



**CORTES ISLAND OFFICIAL COMMUNITY PLAN BYLAW, 2012
(CONSOLIDATED)**

The following is a consolidated version of Bylaw No. 139, which was adopted and includes the following amendment bylaws:

BYLAW No.	BYLAW NAME	ADOPTED	PURPOSE
SRD 311	Cortes Island Official Community Plan Bylaw, 2012, Amendment No. 1	August 15, 2018	To allow the development of additional senior housing at 951 Beasley Road, Manson's Landing (Cortes Seniors Society)
SRD 379	Cortes Island Official Community Plan Bylaw, 2012, Amendment No. 2	November 4, 2020	To allow the development of additional senior housing at 951 Beasley Road, Manson's Landing (Cortes Seniors Society)
SRD 434	Cortes Island Official Community Plan Bylaw, 2012, Amendment No. 3	November 17, 2021	To allow for increased residential density from 5 dwellings to 8 dwellings (Treedom)

Unless certified on the last page, this bylaw should not be relied upon for legal purposes. There may be pending updates or revisions to this bylaw. Please contact the Corporate Services Department for the Strathcona Regional District for the most current version.



BYLAW NO. 139

**A BYLAW TO ADOPT AN OFFICIAL COMMUNITY PLAN FOR
ELECTORAL AREA B (CORTES ISLAND)**

WHEREAS the Comox-Strathcona Regional District has, by Bylaw No. 1740, adopted an Official Community Plan for Electoral Area B (Cortes Island);

AND WHEREAS a bylaw of the former Comox-Strathcona Regional District that applies within all or part of the area comprising the Strathcona Regional District remains in force as a bylaw of the Strathcona Regional District until amended or repealed;

AND WHEREAS the Regional Board wishes to adopt a new official community plan that better reflects its land use policies and objectives with respect to Cortes Island;

AND WHEREAS the Board has provided opportunities for consultation with first nations and others during the development of the official community plan;

NOW THEREFORE the Board of Directors of the Strathcona Regional District, in open meeting assembled, enacts as follows:

Application

1. This bylaw applies to that portion of the Strathcona Regional District included within Electoral Area B (Cortes Island).

Official Community Plan

2. Schedules 'A', 'A-1' and 'A-2' attached hereto and forming part of this bylaw are hereby adopted as the Official Community Plan for the area to which this bylaw applies.

Repeal

3. Bylaw No. 1740, being Cortes Official Community Plan Bylaw, 1995 is repealed in its entirety.

Citation

4. This bylaw may be cited for all purposes as "Bylaw No. 139, being Cortes Island Official Community Plan Bylaw 2012."

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FOREWORD

The Official Community Plan review, that resulted in the adoption of Bylaw No. 139, being the Cortes Island Official Community Plan, 2012, provided an opportunity for the community to update the 1995 Plan. The review took into consideration a number of social, political and environmental shifts on global and local levels that warranted reflection through a community planning process. The updated OCP includes elements of sustainable development, environmental protection, affordable housing, settlement, as well as any legislative requirements that have been introduced since the plan was last amended.

100 INTRODUCTION TO THE OFFICIAL COMMUNITY PLAN

The purpose of the Cortes Official Community Plan (OCP) is to establish guidance for the long-term development of Cortes Island. It is here that the intentions of the community for its future development shall be stated.

Section 875(1) of the *Local Government Act* states that a community plan is a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government.

An important distinction is that regulatory bylaws, such as zoning bylaws, deal in detail with matters such as land uses, size and siting of buildings, and lot size standards. The community plan on the other hand, takes a broader, long-range view, which may take years to achieve.

The plan should be regularly reviewed to keep pace with changing attitudes and legislative amendments.

101 FUNCTIONS OF THE OFFICIAL COMMUNITY PLAN

101.1 To define community aspirations and serve as a basis for community discussion

Securing a vision for the future requires a collective appreciation of community values and assets and a desire to protect and enhance them for future generations. Plan policies are linked to various courses of action to ensure that Cortes will continue to be a great place to live, work and play.

101.2 To inform the community

The Community Plan describes the history of planning on Cortes Island. This context enables residents to recognize how and why the community has come to be what it is today and how its planning initiatives have differed from other areas of the Regional District.

101.3 To guide those who wish to undertake land activity

For those who wish to rezone, develop land, operate a business, or engage in any other land use activity, the Official Community Plan is a critical informational and directional document. It indicates whether support exists for an idea or not. Of course, by the OCP amendment and rezoning process, new ideas or projects may seek to gain public and political assent.

101.4 To guide the Regional Board

This document is a statement of the Board's general intent with respect to matters directly under regional district jurisdiction. The plan provides the Board with a policy framework to review and assess development applications and serves as a basis for regional district bylaws that regulate development.

101.5 To meet legal requirements

According to the *Local Government Act*, a community plan shall be in writing and may include plans, maps, tables, or other graphic material. It must specify the approximate

location, amount, type, and density of proposed residential development anticipated to meet housing needs, and the approximate location, amount, type, and density of proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses. It must also designate areas for protection of the natural environment and heritage sites, areas with hazardous conditions, the location of sand and gravel deposits, transportation and infrastructure locations and location of public facilities. It may include policies of the local government respecting affordable housing, rental housing and special needs housing.

102 HOW TO USE THE PLAN

The Plan is guided by an overarching Principle Aim with supporting Principles, and further organized through the provision of Goals, Objectives and Policies across a range of land use and community issues. Any land use activity should be considered in light of all elements. In this document, Goals are presented with the Community Vision while the Objectives and Policies are grouped together.

102.1 Goals

Goals represent the generalized framework of the desires of Electoral Area B, for example, 'To protect the availability of existing food producing lands'. They are not prescriptive or technical in nature.

102.2 Objectives

Objectives are developed to more specifically define the intent in attaining these goals. A food security objective would be 'To support the Agricultural Land Reserve as an important measure of protection against the loss of agricultural land'.

102.3 Policies

The final step of the planning process is the establishment of policies. Policies are the action elements that are intended to provide results. A policy might be 'Promote local food production by requiring allotment gardens or backyard produce gardens for new developments'.

102.4 Plan Mapping

The mapping provided as part of the OCP is a graphic representation of land use designations which should demonstrate a consistency with written elements of the plan.

104 PLANNING AREA

Cortes Island lies at the northern end of the Strait of Georgia and comprises the main portion of Electoral Area B within the Strathcona Regional District. While Cortes Island is located closer to the British Columbia mainland than to Vancouver Island, its history has tended to tie it more closely to Vancouver Island.

Cortes Island extends 25.5 kilometres from north to south, and approximately 13.5 kilometres from east to west. The combined area of Cortes Island, the surrounding smaller islands (i.e. Marina, Twin, and Subtle) and neighbouring islets, is approximately 13,340 hectares. The Island is unique in that it straddles both northern and southern extents of different coastal sensitive area typologies. Sensitive Ecosystems Inventory (SEI) mapping indicates that Cortes is literally ‘a sensitive area’ as a variety of mapping polygons overlap across the Island.

2006 Census data indicated that Cortes Island has an average of 2.4 persons per household for which is slightly below the provincial average of 2.5 persons per household. This average is projected to decrease slightly in coming years as a result of changing family compositions, a declining birth rate and a larger percentage of seniors within the community. Senior residents on Cortes form the largest demographic accounting for 45% of the island population.

Table 1. Demographics and Key Indicators

Cortes Island Facts and Figures	2001	2006	2011	BC (2011)
Population	938	1042	1007	4,400,057
% change	6.0	11.1	-3.4	7.0
Total private dwellings	671	662	725	1,945,365
Dwellings occupied by usual resident		489	510	
Percentage rented dwellings	26	29	N/A	
Number of seasonal residents	432	361	538	433,748
Total land area (km ²)	135.44	135.44	135.44	924,815
Population density (per km ²)	6.9	7.7	7.4	4.7
Price of residential property	\$254,875	\$330,492	\$292,923	\$532,000
Median age of population	47	46.6	51.1	41.9
Median household income	\$26,138	\$20,944	N/A	
Largest occupational sectors	Sales & Service Transport Primary Industry	Transportation, Primary Industry, Sales & Service	N/A	
Resource based employment (%)	12.4	11.9		

200 FIRST NATIONS

201 CONTEXT

The Coast Salish are part of the Salishan language family, forming a cultural continuum from the north end of the Strait of Georgia to the southern end of Puget Sound, covering coastal regions of British Columbia and Washington, including parts of Vancouver Island. The rich environment of the Northwest coast, including the expansive marine resources, provided for the development of North West Coast society. The various bands and nations of the area, including the Coast Salish, recognized their dependence on the land and sea and as such, many aspects of their lives and culture were tied to the environment. This relationship to the environment exists today and has become an important factor in land claims issues, environmental conservation and in attempts made by the First Nations to redefine their relationship with the state. All land claims in BC are now comprehensive; referring to land rights, resource rights, cultural traditions as well as political autonomy. ⁽¹⁾

The Cortes Official Community Plan area lies within the traditional territory of the Klahoose, Sliammon and Xwemalkwu (Homalco) First Nations. These First Nations are in the treaty negotiation process with the provincial and federal governments and have made claims of rights and title over land and waters within the Official Community Plan area.⁽²⁾

It is acknowledged that Aboriginal rights and title may be affected by both coastal and upland developments and they must be taken into account as part of the Strathcona Regional District's Official Community Plan review process. It is important that the Regional District seeks to accommodate First Nations' interests as part of the Plan's development and throughout the lifespan of the document, and further that consultation is respectful and meaningful to each First Nation. As a previous Chief of the Klahoose First Nation has indicated; "Klahoose is a distinct level of government with unique and distinct rights and interests that require a unique and distinct process of engagement." ⁽³⁾

The Cortes Island area has been traditionally used by First Nations for centuries and the use and health of the Island's resources remain vital to their cultural and economic well-being. Klahoose has a history of use, occupation and management of Cortes Island and surrounding areas that long predates the onset of European colonization. ⁽³⁾ Squirrel Cove was one of the summer places Klahoose had used prior to contact, where each spring they harvested shellfish and berries and planted and harvested gardens prior to returning to Toba in the Fall. In the late 1890's the Klahoose First Nation relocated from Toba Inlet to Squirrel Cove. ⁽⁴⁾

In recent years Klahoose has pursued a strong, regionally-based economic development strategy that encompasses sustainable forestry, shellfish aquaculture operations, a marina proposal adjacent to the Reserve, as well as on-reserve businesses. These initiatives provide local employment, tax revenues to local, provincial and federal governments, and resources critically important to meeting the First Nation community's growing needs. The reserve at Squirrel Cove is the primary residential reserve and is currently occupied by approximately 65 registered Band members.

The Sliammon First Nation, although having lands on the west coast of the Cortes Island, south of Manson's near Smelt Bay, has not re-established a settlement presence on the Island. Prior to the smallpox epidemic in 1862 that severely affected the Coast Salish people on the Island, the Sliammon First Nation lived in the Manson's/Hague Lake area. The Sliammon Community today resides on reserve lands located just north of Powell River opposite Harwood Island.

The Homalco, formerly occupying a village site at Church House near the entrance to Bute Inlet, now reside on reserve lands within the City of Campbell River and at the mouth of Sliammon Creek, north of Power River.

- (1) "The First Nations of the North West Coast – Coast Salish; Connections to the environment, involvement in conservation. With a Case Study of....."; Sarah C. Fletcher, April 17, 2000)
- (2) BC – Cortes Island Coastal Shellfish Plan
- (3) Correspondence dated March 9, 2011
- (4) "Manson's Landing – Community Design Charette: History of Manson's Landing" as prepared by Carol Tidler with assistance from Lynn Jordan and the archives of the Cortes Island Museum.

202 OBJECTIVES

To seek improved relations, partnerships, agreements for provision of appropriate community services, and to collaborate on the future of Cortes Island with First Nations.

203 POLICIES

- a. Strengthen the relationship between First Nations and the broader Island community; one which honours each others' traditions and provides the framework for respectful, productive working partnerships moving forward into the future;
- b. Actively acknowledge First Nations' history, archaeological resources, cultural influences and places of interest;
- c. Explore partnership opportunities with local private and public sectors and the Klahoose First Nation to achieve community improvements, business support, external investment and joint marketing initiatives;
- d. The community strongly supports the creation of a Community Forest, to be jointly managed with the Klahoose First Nation; and,
- e. The Regional District shall seek cooperation and coordination with First Nations regarding the provision of BC Ambulance, fire services and emergency management services to reserve lands.

300 VISION AND GOALS

301 A SUSTAINABLE FUTURE.....

In order to understand the objectives of the Plan for Cortes Island, it is necessary to consider what Cortes Island has meant, and does mean, to its residents, and to reflect on those changes which would alter the character of the island. A major factor which has attracted people to Cortes Island has been the expectation of being able to exercise a greater degree of self-determination by selecting a lifestyle which has a degree of isolation from bureaucratic, economic, and social controls, as exemplified by the absence of building permits, building inspections, etc. It must be noted, however, that the absence of site and building permits places responsibility squarely on the person who builds on Cortes Island to understand the other land use bylaws and Provincial regulations that affect them (and their property) and to act within them.

In considering the future of Cortes Island as a desirable place to live, work, raise families and have the freedom to indulge in creative activities, neither interfering nor being interfered with by neighbours, it becomes clear that all residents have a responsibility to weigh their individual privileges against the rights of others. It is the intention of this community plan to make it possible for responsible, harmonious occupation of a physically limited space. Much of the attraction of Cortes Island lies in its natural beauty. In order to maintain the attractiveness of Cortes Island there must be as little deterioration of the natural environment as possible.

Community planning must also address challenges and contribute solutions in an uncertain future. Limited employment opportunities, housing stock and service levels have the potential to narrow the demographics of Cortes and alter the community fabric. Land values have proven prohibitive to an affordable life for some residents both in terms of ownership of land and in obtaining housing. The transportation network, both on-Island and off-Island, is an important factor in Island life. Reliance on the ferry system for goods and services, the limited road network and the lack of public transportation on Cortes contributes to transportation costs and the efficiency of travel. Creative solutions will be required in the future to increase transportation options.

Commercial development is supported on Cortes when it is tempered by societal and environmental values. Consistently there has been an expression of a desire for small scale economic development that 'fits.' The viability of this type of economy and its sustainability will be a central development for the Island in the future.

The notion of sustainability is not new to Cortes Island. The 1995 Official Community Plan contains policies that have contributed to economic, social and environmental aspects of life on the Island. The 2011/2012 OCP review builds upon that foundation through the application of current public opinion, the inclusion of climate change policy, a broadening of the tools to provide affordable housing, the inclusion of land use designations to the marine environment, the application of current environmental policy, the introduction of economic development policy and identification of preliminary planning policies for Manson's Landing.

302 PRINCIPAL AIM

To support an interdependent and cooperative community that holds high regard for an individual's choice of lifestyle while maintaining respect for neighbours and protecting the ecological integrity of the area.

303 PRINCIPLES

The OCP is based upon the following guiding principles.

- a. To provide for forms of development that are mindful of the capacity of the land to support development, and that do not disrupt the area's rural character;
- b. To maintain a reasonable supply of land for commercial development in suitable locations;
- c. To maintain a balance between the regulation of land use and the desire of local residents for a lifestyle that allows for a high degree of self-expression respecting their use of property;
- d. To promote a level of community services to ensure the safety, health, and welfare of community residents;
- e. To safeguard the Island's water supply for use by present and future users;
- f. To develop a transportation system that meets the needs of Island residents and visitors, yet does not detract from the area's rural Northern Gulf Island character;
- g. To promote the conservation or preservation of land with agricultural and forestry potential;
- h. To preserve Cortes' unique natural environment so that current users and future generations may continue to enjoy the area's scenic beauty and physical attributes;
- i. To safeguard the quality of the marine environment, given its importance to the economic and social well-being of the community;
- j. To emphasize our respect for all forms of life and the need to protect biodiversity and the health of the environment;
- k. To support food self-sufficiency and food security;
- l. To adopt strategies intended to limit climate change;
- m. To support Cortes Island as a Genetically Modified Organisms (GMO) free area;
- n. To value, preserve and protect significant wilderness areas.

304 COMMUNITY GOALS

The following goals are grouped in general themes which are more specifically developed in the objectives and policies found later in the plan.

304.1 A Sustainable Society

- a. To be a cooperative, resilient, self-reliant island community;
- b. To be an open-minded community diverse in heritage, economic status, age, sexual orientation, occupation and social background;
- c. To be an economically stable community through diversity of business activity that allows the community to be financially resilient;
- d. To lessen dependency upon traditional carbon culture, reduce green house gas emissions, and increase self-sufficiency in local energy needs through the production of non-fossil fuel sources of power;
- e. To encourage agricultural activities and land tenures, especially those which contribute to the supply of local food;
- f. To retain and enhance the community's distinct identity through the preservation of its history and to provide a sense of continuity between the past, present and future;
- g. To respect and preserve the environment of Cortes Island; and
- h. To engage a pattern of human activity which will sustain the natural environment.

304.2 A Liveable Physical Environment

- a. To educate the community about protection of the natural environment;
- b. To identify, preserve and protect archaeological sites located within the Plan area;
- c. To identify and protect environmentally sensitive areas, including water and air sheds, from inappropriate forms of development;
- d. To ensure that natural systems interconnectivity is maintained and enhanced and that wildlands are preserved;
- e. To protect coastal areas from development deemed to be inappropriate by reason of location, form, scale or density; and
- f. To support a level of regulation sufficient to ensure the use and enjoyment of property.

304.3 Residential Development

- a. To allow a variety of parcel sizes for residences, while remaining respectful of the area's rural character;
- b. To provide affordable housing alternatives in a variety of forms, tenures, and densities to ensure a broad based community that includes youth and seniors;

- c. To allow for the grouping of dwellings on one parcel, following appropriate zoning density and siting provisions, in order to provide for affordable housing while maintaining ecological integrity.

304.4 Commercial and Industrial Development

- a. To encourage, through the creation of specific designations, local commercial development that is suitably sited and maintains ecological integrity;
- b. To allow for increased tourist-recreational development provided it is complementary to the Island's way of life and will not result in environmental deterioration;
- c. To support a local viable aquaculture industry;
- d. To permit small-scale, industrial activities which are compatible with the Island environment;
- e. To develop a community based sustainable resource capacity with regard to forestry and aquaculture;
- f. To promote growth and expansion of value added agriculture, forestry, fishing and aquaculture;
- g. To encourage and support a positive environment for the arts and culture;
- h. To develop and support home based businesses on Cortes Island; and
- i. To encourage and support the implementation of clean/renewable energy initiatives.

