht, Pacheedaht and Cowichan Tribes are an important component of the heritage and present day life of the South Cowichan Lake/Skutz Falls area; and
5. To protect archaeological sites from potential disturbances by development.

HERITAGE - POLICIES

Policy 4.13.1: The CVRD will continue to maintain and expand the Community Heritage Register (CHR) of buildings, structures, cemeteries, landscape features, sites and objects.

Policy 4.13.2: The CVRD Board will encourage the voluntary conservation of private heritage resources in their original context.

Policy 4.13.3: Where possible, existing heritage resources should be integrated into development proposals and supported through incentives where appropriate.

Policy 4.13.4: Valued heritage structures should be relocated to other sites where it is not feasible to retain such structures on site. Where it is not feasible to conserve whole buildings, historic elements and building façades should be preserved.

Policy 4.13.5: Owners of property identified on the Community Heritage Register will be encouraged to seek designation and protection of heritage buildings and objects through the *Local Government Act*.

Policy 4.13.6: The CVRD will consult with First Nations whose traditional territories lie within the Plan area, and with the Province, will aim to identify areas that potentially contain archaeological sites.

Policy 4.13.7: Archaeological features located on CVRD-owned lands will be conserved through cooperation with First Nations.

4.14 ECONOMIC DEVELOPMENT

A key goal of this Plan is to encourage a strong and diverse local economy. This Section provides objectives and policies aimed at ensuring a strong and resilient local economy in which Plan Area residents will have employment, and enjoy local services near their homes. By doing so, the quality of life will be increased and greenhouse gas emissions will be lower.

Trends in tourism suggest that Vancouver Island can become a world leader in wilderness, agricultural and cultural tourism. Other service sectors such as high technology industry, light manufacturing, film, education, and health and service industries also have potential within designated areas.

The industrial base of the Cowichan Lake area has mainly consisted of the forest industry, with sawmills being formerly located at Mesachie Lake and Honeymoon Bay. With the departure of large scale sawmilling from the Plan Area, there remain opportunities for a more specialized and diverse forest-related light industry to emerge. The Forest Co-op is one mechanism to stimulate this evolution, which would enhance the local economy and provide firm support for these communities. In the Plan Area, new industry should be focused in the vicinity of the new Circle Route Highway to Port Renfrew, and there may also be opportunities in the Nitinaht Lake area.

ECONOMIC DEVELOPMENT - OBJECTIVES

1. To encourage an attractive, diverse and stable economic base for the Plan Area;
2. To recognize that a strong, diverse economy is a necessary ingredient for a sustainable, healthy community;
3. To encourage appropriately scaled Local Commercial, Service Commercial, Tourist Recreational Commercial, and Industrial developments which complement existing uses in the electoral area communities; and
4. To encourage the establishment of new industrial uses, including the secondary manufacturing of forest products, with rigorous requirements for the storage of materials, landscaping, noise pollution, traffic mitigation and environmental protection.

ECONOMIC DEVELOPMENT POLICIES - OBJECTIVES

Policy 4.14.1: The implementing Zoning Bylaw will allow a broad range of retail commercial uses within village containment boundaries and resort areas.

Policy 4.14.2: The implementing Zoning Bylaw will allow flexible, appropriate home-based businesses in the Plan Area, to increase local commerce and industry and reduce automobile travel out of the community, while maintaining the quality of the natural environment and residential neighborhood character.

Policy 4.14.3: The OCP will continue to allow for a range of industrial uses within designated areas within the Plan Area, to provide the community with a diversity of industrial businesses;

Policy 4.14.4: The CVRD will continue to encourage a strong tourism sector, including seasonal vacation rentals.

Policy 4.14.5: Heritage conservation is an important component in tourism, therefore the CVRD will provide opportunities for heritage resources to be listed on the CVRD Community Heritage Register.

4.15 HOUSING

The Plan Area is characterized by small communities separated by lands in active rural resource use. Most of these communities were originally established to meet the labour force housing requirements of the forest industry. In the future, the major contributor to population growth will be a combination of the tourism business, forestry, housing affordability, recreational opportunities, the beauty of the area, and the location of the area in relation to larger centres.

Concentrations of residential development within this Plan Area occur primarily at Honeymoon Bay, Gordon Bay, Mesachie Lake, Caycuse, the Skutz Falls/Riverbottom Road area, north and east of the Town of Lake Cowichan, and along Old Lake Cowichan Road. There are also concentrations at Nitinat Village and on other First Nations Reserves, all of which are outside of the Plan jurisdiction.

HOUSING OBJECTIVES

1. To guide future development into clusters adjacent to or within existing communities where transportation and services such as local commercial outlets, utilities, school transportation and emergency response can be most efficiently provided;
2. To create future settlement patterns that reduce dependency on private automobiles and encourage other forms of transportation such as walking, cycling and public transit;
3. To ensure that buffers are retained on residential lands where they adjoin agricultural lands, rural resource lands, and/or environmentally sensitive areas; and
4. To encourage the provision of a mix of housing opportunities, including affordable lots and special needs and rental housing.

HOUSING POLICIES

Policy 4.15.1: The Board will strive to ensure that as much new housing as possible in the Plan Area is affordable for local residents, and may consider establishing a regional affordable housing function.

Policy 4.15.2: To reduce the potential conflict between residential properties and resource (rural resource, industrial or agricultural) operations, new subdivisions will include adequate buffer strips on the residential lands.

