

### Background Information

Figure 1 – OCP Designation Map

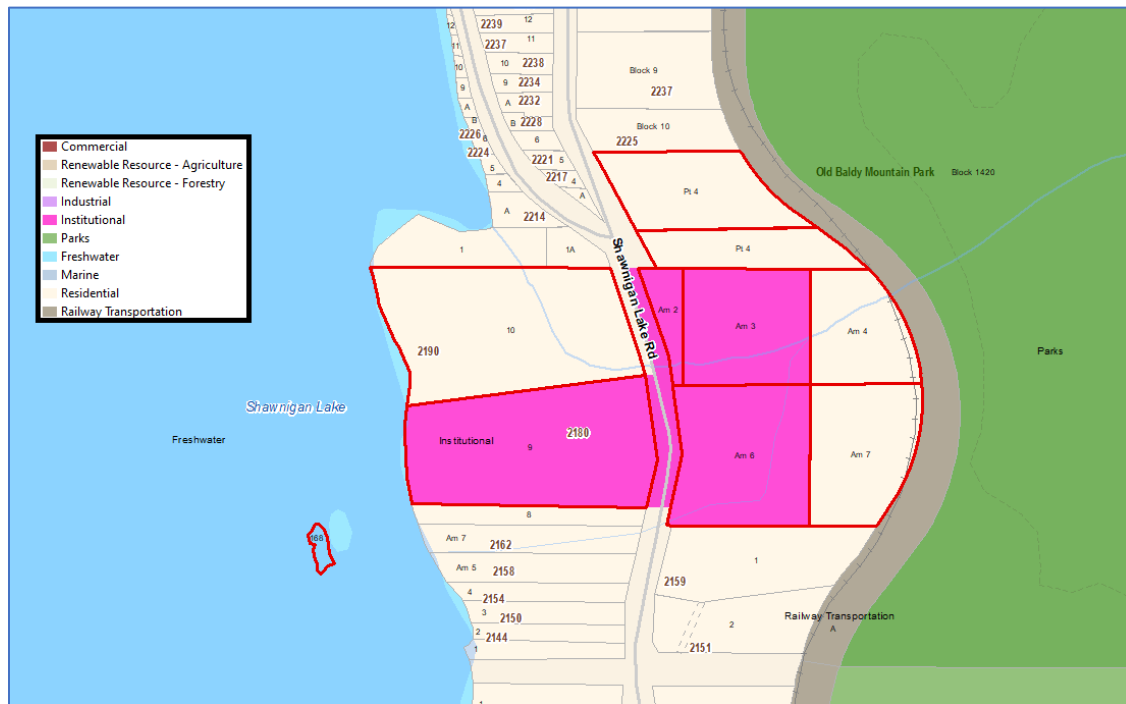
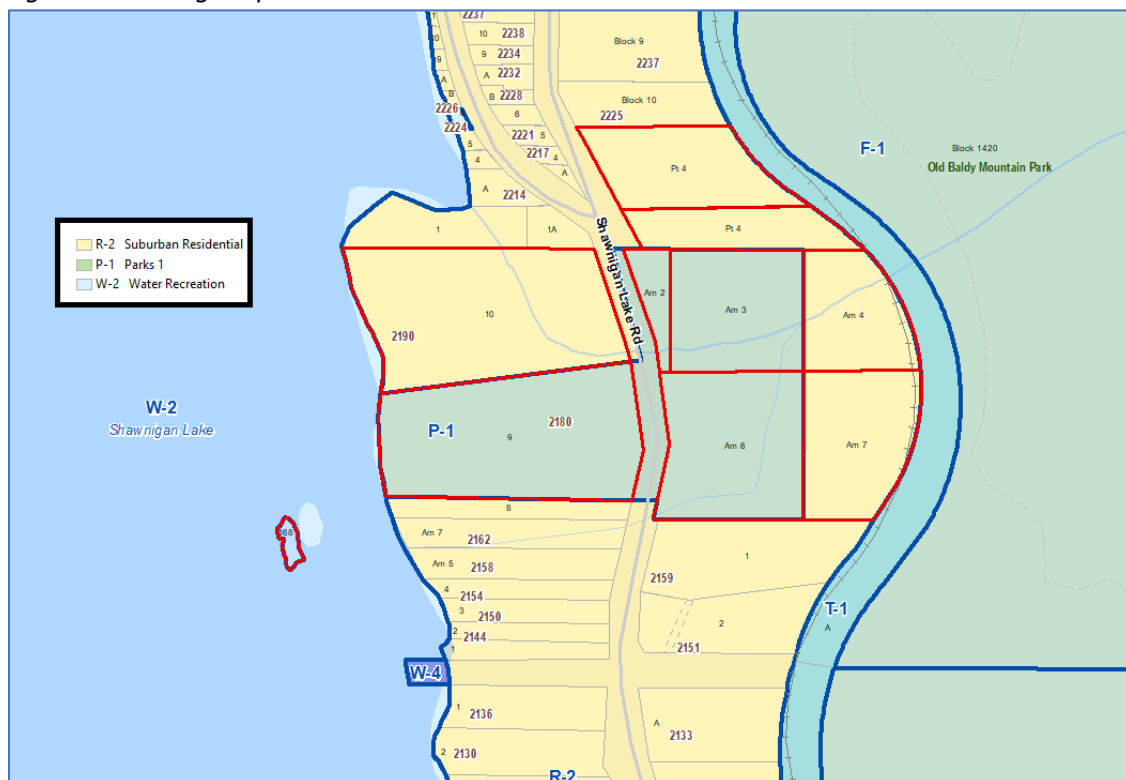


