

**EXPLANATION OF CHANGES TO OCP FOR THE ELECTORAL AREAS
SCHEDULE G GROWTH CONTAINMENT BOUNDARIES &
SCHEDULE L LAND USE DESIGNATIONS – OCTOBER 2023**

* NB: changes to Schedule G and L may also be noted in Schedule A

List of Abbreviations

growth containment boundary – GCB

land use designation = LUD

Explanation of Changes

OCP SCHEDULE	ELECTORAL AREA	CHANGE MADE	EXPLANATION
Schedule G – GCB	All	Updated language in Methodology	Reflects current data and more clearly defines what kind of growth can be expected within each GCB
Schedule G – GCB	G	Updated GCB to include all areas zoned R-2 and R-3	Reflects existing development patterns and potential subdivision related to current zoning entitlements
Schedule L – LUD	A	Updated designation for Mill Springs and surrounding area to Medium Lot Suburban with max density of 15 UPH	Reflects existing development patterns and zoning entitlements
Schedule L – LUD	A	Updated designation for parts of Stonebridge area to Village Core	Reflects commercial and mixed-use zoning along Barry Road
Schedule L – LUD	All	Tidying of land use designation inconsistencies throughout the region	Inconsistencies in mapping were due to split designations in the HOCP and GIS data inaccuracies
Schedule L & Schedule A – LUD	A	Changed name of SSA within Mill Bay village to “Central Mill Bay” and expanded its area	Expansion reflects greater number of properties that may need to coordinate to solve servicing challenges and name change reflects this expansion

Schedule L & Schedule A – LUD	A	Changed name of SSA for area outside GCB to “Benchlands” and updated its description	More clarity around public interest and community benefits for this SSA
Schedule L & Schedule A – LUD	E	Changed name of SSA near Duncan Airport to “Langtry Road”	More accurately reflects SSA area
Schedule A – GCB	E	Updated language to include reference to residential areas	More accurately describes the GCBs
Schedule A – GCB	F	Updated language to include Meade Creek	More accurately describes the GCBs
Schedule A – LUD	All	Added language to explain the transect	Greater context for the importance of it in framing land use designations and policies
Schedule A – LUD	All	Added reference to Schedule L maps	Provides link between designation policies and designation maps
Schedule A – LUD	All	For both Village Residential and Village Core land use designations, policy updated from “ground floor commercial uses... may be allowed through a local area plan” to “ground floor commercial uses... may be allowed through implementing zoning bylaw”	Removes need for local area plan to permit commercial uses and adds greater flexibility from the moment the OCP bylaw is adopted
Schedule A – LUD	All	Added “one caretaker unit per lot” in the Forestry & Resources designation	Respects existing zoning
Schedule A – LUD	All	Added examples of “Special Districts” (e.g., Laketown Ranch, Duncan Airport)	Helps understand what a “special district” might be
Schedule A – LUD	All	Included text explaining the purpose of special study areas and how they relate to underlying land use designations	Greater clarity on how to consider SSAs as they relate to land use designations
Schedule A – LUD	All	“Special Study Area – Comprehensive Development” updated requirement to include a “land use strategy”	Large parcels for comprehensive development may refine policies into more specific and detailed land uses

			that meet the overall objectives of designation
Schedule A – LUD	E	Added “Electoral Area E - Wake Lake” special study area with recommendations from environmental services to Wake Lake SSA, including a density bonus policy that encourages restoration and dedication of lands to preserve wake lake toad habitat	Added to ensure park dedication for additional habitat and habitat connectivity for this sensitive ecosystem while providing more robust approach to conservation of critical habitat
Schedule A – LUD	All	Updated “A range of Land Use Options” infographic titles and data Changed designations to three categories: Residential, Employment, Civic & Open Spaces	Simplified organization of land use designations
Schedule A – LUD	All	Changed language from “Single Detached Homes” to “Detached Homes” throughout the section	Based on legal review
Schedule A – LUD	All	Added “(plus permitted suites)” in the density of applicable designations	Based on legal review
Schedule A – LUD	F	Removed “Electoral Area F – Between Honeymoon Bay and Mesachie Lake” special study area	No longer applicable, will be developed as part of LAPs
Schedule A – LUD	I	Changed language from “Electoral Area I - West Youbou” to “Electoral Area I - Youbou Lands”	Title change
Schedule A – Policy MI.38	All	Changed language to clarify that aircraft operations and flight pathways only apply to the Nanaimo Airport	More accurate policy, based on legal review
Schedule A – Policy NA.32	All	Changed language to read “Develop a plan for marine areas that may include use designations as a separate schedule to the OCP”	Greater clarity around intention to create marine plans with use designations