

Appendix 1 - Opportunities for Community Engagement

A Shared Community Vision Opportunities for Community Engagement

The Electoral Area 'A' OCP review involved an extensive public consultation program which provided numerous opportunities for public engagement at all stages of the review process. The following table provides a list of the opportunities for public engagement during the development of this plan.

	Event	Purpose/Subject	Date(s)	Location
1	Community Forum	<ul style="list-style-type: none"> Opening Ceremony Input towards the OCP Terms of Reference 	May 10, 2008	<ul style="list-style-type: none"> Cranberry Hall
2	Three Open Houses	<ul style="list-style-type: none"> Present Terms of Reference Provide background information on Area 'A' 	September 15, 16, and 17, 2008	<ul style="list-style-type: none"> Western Maritime Institute Cranberry Hall Cedar Hall
3	Three Community Mapping Sessions	<ul style="list-style-type: none"> Share local knowledge Assist with the creation of a community map 	October 16, 20, 27, 2008	<ul style="list-style-type: none"> Western Maritime Institute Cranberry Hall Cedar Hall
4	Active Transportation Plan Workshop	<ul style="list-style-type: none"> Illustrate key transportation linkages, routes and facilities Obtain community input 	October 25, 2008	<ul style="list-style-type: none"> Cranberry Hall
5	Sustainability Principles Workshop	<ul style="list-style-type: none"> Develop the Sustainability Principles 	November 17, 2008	<ul style="list-style-type: none"> Cedar Hall
6	Visioning Workshop	<ul style="list-style-type: none"> Develop the Community Vision for Area 'A' 	December 6, 2008	<ul style="list-style-type: none"> Cedar Secondary School Library
7	Four Community Workshops	<ul style="list-style-type: none"> Develop goals and objectives that help us achieve 'A Shared Community Vision' 	January 31, 2009 and February 21, 2009 (two workshops per day)	<ul style="list-style-type: none"> Cedar Hall Cranberry Hall
8	Five Committee Speaker Series Sessions	<ul style="list-style-type: none"> To bring in specialists in different areas to provide presentations to the community and Committee To obtain input on policy options through the creation of five workbooks 	March 9 and 23, April 6 and 20, May 4 (all of 2009)	<ul style="list-style-type: none"> North Cedar Improvement District Office
9	Community Development Forum	<ul style="list-style-type: none"> Invitation to developers to present and discuss their proposals for possible inclusion into the OCP 	June 15, 2009	<ul style="list-style-type: none"> Cedar Hall
10	Two Community Meetings	<ul style="list-style-type: none"> One meeting in Cassidy and one meeting in South Wellington to discuss issues and ideas in each community 	November 12, and 23 rd (2009).	<ul style="list-style-type: none"> Western Maritime Institute and Cranberry Hall



	Event	Purpose/Subject	Date(s)	Location
11	Three Open Houses	<ul style="list-style-type: none"> To present the first draft 	September 11, 20, and 22 (2010).	<ul style="list-style-type: none"> Cranberry Hall, Cedar Hall and Western Maritime Institute
12	Community Information Meeting	<ul style="list-style-type: none"> To present and discuss final draft 	March 7, 2011	<ul style="list-style-type: none"> Cranberry Hall
13	Public Hearing	<ul style="list-style-type: none"> Satisfy the requirements of the <i>Local Government Act</i> 	Marcy 28, 2011	<ul style="list-style-type: none"> Cedar Hall

Electoral Area ‘A’ OCP Review Citizen’s Committee

A committee, comprised of 17 Board appointed members from the plan area, was established to supplement input from the community at large and provide non-binding recommendations to the Regional Board on various topics in the OCP. In addition, the Committee was intended to act as resource personnel in the community to disperse and share information about the OCP review.

The Committee represented the plan area geographically with members from each of the core areas including: Cedar, Cassidy, South Wellington, Yellow Point, and Boat Harbour/Cedar by the Sea. The Committee also represented various community interests including business, industry, agriculture, environment, social, as well as citizens at large.