304.5 A Balance between Regulations and Lifestyle

- a. To keep regulations to a minimum other than to provide for health, safety, and the welfare of Island residents, land owners and visitors;
- b. To allow individuals a broad range of activities on private property provided they do not interfere with their neighbour's enjoyment of their property in the context of a rural environment;
- c. To encourage the senior levels of government to respect the unique character of Cortes Island and the lifestyle preferences of its residents in making decisions which may have an impact on the Island and the quality of life enjoyed there.

304.6 Community Services

- a. To strive for an effective level of ambulance, fire, police, and emergency preparedness protection throughout the planning area;
- b. To ensure the safe disposal of solid, liquid, and hazardous wastes;
- c. To encourage the provision of an adequate level of health, social and educational services to meet the needs of the Island's population, and
- d. To support access to high speed data services.

304.7 A Safe and Reliable Water Supply

- a. To work in conjunction with the Ministry of Environment to define and protect the Island's fresh water resources including groundwater recharge areas;
- b. To require new development to prove the availability of an adequate year-round potable water supply while ensuring water supply to existing users;
- c. To identify, manage and eliminate sources of pollution to surface and groundwater supplies;
- d. To protect water quality for domestic purposes, fisheries, and recreational uses by managing development and related uses on the foreshore and nearshore, and
- e. To protect essential watershed catchment and recharge areas from industrial activities that could impair the Island's fresh water supplies.

304.8 A Transportation System Which Meets Island Needs

- a. To support a ferry service that is appropriate to the needs of Cortes Island throughout the year;
- b. To maintain the network of public roads in good repair;
- c. To encourage the construction of local roads with regard for the natural landscape, the quality of the environment, and the rural character of Cortes; and
- d. To facilitate the use of alternative transportation by the provision of bicycle paths, foot paths, and ride share opportunities.

304.9 The Satisfaction of Recreational Demands

- a. To plan for and promote the creation of park space and maintenance of recreational facilities for public enjoyment;
- b. To meet the specific recreational needs of youth, seniors, and special needs;
- c. To encourage public beach access throughout the planning area;
- d. To allow for the sharing of the area's recreational opportunities with persons from off the Island, yet to defend these areas against overuse; and
- e. To recognize and maintain bays and harbours for the shared use of the public and recreational boaters.

304.10 A Time for Reflection

- a. To encourage local residents to express their comments on the Island's land use planning matters and the OCP's implementation;
- b. To review the plan periodically so that it may be adapted to changing social, economic, and environmental conditions, and
- c. To respect the wishes of landowners not to be subjected to continual land use regulatory change.

400 OBJECTIVES AND POLICIES

The following objectives and policies provide specific direction to achieve community goals. Land use planning alternatives are influenced by the area's existing development pattern, the carrying capacity of the Island's environment, and the quality of life residents wish to develop and maintain. The optimal land use configuration is one which maximizes the net benefits to area residents, while minimizing any negative impacts.

401 TRANSPORTATION

Electoral Area B is an island community that is dependent upon water or air access to connect it with the rest of the province. This has had a significant impact on population density and the scale of development.

401.1 Objectives

- a. To promote the maintenance of roads by communicating with the Ministry of Transportation and Infrastructure and their contractors on an annual basis;
- b. To include transportation needs and connectivity considerations as part of the land use development process;
- c. To plan and develop transportation options for youth, seniors and those who are mobility challenged;
- d. To support the provision of an adequate ferry service to Cortes Island, and
- e. To recognize the ferry system and routes as part of the federal-provincial highway network.

401.2 Policies

- a. Liaise with the BC Ferry Commission and BC Ferries on a regular basis to maintain and develop an adequate and affordable ferry service;
- b. Encourage and support senior governments and the Harbour Authority of Cortes Island in maintaining wharves in good repair;
- c. The Ministry of Transportation and Infrastructure is encouraged to retain all local arterial roads at a suitable all weather standard capable of supporting the volume of traffic experienced on Cortes;
- d. It is strongly recommended that any roads that may be built into the peninsulas on the south side of Gorge Harbour be planned for and constructed in an environmentally sensitive manner;
- e. Maintain and revisit the Rural Road Standard Letter of Agreement between the Ministry of Transportation and Infrastructure and the Regional District to ensure that a rural road standard is maintained, that an ongoing consultative process is achieved, and to update road classifications as required;

- f. The Provincial Approving Officer, through the subdivision process, shall be encouraged to ensure access to the coastline or lakeshore;
- g. Ministry of Transportation and Infrastructure, in consultation with School District No. 72, shall be encouraged to plan for the provision of pull-off areas and turn-around points to meet future school transportation needs;
- h. Promote the use of public transit, including bus service, to and from Campbell River;
- i. Support the development of a Transportation Demand Management Plan;
- j. The community shall pursue alternative transportation initiatives, such as a community bicycle project, a car co-op, and application to various alternative energy pilot projects;
- k. Development of infrastructure to support the use of electric vehicles; and
- l. Creation of a “car-stop system” through the use of designated stations.

402 PARKS AND RECREATION

Parks and recreation are essential ingredients in any land use plan. Parkland may serve a variety of purposes and should be located to satisfy these differing needs. Cortes Island has long been a favourite recreation area. The policies which follow are intended to ensure that the Electoral Area’s natural areas and significant recreational landscape features are retained and in some cases dedicated, for public recreational use, while protecting these sites from overuse.

The Regional District recognizes that certain lands identified as potential park interests may be subject to land claims and ultimately may not be available for use or acquisition by the Regional District for park purposes. Where common goals exist, the Regional District shall pursue partnerships to retain representative natural areas and significant recreational landscape features for future generations.

402.1 Objectives:

- a. To promote a park and trail system which recognizes sensitive environmental, recreational, historical, and cultural elements;
- b. To improve connectivity on the Island through the provision of trails to accommodate pedestrian and cycling use;
- c. To provide leisure, cultural and recreational opportunities to a diverse range of residents and visitors; and
- d. To sustain community well-being through leisure and recreation services and facilities.

402.2 Policies:

- a. Existing parks are designated and shown on the Plan Map, Schedule A-1, as P.;
- b. Areas identified as being of possible interest to the community for future park purposes are identified on the Plan Map, Schedule A-1. The areas identified are not intended to reflect a comprehensive listing of all potential park sites, and other areas may be ultimately identified as per policy 402.2.f. Until such time as any identified lands, or

portions thereof, have been secured for park purposes, existing land use designation policies and zoning provisions shall apply;

- c. Protection and acquisition of parkland and the development of trails and/or recreational facilities shall be accomplished through a variety of mechanisms such as, but not limited to, parkland dedication upon subdivision, partnering, donations, bequests, conservation covenants, licenses, grants, land purchases, density bonusing, and statutory rights-of-way;
- d. Where an owner of land being subdivided must provide park land pursuant to the Local Government Act, the owner shall provide money unless the subject property contains land identified as an area of park/trail interest as outlined on Schedule A-1, or the Regional District identifies that the land has features which are attractive for park purposes, the land provides a significant viewpoint and can be reasonably utilized for public use and access, and/or there is an opportunity to expand or provide additional access to the shoreline or an existing or potential park/trail on an adjoining property;
- e. A park use may be located in any land use designation in the community plan area without requiring a plan amendment;
- f. The Regional District, the community and appropriate levels of Government shall work cooperatively to secure for park purposes, properties which exhibit high recreational capability, with emphasis placed on securing sites which provide good access to coastal and fresh water shorelines, significant natural landmarks and scenic upland viewpoints such as:
 - i. a dedicated public access to Carrington Bay Lagoon and Park;
 - ii. a dedicated public access to Kw'as Park Trails;
 - iii. additional waterfront property fronting on Hague Lake; and lands adjacent to Sutil Point and Smelt Bay Provincial Park; and lands adjacent to other park sites.
- g. The securing of additional sites with particular emphasis on the acquisition of land in the Whaletown, Manson's Landing, and Squirrel Cove areas for use as active community recreation areas shall be pursued;
- h. The acquisition of the property within the Whaletown area, known as Whaletown Commons, is encouraged; this property having been identified by the community as a desired area for park as well as providing a future land base for other possible community/public uses;
- i. In conjunction with appropriate partners, to seek financial support to provide recreation opportunities and facilities to meet the changing needs of the community; with priority given to facilities and programs for youth, seniors and those with special needs;
- j. Trail and recreational planning considerations, shall include establishment of an off-road bicycle network, as well as a shared-use trail network for pedestrians and cyclists that connects existing neighbourhoods and provides access to parks and key destinations such as the ferry landing;

- k. The planning for, and eventual construction of, the following key trail connections/linkages is encouraged:
 - i. from Klahoose Village to the Squirrel Cove Store;
 - ii. within the Whaletown community (Olmstead / Whaletown Road); and
 - iii. within the Manson's Landing community and connecting southward to Siskin Park and Trails, Kw'as Park, Hank's Beach and Smelt Bay.
- l. The Regional District and appropriate levels of government shall work cooperatively to identify recreational water routes, and protect beach areas for public access and recreation, including beaches suitable for swimming and the recreational harvesting of oysters and/or clams;
- m. To work in partnership with senior levels of government to identify locations for marine park status;
- n. The Ministry of Transportation and Infrastructure shall be encouraged, as part of the subdivision application process for waterfront properties, to consider community input in the provision of public access routes, and to keep all existing rights-of-way which provide public access to the waterfront free of obstructions; and
- o. The prohibition or limitation of the operation of Seadoos, jet skis and other similar personal water craft on all lakes and surfaces of water within the Plan Area shall be investigated.

403 AGRICULTURE AND FOOD SECURITY

Areas of viable land, whether within or outside of the Agricultural Land Reserve (ALR), constitute a small portion of the Island and are consequently of great importance for food production. There is a potential on these lands for the production of a significant proportion of the food annually consumed on Cortes Island. The community wishes to see these lands protected from degradation, whether through subdivision or other factors. Additionally, the community supports land use regulations which increase accessibility to, and utilization of, food production from these lands.

403.1 Objectives

- a. To preserve and utilize viable agricultural lands to foster self-sufficiency, promote security of food production and improve economic diversity;
- b. To protect the ALR against the loss of agricultural land;
- c. To encourage local agricultural production and enhance the viability of farming operations through agri-tourism;
- d. To encourage sustainable food production on residential properties of all sizes;
- e. To encourage and support all residents of Cortes to have access to affordable and nutritious local food;
- f. To support local organic food production; and

- g. To provide for land tenures that support agriculture.

403.2 Policies

- a. Ensure that all uses of land within the ALR are in accordance with the Agricultural Land Commission Act, Subdivision and Procedure Regulations and General Orders;
- b. Local food production and processing is supported through such mechanisms as:
 - i. The development of a community garden ; and/or
 - ii. The creation of a local food grower’s cooperative.
- c. The slaughter and direct farm gate sale of meat and poultry raised on the farm is supported and encouraged in accordance with Provincial regulation.
- d. Encourage “organic intensive” agriculture and other sustainable farming activities;
- e. Encourage the reduction or elimination of non-organic pesticides for farming and landscaping use on Cortes Island;
- f. In addition to the traditional model of one farming family operating on each parcel, development of productive lands, outside the ALR, shall be facilitated through an Agricultural Land Stewardship designation and zoning which allows for shared ownership and multiple residences on larger parcels;
- g. Encourage the clustering of buildings on agricultural lands in order to reduce the impact of development on the productive capability of the land;
- h. The agricultural use of Genetically Modified Organisms (GMOs) is strongly discouraged,
- i. Proposed development on non-agricultural lands adjacent to ALR or farm land shall be required to provide natural vegetation or buffering along property lines accordance with guidelines provided in “Guide to Edge Planning”, Ministry of Agriculture, 2009.

404 CLIMATE CHANGE

Lessening a community's contribution to climate change is a central tenet to sustainable development. Significant planning in support of this effort has been done by the community through the Cortes Climate Action Team and its 'Final Report on Cortes Island Greenhouse Gas (GHG) Mitigation Options' and recommendations from the report have been incorporated into the OCP. The main areas identified where Cortes can effect GHG reductions and climate change are transportation, food security, buildings and energy, and forestry. Success in this effort will require the establishment of baseline information, a program of monitoring and a regular pattern of adjustment of program delivery.

404.1 Objectives

- a. To support, in principle, the initiatives and recommendations outlined in the Cortes Island GHG Mitigation Options Final Report;
- b. To consider climate change impacts in land use decisions;
- c. To achieve legislated requirements for greenhouse gas reduction targets, policies and actions;
- d. To support the Strathcona Regional District, as a whole, in working towards the provincial goal of 33% reduction in GHG emissions by 2020;
- e. To support the "British Columbia Climate Action Charter" and the "Local Government Green Communities Act" (Bill 27);
- f. To establish the importance of energy efficiency, energy security, greenhouse gas emissions reduction, and carbon cycling in all aspects of land use, including site planning, building design and transportation;
- g. To promote the development and use of renewable energy; and
- h. To establish a coastal planning framework to respond to the impacts of climate change including sea level rise.

404.2 Policies

- a. Cortes Island shall strive to reduce GHG emissions through: efficient land use, energy and transportation planning; infrastructure design; Green procurement; building retrofits; water conservation; solid waste diversion; renewable energy; food security, and forest practises;
- b. Develop a comprehensive Transportation Demand Management (TDM) Strategy and a long term implementation plan;
- c. Participation in the Provincial Community Action on Energy and Emission program;
- d. Explore options to diversify the Cortes Island's energy supply via renewable energy options such as solar, photovoltaic, solar hot water, bio-fuel, and heat pumps;
- e. Initiate requirements/incentives for the installation of solar hot water panels for residential homes;

- f. Encourage low-energy upgrades to Manson’s Hall and other residential low-energy upgrades through public and private initiatives;
- g. Encourage the creation of a neighbourhood energy utility using alternative energy;
- h. Establish or investigate the development of a Cortes Island Forest Carbon Reserve fund in order to develop a carbon offsets mechanism;
- i. Incorporate climate change, its potential impacts, and mitigation measures when reviewing new development applications and undertaking long-term planning initiatives;
- j. Consider energy efficiency in building design as a community amenity;
- k. All new residential developments are encouraged to achieve a minimum Energuide 80 rating;
- l. The reduction of GHG emissions 16% below 2007 levels by 2020, and 40% by 2050;
- m. Coastal Planning in Response to Climate Change:

The following policies provide future direction in response to the impact of climate change (sea level rise) on coastal shoreline processes and coastal settlement patterns:

- i. The community, individual property owners, the Regional District and appropriate Federal and Provincial agencies shall take into consideration sea level rise and related climate influences on ocean water levels and how these will impact coastal ecosystems, sedimentation processes and flood risk to property;
- ii. The Regional District and appropriate Ministries shall take steps to identify Sea Level Rise Planning Areas that are at risk of sea level rise inundation or erosion;
- iii. The Regional District shall give consideration to land use bylaw amendments which will enhance the Island’s ability to respond or mitigate the impacts of climate change;
- iv. The Regional District shall refer to the BC Ministry of Environment “Guidelines for Management of Coastal Flood Hazard Land Use” for guidance in the consideration of applications for expansion of existing, or new land use developments;
- v. An Adaptive Risk Management Approach to sea level rise shall be given consideration; one which would plan how short term land uses and structures can be occupied with reasonable risk for their lifespan, but also recognize and allow that future sea level rise may require the redesign to a higher elevation or relocation of the next generation of land uses and structures at a given coastal site;
- vi. All new coastal development proposals shall demonstrate consideration of the coastal floodplain and the potential for sea level rise; including the potential impact on coastal wells (salinization); and
- vii. In response to coastal systems and in protecting of coastal property, landowners are encouraged to utilize the “Greenshores Program” which incorporates planning and design elements that recognize ecological features and shoreline functions.

405 ECONOMIC DEVELOPMENT

Cortes desires a diverse and efficient local economy that provides stability and sustainable value to the community.

405.1 Objectives

- a. To advocate for sustainable and appropriate economic opportunities, including employment, small business retention and expansion;
- b. To continue to support the traditional economic base of the resource and service sectors, but encourage a shift towards emerging sustainable resource management and “value-added” opportunities;
- c. To develop a business-friendly environment through streamlined approval processes, improved fee structures, open and responsive governance, efficient use of taxation resources and timely delivery of services;
- d. To encourage economic development opportunities and partnership opportunities with the Klahoose First Nation;
- e. To develop partnership opportunities with local private and public sector organizations, to achieve community improvements, external investment and joint marketing initiatives;
- f. To support sustainable aquaculture and forestry;
- g. To support aqua-tourism, eco-tourism, agri-tourism and cultural tourism initiatives; and
- h. To link food security and economic development initiatives.

405.2 Policies

- a. Create incentives for the development of new small scale, mixed use commercial development;
- b. Develop and promote a local light industrial area, including green, technological, sustainable industries and renewable energy opportunities;
- c. Investigate the feasibility of a local insurance initiative in partnership with financial institutions;
- d. Facilitate the implementation of wireless internet and communications infrastructure services to the community;
- e. Encourage access to a local economic development officer to further value-added initiatives and sustainable economic development opportunities;
- f. Encourage the creation of a Cortes Economic Development initiative in order to consolidate and focus tourism, assist in start-ups, and develop value added opportunities;
- g. Promote the development of a local water taxi system on the Island;
- h. Support secondary, value added processing of agriculture, aquaculture, forestry and other products, both as a home occupation and at specialized facilities as appropriate;

- i. Develop a marketing co-operative for value added seafood processing, cultural tourism and other products; and
- j. Secure long-term timber access from Crown lands for sustainable eco-forestry.

406 ENVIRONMENT

The residents of Cortes Island have long enjoyed the natural beauty of land and sea, ecologically intact ecosystems and a low population density. Many residents also recognize that natural ecosystem services sustain a high quality of life, with several natural resources providing a local economy. It is also recognized that the environment has natural rights beyond those meeting humans needs. The protection of the natural environment of Cortes Island is therefore the overriding concern of most of the Island's residents.

In this Community Plan, environmental considerations take the form of objectives and policies pertaining to:

- 1) the protection of significant environmental areas, including terrestrial sensitive ecosystems, wildlife corridors, marine habitats and the recognition of wilderness lands;
- 2) the protection of island watersheds; and
- 3) the suitable disposal of sewage effluent and other wastes.

In addition, certain areas are deemed to be of sufficient environmental importance as to warrant inclusion in a development permit area designation (Section 500 Development Permit Areas). It is recognized that there may be other areas of the Island, such as the following, with significant environmental values that may be considered eligible for a development permit designation in the future:

- a. South Point Reef.