Figure 2 – Zoning Map



**Official  
Community  
Plan:**

*Institutional designation:*

Relevant OCP Objectives include:	Relevant LAP Objectives include:
<ul style="list-style-type: none"> <li>• In appropriate locations, develop institutional uses that provide civic, social, cultural, recreational, environmental, educational, emergency, health and housing services to community members; and,</li> <li>• Ensure there are sufficient land areas required to meet projected needs for community services, infrastructure and community-based uses</li> </ul>	<ul style="list-style-type: none"> <li>• Provide safe pedestrian and cycling linkages throughout.</li> <li>• Consider applications for further use of rural areas for institutional uses on a case-by-case basis, with a view to determining community benefit and public good, including the protection of agricultural uses, in establishing such uses in rural areas.</li> </ul>

*Residential designation:*

Relevant OCP Objectives/Policy include:	Relevant LAP Objectives include:
<ul style="list-style-type: none"> <li>• Preserve the rural character of rural areas in residential development.</li> <li>• Ensure residential developments are compatible with physical site conditions of slope, soil types and drainage patterns and that natural features such as views, tree cover and variety in terrain are retained and enhanced, with buildings, roads and utilities sited in a manner that preserves the natural landscape and does not negatively affect sensitive natural areas. An exception for slope alteration will be considered if it is designed to help reduce effects of coastal flooding while simultaneously enhancing environmental conditions.</li> <li>• The CVRD Board supports development in the expansion areas only with an approved growth boundary expansion and as part of a comprehensive development.</li> </ul>	<ul style="list-style-type: none"> <li>• The Regional Board establishes zoning standards for rural residential lifestyle with minimum parcel sizes of 1 ha, 2 ha and 4 ha. On some parcels, a connection to a community water system permits a minimum parcel size of 0.4 ha.</li> <li>• The Regional Board establishes zoning standards for rezoning of land to ensure <ul style="list-style-type: none"> <li>◦ sufficient potable water is available for future residential uses; and,</li> <li>◦ the proposed residential development will demonstrably not negatively impact of quantity or quality of water within the watershed</li> </ul> </li> </ul>

**Zoning:**

The existing zoning allows for:

P-1 Zone (Parks and Institutional)	R-2 (Suburban Residential)
<ul style="list-style-type: none"> <li>• institution;</li> <li>• assembly use;</li> <li>• civic use,</li> <li>• transportation facility (including airport);</li> <li>• ecological reserve public park greenbelt;</li> <li>• public botanical garden;</li> <li>• personal care facility;</li> <li>• public school private school including boarding facilities ;</li> <li>• one single family dwelling or mobile home per parcel, accessory to any of the above uses.</li> </ul>	<ul style="list-style-type: none"> <li>• single family dwelling or mobile home;</li> <li>• agriculture horticulture;</li> <li>• home based business;</li> <li>• bed and breakfast accommodation;</li> <li>• daycare nursery school accessory to a residential use; and</li> <li>• small suite or secondary suite.</li> </ul>

Proposed Zoning:

Primary Uses	Accessory Uses
<ul style="list-style-type: none"> <li>• Assembly use (Already permitted in the P-1 Zone)</li> <li>• Camp (Already permitted as an 'assembly use' in the P-1 Zone)</li> <li>• Daycare (Not Permitted)</li> <li>• Education (Already permitted as an assembly use in the P-1 Zone)</li> <li>• Public or private school including boarding facilities (Already permitted as an assembly use in the P-1 Zone)</li> <li>• Institution (Already permitted as an assembly use in the P-1 Zone)</li> <li>• Caretaker residence (Already permitted in the P-1 Zone)</li> <li>• Recreation centre (Already permitted in the P-1 Zone)</li> </ul>	<ul style="list-style-type: none"> <li>• Home-based business (Already permitted in the R-2 Zone)</li> <li>• Civic use transportation facility</li> <li>• Healthcare services (Not Permitted)</li> <li>• Personal care facility (Already permitted in the P-1 Zone)</li> <li>• Tourist accommodation and campground (Not Permitted)</li> <li>• Catering (Not Permitted)</li> <li>• Farm or artisan market (Not Permitted)</li> <li>• Residential <ul style="list-style-type: none"> <li>○ single family dwelling (Already permitted in the R-2 Zone)</li> <li>○ multi-family dwelling (Not Permitted)</li> </ul> </li> </ul>