Policy 4.15.3: Subdivision applicants will be encouraged to cluster new lots onto that part of the land that has the best capacity for residential development and the least value for agriculture, forestry or the least need for environmental protection, so that the development potential of the land can be maintained while preserving open space and the amenities and features of a specific site, and that economies of scale regarding the provision of services can be realized.

Policy 4.15.4: Subdivision applicants will be encouraged to provide for connectivity to existing or planned trails in the design of the subdivision.

Policy 4.15.5: The subdivision of land for residential purposes is not supported where water access is the only public means of access to the property.

Policy 4.15.6: The Board may consider approving multiple family residential developments in areas designated as Residential by way of rezoning, subject to consideration of the following:

1. Connection of the proposed development to existing community water and community sewer systems;
2. Consideration of the suitability of the site for the purpose, given the existing community;
3. Consideration of possible public amenities that could be provided to the community in the context of the application with priority given to local commercial uses.

Policy 4.15.7: Home-based businesses are encouraged throughout the Plan Area, and the implementing zoning bylaw will ensure that the following provisions are met:

1. The home-based business must be accessory to a residential use of the same parcel of land;
2. The business will integrate appropriately into the local neighbourhood; and
3. Different regulations may be enacted for different zones.

AFFORDABLE, SPECIAL NEEDS AND RENTAL HOUSING POLICIES

Policy 4.15.8: Manufactured homes will be permitted in residential areas where single family dwelling is a permitted use.

Policy 4.15.9: The CVRD encourages the provision of a diverse range of housing types and tenures, including affordable, rental and special needs housing, to allow for residents to remain in the community throughout their life stages.

Policy 4.15.10: The Board will strive to assist in the provision of affordable housing, by:

1. Proposing the establishment of a regional affordable housing function;
2. Encouraging innovative tenure forms, and housing types;
3. Permitting secondary suites and accessory dwelling units in specified conditions;
4. Establishing a land bank through community amenity contributions, donations, long-term lease, or free market purchase, to be leased or sold to builders, nonprofit housing societies, developers and others to achieve projects that include affordable housing;
5. Striving to prevent further loss of current affordable housing stock;
6. Considering incentive-based ways to lower the costs of housing, such as waiving development application fees for subsidized, cooperative, or non-market affordable housing; and
7. Participating in the Regional Affordable Housing Directorate or establishing a CVRD advisory group to monitor affordable housing needs in the Cowichan Region access governmental and non-governmental grants to fund affordable housing, manage a regional housing reserve fund, and/or manage an affordable housing land bank.

SECTION 5: VCB AND LAND USE DESIGNATIONS

5.1 VILLAGE CONTAINMENT BOUNDARIES

The preference for compact communities is an alternative to rural or urban residential sprawl, which not only reduces the availability of working forest lands and agricultural lands, but also can have other significant adverse impacts in terms of water conservation, expansion of wildfire interface areas, and erosion of wilderness ecosystems. Preventing the uncontrolled spread of residential growth into rural areas also reduces automobile dependence, and transportation and servicing costs, which means more energy efficiency and less pollution.

VILLAGE CONTAINMENT BOUNDARIES - OBJECTIVES

1. To establish well defined boundaries between those areas intended for growth and services, and those protected for rural values;
2. To determine those areas where urban services, particularly future community water and community sewer services, will be available for development, whether within existing development areas or in new nodes;
3. To maximize the efficiency of land use and preserve the agricultural, forestry and wilderness land base outside of the village containment boundaries;
4. To encourage appropriate community amenities and services to meet the needs of a diverse community, with commercial areas within walking distance of most residential areas; and
5. To delineate areas where mixed residential, commercial, and institutional land uses will be focused, to create complete, healthy and livable communities.

VILLAGE CONTAINMENT BOUNDARIES – POLICIES

Policy 5.1.1: The Honeymoon Bay and Mesachie Lake Village Containment Boundaries (VCB) are delineated in Schedule B by a dashed red line.

Policy 5.1.2: Development is encouraged within the Village Containment Boundaries. Development in lands outside of the village containment boundaries are subject to the policies of Section 5.1.3 below.

Policy 5.1.3: The CVRD will strive to ensure that both community water services are ultimately provided on parcels within a village containment boundary.

Policy 5.1.4: The Board is committed to reducing community wide energy consumption, protecting the community's agricultural and forest land base, and encouraging compact, sustainable village areas. Therefore, a proposal to amend or expand a village containment boundary will only be considered in the context of a thorough review of the subject village containment boundary.

Policy 5.1.5: For any application that requires expansion of a village containment boundary (VCB), or the creation of a new VCB, a separate official community plan amendment bylaw will be required to expand or create the VCB. Furthermore, the amendment bylaw to expand or create the VCB must be the subject of a public hearing, immediately preceding and on the same day as the public hearing for the OCP amendment bylaw for the proposed land development.

Policy 5.1.6: A rezoning application to establish a commercial or industrial use within any VCB is encouraged. Such applications will be evaluated on how well the proposal complies with the objectives and policies of this plan. Applicants should ensure that the proposal accounts for logistical concerns such as road access, parking, site planning and other such site-specific matters.