406.1 Sensitive Ecosystems, Habitat Protection and Wilderness Recognition

a. Sensitive Ecosystems Protection

The Cortes land base is ecologically significant at the local, provincial and national levels. All classes of provincially designated sensitive ecosystems are well represented on Cortes Island: riparian, wetlands, herbaceous, woodland, and old-growth. The important ecosystem class, mature forest, is especially well represented and provides an extensive island base that buffers the more insular sensitive ecosystems. Sensitive ecosystems represent high biodiversity nodes and provides critical habitat for species and plant communities at risk. Intact, transitional ecosystems with high biodiversity and good linkages will be able to provide the most resilience and adaptability in changing climate scenarios.

b. Habitat Protection

Cortes Island demonstrates an extensive cross-island, biodiversity linkage system that provides critical wildlife corridors for healthy, large predator-prey relationships

uncommon in islands of the Strait of Georgia. Cortes Island foreshore and nearshore marine environments support ecologically significant habitats: eelgrass beds, kelp beds, shallow mud lagoons and shallow rocky reefs.

c. Wilderness Protection

The community of Cortes Island values the protection and preservation of wilderness, and acknowledges ecological, cultural, spiritual and recreational values of natural spaces. Natural space, or wilderness, is defined as a place primarily for nature and protected for its inherent values. Human activity and land use considerations must have a 'light footprint.'

406.1.1 Objectives

- a. To promote environmental sustainability for the benefit of wildlife, natural ecosystems and humans;
- b. To support educational programs that create public awareness regarding Cortes' collective environmental stewardship responsibility; and
- c. To promote leading edge, best management practices in new development.

406.1.2 Policies:

- a. Sensitive Ecosystems Protection:
 - i. The Sensitive Ecosystems Inventory (SEI) (Technical Report) East Vancouver Island and Gulf Islands 1993-1997. Volume 1, Methodology, Ecological Description and Results, and Volume 2, 1993-1997(Conservation Manual), and all subsequent updates to the SEI inventory, form the resource for the identification of sensitive ecosystems in relation to land use activity for Cortes Island;
 - ii. Support the groundtruthing of identified Sensitive Ecosystem Inventory polygons;
 - iii. Support the development of the Regional District's mapping capacity;
 - iv. Particular effort shall be directed to ensure that marshlands, riparian zones, intertidal areas, lakes, important watershed areas and beaches receive adequate protection;
 - v. The community shall seek appropriate partnerships to identify, inventory and protect provincially and federally listed species at risk;
 - vi. To develop a comprehensive natural areas strategy for Cortes Island to help preserve and maintain the biodiversity of terrestrial and marine ecosystems;
 - vii. Wherever possible the retention of large contiguous areas of undisturbed land, especially those areas identified as "mature forest" class, shall be encouraged in order to maintain the ecological health of the Island.

b. Habitat Protection

- i. The protection of biodiversity corridors shall be encouraged as part of all land use development;

- ii. Support the protection of watersheds, aquatic and marine ecosystems;
- iii. Identify and inventory natural watercourses, including tributaries, both fish-bearing and non-fish bearing, and maintain them in their natural state; and
- iv. Riparian Areas Regulation (RAR) requirements:

In accordance with the provincial RAR, where development, as defined by RAR, is proposed to take place within 30.0 m of a stream connected to fish habitat, an assessment report, prepared by a qualified environmental professional (QEP) is required. Developments shall follow the Riparian Areas Regulation as determined by a qualified environmental professional and should include:

 - a. information regarding potential impacts of the proposed development, mitigation options and design alternatives;
 - b. evidence that the development will not result in Harmful Alteration, Disruption, or Destruction (HADD) of riparian areas; and
 - c. the identification of measures that will be required to maintain the integrity of the riparian area and eco-system.

c. Wilderness Protection

- i. To advocate for local tax-exemption programs to assist in keeping private lands forested;
- ii. The retention or the re-establishment of wildlife habitat areas shall be encouraged;
- iii. The community, in partnership with appropriate agencies, shall strive to create and promote a “Wildlife Smart” program and increase efforts to reduce wildlife and human conflict.

406.2 Watershed Protection and Water Supply

Recognizing that there is a finite supply of fresh water from surface and groundwater sources on Cortes, identification and protection of areas which recharge aquifers are a priority, particularly in areas of residential or commercial density. The following policies are applicable to all freshwater environments – groundwater, streams, wetlands, lakes, swamps, springs and other surface water areas found on the Island and surrounding islets.

406.2.1 Objectives

- a. To protect freshwater resources and to provide a planning framework for their sustainable use;
- b. To promote water conservation, proper waste disposal and the appropriate placement of human development as priorities in land use planning;
- c. To identify significant or vulnerable groundwater resources;
- d. To encourage the development of freshwater catchment systems on private properties.

406.2.2 Policies

- a. The Ministry of Environment shall be encouraged to monitor the quality and quantity of surface and groundwater resources on the Island;
- b. The use of all surface water sources, including, streams, lakes, wetlands, and springs, shall require appropriate authorization from Water Management Branch, (MOE);
- c. The Provincial Government is encouraged to undertake a study of the groundwater hydrology on Cortes;
- d. Encourage the protection of Crown lands as a groundwater recharge area and the development of tenure arrangements that enable local community stewardship of the resource;
- e. Zoning bylaw considerations shall include the identification of appropriate setback requirements in relation to aquatic environments, for both environmental protection and flood hazard purposes;
- f. Ensure that the quality and quantity of the groundwater is not compromised through human activity:
 - i. Bulk sale of Cortes water to outside the region is strongly discouraged (tanker, pipeline, plastic bottle);
 - ii. Setbacks of at least 100 metres from the marine environment should be observed when drilling or hydro-fracturing wells to prevent saltwater intrusion;
 - iii. The use of low-water appliances such as front end washers, low-flow or composting toilets and water efficient shower heads is encouraged; and
 - iv. Ditching of roads to be designed to maximize groundwater recharge and retention.
 - v. Property owners are encouraged to use rainwater catchment systems.
- g. Water purveyors shall have operating permits pursuant to the “Drinking Water Protection Regulation” and community water systems shall require approval for construction and operation under the Drinking Water Protection Regulation;
- h. A development permit area designation may be placed on lands deemed important for the protection of Cortes’ water resources;
- i. Road construction and other forms of development should be designed and executed in a manner which minimizes the risk of contamination and disruption to natural watercourses, overland runoff and the groundwater regime;
- j. The siting of docks, floats and rafts and other infrastructure in the Island’s lakes shall be non-toxic (including treated wood), and durable in aquatic environments;
- k. No waste water shall be discharged into the aquatic environment and land use activities are discouraged which would potentially impair the quality of surface or ground water resources;

- l. The protection of aquatic ecosystems and an associated contiguous land base is strongly encouraged, and landowners are encouraged to voluntarily protect these areas through a conservation covenant, ecological gift, and/or donation; and
- m. The surface of all freshwater lakes shall be placed in a water conservatory zone so as to preserve their tranquility and water quality.

406.2.3 Designations: Freshwater Conservancy

- a. All lakes and associated wetland areas are designated Freshwater Conservancy as shown on Map Schedule A-1;
- b. Land use development shall clearly demonstrate respectful consideration of aquatic resources for their recreation, ecosystem, and freshwater values; and
- c. Significant donation and/or protection of lands near Hague and Gunflint Lake that are instrumental in the protection of the drinking water supply may be considered as an amenity and shall be encouraged.

406.3 Liquid and Solid Waste Management

Within this plan waste management refers to the regulated disposal of all manner of liquid and solid wastes originating from the planning area. The purpose of the policies is to ensure that waste is disposed of safely in a manner which maintains the Island's environmental integrity, protects the water supply, lessens the impact to landfills and identifies key indicators and monitoring priorities.

The Strathcona Regional District, including Electoral Area B, is a participant in an inter-Regional Solid Waste Service which is administered by the Comox Valley Regional District. As the amount of solid waste directed to the Campbell River and Comox Valley Waste Management Centre's has increased over the last ten years there is an urgency in extending waste diversion efforts including recycling, waste reduction and reuse. The Regional Waste Strategy is moving towards 'zero-waste' principle of practice which is defined as a philosophy that views solid wastes as resources and recognizes the importance of putting waste materials back into the production cycle. Zero waste requires that products and processes be designed so that their components can be dismantled, repaired and recycled.

406.3.1 Objectives

- a. To encourage self-contained sewage systems, alternative sewage disposal methods and grey water systems;
- b. To provide a safe and efficient means of disposing of hazardous wastes;
- c. To support and educate the community in waste reduction, composting, waste diversion and recycling;
- d. To ensure that the regional solid waste function operates in a cost-effective and equitable manner; and
- e. To move towards a 'zero waste' standard for solid waste disposal on Cortes Island.

406.3.2 Policies

a. Liquid Waste:

- i. Senior levels of government shall be encouraged to require that all wastewater generated within the planning area shall be properly treated and disposed of by an appropriate means of land disposal;
- ii. The discharge of untreated effluent into the marine waters of Electoral Area B from either a sewage outfall or faulty septic system shall be discouraged;
- iii. The senior levels of government shall be encouraged to bring forward appropriate legislation requiring the provision of effluent holding tanks or treatment systems on marine craft which ply the waters off Cortes Island;
- iv. The development of facilities to dispose of sewage from marine holding tanks and RV tanks is supported;
- v. Senior levels of government shall be encouraged to require sewage pump-out stations to service water craft;
- vi. Support development of a feasibility study for a community sewage system for the commercial and residential area of Manson's Landing; and
- vii. Setbacks for buildings and sewage disposal systems adjacent to watercourses, water bodies and ocean frontage, and the removal of vegetation from these areas shall reflect guidelines established by the Provincial and Federal Governments.

b. Hazardous & Special Waste:

- i. The storage for and disposal of poisons, toxic substances and hazardous wastes originating from off the Island is strongly discouraged, and further, Island residents should dispose of such in accordance with Regional District and appropriate government agency regulations;
- ii. Develop an on-island system to dispose of hazardous wastes;

- iii. Recognizing that leaks and spills of petroleum products are a significant source of groundwater pollution, derelict cars, trucks and machinery should be disposed of in an appropriate manner;
- iv. The spraying of pesticides, herbicides and dust suppression substances (including aerial means) is discouraged, especially in settled areas, water supply sites and environmentally sensitive areas; and
- v. Encourage that all unused pharmaceuticals should be returned to the Cortes Health Centre or a safe medical disposal centre;

c. Solid Waste:

- i. Support a 'zero waste' solid waste management strategy;
- ii. Support waste reduction strategies for solid waste management on Cortes Island;
- iii. Support creation of a site for waste-wood and debris from land-clearing in order to reduce unnecessary burning; and
- iv. Ensure that effective solid waste management services are implemented that include additional recycling options, and green technologies.

407 HEALTH AND QUALITY OF LIFE

People choose to live on Cortes to lead a healthy and independent life and wish to promote, enhance and maintain their physical, mental and social well-being as determined through socioeconomic, environmental and biological factors.

407.1 Objectives:

- a. To enhance the social infrastructure of Cortes;
- b. To promote logical, efficient, barrier-free building and site design and construction in order to increase the opportunities for local residents and visitors to make healthy lifestyle choices; and
- c. To collaborate with other levels of government, non-governmental agencies and health care providers to ensure a wide range of services is available that meets the needs of the community.

407.2 Policies

- a. In order to enhance the social infrastructure of Cortes, improvements to social support networks, education, employment conditions, social environments, physical environments, personal health practices, healthy child development, health services, gender and culture, shall be encouraged;
- b. In conjunction with local builders and the Province, create a local homecare renovation pilot project where provincial resources are allocated to renovate and improve senior's homes;
- c. Support the provision of primary healthcare services for the elderly;
- d. Encourage the implementation of barrier-free design in public spaces with respect to the elderly and mobility-challenged;
- e. Support the development of a multi-purpose centre for youth and seniors on Cortes;
- f. Respond to diverse community needs for affordable and appropriate recreation, leisure and cultural activities, programs and facilities;
- g. Support for the provision, development and growth of library services on Cortes Island;
- h. Provide for public safety through ambulance, fire, police, rescue and emergency services to the community;
- i. In support of the enjoyment of private property and community cooperation, to develop a bylaw that identifies and regulates nuisance;
- j. Develop a Cortes Island evacuation plan in event of emergency;
- k. Recognize that the existing and future arts and culture community is important to Cortes society; and
- l. Explore the feasibility of creating a permanent daycare facility;
- m. To work with School District 72 to utilize the school for mutual and community benefit.

408 ARCHAEOLOGICAL SITES & HERITAGE CONSERVATION AREAS

Cortes Island's heritage includes archaeological sites—the physical evidence of how and where people lived in the past. For 98% of the time people have lived in this area, no written records were made. Archaeological sites and oral tradition are the only vestiges of this rich history extending back many thousands of years. The physical manifestation of First Nations heritage occurs throughout Cortes and is exemplified by the petroglyphs found near the entrance to Gorge Harbour and the three metre long fish carved into a granite boulder on the shore between Manson's Landing and Smelt Bay. Further evidence can be found in the numerous shoreline shell middens and areas of settlement that represent an occupation of the Island from the distant past until the present.

With the arrival of the first Europeans, whaling became an important industry on Cortes, a station being established at present day Whaletown in 1869, which lasted only a few years before the industry declined. Later, in 1886, Michael Manson established a trading post which became known as Manson's Landing, where commodities were exchanged for natural resources. Animal husbandry, fruit growing and logging continue to be important historic activities on the island.

The plan area contains 77 recorded archaeological sites and has the potential to contain more. Archaeological sites are protected through designation as Provincial heritage sites or through automatic protection by virtue of being particular historic or archaeological value. Sites may not be destroyed, excavated, or altered without a permit issued by the Minister, or designate, responsible for the Heritage Conservation Act. This protection applies to both private and Crown land.

408.1 Objectives

- a. To encourage and facilitate the identification, protection and conservation of archaeological sites within the Plan Area in accordance with Provincial Legislation; and
- b. To identify buildings and cultural landscapes for a heritage inventory and to promote protection of these assets.

408.2 Policies

- a. Protected archaeological sites may not be altered without a permit issued by the Minister responsible or designate. The appropriate levels of government are encouraged to draw upon legislative powers to ensure these heritage sites remain protected;
- b. Pursuant to Part 30 - Heritage Conservation *of the Local Government Act*, the Regional District shall investigate the application of appropriate protective measures for the following significant heritage site(s) within the Plan Area:
 1. The Entrance to Gorge Harbour: The entrance to the Gorge opening (along its east side) was in the past a First Nations village site. The cliff walls along the west side of the Gorge entrance are recognized as being an important site of ancient native pictographs. The unique heritage aspects of the Gorge entrance warrant protection. Development which would alter the significant heritage importance of this site shall be discouraged, including the removal of trees and the defacing or removal of any rock or stone surface.

- c. Support is provided for the identification, protection and conservation of 'Heritage Trees' on Cortes, meaning those trees known to be First Growth and in excess of 200 years old.
- d. As there is significant potential to encounter unrecorded archaeological sites within the planning area, all property owners must be prepared to halt, modify and/or revise proposed development plans should archaeological sites be encountered. All land development activities shall be carried out in strict compliance with Provincial requirements;
- e. Landowners are urged to provide notice to the Klahoose, Sliammon and Homalco First Nations of any unrecorded archaeological sites on private lands;
- f. Prompt notice will be provided to the Klahoose, Sliammon and Homalco First Nations upon the Regional District becoming aware of any unrecorded archaeological sites in the Plan area.

409 SETTLEMENT

The principal land use mechanisms available to influence population growth and settlement patterns are through regulating zoning and parcel size. The Community Plan makes provision for four land use designations where settlement use is the primary land use activity permitted on a parcel. These designations are:

- 1) Residential;
- 2) Rural Residential;
- 3) Rural; and
- 4) Community Land Stewardship

Provision is also made for land designated as resource based lands which permit a degree of settlement, those being:

- 1) Forest Land Stewardship, and
- 2) Agricultural Land Stewardship

409.1 Settlement - General

The following policies are applicable with respect to all settlement designations in the planning area:

- a. All parcels shall have a suitable liquid waste disposal system, approved by the Ministry of Health or Ministry of Environment;
- b. Proof of an adequate supply of potable water shall be provided to the satisfaction of the Provincial Approving Officer in respect of all proposed parcels of land;
- c. The retention, protection, and enhancement of Agricultural Land Reserve (ALR) lands shall be encouraged;
- d. Where land is located within the Agricultural Land Reserve the minimum parcel size specified for any settlement designation shall only apply when that land is:
 - i. excluded from the ALR;
 - ii. approved for subdivision within the ALR pursuant to the *Agricultural Land Commission Act*, Regulations thereto, or Orders of the Commission; and
 - iii. exempted by the *Agricultural Land Commission Act*, Regulations thereto, or Orders of the Commission.
- e. Subject to the other policies of this plan (including the minimum parcel size provisions specified for each residential designation) and any limitations provided by the *Agricultural Land Commission Act*, subdivision for residential purposes may be designed on the basis of density averaging where it would permit the more efficient use of the amenities and features of a specific site;

In cases where density averaging is used:

- i. the maximum number of lots which may be created by a density averaging subdivision shall be determined by dividing the area of land remaining in the parent parcel, after dedication or transfer of land for roads, parks and/or schools, by the specified lot area for the zone;
 - ii. An Approving Officer may permit a subdivision under this section, which includes lots of less than the permitted minimum size, where the owner of the land to be subdivided has first caused to be registered in the Land Title Office, a covenant under Section 219 of the Land Title Act prohibiting or restricting further subdivision of any part of the land used to calculate the total area to be subdivided under subsection i;
 - iii. to help retain the rural character of the area, applicants utilizing density averaging or strata title developments shall be encouraged to cluster lots/units away from major public roads and shoreline areas.
- f. A professional practice, home craft/hobby activity and home occupational use shall be permitted in any designated settlement area;
 - g. A bed and breakfast use shall be permitted in any settlement designation subject to compliance with the conditions set out in the zoning bylaw;
 - h. So as to prevent crowding and a scale of residential development which is out of character with the rural nature of Cortes Island, the average parcel width within any designated settlement area shall be not less than 25% of the parcel's depth;
 - i. Secondary dwellings shall be permitted in any designated settlement area, subject to conditions set out in the zoning bylaw and applicable Provincial regulations;
 - j. Affordable and special needs housing on Cortes will be promoted in the following manner:
 - i. the allowance of secondary dwellings and suites;
 - ii. the allowance of a variety of tenures and housing forms;
 - iii. the allowance of density averaging in all zones to reduce the costs of subdivision;
 - iv. the establishment in the zoning bylaw of increased permissible densities in exchange for specified amenities or housing for special needs groups;
 - v. the allowance for the siting of additional dwellings on a property without subdivision, depending upon parcel size and provided certain conditions are met; and,
 - vi. the opportunity for property owners to enter into housing agreements for the provision of housing for special needs groups.
 - k. Development proponents are required to address potential impacts to archaeological resources during all phases of project planning, design, and implementation;
 - l. Density bonusing may be considered in any designated settlement area;
 - m. If, as part of a development proposal, there is a request for increased density, the provision of one or more of the following public amenities is encouraged in order to ensure for the continued growth of a sustainable Island community:

- i. land or cash in lieu in support of a Land Trust;
 - ii. provision of affordable housing, seniors housing or special needs housing;
 - iii. the protection of environmentally sensitive areas, including biodiversity/wildlife corridors via covenant;
 - iv. lands suitable for park and/or trail purposes;
 - v. the provision of financial support, land and/or buildings to meet the changing recreational needs of the community; and/or
 - vi. energy efficient building design that exceeds the BC Building Code; or
 - vii. other amenities identified by the community.
- n. Manson's Landing

Manson's Landing is generally located at the crossroads of Sutil Point Road and Beasley Road and is the social and commercial center of Cortes Island. Its evolution should proceed in a sustainable, planned manner. The following policies represent an initial planning framework for growth and development in terms of transportation, housing, social development and the environment.