All Committee meetings were advertised on the project website and were open to the general public. Non-committee attendees were provided opportunities to participate in the discussion, ask questions, and voice their ideas and concerns. The Committee met once monthly, on the second Monday of the month. In addition to the regularly scheduled meetings, a number of additional meetings were held in response to the needs of the OCP review.

The following provides a schedule of Citizen’s Committee meetings held during the OCP review.

Meeting Dates		
1. December 1, 2008	2. January 12, 2009	3. February 9, 2009
4. March 9, 2009	5. March 23, 2009	6. April 6, 2009
7. April 20, 2009	8. May 4, 2009	9. May 30, 2009
10. June 8, 2009	11. June 10, 2009	12. July 13, 2009
13. August 10, 2009	14. September 14, 2009	15. October 19, 2009
16. November 9, 2009	17. December 14, 2009	18. January 11, 2010
19. January 25, 2010	20. February 8, 2010	21. February 22, 2010
22. March 8, 2010	23. April 14, 2010	24. May 10, 2010
25. June 14, 2010	26. July 19, 2010	27. September 13, 2010
28. October 18, 2010	29. November 8, 2010	30. January 10, 2011
31. March 17, 2011		



Appendix 2 - Groundwater Protection Best Management Practices

The following table represents Best Management Practices (BMP) for various activities carried out over the plan areas sensitive aquifers. These BMP's are a result of the Electoral Area 'A' Groundwater Vulnerability Study. The BMP's do not represent regulations and are not intended to be enforceable.

Sources of Contamination		Aquifer Vulnerability			Responsible Parties		
		Low	Moderate	High	Senior Governments	RDN & Municipalities	Individuals & Businesses
Industrial	Liquid wastes	Confined industrial wastewater disposal allowed (use of impermeable liners)	Confined industrial wastewater disposal allowed (use of impermeable liners)	No industrial wastewater disposal is allowed	✓		✓
	Tank and pipeline leakage	Tanks and pipelines are allowed, with groundwater monitoring	Tanks and pipelines are allowed, with groundwater monitoring	No tanks or pipelines are allowed	✓		✓
	Mining activities	Mining activities are allowed with water management plans	Mining activities are allowed with water management plans	No mining activities	✓		✓
	Hazardous products handling and storage	<p>Detailed list of hazardous products handled, stored and used.</p> <p>Use of highest industry standards for handling and storage (double/triple lining of containers, safe storage program, emergency plans)</p> <p>Auto – wreck yards: All vehicles coming to the yards have to be drained of all their fluids (fuels, oils – lubricating and hydraulic, cooling) and batteries are removed and recycled. The BC Vehicle Dismantling and Recycling Industry Environmental Planning Regulation (June 2007) applies.</p> <p>Design and implementation of staff education and training programs on toxicity and risks to the environment.</p> <p>Reporting to reg. agencies every 3 years</p>	<p>Detailed list of hazardous products handled, stored and used.</p> <p>Use of highest industry standards for handling and storage (double/triple lining of containers, safe storage program, emergency plans)</p> <p>Auto – wreck yards: All vehicles coming to the yards have to be drained of all their fluids (fuels, oils – lubricating and hydraulic, cooling) and batteries are removed and recycled. The BC Vehicle Dismantling and Recycling Industry Environmental Planning Regulation (June 2007) applies.</p> <p>Design and implementation of staff education and training programs on toxicity and risks to the environment.</p> <p>Reporting to reg. agencies every 2 years</p>	<p>Industrial activities in a high vulnerability zone are not recommended.</p> <p>Detailed list of type and quantity of hazardous products handled, stored and used.</p> <p>Use of highest industry standards for handling and storage (double/triple lining of containers, safe storage program, emergency plans)</p> <p>Auto – wreck yards: not allowed.</p> <p>Reporting to regulatory agencies every year.</p>	✓	✓	✓

