



Official Community Plan for the Electoral Areas Bylaw No. 4373
Schedule B - Local Area Plans
Step 1 Visioning

Report on Engagement & Communication
Appendix B Local Area Plans: Visions & Descriptions

How this Report is Organized

The following are the revised local area plan visions and descriptions for:

Mill Bay

Shawnigan Lake

Cobble Hill

Cowichan Bay

Eagle Heights/Koksilah Village

Honeymoon Bay/Mesachie Lake/Paldi

Saltair

Diamond

Youbou/Meade Creek

Mill Bay Local Area Plan

Vision

Mill Bay is rooted in the values of sustainability, community and respect. We aspire to protect our seaside environment's rich ecology, limited resources and aesthetic beauty. We nurture community bonds between residents, our natural surroundings and the neighbouring Malahat First Nation. We respect and celebrate the land's history and context, which make Mill Bay an extraordinary place to live.

Description

Mill Bay is a picturesque marine community located along the west side of the Saanich Inlet with ocean views that are among the best on Vancouver Island.

Mill Bay's unique small-town atmosphere is shaped by residential neighbourhoods, several small commercial nodes and one primary commercial centre (Mill Bay Shopping Centre), which provides many of the community's daily needs, from coffee shops to medical and veterinary clinics, a grocery store and a public library. Mill Bay is also home to Brentwood College's oceanfront campus.

The area is marked by its lively marine environment and a wealth of natural places. Mill Bay Nature Park, on the northern shore where Shawnigan Creek flows into the ocean, is a major attraction with beautiful trails, viewpoints and beach areas. Trails along Shawnigan and Hollings Creeks reflect Mill Bay's dedication to preserving its natural features and beauty.

Mill Bay's commitment to active living and recreation is also typified by Kerry Park Recreation Centre, which offers community meeting space and facilities like curling, skating, sports fields and pickleball courts.

Mill Bay is particularly conscious of environmental issues, especially the availability of water. This concern influences how the community grows, aiming to balance development with preservation of the marine and forest environments, while honouring its neighbour, the Malahat First Nation.

The Mill Bay local area plan covers land from Kerry Park Recreation Centre in the north to Memory Lane Trail in the south, with Briarwood Park on the west and the Saanich Inlet waterfront to the east, spanning about 775 hectares (1,915 acres). The Malahat Nation is an important neighbouring area bordering the southeast.

Lands within the plan area are within the traditional, unceded territory of Malahat Nation as well as First Nations represented by the Hul'qumi'num Treaty Group: Cowichan Tribes, Penelakut Tribe, Halalt, Lyackson and Ts'uubaa-asatx First Nations.

Shawnigan Lake Local Area Plan

Vision

In Shawnigan Lake, we aspire to strike a balance between progress and preservation, while prioritizing sustainability. Our community spirit is driven by environmental stewardship of our pristine natural areas—from the water to the shoreline and surrounding forests. We seek to protect the village character, integrity and authenticity, and build economic prosperity and resilience, while sustaining the area's unique ecology, preserving its limited water resources and celebrating its rural beauty.

Description

Shawnigan Lake village is located on the northeastern shore of Shawnigan Lake. This proximity has shaped a community ethic of environmental stewardship, close connection to the natural environment, and interest in protecting Shawnigan Lake's special features in the face of growing development pressures.

The residential village, known for its rustic charm and quaint commercial core, offers essential services like a post office, barber, a general store and various dining options, which meet daily needs and provide opportunities for social connection.

Shawnigan Lake is an appealing summer destination, which influences the local economy. Visitors and locals alike are drawn to outdoor activities like swimming, waterskiing and fishing in one of the most peaceful and picturesque places on southern Vancouver Island.

The area surrounding Shawnigan Lake is well known for historically significant sites such as the Kingzett Lime Kiln, Kinsol Trestle and Shawnigan Lake Museum, which are all recognized in the CVRD Community Heritage Register. Other important institutions attracting people to the area include a mix of both public and private schools.