Policies

- i. Development of the public common, including public space, park space, and increased safety and transportation elements is supported;
- ii. Environmental protection is a priority for Manson's Landing including stormwater management, the reduction of impermeable surfaces, natural landscaping and waste management policies;
- iii. The plan encourages the direction of density for residential and commercial uses to the Manson's Landing area;
- iv. Support for the creation of a plan to address liquid waste management issues within the Manson's Landing area;
- v. That a comprehensive planning process be undertaken for Manson's Landing to address matters of density, land use, public space and transportation;
- vi. Develop a groundwater protection plan for Manson's Landing and the inhabited areas of Hague Lake.;
- vii. Support is provided for the following transportation items:
 - a. processes to calm traffic flow;
 - b. the provision of crosswalks;
 - c. identification of a designated path network; and
 - d. the development of public transportation infrastructure.
- viii. In the event of a development proposal, in exchange for increased density, the following amenities are recommended in the Manson's Landing area.
 - a. the provision of parkland;
 - b. trailways;

- c. a community garden site;
- d. the provision of affordable housing; and/or,
- e. the donation of land to a Land Trust for the purposes of affordable housing.

409.1.1 Community Services

In addition to the General Settlement policies, the following policies are also applicable respecting the Community Services land use designation:

- a. The Community Services land use designation is intended to permit moderate density development in community nodes
- b. The Community Services land use designation is intended to permit a mix of community service uses that provide residential, health, social and recreational services to the Cortes Island Community.
- c. Lands designated Community Services shall generally be restricted to a minimum parcel size of not less than 1 hectare, except in cases where smaller parcel sizes can be justified to meet Plan and community objectives and the land can be adequately serviced.
- d. Lands designated Community Services shall generally be up to 10 residential units per lot and may include a mix of residential and services uses on the same parcel.
- e. Lands designated Community Services shall generally be up to 10 residential units per hectare and may include a mix of residential and service uses on the same parcel.

SRD
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SRD
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409.2 Residential

Small lot, residential settlement patterns are generally found in seven areas on the Island; these being:

1. in Whaletown;
2. along the north shore of Gorge Harbour;
3. at Squirrel Cove;
4. adjacent to Cortes Bay;
5. at Manson's Landing;
6. near Hague Lake; and
7. in the Smelt Bay area.

Of these seven areas, three are distinct established communities: Whaletown, Squirrel Cove and Manson's Landing, in that supporting land uses such as halls, retail services and/or schools form part of, and are integral to, the surrounding residential land base. It is in these three community nodes that future residential development is viewed as being appropriately accommodated. In addition to the General Settlement policies, the following policies are also applicable respecting the Residential land use designation.

- a. Designation of additional lands as Residential shall be considered in light of demand with a preference given to those lands in close proximity to established Cortes communities;
- b. Unless otherwise specified, lands designated Residential shall be restricted to a minimum parcel size of not less than 1.0 hectares; and

- c. Notwithstanding 409.2 b above, a minimum lot size of 8000 m², (1.98 ac) shall apply to those lands designated Residential where the lands being proposed for subdivision are serviced by an approved community sewer system;
- d. In order to allow for the ability to site a number of dwellings on a parcel without subdivision, on any lot designated Residential:
 - i. one single family dwelling and a secondary suite, or a cottage shall be permitted;
 - ii. Additional single family dwellings shall be permitted on lots in excess of the required minimum lot area of 1.0 ha (2.47 acres), provided a ratio of one primary dwelling unit per hectare is maintained and the number of dwellings does not exceed the level described in the zoning bylaw.
 - iii. Densities that exceed those described in (ii) may be considered in limited circumstances, on a site by site basis, where a ratio of one dwelling unit per hectare is maintained, and where community benefit is identified.

409.3 Rural Residential

In addition to the General Settlement policies, the following policies are also applicable respecting the Rural Residential land use designation:

- a. In order to provide an intermediate parcel size for residential purposes and based on the existing settlement pattern, proximity to current developed areas and existing special features, the Plan designates certain parts of Cortes Island as Rural Residential;
- b. Lands designated Rural Residential shall be restricted to a minimum parcel size of not less than 2.0 hectares; and
- c. In order to allow for the ability to site a number of dwellings on one parcel without subdivision, on any lot designated Rural Residential:
 - i. one single family dwelling and a secondary suite, or a cottage shall be permitted
 - ii. Additional dwellings shall be permitted on lots in excess of the required minimum lot area of 2.0 ha (4.94 acres), provided a ratio of one primary dwelling unit per 2.0 ha is maintained and the number of dwellings does not exceed the level described in the zoning bylaw;
 - iii. Densities that exceed those described in (ii) may be considered in limited circumstances, on a site by site basis, where a ratio of one dwelling unit per 2.0 ha is maintained, and where community benefit is identified.

409.4 Rural

In addition to the General Settlement policies, the following policies are also applicable respecting the Rural land use designation:

- a. The Rural land use designation is intended to permit a limited scale of residential development while protecting lands deemed to potentially be suitable for agricultural use or of importance to the surrounding area for watershed or habitat protection purposes;

- b. Lands designated Rural shall be restricted to a minimum parcel size of not less than 4.0 hectares; and
- c. In order to allow for the ability to site a number of dwellings on one parcel without subdivision, on any lot designated Rural outside the ALR:
 - i. one single family dwelling and a secondary suite, or a cottage shall be permitted;
 - ii. Additional single family dwellings shall be permitted on lots in excess of the required minimum lot area of 4.0 ha (9.88 acres) provided a ratio of one primary dwelling unit per 4.0 ha is maintained; and the number of dwellings does not exceed the level described in the zoning bylaw ,
 - iii. Densities that exceed those described in (ii) may be considered in limited circumstances, on a site by site basis, where a ratio of 1 dwelling unit per 4.0 ha is maintained, and where community benefit is identified.

409.5 Community Land Stewardship (CLS)

Consideration shall be given to applications which offer protection for sensitive natural areas, including the foreshore, safeguard significant forested areas and develop interior roads at a scale and design standard in keeping with the rural character of Cortes Island:

- a. On lands designated CLS a number of residential dwelling units shall be permitted subject to the parcel's density not being greater than one dwelling unit for every 4.0 hectares; inclusive of guest cabins, suites, and trailers,
- b. Applications for inclusion in the CLS designation shall be evaluated on individual merit and applicants may be required to provide details with respect to:
 - i. the proposed siting of buildings;
 - ii. access provided to the waterfront and lands beyond;
 - iii. the provision of services (water supply, sewage disposal and internal roads);
 - iv. the scale and nature of other uses, which are ancillary to the primary residential uses to be conducted on the parcel;
 - v. visual and environmental impact of development with respect to the foreshore;
 - vi. land use, tenure and asset disposition agreements which are associated with the subject property; and
 - vii. other details the Regional Board may consider appropriate in fully evaluating an application.
- c. Amenities or unique features of lands designated CLS may be protected, preserved or conserved by a Section 219 Covenant (*Land Title Act*);
- d. Lands designated CLS shall be restricted to a minimum parcel size of not less than 16 hectares;

- e. The owners of properties being considered for CLS designation shall be encouraged to form a corporation to hold and manage these properties to the benefit of the entire owner group;
- f. On properties designated CLS a Section 219 Covenant (*Land Title Act*) precluding future subdivision shall be registered against the property in favour of the Regional District; and
- g. Given the strata type development associated with CLS lands the provision of 5% parkland dedication or cash-in-lieu will be strongly encouraged for all parcels greater than 20 hectares in area at the time the subject lands are zoned to permit CLS.

409.6 Forest Land Stewardship (FLS)

The following policies are to address the transition between forestry lands and residential lands with an emphasis on forest conservation, selective logging, and clustered residential development. These policies shall be applicable to any land designated Forest Land Stewardship.

409.6.1 Forest Conservation Area

- a. Silviculture and forest conservation areas, amenities or environmentally sensitive areas shall be protected through conservation covenants;
- b. Innovative and sustainable forestry practices that preserve biological diversity and forest ecosystems are required;
- c. Forestry uses shall be practiced so that they conserve greenways, trails, parks, environmentally sensitive areas and residential areas and minimize scenic and vegetation disturbances;
- d. All forest management plans shall utilize and promote environmentally sound logging and avoid clear cutting of the land;
- e. Private forest holders are encouraged to actively consult with the residents of Cortes Island from the early stage in the development of their forest management plans, and regarding the implementation of forest management plans; and
- f. Where possible, forest management practice shall be oriented to encourage local economic benefit;
- g. Applications for FLS shall include the following elements:
 - i. an Ecosystem Based Management Plan for forestry activity that includes identification of sand and gravels, water resources and forest resources;
 - ii. land use, tenure and asset disposition agreements which are associated with the subject property;
 - iii. a siting plan for all proposed dwellings and structures;
 - iv. a site buffering plan.

409.6.2 Residential Use and Conservation Area

- a. On lands designated FLS, a number of residential dwelling units shall be permitted subject to the parcel's density not being greater than one dwelling unit for every 4.0 hectares; inclusive of guest cabins, suites, and trailers;
- b. A Section 219 Covenant (*Land Title Act*) precluding future subdivision shall be registered on the property;
- c. Residential development shall be clustered to maximize forest conservation areas, trails, greenways and parks; and
- d. The setback distance for all tree clearing, vegetation removal and structures adjacent to stream and wetlands, shall be in accordance with the Riparian Areas Regulation.

409.6.3 Public Trails and Parkland

- a. Trails and greenways shall form a continuous network of pathways throughout the designated lands;
- b. Trails and greenways shall be protected corridors of open space for land conservation and park planning by serving both recreational and conservation functions;
- c. Neighbourhood park areas, park lands, or cash-in-lieu of park land dedication shall be secured by the Regional District at the time of subdivision, and
- d. Private forest holders are encouraged to provide public trail access.
- e. Where increased density is desired and lands are not being subdivided, the provision of 5% parkland dedication or cash-in-lieu will be strongly encouraged for all parcels greater than 20 hectares in area at the time the subject lands are zoned to permit FLS.

409.7 Agricultural Land Stewardship (ALS)

The following policies are established to address the limited amount of viable farm land on Cortes Island, land costs, food production capabilities, marketing constraints and community desire to lessen its reliance on the importation of food. In addition to the traditional model of one farming family operating on each parcel the development of, larger, productive arable lands shall be facilitated through an Agricultural Land Stewardship designation and zoning which allows for shared ownership and multiple residences on suitable larger parcels. The ALS designation shall not apply to Agricultural Land Reserve lands.

- a. On lands designated ALS, a number of residential dwelling units shall be permitted subject to the parcel's density not being greater than one dwelling unit for every 4.0 hectares; inclusive of guest cabins, suites, and trailers;
- b. Applications for ALS shall include a Farm Plan that addresses the following elements:
 - i. A siting plan for all proposed dwellings and structures;
 - ii. An Environmental Farm Plan (BC Agricultural Council) that includes identification of sand and gravels, water resources and forest resources;
 - iii. A farm production business plan including farm ownership, management and structure,

- iv. Indication that, if required, a covenant be registered providing for no further subdivision of subject lands;
- v. A site buffering plan.
- c. Wherever possible, the planning and development of ALS lands shall include consideration of public benefits such as:
 - i. Public education
 - ii. Public access in the form of trails or leased community garden space;
- d. The location of residences shall be clustered as much as possible in order to reduce the impact of development on the productive capability of the parcel of land and to share infrastructure costs;
- e. Food producers shall be encouraged to farm sustainably and organically;
- f. Where an ALS zoning is established, a Section 219 Covenant (Land Title Act) precluding future subdivision shall be registered on the property;
- g. Support is provided for redesignation to ALS for those applications that have included forest management in their farm plans including retained forest cover on non-agricultural lands, a replanting schedule and a schedule of selective harvesting.
- h. Control or elimination genetically modified organisms is supported as part of proposed agricultural farm development applications;

410 HOUSING

The most recent Census data indicates that Cortes has an average of 2.4 persons per household, slightly below the provincial average. This value is projected to decrease slightly in the future as a result of changing family compositions, a declining birth rate and a larger percentage of seniors within the community.

There are over 450 residents over the age of 55 on Cortes. Senior residents form the largest demographic accounting for 45% of the island population, creating a current and future need for seniors housing and assisted living facilities. A trend towards an older population, combined with young people leaving the island for educational or employment reasons, is an ongoing challenge to social vibrancy. Variable land tenures, housing typologies and levels of affordability for housing are factors that can assist in maintaining a wide societal base for the Island.

The common definition of housing affordability by the Canadian Mortgage and Housing Corporation is that the cost of shelter should not exceed 30% of household income. Results from the 2010 Cortes Housing Survey indicate that 25% of all full time residents currently pay more than 1/3 of income on housing, and that 60% of renters do not have reliable year round housing.

The current housing typology consists of a large percentage of single-detached homes. According to the 2006 Census data provided by Stats Can, of the 480 total housing units found on Cortes, 89.9% (445 units) of those are single-detached houses. This is significantly higher than the provincial average of 49%.

Housing Type	# of Dwellings	% of Housing Stock
Single-detached housing	445	89.9%
Semi-detached housing	0	0%
Row house	0	0%
Apartment, duplex	10	2%
Apartment (with 5 or more storey's)	0	0%
Apartment (under 5 storey's)	5	1%
Other single-attached house	0	0%
Moveable dwelling	20	4%

410.1 Objectives

- a. To ensure provision of a range of housing types, tenures and densities, which meet the diverse needs of individuals and families of varying income levels;
- b. To provide affordable and attainable housing opportunities;
- c. To secure options for seniors housing, including independent living and special needs; and
- d. To adhere to a ratio of land to buildings (single family dwellings) on a per acre value for density calculations within the zoning bylaw.

410.2 Policies

- a. Support the creation of local house construction initiatives;

- b. Support the use of secondary dwellings in residential, rural-residential and rural areas;
- c. Support the development of housing agreements to provide affordable housing;
- d. Support the provision of extra density in exchange for affordable housing or amenities that support affordable housing;
- e. Support the creation of a Cortes Housing Co-operative to promote alternative ownership;
- f. Allow for mixed commercial/residential development;
- g. Support the creation of a Land Trust in order to create a mechanism of alternative title ownership;
- h. Encourage partnerships with BC Housing, Canadian Mortgage and Housing Corporation, and the private sector to create affordable housing developments; and
- i. Multifamily and affordable housing units are strongly encouraged to contain a mix of sizes, tenure options and design elements, in particular, barrier-free design considerations.

411 COMMERCIAL

Owing to its rural character and low population density, there has been limited commercial activity on Cortes Island. Future expansion is expected to be accommodated in specific commercial designations adapted to the needs of particular applications, evaluated on individual merit.

411.1 Policies

The following policies are applicable respecting Commercial land use designations;

- a. The Local Service Commercial designation is applied to parcels which are intended for commercial activities which serve the needs of the local community;
- b. The Tourist-Recreational designation is applied to parcels which are intended to accommodate services and facilities catering to the needs of the vacationing public, including motels, campsites, marinas, lodges, restaurants, and related activities;
- c. The Resource-Commercial designation is applied to parcels which are intended for use in the processing of marine products, secondary and value-added forest products, as well as processing of other Island natural resources;
- d. All lands, except those lands identified for park purposes,, shall be designated as being eligible for consideration for the issuance of Temporary Use Permits. The issuance of such a permit shall be conditional on the applicant providing:
 - i. a detailed description of the proposed use and the duration of proposed activity;
 - ii. plans for mitigation of harmful impacts to the site, environment and the local community;
 - iii. a plan and a commitment on behalf of the applicant to rehabilitate the site upon cessation of the activity;
 - iv. provision of security to the local government to guarantee performance of the terms of the permit; and
 - v. other information that the Regional Board may require to fully evaluate the application.
- e. Applications to designate additional land for Commercial purposes shall be evaluated on the following criteria:
 - i. the use is in keeping with the character of the area in which it is located;
 - ii. the use shows regard for adjacent land and water uses;
 - iii. the use does not reduce or limit public access along the foreshore; and
 - iv. the use makes adequate provision for services (including land disposal of effluent, a potable water supply and adequate off-street parking).

- f. Depending on the nature of the proposal and its location, the Regional Board may choose to designate a commercial site as a development permit area in order to provide a greater degree of control over the form and character of the development.

412 INDUSTRIAL

With the exception of some small resource-based industrial uses on Cortes Island serving local needs, there is little industrial activity on Cortes Island. Further, due to the rural setting and concern for protection of the environment, the Plan does not pre-designate any additional sites for future industrial use.

412.1 Policies

The following policies are applicable to the Industrial land use designation:

- a. With the exception of the existing industrial sites identified on the Plan Map, Schedule A-1, the Community Plan, does not designate any undeveloped sites for future industrial use at this time;
- b. All lands, except those lands identified for park purposes and those designated Residential, shall be designated as being eligible for consideration for the issuance of Temporary Use permits. The issuance of such a permit shall be conditional on the applicant providing:
 - i. a detailed description of the proposed use and the duration of proposed activity;
 - ii. plans for mitigation of harmful impacts to the site, environment and the local community;
 - iii. a plan and a commitment on behalf of the applicant to rehabilitate the site upon cessation of the activity;
 - iv. provision of security to the local government to guarantee performance of the terms of the permit;
 - v. a plan for rehabilitation of the site following the discontinuance of the proposed temporary use; and
 - vi. other information that the Regional Board may require to fully evaluate the application.
- c. Applications to designate additional land for Industrial purposes shall be evaluated on the following criteria:
 - i. the use is in keeping with the character of the area in which it is located;
 - ii. the use shows due regard for adjacent land and water uses;
 - iii. the use does not reduce or limit public access along the foreshore; and
 - iv. the use makes adequate provision for services (including land disposal of effluent, a potable water supply and adequate off-street parking).