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	Hazardous products use	Detailed reporting of products used (every 3 years)	Detailed reporting of products used (every 2 years)	Detailed reporting of products used (every year)	✓	✓	✓
Industrial	<i>Waste generation and disposal</i>	Detailed description of waste generated (type and volume) and outcome of wastes	Detailed description of waste generated (type and volume) and outcome of wastes	Detailed description of waste (type and volume) and outcome of wastes	✓	✓	✓
	<i>Sewer leakage</i>	6 year inspections	4 year inspections	2 year inspections	✓	✓	✓
	<i>Liquid wastes</i>	Irrigation, infiltration-percolation and overland flow allowed	No irrigation or infiltration-percolation allowed, but overland flow is allowed	No irrigation, no infiltration-percolation, no overland flow	✓	✓	✓
Regional District	<i>Solid wastes</i>	Landfill permitted	No landfill	No landfill	✓	✓	✓
	<i>Irrigation</i>	Irrigation is allowed- water management and conservation plan recommended	Irrigation is allowed - water management and conservation plan recommended	Irrigation is allowed - water management, monitoring and conservation plan required	✓	✓	✓
Agricultural	<i>Animal wastes</i>	Livestock raising is allowed	Livestock raising is allowed	Livestock raising is not allowed	✓	✓	✓
	<i>Fertilizer application</i>	Fertilization is allowed	Fertilization is allowed with groundwater monitoring	Fertilization is not allowed	✓	✓	✓
	<i>Pesticide application</i>	Pesticides are allowed	Pesticides are not allowed	Pesticides are not allowed	✓	✓	✓
	<i>Spills</i>	Containment is required	Containment is required	Containment is required	✓	✓	✓
Miscellaneous	<i>Stockpiles</i>	Containment is required	Containment is required	Containment is required	✓	✓	✓
	<i>Septic tanks and disposal fields</i>	Inspections every 2 years	Inspections every 2 years	Inspections every 2 years Monitoring well installed down gradient of field at property boundary and groundwater quality monitoring every 3 years	✓	✓	✓
	<i>Roadway de-icing</i>	Use of sand recommended. Road de-icing is allowed	Use of sand recommended. Road de-icing is not allowed	Use of sand recommended. Road de-icing is not allowed	✓	✓	✓
	<i>Cross-contamination of wells</i>	Abandoned wells plugged and new wells properly sealed	Abandoned wells plugged and new wells properly sealed	Abandoned wells plugged and new wells properly sealed	✓	✓	✓



Water Supply				Responsibility		
				Senior Government s	RDN & Municipalities	Individuals and Businesses
Aquifer Vulnerability	Low	Moderate	High			
Connection to water purveying system	Recommended Use integrated approach to water management with minimal net footprint	Highly recommended Use integrated approach to water management with minimal net footprint	Compulsory Use integrated approach to water management with zero net footprint	✓	✓	✓
Water balance				✓	✓	✓
Land Development or Subdivision - Hydrogeological Assessment	Recommended Use integrated approach to water management with minimal net footprint	Moderate Assessment of local hydrogeological conditions and installation of 1 permanent monitoring well per 4 hectares (minimum one per site)	High Detailed assessment of local hydrogeological conditions and installation of 1 permanent monitoring well per hectare (minimum one per site)		✓	✓
Water Use	Recommended Description of hydrogeological conditions within regional context	Moderate Reporting of monitoring data every 2 years (piezometric levels)	High Annual reporting of monitoring data (piezometric levels and water quality)			
Water conservation (Xeriscaping, water efficiency, water recycling)	Recommended Water consumption metered Reporting every 5 years	Moderate Water consumption metered Reporting every 3 years	High Water consumption metered Reporting on a yearly basis	✓	✓	✓
	Compulsory	Compulsory	Compulsory		✓	✓