The geographical boundaries of the local plan area extend from Baldy Mountain Road in the south to Owl Road in the north, with the western boundary marked by Ceylon Road, west of the Beach Estates. The eastern edge aligns with the Shawnigan/Mill Bay Road. This area spans approximately 1,096 hectares (2,708 acres) of land and 5 hectares (12 acres) of water.

Lands within the plan area are within the traditional territory of Malahat Nation as well as First Nations represented by the Hul'qumi'num Treaty Group: Cowichan Tribes, Penelakut Tribe, Halalt, Lyackson and Ts'uubaa-asatx First Nations.

Cobble Hill Local Area Plan

Vision

Cobble Hill is rooted in unique natural abundance, productive agricultural industry and rural traditions. Our focus is environmental protection and sustainability while enhancing quality of life for all residents.

We welcome sustainable growth that prioritizes accessibility and mobility, respects the village character and cultural heritage, and supports small and locally-driven economic prosperity.

Description

Rural nature, plentiful greenspace and agricultural heritage define Cobble Hill. While the population in its outlying areas has grown, the village heart remains small and tranquil.

Cobble Hill enjoys vibrant community life as residents come together in the Commons for local events, such as Music in the Park, a popular summer draw. The Shawnigan Cobble Hill Farmers Institute and Agricultural Society operates the Cobble Hill Community Centre, the Stu Watson Hall and the Cobble Hill Youth Hall and hosts several notable community events that reflect the community's 'Keep it Rural' mantra.

The Cobble Hill Cenotaph and other heritage sites like Memorial Park and the Shearing Tree, listed in the CVRD Community Heritage Register, also contribute to the area's unique features and character.

Beyond the town centre are rural neighbourhoods, many of which are home to hobby farms and wooded acreages, surrounded by agricultural lands. Cobble Hill also has valued employment lands that attract many skilled tradespeople. To the east is the seaside community of Arbutus Ridge, which features stunning ocean views and a private golf course. To the west is Cobble Hill Mountain and Quarry Nature Park, offering abundant outdoor recreational opportunities.

The local area plan, extending from Cobble Hill Mountain Regional Recreation Area in the west to Arbutus Ridge in the east, covers about 684 hectares (1,690 acres) of land, with land belonging to the Pauquachin First Nation, a respected neighbour, to the east.

Lands within the plan area are within the traditional territory of Malahat Nation and Pauquachin First Nation, as well as First Nations represented by the Hul'qumi'num Treaty Group: Cowichan Tribes, Penelakut Tribe, Halalt, Lyackson and Ts'uubaa-asatx First Nations.

Cowichan Bay Local Area Plan

Vision

In Cowichan Bay, environmental stewardship and conservation are paramount. Our focus is continuing our maritime legacy and preserving our ecological heritage while supporting a rich culinary and arts economy and respectfully honouring the traditional lands of the Hul'q'umi'num' speaking Peoples, particularly the Cowichan Tribes.

Cowichan Bay is a place where nature, industry, culture and history are intertwined. Here, the Cittaslow community traits inform our way of life, and both residents and visitors embrace the spirit of sustainable growth and community vitality.

Description

Cowichan Bay is a community that deeply values its marine, ecological, agricultural and cultural connections, as well as its friendly, slow-paced culture.

Cowichan Bay village is located on the ocean's edge, in the traditional territories of the Hul'q'umi'num speaking Peoples, particularly Cowichan Tribes. The waterfront, with colourful float homes, wharfs and fishing boats, defines the transition between the land and water. It remains a working marine community and a vibrant hub to enjoy local food, wine, art and recreation. Residential neighbourhoods sit above the waterfront and enjoy ocean views anchored by Mount Prevost and Mount Tzouhalem.

Sea lions visit Cowichan Bay every November to feast on the salmon returning to the Cowichan and Koksilah Rivers. At the outlet of the Koksilah and Cowichan Rivers, the Cowichan Estuary is a defining feature of the area. The Cowichan River is a designated heritage river, and its estuary is recognized as one of the world's most biologically important areas for fish, waterfowl and wildlife.