- d. Depending on the nature of the proposal and its location, the Regional Board may choose to designate an industrial site as a development permit area in order to provide a greater degree of control over the form and character of the development.

413 INSTITUTIONAL/PUBLIC ASSEMBLY

Institutional/Public Assembly uses refer to the provision of public community service functions intended to serve the needs of the overall community.

413.1 Policy

- a. Institutional/Public Assembly uses may be located in any land use designation in the planning area;
- b. Notwithstanding 413.1 a, Public Assembly and Institutional uses are encouraged to site in close proximity to established communities.

414 FORESTRY

Forestry is the most extensive land use in the planning area. Approximately 60% of Cortes Island is in some form of forest tenure, either Crown Forest Land or privately owned managed forest land. The community strongly desires that all activities performed on all forest tenure lands on Cortes Island be governed by an Ecosystem-Based Management Plan approach, tailored to Cortes Island, but similar to that put in place for the Great Bear rainforest on the Central Mountain Coast of British Columbia by agreement of government, industry, First Nations and environmental Non-Governmental Organizations. The community strongly supports the creation of a Community Forest, to be jointly managed with the Klahoose First Nation, which includes all Crown forest land.

The community further desires that the moderate level of harvesting of timber under an Environmental Best Management Practice (EBMP) regime be performed reasonably evenly and on an annual basis in order to foster the growth of a viable, stable and sustainable forest based economy for Cortes, encompassing harvesting, silviculture, processing, value-added and marketing components.

414.1 Objectives

- a. To maintain a non-declining forest inventory of all age classes on Forest parcels, through ecosystem-based forestry, for the long-term protection of humans and native species at risk;
- b. To follow the Management Recommendations of the BC Ministry of Environment's [Sunshine Coast Sensitive Ecosystem Inventory](#) in all forestry, land use planning and development activities;
- c. To develop a community forest, on Crown forest lands;
- d. To develop a Cortes 'value-added' forest economy of cottage industries which directly benefits the local economy; and
- e. To use alternative forest management practices that avoid the use of pesticides and herbicides on all forest lands, but especially in watersheds that contain water licensees,

species at risk, and fish habitat.

414.2 Policies

The following policies are applicable to the Forestry land use designation;

- a. Except where specifically prohibited by other policies contained in this Plan or the policies of the Provincial Government, forestry-related uses shall be given priority in this land use designation;
- b. That owners of forested property in the Forestry land use designation be encouraged to manage the forest under the principles of an Ecosystem-Based Management Plan (EBMP);
- c. Any outdoor recreation, education, or wildcrafting potential that exists in within the designated areas should be included in the applicable EBMP;
- d. In addition to forestry and silviculture uses, lands in the Forest land use designation shall permit:
 - i. two (2) single family dwellings per legal parcel;
 - ii. agricultural use; and
 - iii. the production of lumber from trees originating on that legal parcel.
- e. Owners of forested land within the Forestry designation, intending to undertake logging operations, are encouraged to discuss their timber harvest plans with the neighbouring property owners ninety days prior to the commencement of logging activities;
- f. Forest road networks should be planned and constructed in a manner which minimizes the impact to the environment; and
- g. The minimum parcel size in the Forestry designation, (for subdivision purposes) shall not be less than 40.0 hectares. For those subdivisions on Forestry designated lands which are undertaken pursuant to Section 946 of the *Local Government Act*, the Approving Officer is encouraged to reject any subdivision where the new parcel or the remaining residual piece of the original parent parcel would be less than 40.0 hectares.

415 COASTAL WATERS

As Cortes is an Island community, protection and conservation of the Island's marine environment must meet, or exceed, that of the land environment. Cortes foreshore and near-shore environments possess ecologically significant habitats; eelgrass beds, kelp beds, shallow mud lagoons and shallow reef systems. As a fluid environment, the marine ecosystems add additional levels of complexity to our attempts to understand the Island's dynamic ecosystem and the impact our human footprint has on it – we must therefore invoke the precautionary principle at all times. Further, as shoreline living is extensive on Cortes; protection of residential values must be maintained.

The following objectives, policies and designations act as guidelines for foreshore and water-based uses and corresponding zoning and lease/license application requirements.

415.1 Objectives:

- a. To preserve the integrity of coastal processes, maintain habitat diversity and function, and reduce cumulative impacts to the coastal environment;
- b. To protect our coastal resources and provide a planning framework for their sustainable use;
- c. To provide for specific marine designations within the Cortes Official Community Plan area;
- d. To ensure that the balance is maintained between our coastal economy, environment, and lifestyles;
- e. To maintain access for marine traffic to safe harbours and secure moorage/anchorages;
- f. To allow for sustainable co-existence of the aquaculture industry and other users of coastal waters, the foreshore, nearshore, and the adjacent upland; and
- g. To acknowledge First Nations' heritage, traditional territory and land claim interests in relation to the marine environment.

415.2 General Policies

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

- a. All coastal land uses shall be carried out in accordance with the policies identified within this Official Community Plan, zoning bylaws, federal and provincial laws, and terms and conditions of applicable tenure documents and licenses;
- b. The importance of the coastal marine environment to First Nations, in terms of archaeological values, traditional territory, economic opportunity and land claims shall be acknowledged;
- c. The foreshore, nearshore and coastal waters of Cortes Island are to be protected from activities which would disturb or pollute marine life and the environment;
- d. Forms of permanent marine residences, such as float homes, shall be prohibited, except when sited in accordance with zoning bylaw provisions, and when outfitted with an approved on-board liquid waste management system, and/or where liquid wastes are disposed of in a land-based, Provincial Agency approved sewerage system;
- e. That the designation of Carrington Bay, Cortes Bay, Manson's Landing, Squirrel Cove and Gorge Harbour be maintained as "no sewage discharge" areas under the Regulations for the Prevention of Pollution from Ships and for Dangerous Chemicals Act;
- f. Whaletown Bay is recommended for designation as a "no sewage discharge" area under the Regulations for the Prevention of Pollution from Ships and for Dangerous Chemicals Act;
- g. Senior levels of government are strongly encouraged to provide approved pump-out stations and bring forward regulations prohibiting the dumping of effluent from all vessels except at approved pump-out facilities;

- h. Clam beaches shall be protected against indiscriminate forms of development which may threaten their harvest on a sustained yield basis. The Provincial and Federal Governments are encouraged to develop appropriate clam management policies which perpetuate clam production from intertidal sources and support access for local residents to the fishery;
- i. Public access to the foreshore shall be maintained and enhanced to enable residents and visitors the use and enjoyment of the coastal areas of the Island and the inclusion of public access considerations shall be demonstrated as part of all new commercial coastal development applications;
- j. All coastal land uses, both foreshore and upland, shall clearly demonstrate environmentally responsible standards of operation; such as the prevention of discharge of waste water into coastal waters, the protection of sensitive marine and coastal vegetation, the elimination of debris at the source, and removal of debris from tenures and adjacent areas;
- k. Wherever possible, the siting, use, scale and form and character of the coastal development should:
 - i. not interfere with navigation, or create land use conflicts with recreational boaters, swimmers, or pedestrians;
 - ii. be compatible and lend continuity to the surrounding foreshore and upland areas;
 - iii. provide for respectful siting considerations, or avoid locating marine-dependent operations, in front of established residential homes;
 - iv. limit heights and large-scale infrastructure in residential or recreational areas to minimize visual and noise disturbance; and
 - v. avoid locating operations so as to conflict with eco-tourism or pre-existing local area businesses that rely on coastal resources.
- l. In evaluating applications for foreshore or nearshore leases and/or the rezoning of these sites, including applications for land-based coastal development, the Regional Board shall recognize and give due regard to historic uses, and to the interests of upland owners, nearby owners, and existing tenure holders; and
- m. In order to eliminate, or mitigate, the impact of development on the coastal environment, all land uses shall include the following development, operation and management requirements:
 - i. Docks, floats and rafts and other marine infrastructure shall be non-toxic (including treated wood), disposed of properly, and be durable in marine environments;
 - ii. Avoid causing damage to beach environment and organisms by driving vehicles on beaches, or by using heavy equipment;

- iii. Avoid impact on sensitive marine eco-zones, habitats and their vicinities, especially those with eelgrass, and populations of native fauna;
- iv. Not introduce exotic species that have potentials to become invasive or to drive local species to extinction;
- v. Site structures and related infrastructure, including roads, septic disposal systems, and walkways and landscaping (other than native species) in accordance with required setbacks and in consideration of the marine environment; and
- vi. Not use or remove rock, gravel and sand from the foreshore beaches.

415.3 Coastal Planning for Aquaculture

The coastal waters of Cortes Island are of key importance to the aquaculture industry and of economic importance to the community as a whole. Over time, the industry has evolved from one characterized by its small scale beach operations to its current profile, which reflects a diversity of aquaculture operations, including raft (long line) and ocean bottom culture with new and ever-changing operational needs, including structures and machinery. The growth and evolution of the industry, where sited in close proximity to upland residential land uses, has resulted in a number of land use conflicts with respect to such matters as noise, views (heights of structures), and environmental concerns. The multi-jurisdictional nature of the approval regime for aquaculture uses presents a further challenge for the community and industry stakeholders alike.

415.3.1 Policies:

The following policies are intended to assist in the guidance of future land use decisions related to the siting of aquaculture operations, as well as present specific policy considerations for Federal and Provincial agencies.

- a. Resource based aquaculture activities will be considered in any coastal designation on a case by case basis, and new applications or expansion of operations for existing operations, shall be accompanied by, and given consideration on the basis of, but not limited to, the following information:
 - i. a management plan;
 - ii. confirmation and acknowledgement of compliance with Provincial tenure and Federal aquaculture license conditions;
 - iii. a description of operations, including any measures to limit impacts to upland occupants or land owners, and demonstration of best management practises as outlined, but not limited, to the British Columbia Shellfish Farming Industry's "Environmental Management System Code of Practise" and,
 - iv. evidence that the proposed activity will not impact or displace public interest areas, such as beach accesses, park areas, recreational foreshore areas or First Nations harvesting sites, archaeological sites, or cultural heritage values;

- b. Provincial and Federal Governments shall be requested to consider new Crown Land tenures and fisheries (aquaculture) license applications, as well as the transfer or assumption of same, in light of the policies and guidelines contained within Cortes Official Community Plan, the Cortes Island Coastal Plan for Shellfish Aquaculture and the British Columbia Shellfish Farming Industry's "Environmental Management System Code of Practice;"
- c. Federal and Provincial agencies are encouraged to include community-based terms and conditions as part of the Land Act tenure and fisheries licensing process for aquaculture uses; examples of these conditions related to such matters as noise abatement and permitted decibel levels and enhanced setback considerations from upland properties;
- d. Federal and Provincial agencies are encouraged to withhold issuance of tenures and fisheries (aquaculture) licenses, pending the outcome of associated local government land use rezoning processes;
- e. Provincial and Federal Governments are encouraged to respect the aquaculture guidelines, including the identified cap on the number of rafts to be permitted within Gorge Harbour, as outlined in the Cortes Island Coastal Plan for Shellfish Aquaculture;
- f. The Provincial Government is encouraged to give consideration to a map reserve designation for Gorge Harbour, which would withdraw Crown Land from disposition by tenure and offer opportunity for affected stakeholders to undertake detailed planning for Gorge Harbour;
- g. Steps shall be taken to implement the official community plan's coastal policy direction within the zoning bylaw, of key importance being the updating of aquaculture definitions and zoning provisions in order to provide regulatory clarity and stability for industry stakeholders and residents alike.

415.4 Coastal Designations:

A number of designations have been identified for the marine waters surrounding Cortes and its peripheral islets:

- 1) Coastal Off-Shore
- 2) Coastal Access
- 3) Coastal First Nations
- 4) Coastal Harbours

These coastal designations are intended to provide a comprehensive planning framework to guide property owners, tenure holders, the community, and Regional District, Provincial and Federal Agencies with respect to the establishment of future coastal land uses.

415.4.1 Coastal Off-Shore

The application of this designation is intended to reflect those deep-water, off-shore coastal areas largely devoted to navigation:

- a. All areas designated coastal off-shore are identified on Map Schedule A-1;

- b. Land uses within the Coastal Off-Shore designation shall allow for navigation and navigational aids as regulated by Transport Canada; and
- c. Deepwater shellfish (geoduck) aquaculture operations, which do not interfere with navigation, may be suitable in coastal off-shore areas.

415.4.2 Coastal Access

Key areas of significance to the Island community and its coastal residents for public and private access purposes are designated as Coastal Access. This designation also captures certain areas viewed as being unsuitable for coastal resource operations due to steepness or exposure.

- a. The recognition of public access, being of key significance in the Coastal Access designation, shall be complimented through the zoning bylaw in the identification of specific access zone(s) and mapping;
- b. The Coastal Access designation is viewed as being most appropriate for marine dependent uses such as beach aquaculture; and residential, public and/or commercial moorage in conjunction with an appropriately designated and zoned upland land use;
- c. Notwithstanding the aforementioned, a certain number of deep-water aquaculture uses and other marine dependent resource uses, are located within the Coastal Access designation and these historic uses shall be recognized.
- d. Applications for expansion of existing uses or establishment of new deep-water aquaculture uses and other marine dependent resource uses, shall be considered on a case-by-case basis and evaluated against the criteria established in Section 415.3.1.a.

415.4.3 Coastal First Nations

Marine areas fronting reserve lands are acknowledged for their cultural and heritage values, as well as their significance in supporting uses that will further the economic, social and cultural well being of First Nations. In recognition of the importance of these marine areas and their relationship to adjacent upland areas, which have been reserved for the use and benefit of First Nations, the coastal areas fronting IR 3 (Paukeanum), IR 7(Tork) and IR 8(Squirrel Cove) are designated Coastal First Nations.

- a. Those areas designated as Coastal First Nations, and shown on the Map Schedule A-1, are viewed as being appropriate for a range of uses, such as but not limited to heritage, cultural resource and community land use purposes;
- b. The Coastal First Nations marine areas are also recognized as being suitable for marine commercial and resource based activities.

415.5.4 Coastal Harbours

A specific Coastal Harbours designation has been identified for five historic anchorages on Cortes Island – Whaletown Bay, Manson’s Landing, Cortes Bay, Squirrel Cove and Gorge Harbour. Beyond their historic role in the development of the Island’s communities, these areas remain of importance today in terms of their environmental, social and economic values. These areas are characterized by many, if not all, of the following traits:

- i. currently accommodate, or offer potential to accommodate, a variety of coastal land uses which in turn can lead to land use conflicts due to the siting of incompatible uses, or competing interests;
 - ii. possess high environmental, recreational, resource and settlement values;
 - iii. are of cultural and historic significance;
 - iv. support existing residential settlement patterns; and/or
 - v. are of potential risk to the impact of sea level rise.
- a. The existing zoning footprint shall provide the baseline planning framework for these areas and all new coastal development proposed in these areas shall be considered on an application by application basis.
- b. Pursuant to Sections 920.01 and 920.1 of the Local Government Act, the following areas outlined below and as identified on Map Schedule A-1, are designated as development approval information areas.
- c. Justification: The following areas are designated as development approval information areas due to their importance to the community and to ensure coastal land use respects identified values and interests:
 - i. Whaletown Bay: This area, being the location of the ferry terminal, acts as the gateway to the Island and is recognized by the community for its significance in terms of its history and heritage values, the moorage, harbourage and transportation link it offers as well as its coastal resource areas for beach aquaculture.
 - ii. Manson's Landing: This area has significant historical, recreational and environmental significance to the Island, being the site of Manson's Landing Marine Park, as well as offering moorage and the coastal viewscape fronting both residential and rural upland properties.
 - iii. Cortes Bay: This area is a popular destination, offering a safe anchorage to the boating public and residents alike. The Bay is characterized by a residentially zoned upland, with water uses including private and recreational moorage, an outstation, and public boat ramp. Sensitive ecosystems, including a known archaeological site also characterize portions of the Bay's shoreline.
 - iv. Squirrel Cove: The Squirrel Cove area is recognized as an established community on Cortes, serving as the marine gateway to Desolation Sound. The presence a government dock and the safe anchorage offered by the protected waters to the north offers significant value to recreational and resource-based user groups. Similar to Whaletown and Cortes Bay, the Squirrel Cove area is characterized by a residentially zoned upland. The Squirrel Cove community is located to the south, within walking distance of Tork, the Klahoose First Nation's community.
 - v. Gorge Harbour: The Gorge Harbour area is recognized for the significant environmental, social and economic values it offers to the community. The area is characterized by its mixed uses; namely recreation, including a commercial

marina, aquaculture and upland residential land development. The entry to the Gorge is of cultural significance to First Nations.

- d. Unless otherwise identified, the designated development approval information boundaries shall include the mapped surface of the water as shown on Map A-1 and the 50 metre area extending upland from the natural boundary;
- e. Pursuant to Section 920.1 of the Local Government Act, applications received within the development approval information area for an amendment to the zoning bylaw, development permit or temporary use permit, shall be accompanied by information as to how the proposed coastal land use adheres to the policies, objectives and guidelines of the Community plan, as well as provide information as to the anticipated impact of the proposed activity or development. Application information requirements shall include, but not be limited, to the following:
 - i. For aquaculture and other water-based resource uses: site selection criteria and justification; siting considerations with respect to mitigating impacts of proposed development on upland owners and adjacent tenure holders; mitigative measures to limit operational and viewscape impacts (noise, heights, storage, etc).
 - ii. For upland residential, commercial and industrial uses: site layout, viewscape and public access considerations; vegetation management plan, shoreline and coastal process considerations related to floodplain/sea level rise, erosion control, etc.

500 DEVELOPMENT PERMIT AREAS

501 AUTHORITY TO ESTABLISH DEVELOPMENT PERMITS

The purpose in establishing Development Permit areas is not to preclude development on designated parcels, but to provide notice that the area possesses unique characteristics which warrant further review and special considerations before development proceeds. The authority for local governments to establish DPA's is set out in the Local Government Act, Sections 919.1 and 920.

An official community plan may designate development permit areas for one or more of the following purposes:

- a. protection of the natural environment, its ecosystems and biological diversity (environmentally sensitive areas (ESA's));
- b. protection of development from hazardous conditions;
- c. protection of farming;
- d. revitalization of an area in which commercial use is permitted;
- e. establishment of objectives for the form and character of intensive residential development, commercial, industrial or multi-family residential development;
- f. in relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;
- g. establishment of objectives to promote energy conservation;
- h. establishment of objectives to promote water conservation;
- i. establishment of objectives to promote the reduction of greenhouse gas emissions.