Policy 5.1.7: Future Development Areas are not designated in this Plan, but the CVRD will give consideration to proposals that may propose a maximum of two residential development nodes west of the Honeymoon Bay Village Containment Boundary within the lifespan of this plan, provided any approval results in the creation of a new Village Containment Boundary. Among the Board's considerations in the event that such a development is proposed by way of Plan amendment application and rezoning are:

1. South Shore Road must become a public highway to the point where the land development proposal is located;
2. The development must comprise at least 50 residential units at build-out, and preferably more, and have at a minimum a community water system and a community sewer system;
3. A very significant dedication of lakefront land for public park purposes must be proposed, amounting to more than 50% of the total land area under development, and at least 50% of the shoreline, and a continuous pathway through the subject property;
4. The proposed community services being operated by the CVRD Engineering Services Department;
5. The suitability of the site for the type of development proposed, such as solar access in winter, and the environmental sensitivity of the area;
6. The degree to which the proposed land use change complements or enhances commercial opportunities in Honeymoon Bay or Mesachie Lake;
7. Measures proposed to eliminate environmental impacts, particularly to Cowichan Lake, including measures to enhance lake habitat protection, whether on-site or elsewhere;
8. The provision of fire protection services through a CVRD or municipal service area; and
9. Other matters that the Board may wish to consider.

Policy 5.1.8 The CVRD would consider permitting, by way of Plan amendment and zoning amendment, approving selective tourist commercial uses west of Honeymoon Bay, without the proposed development becoming a Village Containment Boundary, subject to the Board considering an number of matters, including:

1. The owner(s) of South Shore Road having granted permission in writing to the proponent for year round access for the patrons of the tourist commercial use, or – preferably – it becoming a public highway;
2. The economic benefits to the Plan area and nearby jurisdictions;
3. The suitability of the site for the type of development proposed, such as solar access in winter, and the environmental sensitivity of the area;
4. Measures proposed to eliminate environmental impacts, particularly to Cowichan Lake, including measures to enhance lake habitat protection, whether on-site or elsewhere;
5. The availability of suitable fire protection measures, be that a fire protection service area or appropriate on-site measures to manage fire risk; and
6. Other matters that the Board may wish to consider.

LAND USE DESIGNATIONS TABLE

Abbreviation	Designation Name
RUR	Rural Resource
A	Agricultural
RC	River Corridor
RR	Rural Residential
CR	Country Residential
VR	Village Residential
LR	Lakefront Residential
C	Local Commercial
SC	Service Commercial
TC	Tourist Recreational Commercial
RVC	Rural Village Commercial
I	Industrial
P	Parks and Institutional

5.2 RURAL RESOURCE (RUR)

Policy 5.2.1: Lands designated as Rural Resource (RUR) are shown on the Official Community Plan Map – Schedule B.

Policy 5.2.2: The Rural Resource Designation (RUR) is intended to accommodate primary resource management and extraction operations, including agriculture, silviculture and other activities permitted by provincial statutes are all permitted in areas designated as Rural Resource. Additionally, outdoor recreation and residential use – one dwelling per parcel – is permitted in this designation.

Policy 5.2.3: Permitted density in the Rural Resource Designation will be very low, with a minimum parcel area requirement for subdivision of at least 80 hectares.

5.3 AGRICULTURE (A)

Policy 5.3.1: Lands within the Agricultural Land Reserve (ALR) as well as other lands considered to be agricultural in character or supportive of agriculture are designated as Agriculture (A) are shown on the Official Community Plan Map (Schedule B).

Policy 5.3.2: The Agriculture Designation (A) is intended to accommodate a wide variety of farming activities as well as the golf course near Honeymoon Bay. Within this designation, separate zones will exist for farming and golf course.

Policy 5.3.3: Permitted density in the Agriculture Designation is low, with a minimum parcel area requirement for subdivision of at least 30 hectares.

Policy 5.3.4: In the event that land is excluded from the ALR, the land shall remain in the "Agricultural" designation unless it is within a Village Containment Boundary, such as is the case in Honeymoon Bay.

5.4 RIVER CORRIDOR (RC)

Policy 5.4.1: Lands designated as River Corridor (RC) are shown on the Official Community Plan Map - Schedule B.

Policy 5.4.2: The River Corridor Designation (RC) is intended to accommodate a large lot rural lifestyle option within the Cowichan River Corridor, aiming to not impact the pristine environment along the Cowichan River.

Policy 5.4.3: Permitted density in the River Corridor (RC) Designation will be very low, with a minimum parcel area requirement for subdivision of at least 20 hectares.

Policy 5.4.4: Construction, alteration, rezoning, or subdivision on land within the River Corridor designation is prohibited without the owner complying with the development permit requirements of the Watercourse Protection Development Permit Area.

Policy 5.4.5: The Board will not entertain rezoning for other uses or subdivisions proposals within the River Corridor designation.

5.5 RESIDENTIAL

Policy 5.5.1: For all Residential land-use designations under this Plan that follow this section, where a density policy purports to permit a maximum density of dwelling units per parcel of land, an accessory dwelling unit or secondary suite will also be permitted, as specified in the implementing zoning bylaw.

RURAL RESIDENTIAL (RR)

Policy 5.5.2: Lands designated as Rural Residential (RR) are shown on the Official Community Plan Map – Schedule B.

Policy 5.5.3: The Rural Residential Designation (RR) is intended to accommodate a range of rural lifestyle options and to provide a buffer between resource lands (agriculture and forestry) and residential parcels, to reduce the potential for land use conflicts and provide a rural residential housing option.

Policy 5.5.4: Lands within the Rural Residential Designation (RR) are zoned as RR-1 “Rural Residential 1 Zone” and will have a residential density limit of 1 dwelling per 2 hectares.

COUNTRY RESIDENTIAL (CR)

Policy 5.5.5: Lands designated as Country Residential (CR) are shown on the Official Community Plan Map - Schedule B.

Policy 5.5.6: The Country Residential Designation (CR) provides a medium density residential lifestyle.