Notes: Applicable legislations: BC Vehicle Dismantling and Recycling Industry Environmental Planning Regulation (June 2007); Environment Management Act (2004); Waste Discharge Regulation (2004); Minister's Codes of Practice; Groundwater Protection Regulations



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	<i>Animal wastes</i>	Livestock raising is allowed	Livestock raising is allowed	Livestock raising is not allowed	✓	✓	✓
Agricultural	<i>Fertilizer application</i>	Fertilization is allowed	Fertilization is allowed with groundwater monitoring	Fertilization is not allowed	✓	✓	✓
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Water Use	Recommended Description of hydrogeological conditions within regional context	Moderate Reporting of monitoring data every 2 years (piezometric levels)	High Annual reporting of monitoring data (piezometric levels and water quality)		✓	✓
Water conservation (Xeriscaping, water efficiency, water recycling)	Recommended Water consumption metered Reporting every 5 years	Moderate Water consumption metered Reporting every 3 years	High Water consumption metered Reporting on a yearly basis	✓	✓	✓
	Compulsory	Compulsory	Compulsory		✓	✓

Notes: Applicable legislations: BC Vehicle Dismantling and Recycling Industry Environmental Planning Regulation (June 2007); Environment Management Act (2004); Waste Discharge Regulation (2004); Minister's Codes of Practice; Groundwater Protection Regulations



Appendix 3 - Controlling Growth on Lands Located Outside of the GCB's

Background

As of the date of the adoption of this plan, it was estimated that the current zoning supported approximately 1000 additional lots on lands located outside the GCB with a trend towards a higher percentage of new development being located on lands outside of the GCB. Therefore, there is a need to consider options which limit future development opportunities on rural lands which are consistent with the Community Goals. The rationale for controlling future growth can generally be summarized as follows:

Achieving the Vision

The Community Vision strongly supports the creation of compact, complete communities within well-defined areas. Continuing to allow further residential sprawl on lands located outside of these areas and far removed from services (employment, commercial, schools, medical, etc.) is contrary to the Community Vision and will eventually lead to significant changes in the rural areas.

Protecting the environment (wildlife, groundwater, rivers, lakes, coastlines, etc.)

There is concern over protection of groundwater resources. In unserviced areas such as the rural areas of Electoral Area 'A', there is uncertainty over the quantity of water available to serve existing residents as well as the potential for up to a maximum of 1000 more lots. The effect of climate change on local ground water supplies is not fully understood. This is of special concern on lands located above the Yellow Point Aquifer which may be experiencing declining water levels.

Also, as lands are subdivided and cleared to make way for residential development there is increased risk of habitat loss and/or fragmentation. In addition, with further development comes the risk of changes to natural drainage patterns (land alteration, introduction of impervious surface, and damage to native plants) which can lead to disruptions to the natural water cycle and the plant and animal species which have evolved to rely on it. Development adjacent to sensitive areas such as riparian areas and the coastline can also have an impact on aquatic and upland ecosystems.

Preserving lands for agriculture use

If Electoral Area 'A' supports agriculture and actions which make it more viable, then the community should also be concerned with:

- protecting lands for agricultural uses including large land holdings;
- reducing the potential for future land use conflicts and incompatible uses; and ,
- groundwater allocation to ensure that agriculture is given priority over additional residential development when there is a finite supply of water and agriculture is intended to be the primary use of the land.

Reducing Greenhouse Gas (GHG) emissions

Approximately 75% of GHG emissions in the RDN are a result of transportation. Continuing to support more auto-dependent development in areas far removed from daily services increases our reliance on the use of the automobile. This has serious implications in terms of increasing per capita GHG emissions and making it increasingly more difficult to reach the needed reduction of GHG emissions (80% below 2007 levels by 2050) to avoid the most severe impacts of climate change.