Designation of Development Permit Areas

All lands designated development permit areas are identified on Map Schedule A-2. Unless otherwise specified, land must not be altered, developed, subdivided or the construction of, addition to, or alteration of a building or other structure must not be started until the owner first obtains a Development Permit.

Exemptions

A Development Permit will not be required for:

1. Subdivision of land, unless otherwise specified under the Provincial Riparian Areas Regulation (RAR);
2. Agricultural activities on ALR lands;
3. Planting or replanting of native trees, shrubs or ground cover for slope and soil stabilization, habitat improvement, erosion control and beautification;
4. Structural alteration of legal or legal non-conforming buildings and structures within the existing footprint;

5. Construction within a building that does not require exterior alterations;
6. New construction which does not exceed a footprint of more than 10.0 square metres (110 square feet) in size.
7. Replacement of exterior finishes;
8. Emergency procedures to prevent, control or reduce erosion or other immediate threats to life and property including:
 - a. Emergency actions for flood protection and erosion protection;
 - b. Removal of hazard trees (as determined by a qualified professional);
9. The use of land for outdoor recreational purposes and does not include buildings and structures other than fencing or nets.

Policy 501.1 Environmentally Sensitive Areas Development Permit I – VI:

The following sites as shown on Map Schedule A-2, I through VI, shall be designated as development permit areas for purposes of ensuring the protection of the natural environment, its ecosystems and biological diversity:

i. Anvil Lake

Justification: The lake and associated wetland area are an important breeding ground for waterfowl, aquatic mammals and other wildlife. It is also rich in plants and insects. Development in this area would have a highly deleterious effect on a significant part of Island wildlife.

Map Reference: That area shown outlined on Schedule A-2, where the boundary depicted is drawn 30 metres from the mapped boundary of Anvil Lake and wetland area extending from Anvil Lake to Gorge Harbour. All topographic features and measured distances taken from map reference; M.O.E., 1:5000, 92K.006.3.3

ii. Carrington Lagoon

Justification: A license of occupation has been received allowing for the development of regional park trails and picnic sites at Carrington Bay. The area contiguous to the proposed Carrington Bay Park and surrounding the lagoon should be protected from development that is unsuitable to or uncoordinated with the purposes and character of a park. A productive salmon stream runs into Carrington Lagoon from this area. There is also a heritage component in the old homestead lands of the area that must be respected.

Map Reference: That area of the Carrington Bay Lagoon as outlined on Schedule A-2 commencing at the northern boundary of the Northeast 1/4 of Section 38 following the 30 metre contour line along Carrington Bay a distance of 350 m at which point the boundary is drawn across the river valley to the point of intersection between the 30m contour and western boundary of the Northwest 1/4 of Section 39, thence along the 30m contour line along the west side of the Bay and Lagoon to a point 110m south of the intersection point between the 30m contour line and the southern boundary of the NW 1/4 of Sec. 39 at which point the boundary is drawn across the valley to the 30m contour line on the southeasterly side of the Lagoon at which point the boundary continues to follow the 30m contour line along the east side of the Lagoon and Bay to the point of termination where the 30m contour line intersects with the northern boundary of the

Northwest ¼ of Sec.39. Topographic map references: M.O.E., 1:5000, 92K.15.2.2., 15.2.4., 16.1.1., and 16.1.3.

iii. **Easter Bluff**

Justification: This is a high open area, with an unparalleled view across Desolation Sound and the south end of Cortes Island. It is a popular, relatively unspoiled destination of easy access for hikers, photographers, and naturalists.

Map Reference: That area as shown on Schedule A-2, commencing at the bottom Southwest corner of the Southwest ¼ of Section 14 extending west 500 metres to the centerline of the roadway and following the centerline of the roadway northwards to the intersection point of the common boundary of the Southwest ¼ of Section 14 and the Southeast ¼ of Section 15, thence extending 500 metres along the northern boundary of the Southwest ¼ of Section 14, thence south a distance of 800 metres to the southern boundary of the Southwest ¼ of Section 14, thence westerly along the section line to the point of commencement.

iv. **Green Mountain**

Justification: From Green Mountain, spectacular views can be obtained in all directions over Cortes, surrounding Islands and the mainland. It bears varied ecosystems: old growth, second growth of various ages, swamps, Nutshell Lake, etc. It is a major recreational destination for residents and tourists who wish to see the diversity of environments in the Northern Gulf Islands.

Map Reference: That area as shown outlined on Schedule A-2, more particularly described as the Southeast ¼ of Section 39 and the Northeast ¼ of Section 32 and that area known as Nutshell Lake; where the DPA boundary is drawn 30 metres from the mapped wetland edge surrounding Nutshell Lake. Topographic Map Reference: M.O.E., 1:5000, 92K.016.1.1.

v. **Marina Island south point and reef**

Justification: Marina Reef is a well-known breeding and resting place for harbour seals. The adjacent south point of Marina Island is an upland buffer to the reef and its seal population. The south point itself bears notable, old, broadleaf maple trees. Such areas with their forests and wildlife form an integral part of the character of Electoral Area B. There are also middens in this area.

Map Reference: That area as shown outlined on Schedule A-2, being the foreshore or reef area outlined, as well as an upland area, defined by a boundary drawn eastward and westward a distance of 500 metres from the southern tip of Marina Island at a distance inland of 100 metres from the natural boundary of the sea. Topographic Map Reference: M.O.E. 1:5,000, 92K.005.4.1, 92K.005.4.2.

vi. **Red Granite Point**

Justification: This area refers to the granitic southern headland of Cortes Bay. Due to its rugged terrain and thin soil horizons exceptional care will be required if access, water supply and sewage disposal services are to be provided on the property without destroying the site's unique aesthetic appeal and the environmental quality of it and the surrounding area (including the marine waters).

Map Reference: That area as shown outlined on Schedule A-2, more particularly described as those properties within Sayward Land District legally described as follows: Lot 1, Plan 12035, Lot A, Plan 15458, Lot 1, Plan 18122 and that property described as (District Lot 307, Except Plans 12035, 15458, & 18122).

Guidelines

In order to ensure the protection of the environmentally significant areas identified in Policy 501.1 above, the following guidelines shall apply:

- a) The lakes, wetlands, lagoon, foreshore and stream areas identified shall be protected and maintained as part of development considerations as per appropriate Federal and Provincial land development guidelines.
- b) Wildlife and/or fish habitat enhancement projects shall be encouraged in all development proposals.
- c) Potential for adverse impacts on water quality and quantity shall be minimized during all phases of development and/or land use through the application of appropriate Federal and Provincial land development guidelines.
- d) Information regarding potential impacts of the proposed development, mitigation options and design alternatives shall be provided;
- e) Evidence that the development will not result in Harmful Alteration, Disruption, or Destruction (HADD) of water bodies, watersheds and riparian areas shall be provided;
- f) Measures required to maintain the integrity of the foreshore and riparian areas shall be identified.
- g) Where required under the Riparian Areas Regulation, a Qualified Environmental Professional (QEP) report shall be completed, which includes a re-vegetation plan if the proposed area to be developed was previously cleared of native vegetation, or is cleared during the process of development. Conditions and requirements respecting implementation of the vegetation management may be specified in a development permit. Vegetation species used in replanting, restoration and enhancement shall be selected to suit the soil, light and groundwater conditions of the site. On undeveloped properties, existing trees and native vegetation within the riparian assessment area are to be retained to the fullest extent as much as possible.
- h) An archaeological impact assessment shall be required for all proposed development within any area where archaeological values are known to exist, or where there is a high potential for their occurrence as identified by the Archaeology Branch or First Nations.

Policy 501.2 Hazardous Conditions Development Permit VII

The following site as shown on Map Schedule A-2 as VII, shall be designated as a development permit area for the purposes of ensuring the protection of development from hazardous conditions and the protection of the natural environment.

i. **The north shore of Marina Island, including Shark Spit**

Justification: Shark Spit is a unique marine feature which is revealed at low tide as an elongated expanse of sand and mud flats. This is a favourite area with visitors and local residents alike for clam digging, collecting flotsam, bird watching, beachcombing and carrying out other recreational-based activities. Shark Spit has been formed by the continual erosion of the sandy-clay bluff of the adjoining upland portion of the north end of Marina Island. As a result, land in close proximity to the bluffs is considered to be unstable and ill-suited for development purposes. Furthermore, structural attempts to retard the erosional effects of nature on the bluffs would potentially negatively affect the condition of Shark Spit. This area should be protected from forms of development which would alter the activities of nature in this area.

Guidelines

In order to ensure the protection of development from hazardous conditions referred to in Policy 502.1 above, the guidelines referred to in Policy 501.1 shall apply, as well as the following additional guidelines:

- a) For any new development, unless otherwise exempted as per the 'Exemptions' in 501 above, the applicant shall be required to submit for the Regional Board's review an Engineer's report, carried out at the land owners expense, which confirms that the proposed development will not impact adversely on the stability of the slopes/bluffs and further that areas proposed for the siting of buildings will not be subject to failure.
- b) Removal of vegetation shall be restricted to that which is in accordance with the Engineer's report, and recommendations shall be provided with respect to remedial replanting programs and similar measures to control erosion.
- c) Development proposals shall demonstrate site and design considerations which minimize the potential for surface water to impact on slope stability.

600 IMPLEMENTATION

601 INTRODUCTION AND ADMINISTRATION

The adoption of the Community Plan by the Regional Board is an important step in the long term realization of the future planning objectives for Electoral Area B. Adoption of the community plan, however, will not ensure that its vision or policies are realized. Implementation of the plan will require conscious and continuous effort, creative solutions and regular monitoring of progress.

Please note the following excerpts from Section 884 of the *Local Government Act*:

“An official community plan does not commit or authorize a municipality, regional district (includes Local Trust Committee pursuant to Section 27 of the Island Trust Act) or improvement district to proceed with any project that is specified in the plan.”

and,

“All bylaws enacted or works undertaken by a council, board or greater board (includes a Local Trust Committee pursuant to Section 27 of the Island Trust Act), or by the trustees of an improvement district, after the adoption of an official community plan must be consistent with the relevant plan.”

An implementation program identifies key policies and goals in the community plan that need to be initiated through a variety of means. Some policies will require changes to the existing local government bylaws that control development while others will require the cooperation of government agencies such as the Ministry of Transportation and Infrastructure, or the Ministry of Forests Lands and Natural Resource Operations. The OCP also contains policy recommendations, that in order to be implemented, will primarily require independent community or citizen action.

602 ACTIONS & PLANS

The following plans and actions are identified for action in the OCP or are required in order to achieve the vision of the OCP:

1. To maintain and revisit the Rural Road Standard Letter of Agreement between the Ministry of Transportation and Infrastructure and the Regional District to develop an ongoing consultative process in order to ensure a rural road standard is maintained for Cortes Island, and further, to update road classifications as required;
2. To support local food production and processing through:
 - i. development of a community garden;
 - ii. creation of a “local food growers” cooperative.
3. Develop a comprehensive Transportation Demand Management (TDM) Strategy and a comprehensive long term implementation plan;

4. To establish a Cortes Island Forest Carbon Reserve fund, along with associated community forest land and protection areas, in order to develop an international monetary carbon offsets mechanism;
5. To undertake a comprehensive hydrology study for Cortes Island;
6. To develop a system to dispose of hazardous waste;
7. Development of a Cortes Island evacuation plan;
8. Support the creation of a plan to address liquid waste management issues within the Manson's Landing area;
9. That a comprehensive planning process be undertaken for Manson's Landing to address matters of density, land use, public space and transportation;
10. Development of a groundwater protection plan for Manson's Landing and the inhabited areas of Hague Lake;
11. That the Regional District apply for map reserve status for Gorge Harbour;
12. That the Cortes Zoning bylaw be updated, including a review of aquaculture definitions and zoning provisions;
13. That a regulatory bylaw to address matters of nuisance and enjoyment of property be developed and adopted;
14. The preparation of performance benchmarks in order to monitor the successful implementation of plan policies and climate change policies;
15. Consultation be initiated the with Ministry of Forests Lands and Natural Resource Operations regarding aquaculture lease locations and consistency with OCP plan policies;
16. The provision of an annual report on the status of the Official Community Plan;
17. That a formal review of the official community plan be undertaken in ten years.

603 CORTES ZONING BYLAW

Bylaw No. 2455, being the Electoral Area 'I' (Cortes Island) Zoning Bylaw, 2002, regulates land use on Cortes Island. The zoning bylaw will require amendments in order to reflect policies that have been developed through the adoption of the Official Community Plan.

604 FINANCE AND FUNDING PROGRAM OPTIONS

The following financial sources may be considered, along with other sources, as a means of funding, implementing or resourcing implementation items.

1. Strathcona Regional District 5 Year Financial Plan

Though the annual budget process, specific budgets for operational and capital projects are funded on a service by service basis. There are a variety of means of raising funds,

through the establishment of parcel taxes, fees and charges, or other appropriate mechanisms.

2. Community Gas Tax Funding Program;
3. Grants, including the Local Government Grant Programs, Towns for Tomorrow, Building Canada Funds, Infrastructure Funding, and BC Climate Action Charter Incentive Programs;
4. Donations, gifting; volunteer funding.

605 THE PLAN MAPS

The Plan maps are an integral part of the official community plan and are intended to guide land use and development in the planning area over the next ten to fifteen years. The time frame will be flexible due to various unknown factors such as water supply, future pressures to respond to various forms of development (and the community's response to those pressures), and the area's sewage disposal capability.

The Land Use Designation Map (Map Schedule A-1) identifies the location of the main land use categories including: residential, commercial, industrial and forestry. The boundaries indicated on the Plan Map Schedule are to be considered approximations, except where they correspond to major physical features such as a road, water or similar features. Where the general intent of the Plan is maintained, minor adjustments will not require an amendment to this plan.

The Development Permit Map (Map Schedule A-2) identifies the location of those lands designated as development permit areas. Although not directly incorporated into the Plan Maps, policies relating to such things as environmental management, coastal and freshwater resources are equally applicable with respect to the realization of the Community Plan's objectives and policies.

606 PLAN AMENDMENT

From time to time amendments to the Official Community Plan may be required as a result of changing circumstances. The plan amendment process will serve to maintain the Plan as a current document pertaining to land uses and general settlement development within the planning area.

It is recommended that an Official Community Plan review process be undertaken every 10 years.

APPENDIX "A" B.C. FERRIES

Heriot Bay to Whaletown

CORTES ISLAND FERRY TRAFFIC			
Fiscal Year	Total Vehicles	% Change	Passengers
2001	25,737		50,359
2002	26,345	2.40	51,349
2003	28,028	6.40	52,781
2004	29,327	4.60	56,159
2005	28,531	-2.70	54,177
2006	28,218	-1.10	53,298
2007	27,160	-3.70	51,871
2008	27,728	2.10	53,030
2009	26,944	-2.80	51,946
2010	28,715	6.60	53,369
2011	26,765	-6.79	50,330

The table provides information on the volume of ferry traffic from Heriot Bay (Quadra East) to Whaletown (Cortes Island). In the first five years (2001-2005) traffic grew by 10.9%. During the next five years (2006-2010), the increase was 1.8%. From 2001-2010, the average annual growth in ridership was 1.2%. In 2011 there was the largest decrease in ridership in ten years. , The volume of ferry traffic certainly indicates the popularity of Cortes Island as a destination, though it is not possible to distinguish between residents and visitors in the passenger data provided.

Data was provided by British Columbia Ferry Services Inc.

APPENDIX "B" AGRICULTURAL LAND RESERVE

The Provincial Agricultural Land Commission (ALC) is an independent Provincial agency responsible for the administration of the *Agricultural Land Commission Act*. The purpose of the Agricultural Land Commission is:

1. to preserve agricultural land;
2. to encourage farming on agricultural land in collaboration with other communities of interest;
3. to encourage local governments, first nations, the government and its agents to enable and accommodated farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

The cornerstone of the agricultural land preservation program is the Agricultural Land Reserve (ALR), which covers approximately 4.7 million hectares of land within the Province. The Reserve can be thought of as a provincial land use zone in favour of agriculture in which non-agricultural uses are regulated and farm activities are encouraged. It includes private and public lands that may be farmed, forested or vacant land. Some ALR blocks cover thousands of hectares while others are small pockets of only a few hectares.

While the Commission is responsible for the administration of the ALR, local government land use planning has an important role. Bylaws, plans and policies that ensure farm use of agricultural land are essential complimentary components helping to achieve the objectives of the provincial government's agriculture reserve program. The Agricultural Land Reserve takes precedence over, but does not replace other legislation and bylaws that may apply to the land. Local and regional governments, as well as other provincial agencies, are expected to plan in accordance with the provincial policy of preserving agricultural land.

There are a number of statutory requirements that enable local governments and the Commission to collaborate in planning processes involving ALR lands.

- The *Agricultural Land Commission Act* mandates the Commission to work with local governments to accommodate, support and encourage farming on ALR lands. The Act also requires local governments to ensure its bylaws (Growth Strategies, OCPs and zoning bylaws, etc.) are consistent with the Act, failing which they are of no force and effect.
- The *Local Government Act* requires community plans affecting the ALR be forwarded to the Commission for review and comment after first reading to ensure consistency with the *ALCA*.
- Local governments also have the ability stop applications from proceeding to the Commission in certain instances where a proposal is contrary to local land use planning. The *Agricultural Land Commission Act* provides that if an application applies to land that is zoned for agricultural or farm use or requires an amendment to a plan or bylaw, the application may not proceed unless it is authorized by the local government.

APPENDIX "C" COMMUNITY BACKGROUND

Community Profile/Community Groups and Associations

This is a best effort at giving the reader a sense of the breadth and scope of formal community organizations that comprise the grassroots backbone of Cortes local governance. There are many private businesses that play a vital role in Cortes' wellbeing. Given that the following is a listing of community groups only a couple such businesses are profiled here as they are community co-ops or Societies. There are also many more informal groups (advisory committees, support groups, sports clubs, music groups, etc.) and services not listed here.

Cortes Community Forest Cooperative (CCFC), incorporated in 2011, carries forward a long-standing interest in this community of locally controlled and ecologically responsible forest management both for the Crown Timber Supply Areas (TSA) and large tracts of Private Managed Forest Lands on the island. The Cortes Island Forest Committee was formed in the late 1980s, followed by the Cortes Ecoforestry Society in 1999, both holding a vision of equitable partnership in forestry with the Klahoose First Nation. After a decade of little progress, a Community Forest Advisory Group formed in 2010. The Advisory Group, on behalf of the Cortes Island Aboriginal and non-aboriginal communities, received an invitation from the Minister of Forests to apply for a Community Forest Agreement (CFA) on all the unallocated TSA on the island. In the summer of 2012, the CCFC and the Klahoose First Nation formed a new corporation governed by an equal partnership arrangement called the Cortes Forestry General Partnership. The formal CFA application has been submitted to the BC government, and it is hoped that this agreement will be in place by the spring of 2013, providing a long term ecosystem-based stewardship model and an equitable sharing in the forthcoming economic benefits.