Policy 5.5.7: Permitted density in the Country Residential Designation (CR) is low, with a minimum parcel area requirement for subdivision of at least 2 hectares.

VILLAGE RESIDENTIAL (VR)

Policy 5.5.8: Lands designated as Village Residential (VR) are shown on the Official Community Plan Map - Schedule B.

Policy 5.5.9: The Village Residential Designation (VR) is intended to provide a moderate density single family residential lifestyle. These lands are intended to be serviced with community water and community sewer systems.

Policy 5.5.10: Permitted density within the Village Residential Designation (VR) will vary, with a minimum parcel area requirement for subdivision that depends upon the level of service available to the parcel, as specified in the implementing zoning bylaw. For parcels in the VR designation that are not serviced with either community water or community sewer systems, the minimum parcel size for the purposes of subdivision is at least 1 hectare.

Policy 5.5.11: Within the Village Residential Designation, the Board may consider zoning amendment applications for duplex or multiple family residential uses, if both community water and community sewer services are provided to the parcel. Any such lands may be eligible for this without amendment to this Plan.

LAKEFRONT RESIDENTIAL (LR)

Policy 5.5.12 Lands designated as Lakefront Residential (LR) are shown on the Official Community Plan Map - Schedule B.

Policy 5.5.13: The Lakefront Residential Designation (LR) is intended to provide a lakefront residential lifestyle.

Policy 5.5.14: Permitted density within the Lakefront Residential Designation (LR) shall be moderate, with a minimum parcel area requirement commensurate with the levels of service specified in the implementing zoning bylaw.

Policy 5.5.15: The Board may consider redesignating additional lands for Lakefront Residential use in Electoral Area F provided they are within the Village Containment Boundary and subject to the establishment of a continuous public pedestrian trail through the development to provide opportunities for future trail connections with adjacent properties.

Policy 5.5.16: Construction, alteration or subdivision on land within the Lakefront Residential designation is prohibited prior to the owner complying with the development permit requirements of the Watercourse Protection Development Permit Area.

5.6 COMMERCIAL

LOCAL COMMERCIAL (C)

Policy 5.6.1: Lands designated as Local Commercial (C) are shown on the Official Community Plan Map - Schedule B.

Policy 5.6.2: The Local Commercial Designation (C) is intended to permit commercial and service uses, supportive of the village setting.

Policy 5.6.3: Permitted density in the Local Commercial Designation (C) will vary depending upon the level of service available to the parcel, and a variety of commercial zones focused on local community need may be permitted.

Policy 5.6.4: In determining appropriate sites for future Local Commercial outlets in Honeymoon Bay and Mesachie Lake, preference should be given to locating such uses in areas where community residents can walk to these facilities.

SERVICE COMMERCIAL (SC)

Policy 5.6.5: Lands designated as Service Commercial (SC) are shown on the Official Community Plan Map - Schedule B.

Policy 5.6.6: The Service Commercial Designation (SC) is intended to provide for a broad range of commercial uses which serve the requirements of the travelling public as well as the service commercial needs of the community.

Policy 5.6.7: Permitted density for lands within the Service Commercial Designation (SC) will be commensurate with the levels of service specified in the implementing zoning bylaw.

Policy 5.6.8: Service commercial uses should be located adjacent to major roads in order to serve the travelling public. An exception is the Cowichan Valley Highway No. 18, which is a controlled access highway that is intended by the province to remain free of commercial development.

Policy 5.6.9: The Board encourages applications for future service commercial development in populated communities.

TOURIST-RECREATIONAL COMMERCIAL (TC)

Policy 5.6.10: Lands designated as Tourist-Recreational Commercial (TC) are shown on the Official Community Plan Map - Schedule B.

Policy 5.6.11: The Tourist-Recreational Commercial Designation (TC) is intended to permit tourist accommodation, restaurants and recreational uses.

Policy 5.6.12: A variety of zones may be permitted in the Tourist Recreational Commercial Designation (TC), depending upon local need and the level of service available.

Policy 5.6.13: Campgrounds are subject to the Regional District's Campsite Standards Bylaw.

RURAL VILLAGE COMMERCIAL (RVC)

Policy 5.6.14: Lands designated as Rural Village Commercial (RVC) are shown on the Official Community Plan Map - Schedule B.

Policy 5.6.15: Rural Village Commercial areas are intended to accommodate a range of commercial uses, including tourist commercial, which provide employment and contribute to the local economy.

Policy 5.6.16: Permitted density within the Rural Village Commercial Designation (RVC) area will vary depending upon the level of service available, as specified in the implementing zoning bylaw.

5.7 INDUSTRIAL (I)

Policy 5.7.1: Lands designated as Industrial (I) are shown on the Official Community Plan Map - Schedule B.

Policy 5.7.2: The Industrial Designation is intended to accommodate a wide range of industrial uses and the implementing zoning bylaw may have a variety of zones as a consequence of this.

Policy 5.7.3: Permitted density for lands within the Industrial Designation (I) will vary depending upon the level of service available to the parcel.

Policy 5.7.4: The Board may consider redesignating additional lands to the Industrial category, through an application for amendment to this Plan and a zoning amendment application. In considering such an application, careful consideration will be given to the community benefit that would result if the application is approved. Careful mitigation of any negative community and environmental impacts will also be required if an application is to proceed.

5.8 PARKS AND INSTITUTIONAL (P)

Policy 5.8.1: Lands designated as Parks and Institutional (P) are shown on the Official Community Plan Map - Schedule B.