In the area are several other heritage sites, including the Cowichan Bay Maritime Centre, Old Koksilah School, Robert Service Memorial, South Cowichan Lawn Tennis Club and The Masthead Restaurant, which are listed in the CVRD Community Heritage Register. The South Cowichan Lawn Tennis Club has Heritage designation, a legal protection tool for properties of historic value to a community.

Cowichan Bay is North America's first Cittaslow designated community, an international designation to celebrate the community's rich history and traditions, promote craftsmanship and environmental stewardship, and maintain our community's distinct character that embraces an unhurried pace of life. It is also a Dark Sky community, seeking to preserve and protect dark skies through responsible lighting policies.

The local area plan encompasses approximately 455 hectares (1,124 acres) extending from Hecate Park in the northeast to Fairbanks and Cherry Point Road in the southeast, and to Telegraph Road in the southwest. It includes both the Kingscote Road residential area and the area near Bench Elementary School. Cowichan Tribes are respected neighbours, with their reserve lands flanking the village to the east and west.

Lands within the plan area are within the traditional territory of First Nations represented by the Hul'q'umi'num Treaty Group: Cowichan Tribes, Penelakut Tribe, Halalt, Lyackson and Ts'uubaa-asatx First Nations.

Eagle Heights/Koksilah Village Local Area Plan

Vision

Together, Eagle Heights neighbourhood and Koksilah Village business area create a well-connected community that serves residents, businesses and visitors with daily needs and economic prosperity. Growth supports deep respect for the surrounding natural environment to protect the scenic views, preserve the agricultural heritage, and ensure habitat protection and flood resilience.

Description

Koksilah Village, a business and employment centre, is located on the shared floodplain of the Cowichan and Koksilah Rivers. Originally established as an industrial park in the 1960s, Koksilah Village has evolved into a mixed-use area with easy access to the Trans-Canada Highway, and infrastructure for water and sewer service.

Historically, the Cowichan River branched into many channels on the floodplain and one of those channels met and joined the Koksilah River at Sh-hwuykwselu (Busy Place). Sh-hwuykwselu was an important meeting place for First Nations trade and exchanges.

Acknowledging its significant ecological, economic and cultural impact on the area, the Cowichan River that flows along the north edge of Koksilah Village has been accorded Canadian Heritage River status.

Eagle Heights is a residential neighbourhood perched on the plateau above Koksilah Village. A steep slope separates the homes from the floodplain below, offering scenic views.

Together, Eagle Heights, Koksilah Village and the surrounding area make up a diverse community that balances resident, business and environmental priorities and supports quality of life, sustainability and economic development collectively.

The Eagle Heights/Koksilah Village neighbourhood is relatively compact, nestled between the City of Duncan to the north and the small, rural community of Glenora to the west. Its unique features include two arts and crafts residences from the early 20th century—Carleton House and Koksilah Road House—and the Keating Farm and surrounding agricultural lands.

Several other properties of historic value are listed in the CVRD Community Heritage Register, including Old Koksilah School and Robert Service Memorial.

The Eagle Heights/Koksilah Village local area plan boundary includes Koksilah Village east of the Trans-Canada Highway within electoral area D and the Eagle Heights area in electoral area E. Sections of Sh-hwuykwselu (Busy Place) Creek are located at the southern edge of the plan area boundary. Cowichan Tribes is a respected neighbour, with reserve land adjoining multiple boundaries of the plan area. The plan area covers approximately 150 hectares (370 acres) of land area.

Lands within the plan area are within the traditional territory of First Nations represented by the Hul'qumi'num Treaty Group: Cowichan Tribes, Penelakut Tribe, Halalt, Lyackson and Ts'uubaa-asatx First Nations.

Honeymoon Bay/Mesachie Lake/Paldi

Vision

The lake and surrounding forests define the identity and quality of life in Honeymoon Bay and Mesachie Lake. We are focused on responsibly and sustainably managing our local industry, heritage buildings and unique natural environment including the trees, wetlands, lakeshores, rivers, bluffs and lowlands. We aspire to build and nurture a safe, accessible, inclusive and affordable community.