Cortes Community Health Association (CCHA) operates the Health Care Centre, providing space for a full-time medical doctor, nurse practitioner and other health care providers. Emergency service (first aid and ambulance) is provided by the BC Emergency Health Service, successor to the Cortes Emergency First Aid Service (CEFAS), which was a local voluntary organization. CEFAS provided assistance to Cortes Islanders for several years, responding to 50-100 calls each year. CCHA also supports many other health related services and programs. There has been a full-time medical doctor resident on Cortes Island only since early 1994. Local initiative attracted the doctor to the island. Prior to that time, a doctor from Campbell River operated a clinic on the island one day every two weeks. There is ancillary medical service available through individuals with special training. The **Family Support Program** is a project of the Cortes Community Health Association. The program was created to support island families in becoming healthy, strong and resilient. Through the program, confidential support is available for families applying for rental assistance, dental care and childcare subsidies as well as in connecting with various other resources and supports as needed. **TeenScene** was originally created by a parent of a teenager in 2006 and is now a program of the CCHA. Through TeenScene, Cortes youth between the ages of 13 and 17 have the opportunity to have a youth focused and youth created space in which to congregate. Programs supported by coordinators and volunteers include activities, fundraisers for trips, healthy lifestyle information and discussions, resources and support.

Cortes Community Radio Society is responsible for broadcasting through the Discovery Islands diverse programs, local news, and emergency communications.

Cortes Craft Shop Co-op is a co-op that operates the Craft Shop near Squirrel Cove General Store from May through September as a venue for local artisans to sell their crafts and artworks.

Cortes Island Elementary Junior Secondary School on Beasley Road is the long-standing centre for schooling on the island, providing Kindergarten to Grade 10 inclusive. To complete high school, students must leave the island. There is also a significant amount of home schooling, chiefly through the Ministry of Education's correspondence courses.

Cortes Island Firefighting Association (CIFA) was organized in 1985 and incorporated in 1989. It provides voluntary firefighting service for most road-accessible homes on Cortes Island. Firehall #1 was completed with voluntary labour in the Manson's Landing area during the summer of 1992 and Firehall #2 in Whaletown followed. It is supported through a Strathcona Regional District tax levy on properties within the fire protection service area.

Cortes Island Library operates under the Vancouver Island Regional Library (VIRL) and is currently in transition. It was housed for many years in Manson's Hall and is currently operating as a holds pick-up location at the Cortes School and seeking a new long-term location.

Cortes Island Museum & Archives Society (CIMAS) is dedicated to the collection, cataloguing and preservation of the island's history. It presents permanent and changing exhibits along with educational and archival programs and maintains a small gift shop. The Museum grounds include a Heritage Garden with plants typical of the first half of the 1900s, providing another aspect of the settlement history of the island. CIMAS is located at 957 Beasley Road, one block up from the Manson's Hall in Manson's Landing village. The Museum is the official Tourist/Visitor Information Booth for Cortes Island. CIMAS is a registered society with charitable status and is an entirely volunteer run organization. The CIMAS website at www.cortesmuseum.ca presents current information on hours of operation and Museum sponsored events and tours.

Cortes Island Recycling – a brief history:

Recycling, as a community project on Cortes Island, started in 1982, with voluntary collection of glass containers at the old Whaletown school. A recycling committee was established in 1984 to consider all aspects of waste disposal on the island, particularly with respect to a rapidly filling landfill site. As provincial regulations become more stringent, the problems of waste management become sharper, so that the control of waste and the development of recycling has necessitated close co-operation between the residents of the island, represented by the Recycling Committee, and the Regional District (which has overall responsibility for solid waste disposal in the electoral area). Emphasis is being placed on local responsibility; residents are encouraged to refuse, reuse or recycle.

The Recycling Society was formed to raise funds in order to begin promoting the concept of recycling to reduce the rapidly filling landfill. The Recycling Society went to the Regional District after the community expressed its willingness to get on the recycling bandwagon and

the first emended contract that included provision for recycling supervision was awarded in 1993. The Society was highly supportive and helpful in that first year before disbanding in 1994. Over the years the level of recycling has increased to the point where in 2003, 50% of the total volume was recycling. The numbers have remained consistent since then.

Cortes Island Seafood Association (CISA) was formed during the fall of 1990, in response to a perceived threat to production of seafood from contamination of surrounding waters by toxins in pulp mill effluents. The testing for dioxin and furan levels in shellfish (on Island beaches and foreshore) was initiated at the insistence of the CISA. Although nearby waters have been closed, waters around Cortes Island remain open for shellfish harvesting. The activities of CISA, working with other provincial groups, have been effective in bringing public and government attention to the danger of producing chlorine-bleached paper, which has led to the introduction of the strongest pulp mill effluent discharge regulations in the world. CISA has co-operated with other island organizations on other environmental concerns: "Reach for the Unbleached", a FOCI initiative that has had a widespread response; petitioning against bulk water export; continued examination of the effect of pulp mill effluent on the seafood industry; waste-dumping from boats; etc.

Cortes Island Seniors Society (CISS) is a registered, non-profit, charitable society which is active in community affairs, with social events, participation in community gatherings, and other activities for its members. The Society holds monthly meetings during fall, winter and spring with discussion of business, and speakers on topics of interest. It has constructed and manages a Seniors' Village of six cottages with gardens, now all rented. The **Seniors Helping Seniors** program is an initiative of the CISS with the objective to promote the ongoing involvement of disabled or more elderly seniors in our community and to reduce unwanted social isolation. It has volunteers to provide company, transportation, social outings and practical assistance. One can join the CISS at age 50; it has a membership of about 140.

Cortes Natural Food Co-op (CNFC) provides affordable organic food and a venue for island farmers to sell locally grown food.

Emergency Social Services Team operates under the Province of British Columbia's Emergency Social Services Program. Emergency Social Services (ESS) provides short-term assistance to families & individuals who are forced to leave their homes because of fire, flood, earthquake or other emergency. This assistance includes food, lodging, clothing, emotional support and family reunification. The Cortes Island ESS Team is totally volunteer based with the overall leadership coming under the ESS Director.

Friends of Cortes Island (FOCI) is a charitable society and umbrella organization that promotes awareness and respect for the earth and its people throughout Cortes Island and beyond, recognizing that human well-being is ultimately dependent on fully-functioning healthy ecosystems. FOCI was first established in the early 80's out of a need to address forestry issues on the Island and has since expanded into an administrative umbrella for a richly diverse and numerous variety of programs. The current scope of projects in 2012 include management of our Regional District parks, Marine stewardship foreshore data collection for the broader scientific community, Environmental youth initiatives, Wildlife stewardship programs, Re-Wilding education, Watershed Sentinel magazine, Trail mapping,

Community fundraising and a fantastic environmental resource library. **Cortes Housing Initiative (CHI)**, a project of FOCI, focuses on promoting affordable housing options for year-round residents. **Watershed Sentinel** is BC's only independent environmental news magazine, founded by FOCI in 1990, and still operating under the FOCI umbrella. The award-winning magazine offers a mix of bioregional and global perspectives on environmental, health and sustainability topics. The magazine focuses on how we affect our world—from logging and fishing practices to how we treat our air and water—and on the solutions that will eventually create a sustainable society.

Harbour Authority of Cortes Island (HACI), incorporated in 1999, works under contract with the Federal Department of Fisheries and Oceans to operate their docks on Cortes Island including the docks at Manson's Landing, Squirrel Cove, Gorge Harbour and Cortes Bay. HACI owns the Whaletown dock, (formerly Department of Transport) for which they received repair and operating funding under an agreement which expires in 2013, after which they will assume responsibility for the dock. Their objective in entering these agreements is to maintain and improve where possible the dock facilities available to the fisheries and shellfish industries, while recognizing the necessity of these facilities to our community. We aim to manage the facilities at the minimum possible cost to our community. They have had as many as 200 members.

Hollyhock, Canada's lifelong learning centre, is a non-profit foundation offering a broad range of educational training programs, conferences and online learning. Hollyhock's mission is to inspire, nourish and support people who are making the world better. Hollyhock's curriculum nurtures educational diversity, consciousness and wisdom studies, social dialogue, sustainable solutions as well as arts & culture, and wisdom practices. Hollyhock has capacity for guest accommodations, meal service, educational programs for adults and young people, private bookings, wellness services and a store featuring books and local and sustainable products.

Linnaea Farm Society (LFS) offers programs in ecological gardening and permaculture (integrated agriculture) design. The garden program has been offered since 1987 and provides a thorough understanding pertaining to organic gardening and small-scale farming through a full growing season. For 23 years, until the 2010-2011 enrollment year, Linnaea School offered rich programs and alternative accredited learning for elementary students. Linnaea now has the opportunity to offer new programs and educational models to emerge from the facility. The farm became a land trust in 1978-79, administered by Turtle Island Land Stewards of Vancouver. Now the LFS society oversees the management of projects and activities taking place on the Linnaea Farm Land Trust. Its land holding of 127 ha is under ecological covenant, which requires that it be managed according to organic principles. Twenty-four hectares are in ecological reserve. Other voluntary services include local residents and Klahoose Band member monitoring salmon-bearing streams on Cortes Island and undertaking stock enhancement through stream improvement and the planting of salmon eggs.

Reel Youth is a not-for-profit, media empowerment program supporting youth, adults and organizations to create and distribute engaging films about the issues they care about most.

Their video programs empower participants to create their own media, engage communities, and play a meaningful role in inspiring positive change. Over the past six years, Reel Youth has produced over 800 films with 2,500 people in BC, Alberta, Yukon Territory, Northwest Territories, Morocco, Vietnam, India and Nepal. All programs are customized to meet the specific needs and desires of each community. Programs are often followed by the Reel Youth Film Festival, a celebration of short films made by youth 19 years and under. Insightful and entertaining, the touring festival collects films from across Canada, the US and abroad to put together an engaging program of some of the best youth filmmaking today.

Southern Cortes Community Association (SCCA) is a non-profit society with registered charitable status. SCCA owns property where it manages Manson's Landing Community Hall and provides space for Canada Post's Manson's office, Cortes Community Radio, Cortes Playschool, Cortes Cafe, the SCCA Thrift Shop, the Cortes Pottery Guild's studio, Reel Youth's video production, the Friends of Cortes Island's office and a skatepark and play court on land leased to the Strathcona Regional District. The main hall and rooms in Manson's Hall are used for programs and meetings of many kinds for all ages, including regularly scheduled activities of the Cortes Seniors Society. SCCA organizes an annual Summer Youth Recreation Program and the annual Cortes Island Day event at Smelt Bay. The association also owns and operates the Manson's Landing cemetery. ***Cortes Island Playschool*** operates under the Southern Cortes Community Association (SCCA), offering an early learning pre-school curriculum to children aged 2 1/2 - 5 years.

Stewards of Gorge Harbour Society (SGHS) is an incorporated, not-for-profit society that focuses on the health of the Gorge Harbour. Its goal is to help stakeholders and users to work together and better understand the Gorge Harbour ecosystem and development.

Whaletown Commons Society (WCC), formed in 1990 and with a present membership of just over 300, has the goal to help raise funds for the purchase of the lands known as 'Whaletown Commons' such that this land becomes a new community park. They have requested that the Strathcona Regional District assume land purchase negotiations with the land owner, Island Timberlands.

Whaletown Community Club (WCC) is a social organization dedicated to providing the Cortes Island Community with cultural events and programs for all ages. The Whaletown Community Club is responsible for the Gorge Hall, the Old School House Gallery, the Whaletown Louisa Tooker Library, the Whaletown Cemetery and the Gorge Harbour Park. The ***Old SchoolHouse Art Gallery*** has been operated by Cortes artists under the umbrella of the WCC since 1998. The Gallery offers a cultural space for the Cortes community. The goal is to gather and share creativity, to promote the cultural diversity of the artistic community and to provide a place that encourages artistic exploration of new techniques and ideas. The summer season from June to September offers a new show every two weeks, put on by members of the Gallery.

Wifi Society's mission is to provide the benefits of public high speed internet access, equipment, instruction and services through access to public wifi locations.

Wild We Stands Society (WWSS), incorporated in 2011, has three objectives: to advocate for the ecological integrity and sustainable community use of the forest lands of Cortes Island; to work with and support other groups which further this objective, as resources allow; and to promote educational activities in support of this objective, as resources allow.

APPENDIX "D"

PLANNING HISTORY, INFRASTRUCTURE, SERVICES AND THE PHYSICAL CONTEXT OF CORTES

Detailed planning work on Cortes Island commenced as early as 1969 when fear of a population influx due to new ferry connections led to a request for a joint planning study to be prepared by Regional District staff and the then Provincial Department of Municipal Affairs. The planning study (with the assistance of Cortes residents) was completed in 1970 and included draft zoning and subdivision regulations. The more immediate effect of zoning and subdivision regulations led to an emphasis away from the overall plan to a direct concern with the proposed regulations.

The first Cortes Zoning Bylaw for the Island was adopted by the Regional Board in October 1970, followed a month later by the Subdivision Bylaw. While the regulatory bylaws closely reflected the draft proposals in the planning study, they did not constitute a plan. Nonetheless, the local and regional interest in adopting a community plan waned with the finalization of the Zoning and Subdivision Bylaw, and planning emphasis shifted to other areas of the region in need of work.

In the mid-1970's, following sporadic interest on work to see a community plan prepared, the emphasis on completing a plan for Cortes Island became a priority of the local Regional Director and members of the Advisory Planning Commission (APC). This interest manifested itself in a locally prepared and tabulated survey, plus a series of island meetings where an attempt was made to reach a consensus on a variety of planning issues.

Due to priorities assigned by the Regional Board to complete other planning tasks, active planning staff involvement in the Cortes plan did not occur until the latter part of 1977. At that point local island residents by way of a committee had already prepared a series of drafts for a possible community plan. The provincial government during 1977 also enacted legislation amending the *Municipal Act* which provided more comprehensive requirements for local plans to be known in the future as Official Settlement Plans. Due to the more detailed requirements for Official Settlement Plans, Regional District planning staff provided advice wherever necessary to allow completion of the plan, however, the basic framework and philosophy was that expressed by the islanders themselves working through the local planning committee. The Official Settlement Plan for Cortes (Electoral Area "I") was adopted by the Comox-Strathcona Regional Board on May 28, 1979. The name of the plan changed from Official Settlement Plan (OSP) to Official Community Plan (OCP) with a revision of the *Municipal Act* in 1985.

The 1970 zoning bylaws should have been amended soon after the adoption of the OSP (in 1979); however, no effective action was taken in that direction until a controversial bare land strata development on Cortes Island was proposed in 1982. The zoning bylaw did not specifically address the issue, but, at that time, land developments were required to comply with Official Settlement Plans. In the minds of many in the community, this development proposal did not comply with the intent of the plan. A B.C. Supreme Court judge agreed with local residents and in July 1983 disallowed the proposed development.

During the winter of 1983 and the spring of 1984, the APC and other community volunteers proceeded to assess the current community feelings concerning zoning regulations through an extensive questionnaire, including the tabulation and reporting of the results to the community, conducting seven question and answer evenings in homes throughout the island and offering a

series of six consecutive public Sunday meetings. This led to a zoning bylaw draft revision being presented to the Regional Board for action.

Initially, the Regional Board would not act on the community's request for zoning bylaw revision on the grounds that the court decision of 1983 was under appeal. The appeal was denied in June 1984, a major victory for the community, which had fought hard to have its OSP upheld. Unfortunately, the community energy available for the planning process was dashed by the announcement that, just prior to the appeal hearing, a Provincial Order-in-Council was passed which removed the requirement that developments must comply with the requirement of an OSP. That decision remains in effect today. The residents of Electoral Area 'I' felt strongly that the land developments proposals must be made to comply with the community's OSP/OCP. In keeping with this sentiment, the community was of the opinion that the zoning and subdivision bylaws must be amended to reflect the revised OCP, once it is adopted.

A later request that the Regional Board revise the 1970 zoning bylaws met with the response that, due to the passage of time, there must first be a review of the OSP, but this could not be undertaken as planning for other parts of the region had become a priority.

The explosion of finfish farming on the B.C. coast in the mid-80's so concerned the community that it was aroused to express its concern over the lack of regulations governing the location and management of finfish farming operations. In November, 1986, the APC expressed concern to the Regional Board regarding the lack of an aquaculture policy for Cortes Island. The extent of the problem was brought to the attention of island residents by proposed large scale finfish farms in the near-shore areas of Manson's Landing, Plunger Pass and Bullock Bluff. Concerns focused not only on the scale of the proposed finfish farms, but also the impact that such operations would have on the existing oyster culture industry and the environment.

Islanders were growing frustrated with what appeared to be inconsistent handling of individual applications for foreshore leases for aquaculture purposes and a failure to reflect the interests and views of the local community and upland owners. These developments prompted islanders to develop an aquaculture policy and related zoning. Representatives from the oyster growers, clam diggers, finfish industry, commercial fishermen, local marinas, upland owners, environmentalists, the local First Nation and loggers took part in formulating these policies. There was widespread involvement of island residents in public meetings. By January, 1988, a draft of the Coastal Resource Policy and related zones had been completed. The wording continued to be improved until aquaculture zoning bylaws were passed in May, 1988.

During 1991 and 1992, the APC, supported by the Planning Department of the Regional District, began to review the 1979 OSP. A series of public meetings, extending from the spring of 1991, through the summer of 1992 explored the interests of Cortes residents. The 1979 OSP was examined in detail. By means of special working groups, each led by a convener, development policies for proposed land use designations were drafted for further discussion. Eventually, a draft OCP was presented to the Regional Board for its approval and the formal steps for passage of an Official Community Plan were undertaken.

Subsequent to adoption of OCP in 1995 – a number of zoning bylaw amendments to Zoning Bylaw No. 41 were considered, these being of a mixed nature, , density averaging provisions , public

assembly, community land stewardship, aquaculture, etc.. A proposal for a summer youth camp (Camp Nor'Wester) was not supported by the community.

In July 2003 the Cortes Island Coastal Plan for Shellfish Aquaculture was published. The Regional District provided technical advice and comment on the development of the plan. The purpose of the plan "intended to guide decisions on land tenure applications for new or expanded shellfish aquaculture development, inform related local government zoning and clarify the provincial and local government mechanisms to address issues with the existing industry. It also attempted to respect and accommodate the interests and traditional uses of First Nations, while reinforcing participation of First Nations in economic activities." (p.3 – Coastal Plan).

