

# CONTENTS

Schedule A – Policy Document.....	vi
Section 1 - Introduction and Purpose.....	1
1.1 Population Growth, Demographics, and Housing Needs .....	2
1.2 Public Engagement.....	3
1.3 Community Values Statement.....	3
1.4 Consistency with Regional Growth Strategy.....	5
1.5 Legislative Framework.....	6
1.6 Organization of the Plan.....	6
Section 2 – The Natural Environment.....	8
2.1 Sensitive Ecosystems.....	9
2.2 Natural Hazard Areas.....	11
2.3 Freshwater Resources .....	13
2.4 Marine Environment .....	15
2.5 Climate Change and Energy.....	18
Section 3 – Natural Resource Management.....	21
3.1 Agriculture and Aquaculture .....	22
3.2 Forestry .....	24
3.3 Mineral, Gravel and Hydrocarbon Resources.....	26
Section 4 – Community Resources .....	27
4.1 Parks and Open Space .....	28
4.2 Community and Institutional.....	32
4.3 Community Water and Sewer Systems .....	34
4.4 Transportation Network.....	36
4.5 Public Transportation .....	38
4.6 Marine Transportation .....	39
Section 5 – The Development Strategy .....	40
5.1 Development Guideline Criteria.....	41
5.2 Resource.....	42
5.3 Rural .....	43
5.4 Rural Residential.....	45
5.5 Rural Village Centres .....	46
5.6 Tourist Commercial .....	48

5.7	Recreation .....	49
5.8	Deep Bay .....	51
5.9	Affordable and Accessible Housing .....	57
5.10	Alternative Forms of Rural Development.....	59
	Section 6 – First Nations and Reconciliation .....	63
6.1	Partnerships and Economic Opportunities.....	64
6.2	Heritage Site Protection .....	65
	Section 7 – Implementation .....	66
7.1	- Implementation Actions .....	67
7.2	Community Amenity Contributions.....	68
	Section 8 – Development Permit Areas.....	69
	General Policies and Exemptions .....	70
	DPA 1 – Freshwater and Fish Habitat .....	71
	DPA 2 – Eagle and Heron Nesting Trees .....	73
	DPA 3 – Aquifers.....	74
	DPA 4 – Marine Coast.....	75
	DPA 5 – Slope Hazard .....	76
	DPA 6 – Farmland Protection .....	77
	DPA 7 – Rural Commercial.....	78
	DPA 8 – Qualicum Bay and Dunsmuir Village Centres .....	79
	DPA 9 – Deep Bay Southwest .....	80
	DPA 10 – Coastal Flood Hazard .....	81

## **Village plans which form part of this Plan**

Schedule B: Bowser Village Centre Plan

## **Maps forming part of this Plan**

1. Electoral Area ‘H’ Official Community Plan Area (Page 1)
- 2a. Environmental Features
- 2b. Groundwater
3. Community Resources
4. Active Transportation
5. Land Use Designations
6. Environmentally Sensitive Development Permit Areas
7. Form and Character and Farmland Protection Development Permit Areas
8. Slope Hazard Development Permit Area
9. Coastal Flood Hazard Development Permit Area