Description

The Honeymoon Bay, Mesachie Lake and Paldi areas have a diverse natural environment that encompasses wetlands, streams and rivers, rocky bluffs, agricultural lowlands, diverse lake shores and steep, mountainous areas. These landforms and ecosystems provide habitat for many plants and wildlife, as well as a community for the residents who live interconnected with the natural environment through recreational pursuits and livelihood in the logging industry. Although the logging industry remains active, community concerns about housing affordability and the need for new infrastructure are on the rise.

In Honeymoon Bay, the history and character of the area are embedded in significant places, such as the Honeymoon Bay Community Hall, which proudly sits above Central Park on the lake's south shore. The post office within provides mail service and conversational exchange—something also found at the off-leash dog park and open space situated behind the hall. Cowichan Lake provides a stunning backdrop to well-tended character homes. In fact, many of the homes built by Western Forest Industries Mill in 1947 remain today—a nod to the town's lumber mill origins.

Cowichan Lake is a treasured recreational feature for Honeymoon Bay and Mesachie Lake, and for nearby communities on the south and east shores, including the village of Caycuse and Town of Lake Cowichan. During the summer, Gordon Bay Provincial Park and the Honeymoon Bay Outdoor Market overflow with residents and tourists. In the spring, the wildflowers burst from the soil in the Honeymoon Bay Ecological Reserve. These attractions beckon to seasonal visitors, who contribute to the local tourism industry and economy.

A mill town, too, Mesachie Lake features tree-lined streets and cottage style homes that are unique to the community. Bear Lake Park and Mesachie Lake Park provide space for casual gatherings, organized sports or recreational activities on the water.

The Honeymoon Bay/Mesachie Lake local area plan boundary extends from Gordon Bay Provincial Park in the west to Beaver Lake in the east. The community of Paldi, which is within a growth containment boundary east of Honeymoon Bay and Mesachie Lake, is also included in the local plan area. The plan area covers approximately 720 hectares (1,779 acres) of land area.

Three sites in the area are listed in the CVRD Community Heritage Register: Cowichan Lake Research Station, Honeymoon Bay Hall and Mesachie Lake Hall. The Paldi Sikh Temple and Cemetery is recognized provincially under s.18 of the Heritage Conservation Act as epitomizing South Asian rural experience in B.C., and identified as a candidate in the CVRD Community Heritage Register.

Lands within the plan area are within the traditional territory of Ditidaht First Nation, as well as First Nations represented by the Hul'qumi'num Treaty Group: Cowichan Tribes, Penelakut Tribe, Halalt, Lyackson and Ts'uubaa-asatx First Nations.

Saltair Local Area Plan

Vision

Saltair is rooted in preserving the tranquility of its natural surroundings and beautiful coastal environment while embracing sustainable and realistic development. Emphasizing walkability, accessibility and improved beach access, our aim is to enhance our quality of life, fostering a healthy, connected lifestyle that celebrates access to the surrounding coastline, parks, natural features, gathering places and supportive amenities.

Description

Saltair is a rural, coastal community with superb natural beauty, including scenic beaches, unique flora and fauna, and lush surrounding forests. Its location celebrates rural ambiance in proximity to nearby urban centres and access to shopping and services. The Cowichan Valley Trail is a spectacular multi-use trail that is an integral part of the Trans Canada Trail route and connects Saltair to nearby Ladysmith and Chemainus.

The Saltair Community Centre is a focal point for the community with a hall for events and a childcare centre operating out of the original school building. In addition to abundant picturesque farms and ocean views, Saltair residences are fortunate to have access to special places like Diana Princess of Wales and Stocking Creek parks. Other notable areas that are candidate sites for Heritage designation include Boulder Point/Big Rock beach, Saltair Station House and Saltair Centennial Park.