Encouraging development on lands within the GCB

Many community members have indicated that they are in support of limiting sprawl and encouraging the creation of compact complete communities within well-defined areas. This is consistent with the



Community Vision and is an integral component of the Regional Growth Strategy (RGS) and the Official Community Plan (OCP) strategy for reducing auto-dependence, providing more cost-effective services, increasing energy efficiency, and reducing the ecological footprint of new development.

When there are significant opportunities to develop lands located outside of the GCB's, most often with lower costs, fewer required approvals, less risk, faster processing times, and with less complexity, it becomes difficult to achieve the Community Vision of creating compact, complete communities. Allowing more development in the rural areas has a direct effect on the future viability of the village areas (Cedar, Cassidy) to provide the level of services and development required to make them self-sufficient and more complete.

Preferred Implementation Strategy

Following extensive discussion during the Official Community Plan review process and based on the above rationale, the RDN should conduct a comprehensive public consultation process to obtain community input on the following four preferred options for controlling future growth on lands located outside the GCB.

Option 1: Use of Amenity Zoning

In this option, properties would be rezoned to a new zone that permits a base density based on the draft OCP (equivalent minimum parcel size) and a bonus density based on the current zoning (equivalent minimum parcel size). Property owners/developers would be eligible for the bonus density if a community amenity is provided. In this context, the community amenity could potentially include preservation of green space, land for agricultural use, housing designed to meet certain energy efficiency targets, green design and infrastructure, clustering of development, minimizing the length of new roads, etc. The amount of community amenities would be established through public consultation as part of the implementation process and could vary depending on community expectation. The intent is to make it reasonably easy to achieve a bonus density, while still making a positive contribution towards community sustainability.

This option provides property owners with choice and does not affect the ability to subdivide land. Property owners/developers could either create a standard traditional subdivision based on the larger minimum parcel size supported by the OCP or create a green subdivision and be allowed to have a smaller minimum parcel size. Although this option may not result in fewer additional lots on lands located outside the GCB, it would assist the community in achieving its vision by reducing the impacts of residential development and helping to preserve land for agricultural use.

Option 2: Incentives and Disincentives

This approach would establish disincentives for subdividing land outside the GCB which could include increased fees and more stringent requirements for proving water supply. This approach would also create incentives for development located on land inside the GCB. This option would help the community achieve its vision by encouraging development in appropriate locations and by establishing higher standards for proving water for new residential development to ensure that it is provided with a long-term sustainable groundwater supply. This may include the requirement to drill a well on each proposed lot to prove that it will be serviced with a sustainable groundwater supply.

Option 3: Phased Approach to Increasing Minimum Parcel Sizes

In this option, minimum parcel sizes would incrementally be increased over time (3-5 years or as otherwise established through further public consultation) to be consistent with what is supported by the OCP. A schedule would be created with input from the community that specifies when each



incremental increase would take effect. A lenient timeframe could be built in to provide property owners adequate notice of upcoming changes. This option would assist the community in achieving its vision by reducing potential land use conflicts between farm and non-farm uses as well as protecting large land holdings for future agricultural uses.

Option 4: Clustered Development

This option provides an opportunity for subdivision to occur within a smaller footprint thereby reducing infrastructure requirements, improving land use efficiency, preserving land that has ecological or agricultural value, and maintaining large areas of open and green space (not necessarily publically accessible space). This option supports a density neutral approach which means that the overall number of parcels being proposed must be less than or equal to the number of parcels supported by the current zoning. For example, if the current zoning supports the creation of five 2.0 ha lots, clustering of the development would allow an equal number of lots within a smaller footprint such as five 1.0 ha lots and one remainder.

Although this approach would not reduce the potential number of additional lots, it would assist the community in achieving its vision by reducing the impacts of residential development and potentially preserving large tracts of land for agriculture including natural areas and green space (not necessarily publically accessible). In addition, through good design and layout clustering can help to maintain the rural look and viewscapes which are desirable community benefits.