Policy 5.8.2: The Parks and Institutional Uses Designation (P) is intended to accommodate public parks, environmentally protected areas and recreational facilities as well as institutional uses such as Provincial Parks, schools, libraries, and fire halls.

Policy 5.8.3: Permitted uses and density in the Parks and Institutional Designation will vary depending upon the nature of the use and the level of service available to the parcel(s). A variety of zones will therefore be employed.

5.9 COMPREHENSIVE LAKEFRONT DEVELOPMENT (CLD)

Policy 5.9.1: Lands designated as Comprehensive Lakefront Development (CLD) are shown on the Official Community Plan Map – Schedule B.

Policy 5.9.2: For lands designated CLD, the implementing zoning bylaw will provide a comprehensive zone that permits 14 units per hectare in a combination of single family, semi-detached and multiple family residences in a variety of housing forms.

Policy 5.9.3: The implementing zoning bylaw will allow various commercial uses within the CLD designation intended to provide services for the existing community and new residents.

Policy 5.9.4: The following public amenities will be provided in this designation:

1. A minimum of 13% of the CLD lands will be dedicated to the CVRD during the first phase of development for public park and conservation purposes, and
2. A contribution to public recreational facilities within the broader Plan Area will be made during subsequent phases of development.

Policy 5.9.5: All parcels and buildings within the CLD designation will be serviced by community water and community sewer systems.

Policy 5.9.6: Development within the CLD designation will be subject to development permit guidelines intended to protect water quality and remediate the shoreline of Cowichan Lake.

Policy 5.9.7: Prior to commencement of any development in the CLD designation, the landowner must be in possession of Certificate of compliance from the Province of British Columbia.

SECTION 6: ELECTORAL AREA F DEVELOPMENT PERMIT AREA

6.1 GENERAL

Development permit powers under the *Local Government Act* allow for site-specific planning of development, which supplements what can be achieved through Official Community Plan designations and policies, and zoning bylaw regulations. Within the Development Permit Area, a development permit will be required before a building permit can be issued, a subdivision can be approved or – in some cases – before vegetation and land can be altered.

The Development Permit Area contains guidelines respecting a number of important matters, which are described in some detail in the “Justification” Section below. The guidelines associated with this development permit area are listed under Riparian Guidelines, Foreshore Guidelines and Wildfire Interface Guidelines.

1. ESTABLISHMENT

The Electoral Area F Development Permit Area is designated pursuant to Section 488(1)(a) and (f) of the *Local Government Act*, for the purpose of protecting the natural environment, its ecosystems and biological diversity and establishment of objectives for the form and character of commercial, industrial, and multi-family residential development.

2. APPLICABILITY – TYPES OF DEVELOPMENT

Within the areas indicated on Schedule D – Development Permit Area Map – a development permit must be applied for, and issued by the Cowichan Valley Regional District, prior to any of the following activities occurring within a Development Permit Area, where such activities are directly or indirectly related to existing or proposed residential, commercial or industrial land uses in any Zone or Land Use Designation:

1. removal, alteration, disruption or destruction of vegetation;
2. disturbance of soils;
3. construction or erection of buildings and structures;
4. creation of nonstructural impervious or semi-impervious surfaces;
5. flood protection works;
6. construction of roads, trails, docks, boat launches, wharves and bridges;
7. provision and maintenance of sewer and water services;
8. development of drainage systems;
9. development of utility corridors; and
10. subdivision as defined in Section 872 of the *Local Government Act*.

3. APPLICABILITY – AREAS

The guidelines apply to the following geographic locations:

Guidelines	Area
Riparian Assessment	30 meters landward of the mean high water mark of any lake, watercourse or wetland
Foreshore	164 metre contour level waterward to boundary of Plan Area on Cowichan Lake
Wildfire	Areas designated as Wildfire Interface on Schedule D
Comprehensive Lakeside	Areas designated as Comprehensive Lakeside on Schedule D

4. EXEMPTIONS

In the following circumstances, a development permit will not be required:

1. Renovations, repairs and maintenance to existing buildings that are protected by Section 528 of the *Local Government Act*;
2. Construction of single family dwellings and accessory building on a parcel zoned for that use;
3. Minor interior and exterior renovations to existing buildings, excluding any additions or increases in building volume;
4. Removal of invasive non-native vegetation such as Gorse, Scotch Broom, Giant Hogweed and its immediate replacement with native vegetation;
5. A passage or trail not more than 1.5 metres in width cleared of vegetation, which does not involve the removal of any tree greater than 5 metres in height or with a diameter at breast height (DBH) of 10 centimetres, to allow for passage to the water on foot.
6. Lot consolidations/elimination of interior parcel lines.
7. Structures, trails and works associated with a public park use;
8. Installation and maintenance of public utilities and utility corridors;
9. Docks or moorage built in accordance with lake surface zoning regulations; and
10. Agricultural, mining, private managed forestry, and hydrogeological activities.

5. VIOLATION

A violation occurs when any person:

1. violates any provision of this Development Permit Area;
2. causes or permits any act or thing to be done in contravention or violation of any provision of this Development Permit Area;
3. neglects to do or refrains from doing any act or thing required under this Development Permit Area;
4. carries out, causes or permits to be carried out any development in a manner prohibited by or contrary to this Development Permit Area;
5. fails to comply with an order, direction or notice given under this Development Permit Area; or
6. prevents or obstructs or attempts to prevent or obstruct the authorized entry of the Administrator, or person designated to act in the place of the Administrator; commits an offence under this Bylaw.

Each day's continuance of an offence constitutes a new and distinct offence.