On October 27th, 2003, the Regional District adopted Bylaw No. 2455 – "Electoral Area 'I' (Cortes Island) Zoning Bylaw, 2002'.

There was an attempt to redress aquaculture zoning via bylaw development from 2004 to 2005 in order to address limitations in the aquaculture zones relative to modernization of aquaculture practices. The draft amendment Bylaw No. 2734 ultimately was not adopted after strong public comment on the proposed bylaw changes.

Subsequent to adoption of new zoning bylaw a number of zoning bylaw amendments were considered such as a Forest Land Stewardship application, several aquaculture proposals, and a number of amendments for residential and commercial purposes.

In fall 2005, Cortes Island was the site of a grassroots, community-based charrette to plan for the future of Manson's Landing. Dedicated citizens proactively envisioned the future of their community. On September 20 – October 2, 2005, Smart Growth BC staff joined experts from the Regional District and CMHC to facilitate the 2 ½ day design event. "The intensive community design charrette generated many excellent short and long term ideas to address current issues and to guide the future growth of the village of Manson's Landing." (Cortes Tideline General News 20th Jan 2006 – Norberto Rodriguez)

On February 15, 2008 as a result of a ministerial order to restructure the Comox Strathcona Regional District, the Strathcona Regional District (SRD) became British Columbia's newest regional district. The participants in the new SRD are Campbell River, Gold River, Sayward, Tahsis, Zeballos, Electoral Area A (Kyuquot/Nootka-Sayward), Electoral Area B (Cortes Island), Electoral Area C (Discovery Islands-Mainland Inlets) and Electoral Area D (Oyster Bay-Buttle Lake).

In 2009 a comprehensive review of Bylaw No. 1740 being the 1995 Official Community Plan was initiated. The process was divided into phases: Phase 1 consisted of the collection of relevant public, environmental and social studies in order to form a strong foundation for the policy review process. Products of Phase 1 were an OCP Seniors study, a water survey, an affordable housing survey and report, a 'blue-sky' visioning event, and a report by the Cortes Island Climate Action Team that included a set of recommendations to address climate change.

Phase 2 was the more formal public engagement and policy development process. The OCP public process included a variety of events which culminated during the fall of 2011, with a series of 10 focused policy meetings. Throughout the process key issues were identified as be relevant to life on Cortes, those being the development of affordable housing policies, the provision of coastal and freshwater designations, the refinement of aquaculture siting criteria, a deepening

of environmental policy, direction on how to manage growth in the future and consideration of some initial local planning for Manson's Landing.

The community of Area B should be extremely proud of the participatory manner in which it has played an active role in formulating its own regulations. Area B had the first, and for a long time, the only active APC in the Regional District. The Electoral Area B APC has been in operation since the inception of the Regional District and has acted as a conscientious and valuable interpreter between the community and the Regional Director. There has always been a full effort made to involve as many community members, and their opinions, as possible in the regulatory process. Most importantly, there has been and continues to be a very significant proportion of the community who are prepared to invest their time and energy in the planning for the betterment of its community.

1. Septic Systems/Treatment & Disposal

The vast majority of sewerage needs on Cortes Island are met by on-site sewer systems, primarily septic field systems. There are no public community based sewerage systems on the Island. There are currently no sanitary or storm sewers available to service new developments. It is the responsibility of owners building new housing units to install a septic field or treatment system of their choice. The installation of a collection system at a housing site and connection to the community disposal system is the responsibility of the stakeholder. All sewage disposal systems must be approved by the Vancouver Island Health Authority. Designated sewage areas include Carrington Bay, Cortes Bay, Manson's Landing and Squirrel Cove

Marine sewage regulations are in effect on Cortes Island highlighting minimum equipment requirements, documentation, sewage discharges and designated areas. This is an important issue and there is the general perception that there is excessive waste disposal to the marine environment from boats.

2. Solid Waste

Cortes Island currently is a participant in the Regional Solid Waste Management service. This service is a remnant of the former Comox-Strathcona Regional District waste service. Through the Supplementary Letters Patent that created the Comox Valley Regional District and the Strathcona Regional District, the CVRD has remained the service provider for solid waste. The CVRD operates the Campbell River Waste Management Center and the Pidgeon Lake Waste Management Centre.

In 1995, the landfill on Cortes was closed down and replaced by a three-bay transfer station. Due to growth in recent years in 2008 a fourth bin was added to accommodate the accumulating amount of solid waste on the island, primarily due to construction waste. Collection and transportation of solid waste however is a local responsibility and a Regional District service exists to satisfy this need. Waste collection is provided by a local company. The waste is transported to Campbell River Waste Management Centre for disposal in 40-yard containers.

3. Recycling

The Cortes Island Recycling Centre located in Squirrel Cove services the Island and operates under the Regional Solid Waste service. The mission of the Centre is, “to promote the three R’s, reducing, reusing and recycling. The goal is to educate, encourage and provide examples on how to incorporate the 3 R’s into everyday life. The aim is a cleaner greener island and the hope is to spread this message world-wide.” The centre relies on four paid employees and numerous volunteers for operation. The centre recycles paper, cardboard, glass, metal, plastics and scrap metal; autos are subject to a \$40 fee and fridges/freezers containing Freon coolant are subject to a \$15 freon removal fee. Government docks accept sorted, clean separately bagged recyclables. The fee for garbage ranges between \$2 and \$10 depending on size. This service is available for moorage customers only.

In 2008, the Cortes Island Recycling Centre implemented a new website <http://www.cortesrecycles.ca/home> as a resource for community residents and visitors and includes a recycling guide, locations of recycling drop-off stations, a map page and information on the Cortes Free Store.

4. Water Infrastructure

The Hague-Gunflint water system contributes to a small watershed on Cortes Island. Hague Lake, a multi-use lake on Cortes Island, is located on the southern portion of the island adjacent to Manson’s Landing Provincial Park. The lake is actively used for recreation, the Provincial Park and community beach. Residential lots border the lake and Manson’s Landing resides 300m from the shoreline. The residencies are on septic fields; local residents draw domestic water either by stand-alone pipes or an unofficial water system servicing 4-5 properties. There are currently 8 known water licenses (6 for residential volumes) and the remainder utilizes well water, which may source from the lake. Results indicate varying levels of fecal contamination which may stem from livestock, septic fields or wildlife. Hague Lake is inhabited by populations of Aleutian Sculpin, Coho salmon, cutthroat and Stickleback.

Gunflint Lake is substantially smaller than Hague Lake containing four residential properties on the shoreline as noted in the Water Quality Study. All sewage in the area is handled by private septic fields. To the west of the lake is Kwas Park and to the north are residential and rural lots. East of the lake, on the Agricultural Land Reserve, is Linnaea Farms which operates as a multi-use property for education, commercial activity, a campsite and housing for people attending workshops and programs. A beaver dam and cattle (via feeder streams) may be a source of contamination for the lake. Water tests and sampling have been administered by the Ministry of Environment, Provincial Park Service and residents.

In 2003, a Water Quality Study and Potability Analysis were completed for Hague and Gunflint lakes. The study acts as a supporting mechanism for previous intermittent data collected over the last 15 years and a tool for future watershed planning and management. Study findings revealed fecal coliforms present in both lakes at all test locations and sites during the testing cycle.

5. Resource Extraction

The location and extent of known Gravel Deposits within the Plan Area are as delineated on Schedule A-1. It is anticipated that commercially viable gravel deposits may be found at other locations within the Plan area.

Gravel extraction is recognized as a permitted use in all areas except those lands identified for park purposes and those designated for Residential use. It is further recognized that the Regional District does not have direct jurisdiction over gravel extraction activities.

The appropriate senior levels of government are encouraged to work with the Regional District to ensure that *Mines Act* standards are met for bonding, reclamation, health, and safety on sand and gravel operations permitted under the *Mines Act*, and to continue to refer proposals for sand and gravel operations to the Regional District for review and comment. Resource extraction is encouraged from existing pits rather than opening new pits.

In order to maintain the visual quality of the landscape of the Plan Area, it is the policy of the Regional District to encourage gravel pit owners and operators to maintain a vegetative buffer of not less than 30 metres (98.4 feet) around their pits, and to reclaim exhausted or unused gravel pits through planting and landscaping, and to incrementally reclaim exhausted portions of gravel pits which are still in use. The appropriate Provincial agencies are encouraged to specify security/bonding requirements as part of any application process seeking approvals for operation of a sand and gravel pit.

6. Transportation

Cortes Island is located on the northern end of the Strait of Georgia and comprises the main portion of Electoral Area B within the Strathcona Regional District. Cortes Island is located closer to the British Columbia mainland than to Vancouver Island. Cortes Island can be reached via a 40-minute ferry ride from Quadra Island.

To provide a link from Cortes Island and Vancouver Island various methods of transportation have been implemented. BC Ferries provides a regularly scheduled daily service, via Quadra Island, which is the most utilized method for residents and visitors alike. There is also the Discovery Launch Water Taxi which provides a connection between the two islands.

Other existing transportation methods include Island link Bus Services Ltd. and the Cortes Connection which provide public pick-up and drop-off services.

Rideshare programs include the Hollyhock Rideshare Board and Cortes Ride Share. The Cortes Natural Food Coop sponsors this Ride Share Board in the hope that people will share a ride for natural and environmental reasons.

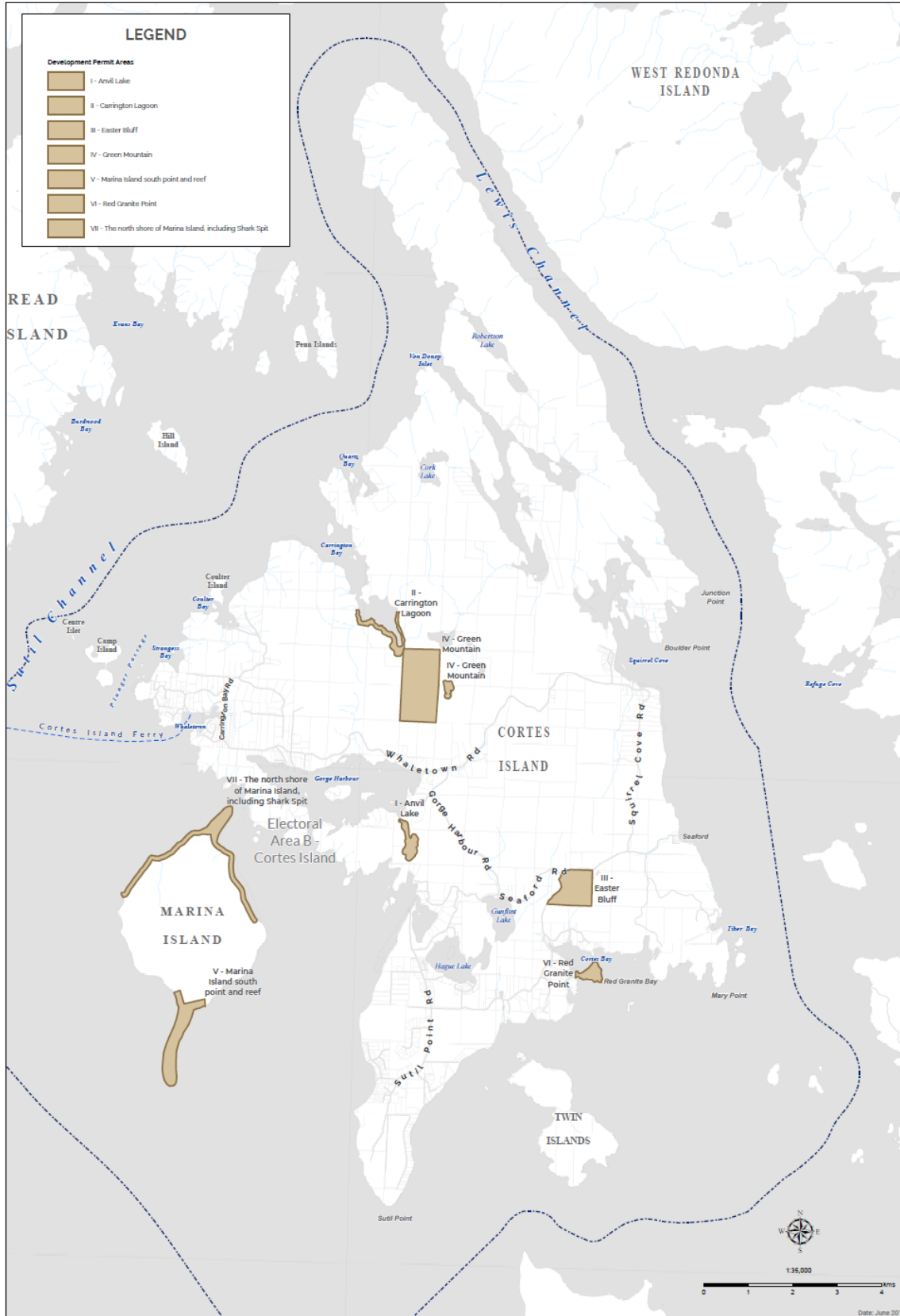
Seaplane flights can be booked to Manson's Landing on the southwest corner of Cortes Island or to Cortes Bay/Government Dock on the southeast corner from Kenmore, Lake Washington in North Seattle. Flights to Manson's Landing on Cortes are available during the summer months from Vancouver (1 hr.) and Seattle (2 hrs.).

7. Emergency Services:

Cortes Island is a participant in the regional Strathcona Emergency Program service (SEP). The service is regionally administered to ensure that each participant's plans are standardized so that response and recovery can transcend geographic and political borders. The SEP includes Campbell River, Sayward, Gold River, Tahsis, Zeballos, Electoral Area A (Kyuquot/Nootka-Sayward), Electoral Area B (Cortes Island), Electoral Area C (Discovery Islands-Mainland Inlets) and Electoral Area D (Oyster Bay-Buttle Lake).

The SEP is responsible for the emergency preparedness, mitigation, response and recovery for their respective communities. The Strathcona Emergency Program works with and supports the following agencies: Canadian Coast Guard, police, fire, BC Ambulance, Red Cross, forestry, BC Hydro, local, provincial and federal governments.

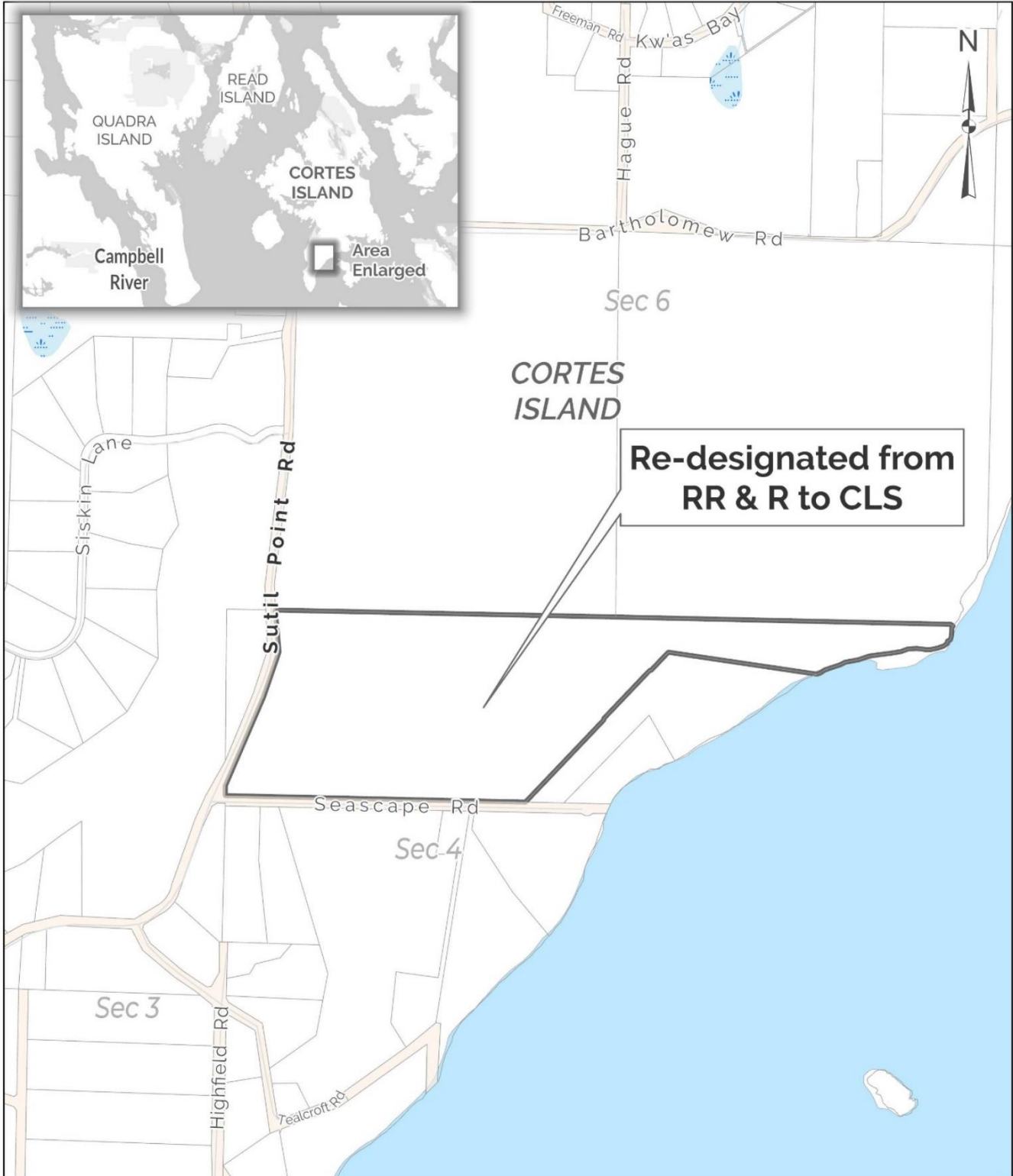
There is RCMP service to the Island, the detachment located on neighbouring Quadra Island. Ambulance and Fire services are both present on the Island. The Cortes Volunteer Fire Department services the two fire halls located on Cortes. The Cortes Island Firefighting Association (CIFA), organized in 1985 and incorporated in 1989, administer fire operations in the area. Ambulance service is provided by the B.C. Ambulance Service with trained attendants on duty 24 hours a day.



Map Schedule A-2
Bylaw No. 139 being Cortes Official Community Plan Bylaw, 2012

Date: June 2012

This map shall be used for the purpose of map interpretation and for reference only. The STRD retains its general responsibility for the accuracy of the information presented and is not liable for any errors or omissions. Any reproduction of this map without the permission of the STRD is prohibited.



Bylaw 434

being 'Cortes Island Official Community Plan Bylaw, 2012, Amendment No. 3, Amends Schedule A-1 of Bylaw No. 139

Print Date: Mar 21, 2022