The Saltair local area plan extends north to the Town of Ladysmith at Baker Road and south to Dogwood Road at the municipal boundary of North Cowichan. The area covers approximately 458 hectares (1,131 acres) of land.

Lands within the plan area are within the traditional territory of Stz'uminus First Nation and Snuneymuxw First Nation, as well as First Nations represented by the Hul'qumi'num Treaty Group: Cowichan Tribes, Penelakut Tribe, Halalt, Lyackson and Ts'uubaa-asatx.

Diamond Local Area Plan

Vision

The people who call the Diamond home have a deep-rooted connection to the land and actively protect it. Our commitment to fostering community bonds, preserving cultural legacy, and nurturing harmony between nature and development guides our path forward.

Description

Located between Ladysmith Harbour, the Town of Ladysmith and the Stz'uminus First Nation, the Diamond is primarily a rural residential community named after the "diamond" that was formed where the Wellington Colliery and E&N Railway lines crossed.

The Diamond's proximity to Nanaimo and Ladysmith offers residents the best of rural living near abundant urban services and amenities. Special places in the Diamond include Trillium Park and the Little Ladysmith Theatre at the Diamond Community Hall, which is one of four sites in the area identified for the CVRD Community Heritage Register. Also included are Tudor Mill, Coffin Point and North Oyster Community Hall. Other notable features of the area include the Christie Falls Trailhead and the Trans Canada Trail that can be accessed from Christie Road.

The Diamond local area plan boundary extends from the Ladysmith Harbour waterfront in the east to Ivey Road in the west. The southeast border includes Trillium Park. Stz'uminus First Nation is a respected neighbour, with reserve land bordering the plan area to the north. The plan area covers approximately 196 hectares (484 acres) of land area.

Lands within the plan area are within the traditional territory of Stz'uminus and Snuneymuxw First Nations, as well as First Nations represented by the Hul'qumi'num Treaty Group: Cowichan Tribes, Penelakut Tribe, Halalt, Lyackson and Ts'uubaa-asatx.

Youbou/Meade Creek Local Area Plan

Vision

Residents in Youbou/Meade Creek show reverence for preserving the land, water and the community's bountiful resources—a legacy deeply ingrained in our history and everyday actions. We envision a future where sustainability is paramount while we foster local prosperity and celebrate our rich heritage and origins in the natural resources and manufacturing industries.

Description

Youbou and Meade Creek are situated in a stunning natural environment that includes creeks and rivers, rocky bluffs, diverse lake shores and steep, mountainous areas on the north shore of Cowichan Lake. Respect for the land and water, the resources and the abundant lifestyle is evident in local history and everyday life. These benefits also attract seasonal visitors and increase pressure for more lakefront development.

Named after the original mill owners, Youbou is wedged between Cowichan Lake and the steep mountainside behind, and the community follows the unique surrounding geography. Most homes benefit from magnificent views of the lake and of a growing elk population that is sparking concern among residents. The Youbou Community Hall, which is listed on the CVRD Community Heritage Register, and the attached Youbou Community Bowling Alley are the center points for community events. Other significant features include Arbutus Park, Christopher Rock Trail, Youbou Little League Park, Price Park and a mix of small local businesses.

Located east of Youbou, the growing community of Meade Creek is named after the watercourse travelling through it, which conveys vast amounts of water during the winter months. Shops and services are accessible in the adjacent Town of Lake Cowichan, panoramic views are waiting atop Bald Mountain, and the lake is always nearby for a swim.

The plan area boundary extends northwest to include Cottonwood Creek, Bald Mountain peninsula, Youbou, Meade Creek and Marble Bay, covering an area of approximately 1,881 hectares (4,648 acres). The eastern boundary borders the Town of Lake Cowichan and Ts'uubaa-asatx First Nation land.

Lands within the plan area are in the traditional territory of many First Nations including Ditidaht First Nation and First Nations represented by the Hul'qumi'num Treaty Group: Cowichan Tribes, Penelakut Tribe, Halalt, Lyackson and Ts'uubaa-asatx First Nations.