6. PENALTY

A person who commits an offence against this Bylaw is liable, upon conviction in a prosecution under the *Offence Act*, to the maximum penalties prescribed under the *Community Charter* for each offence committed by that person.

7. SEVERABILITY

If any section, sentence, clause, phrase, word or schedule of this Development Permit Area is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this Development Permit Area.

RIPARIAN AREA GUIDELINES

1. DEFINITIONS

For the purposes of this Development Permit Area, the terms used herein have the same meaning that they do under the *Riparian Areas Regulation* (BC Reg. 376/2004).

2. JUSTIFICATION

The Province of British Columbia's *Riparian Areas Regulation (RAR)*, under the *Fish Protection Act*, aims to protect fish habitat. This regulation requires that residential, commercial or industrial development as defined in the *RAR*, in a Riparian Assessment Area near freshwater features, be subject to an environmental review by a Qualified Environmental Professional (QEP).

3. APPLICABILITY AND EXEMPTION

Pursuant to British Columbia's Riparian Areas Regulation (RAR), the regulation only applies to those activities related to residential, commercial, or industrial use of land. Agricultural, park use, mining, hydrogeological, and private managed forestry activities are exempt from meeting the Riparian Protection Guidelines.

4. RIPARIAN ASSESSMENT AREA

The Riparian Protection Guidelines apply to lands within 30 metres landward of the high water mark of a watercourse, including seasonal watercourses and wetlands.

5. RIPARIAN GUIDELINES FOR UNALTERED LANDS

Prior to undertaking any of the development activities listed in Section 6.1.2, an owner of property within the Riparian Assessment Area shall apply to the CVRD for a development permit, and the application shall meet the following guidelines:

1. A qualified environmental professional (QEP) will be retained at the expense of the applicant, for the purpose of preparing a report pursuant to Section 4 of the *Riparian Areas Regulation*. The QEP must certify that the assessment report follows the assessment methodology described in the regulations, that the QEP is qualified to carry out the assessment and the report must be uploaded and approved by the Ministry of Environment.
2. Where the Riparian Assessment report describes an area designated as Streamside Protection and Enhancement Area (SPEA), the development permit will not allow any development activities to take place therein, and the owner will be required to implement a plan for protecting the SPEA over the long term, such as:
 - i. a dedication back to the Crown Provincial,
 - ii. gifting to a nature protection organization or the CVRD (tax receipts may be issued).
3. Where the QEP report describes an area as suitable for development with special mitigating measures, the development permit will only allow the development to occur in strict compliance with the measures described in the report. Monitoring and regular reporting by professionals paid for by the applicant may be required, as specified in a development permit; and
4. The mean annual high water mark on Cowichan Lake has been calculated by the Ministry of Environment as being 164 metres above mean sea level, so Qualified Environmental Professionals are required to incorporate this into their reports, as being the point from which the SPEA will be measured.

6. RIPARIAN GUIDELINES FOR RESTORING DISTURBED LANDS

1. Where a riparian areas assessment outlined above indicates disturbance of natural vegetation and soils within a riparian assessment area that occurred on or after April 13, 2006, a landscape restoration plan is required, which must meet the following criteria:
 - i. If a Riparian Assessment Area and/or SPEA has been impacted by historic development predating April 13, 2006, the landscape restoration plan must aim for 50-75% of the SPEA to be restored to a natural state.
 - ii. If a Riparian Assessment Area and/or SPEA has been impacted by unauthorized development (done without a development permit) that has occurred since April 13, 2006, the landscape restoration plan must demonstrate full restoration of the streamside protection and enhancement area.
 - iii. The landscape restoration plan must be prepared by a member of the BC Society of Landscape Architects (BCSLA) or Qualified Environmental Professional. The CVRD reserves the right to require a second opinion at the applicant's expense when a report submitted does not meet the development permit guidelines.
 - iv. The landscape restoration report must include a delineation and description of the SPEA, including natural features (vegetation and soils) and disturbances (buildings, infrastructure and recreation areas).
 - v. The landscape restoration plan must identify a reference site as a basis for restoration.
 - vi. The landscape restoration must include a planting plan, which contains the following elements:
 - scaled drawings of site area showing dimensions;
 - planting list, including species names, plant sizes, quantity and spacing;
 - planting specification (watering requirements, soil conditions and amendments);
 - monitoring schedule including post installation, one and two year success reviews;
 - comprehensive cost estimate including labour, materials and monitoring;
 - reference site description, location and photos; and
 - a financial security in the form of an irrevocable letter of credit or certified cheque will be required with an approved development permit, in accordance with CVRD Landscape Security Policy.

FORESHORE AREA GUIDELINES

1. JUSTIFICATION

The foreshore guidelines arise from the growing environmental impact that increased foreshore development is having on Cowichan Lake. The guidelines are also necessary to promote pedestrian movement and a high level of site and building design which integrates well with the character of the surrounding built environment. The objectives of the Watercourse and foreshore guidelines are:

1. To protect the environmental quality of Cowichan Lake;
2. Allow for the proper siting of structures on the foreshore and swimming platforms in the water to prevent or minimize negative impacts on lake ecology, including fish habitat;
3. Complement the Riparian Areas Regulation (RAR) Development Permit Area, recognizing the important and sensitive interrelationship of these shoreline areas; and
4. Harmonize the scale and character of surrounding development.

2. AREA

The foreshore guidelines apply to the foreshore of Cowichan Lake 30 metres lakeward from the high water mark of 164 metres.

3. FORESHORE GUIDELINES

Development in the foreshore should generally follow best management practices. Development in this context means: any installation or removal of vegetation, soil, materials such as rock or rip rap, impervious surfaces, or structures such as pilings, docks, groins, floats, swimming platforms where such structures are anchored to land (or the lake bed, where the permission of the lake bed owner has been obtained).

1. For new and replacement docks and for new and replacement swimming platforms:

These guidelines apply to the first-time placement of a dock or to the replacement of an existing dock or swimming platform. Docks will be considered 'replacement docks' and 'replacement swimming platforms' if more than 75% of the materials will be replaced within a 3 year period.

Docks and swimming platforms shall:

- i. minimize impact on the natural state of the foreshore and water whenever possible;
- ii. not use concrete, pressure-treated wood or creosote, paint or other chemical treatments that are toxic to many aquatic organisms, including fish, and severely impact aquatic environments;
- iii. use untreated materials (e.g. cedar, tamarack, hemlock, rocks, plastic, etc.) as supports to prevent the release of toxins to the aquatic environment;
- iv. be made by cutting, sealing and staining all lumber away from the water using only environmentally-friendly stains. All sealed and stained lumber should be completely dry before being used near water;
- v. if plastic barrel floats are used, they must be free of chemicals inside and outside of the barrel before they are placed in water;
- vi. avoid the use of rubber tires as they are known to release compounds that are toxic to fish;
- vii. be sited in a manner which minimizes potential impacts on fish spawning and rearing habitat areas;
- viii. be sited in a manner which minimizes potential impacts on water intakes and other utilities; and
- ix. avoid aquatic vegetation and minimize disturbance to the lakebed and surrounding aquatic vegetation by positioning the dock or swimming platform in water deep enough to avoid grounding and to prevent impacts by prop wash in the case of docks. A minimum 1.5 m water depth at the lake-end of the dock is recommended at all times.

2. For new private mooring buoys

These guidelines apply to the first-time placement of a private mooring buoy, including its anchoring system. Private mooring buoys shall:

- i. avoid aquatic vegetation and minimize disturbance to the lakebed and surrounding aquatic vegetation;
- ii. use only materials intended for boat moorage, such as rigid plastic foam or rigid molded plastic, which do not contain chemicals that are toxic to aquatic organisms;
- iii. be sited in a manner which minimizes potential impacts on fish spawning and rearing habitat areas; and
- iv. be sited in a manner which minimizes potential impacts on water intakes and other utilities.

3. For other land alterations

Proposed land alterations not listed in the exemptions section and not including new and replacement docks and new private mooring buoys shall be accompanied by a written submission from a qualified environmental professional outlining the proposed alteration.

WILDFIRE INTERFACE GUIDELINES

1. JUSTIFICATION

The guidelines are necessary to protect development adjacent to areas prone to wildfires.

2. AREA

The Wildfire Interface Guidelines apply to the construction of buildings, outside of a village containment boundary, within areas rated as high to extreme as shown on the CVRD Development Permit Area Map - Schedule D.

3. WILDFIRE INTERFACE GUIDELINES

1. Roof coverings will conform to Class A, B or C fire resistance as defined in the *BC Building Code*;
2. Any material used for exterior wall finishes shall be fire resistant (e.g. stucco, metal siding, brick, cement shingles, concrete block, rock, poured concrete, logs or heavy timbers) as defined in the *BC Building Code*;
3. Manufactured homes shall be skirted with a fire resistant material;
4. Chimneys shall have spark arrestors made of 12 gauge (or better) welded or woven wire mesh with mesh openings of less than 12 millimetres;
5. All eaves, attic and under floor openings shall be screened with a minimum 3 millimetre non-combustible, corrosion resistant wire mesh;
6. Decks should be constructed of heavy timber, or non-combustible construction, with fire resistant assemblies, as defined in the *BC Building Code*;
7. It is not advisable to plant or retain mature coniferous evergreen trees within 10 metres of a building or structure. Any coniferous evergreen trees within 10 metres of the building shall:
 - i. Have limbs pruned so that they are at least 2 metres above ground;
 - ii. Be spaced so that they have at least 3 metres between crowns; and
 - iii. Be spaced or pruned so that they are at least 3 metres from the building or structure.
8. Areas within 10 metres of a dwelling shall not be covered with landscape mulches, such as bark chips, that are highly flammable and can create a horizontal surface for embers to ignite. Landscape rock and non-combustible landscape mulches are preferred;
9. It is advisable to consider non-combustible landscaping on larger areas, on lands where land slopes. Radiant heat and burning embers originating from 30 to 200 metres from a building can cause it to burn. Owners are encouraged to manage this area to reduce fire intensity and rate of spread by methods such as removing dead needles, dead wood and combustible debris from the ground, removing any tree limbs within 2 metres of the ground, and spacing trees so that no tree limb is closer than 3 metres to the next;
10. Provision of Fire Smart Measures shall be implemented for construction and subdivision, including appropriate firefighting equipment on site, thinning of fuels around buildings, and non-combustible roofing materials; and
11. Site specific conditions will, along with the neighbourhood context, be taken into consideration and this may vary some or all of the above-noted guidelines.

4. WILDFIRE INTERFACE GUIDELINE EXEMPTIONS

The Wildfire Interface Guidelines do not apply in cases where:

1. The building plans show compliance with these guidelines;
2. A previous development permit has been issued and the above conditions have previously been met;
3. The construction or alterations in accessory buildings or structures is not in excess of 40 m²;
4. Interior renovations and minor exterior alterations.

LAKESIDE COMPREHENSIVE GUIDELINES

1. JUSTIFICATION

The objectives of the Comprehensive Lakefront Guidelines are:

1. To protect the environmental quality of Cowichan Lake;
2. To encourage development that respects the environment, its ecosystems and biodiversity by minimizing impacts on the lands during subdivision and development; and
3. To ensure the design of commercial and multifamily development is in character with the Plan Area.

2. AREA

The Comprehensive Lakefront Development Permit Area applies only to those lands designated as Comprehensive Lakefront Development within Electoral Area F, as shown on Development Permit Area Map - Schedule D.

3. GUIDELINES FOR SUBDIVISION

1. A sediment and erosion control plan for construction associated with subdivision and future construction of single family waterfront homes is required. The plan shall identify measures to be taken during site preparation and development to retain all eroded soil, protect natural features, control surface runoff, prevent the release of deleterious substances, stabilize disturbed slopes and restore disturbed areas upon development completion;
2. Vehicle access should not be provided directly to South Shore Road, but from a publically dedicated secondary road providing access to the comprehensive lakeside development site;
3. An environmental restoration plan will be submitted with respect to the riparian area, prepared by a qualified environmental professional. This plan will include details on the following:
 - i. Full remediation of the riparian area;
 - ii. Boundary demarcation of the SPEA by fencing and other measures; and
 - iii. Maintenance measures to ensure the long-term establishment of riparian plantings.
4. A rainwater management plan prepared by a professional engineer must be submitted for any subdivision of waterfront residential parcels;
5. Invasive species should be manually removed, properly disposed of and replaced with native vegetation where appropriate, prior to final subdivision approval.

4. SEMI-DETACHED GUIDELINES

1. Semi-detached dwellings should give the appearance of single detached dwellings, with one shared driveway and a staggered front façade to avoid a duplicate, mirror image. A combination of two or more building materials is desirable;
2. Garages should be secondary to the primary form of the home and recessed behind the front façade of the principal dwelling;
3. Upper floors should be proportionally smaller than lower floors to avoid the appearance of a box. Roof pitches should complement neighbouring development.

5. MULTIFAMILY AND COMMERCIAL GUIDELINES

1. Multifamily dwellings should be designed in groups of six dwellings or less to give inhabitants a sense of privacy and community;
2. Where commercial uses are located on the ground floor of a building, a maximum amount of glazing should be provided on the ground level of the façade facing a public roadway to create visual interest of pedestrians and a store-front appearance;
3. Where they abut residential areas, commercial and mixed use development should be designed carefully to prevent shading, loss of privacy, air quality or noise pollution impacts on neighbouring properties;
4. A minimum landscaped buffer of 3 metres, including a mix of shrubs and trees suited to local conditions, should be provided for multifamily and commercial development adjacent to all private and public roads, and residential areas;
5. Pedestrian routes should be clearly defined by means of separate walkways, sidewalks or paths;
6. Building facades should be three-dimensional, incorporating a high degree of relief through the use of recesses, projections, and other architectural elements. Special measures should be used to reinforce a rhythm and scale that gives the appearance of individual units along the street (e.g. Recess the building every 8 m with recesses that are 2 m in with and 2 m in depth);
7. Lighting plans should be consistent throughout the comprehensive development site, and should be designed to create safety, and should be downward focused to prevent undue glare;
8. Walkways should be accessible to persons with disabilities, scooters and strollers, with even, non-slip surfaces and grades less than 5%;
9. Parking, storage, solid waste and recycling, and service areas should be located in the least visible area of the site, screened from public view by fencing and/or landscape screening. These areas should be setback a minimum of 1.5 metres from a property line and 3 metres to a public roadway.

SECTION 7: IMPLEMENTATION OF THE PLAN

7.1 IMPLEMENTATION POLICIES

Policy 7.1.1: The policies set out in this Plan will be implemented by zoning bylaw and other land use methodologies which are consistent with the goals, objectives, and policies of this plan.

Policy 7.1.2: The CVRD Board works in conjunction with various levels of government, community groups, and organizations, toward the realization of the goals, objectives and policies of this OCP.

Policy 7.1.3: In implementing the OCP, the CVRD will undertake the actions listed in the following Table:

Implementation Action	Plan Reference
Update the Area F Zoning Bylaw	Land Use Designations
Future Land Use Study of Pacific Marine Road (Circle Route) to Port Renfrew	Section 4.14

7.2 DEVELOPMENT APPROVAL INFORMATION AREA

Policy 7.2.1: The Skutz Falls/South Cowichan Lake Plan Area is designated as a Development Approval Information Area (DAIA) in accordance with Section 484 of the *Local Government Act*. Development approval information will be required for:

1. An amendment to a zoning bylaw;
2. A development permit;
3. A temporary use permit;

and the requirements of the DAIA are set out in CVRD Development Approval Information Area Bylaw No. 3540.

Policy 7.2.2: The special conditions warranting the designation of the Development Approval Information Area are as follows:

1. To ensure that all aspects of development are examined where zoning amendments are proposed; and
2. The CVRD wishes to ensure that information is obtained related to the impacts of a proposed activity or development on the community, including but not limited to:
 - i. Transportation patterns, including traffic flow;
 - ii. Local infrastructure;
 - iii. Public facilities including schools and parks;
 - iv. Community services; and
 - v. The natural environment of the area affected.

7.3 TOWN OF LAKE COWICHAN BOUNDARY EXPANSION

Policy 7.3.1: Should the Regional District or the Town seek to adjust its boundaries into this or other areas, the participation of the CVRD and the affected residents of Electoral Area F shall be required.