

ELECTORAL AREA G – SALTAIR LOCAL AREA PLAN

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PART 1 VISION & GOALS

1.1 Vision

The vision statement in the Cowichan Valley Regional District (CVRD) Official Community Plan for the Electoral Areas (OCP) describes the Cowichan Valley as the regional board imagines it in the year 2050:

The Cowichan Valley in 2050 enjoys a vibrant, diverse and sustainable economy, natural environment and society in a resilient community that has adapted effectively to climatic, technological and other change.

This regional vision represents a composite of the separate vision statements included in each of the nine local plans for the CVRD's electoral areas and villages. One of these is the vision for the future of the Saltair community:

Saltair will continue to be an attractive, livable residential community that has careful regard for the environment and provides a scenic green belt between Chemainus and Ladysmith.

1.2 The Local Plan Area

The plan area includes portions of electoral area G of the Cowichan Valley Regional District within the southeast quadrant of Vancouver Island, excluding the Gulf Islands. Encompassing approximately 25,359 hectares (ha) or 62,663 acres (ac) of land area and 1,826 ha (4,513 ac) of water area, the plan area is one of two northern electoral areas in the CVRD. The plan area includes the unincorporated community of Saltair.

1.3 Relationship to Other Jurisdictions

The plan area is bound on the south by the Municipality of North Cowichan and electoral areas E, F and I, on the east by Stuart Channel, on the north by electoral area H and the Regional District of Nanaimo and on the west by the Regional District of Nanaimo. The Town of Ladysmith bisects the plan area. First Nations reserves and the Gulf Islands are outside the jurisdiction of the OCP.

1.4 Saltair Character, Past and Present

Saltair is a unique coastal community with superb natural beauty, nestled between Ladysmith and Chemainus. It is a predominantly rural community of approximately 2,325 people, many of whom moved to Saltair because of the panoramic ocean and mountain views and rural ambience. Its location in relation to nearby urban centres, along with its natural coastal beauty, allow for a healthy rural lifestyle with close access to shopping and services.

Saltair residents place a very high value on the rural ambience of Saltair and wish to ensure that the peaceful, rural nature of the community is protected. A main challenge for Saltair is that, as increasing numbers of people become attracted to its unique rural lifestyle, it becomes more difficult to preserve the rural ambience. Rural lands located adjacent to an urban area are susceptible to sprawl development, which can overwhelm the existing community character and way of life.

For the purpose of protecting the rural lifestyle, the local plan will provide for limited population growth and will set clear limits on urban expansion. Throughout the community, the single-family dwelling will continue to be the predominant housing form, and the agrarian heritage of the community will be preserved.

The local plan will also provide for a high level of environmental protection. In particular, Banon Creek, Heart Lake, Holland Lake, Porter Creek, Stocking Creek, Stocking Lake and the ocean shoreline area will be carefully managed to ensure they are protected from adverse human impacts.

The significant forested lands to the west of the Town of Ladysmith should be retained at existing parcel sizes, as this area is a natural resource of great value. These wilderness lands provide economic benefits through forestry and resource extraction initiatives, the community water supply and high biotic diversity for wildlife habitat.

The existing commercial area on Chemainus Road will continue to be the centre of commercial activity in the plan area due to its location in relation to the majority of Saltair's population and its ability to provide for the small-scale commercial needs of residents. The local plan will require any future commercial businesses to locate in designated areas in this central commercial core. Any new commercial ventures will be appropriately scaled, with land uses that complement the rural residential nature of the area, are attractively designed and do not have negative social or environmental impacts.

The existing neighbourhood pub on Knight Road, the restaurant and coffee shop on Chemainus Road, the tourist commercial operation at Davis Lagoon and the service commercial use on the Trans-Canada Highway will continue to be recognized in the OCP.

The local plan will also recognize the contribution of home-based businesses to the economic and social fabric of Saltair. Technological change has enabled many residents to work in their homes while having little or no detrimental social or environmental impacts. Home-based businesses can provide greater lifestyle opportunities, reduce automobile travel and bolster the local economy. At the same time, policies within the local plan are carefully set out to ensure that, in future, unsightly or high impact businesses will not be permitted in Saltair.

Saltair residents have also expressed the high value they place on outdoor recreation. The local plan supports a strong park acquisition strategy, and the plan proposes a network of safe and convenient pedestrian and cycling trails, paths and walkways to link community facilities, commercial areas, parks, beach accesses, natural areas and residential areas within the community, and to connect Saltair with Ladysmith and Chemainus.

Finally, residents need and desire to be able to move within their community with ease and safety. Despite improvements for pedestrians and cyclists, the automobile will continue to be the predominant form of travel. The lack of road upgrades and maintenance in Saltair has been a concern to many residents. Notwithstanding the limited jurisdiction of the CVRD on road issues, the plan will strongly urge the provincial government to undertake necessary actions to improve the safety and convenience of residents. A road access to the Trans-Canada Highway will also be promoted, in the interest of the safety and convenience of Saltair residents.

The primary focus of the local plan will be to preserve the natural, rural setting of the community. Saltair will continue to be an attractive, livable residential community that has careful regard for the environment and provides a scenic green belt between the urban centres of Chemainus and

Ladysmith. It is incumbent upon landowners to familiarize themselves with the local plan policies and the regulations within the implementing bylaws, to ensure that they are compliant.

Heritage

The local plan seeks to preserve the agrarian heritage of the community.

To be further considered in the modernization.

1.5 Population and Demographics

The OCP includes the harmonized population, housing and employment projections from all local area plans (LAP) in Appendix I. The Modernized Official Community Plan for the Electoral Areas (MOCP) and LAPs will include regional, sub-regional and electoral area projections. These projections are an important consideration in the development of LAPs.

1.6 Housing

Existing housing projections are included in the OCP as Appendix I. Housing projections will be updated concurrently with population and employment projections.

1.7 Local Planning Process

The OCP includes the local planning process for the harmonization of all LAPs. All nine LAPs are being harmonized through the creation of the OCP, which includes each LAP in Schedule B.

PART 2 LAND USE PLANNING DESIGNATIONS

All future development must be consistent with the objectives and policies of the OCP and the area G Saltair local plan. The regional land use designations are intended to reflect electoral area and regional commitments and aspirations. Both the regional designations and the local plan designations should be considered.

Except as shown on the Land Use Designation maps (see Schedule L, LG1 map series), land use designations generally follow parcel boundaries and, though not shown on the maps, the land use designations extend to the centre line of adjacent roads. Where land use designations split parcels, the boundary will be considered approximate.

Symbol Legend:

- Designations in both the OCP, Part 4 and area G Saltair local plan.
- Designations in the OCP, Part 4.
 - › Designations in the area G Saltair local plan
- Renewable Resource – Agriculture
- Renewable Resource – Forestry
- Institutional
- Parks
- Freshwater
- Marine
- Commercial
 - › Local Commercial
 - › Neighbourhood Pub Commercial
 - › Service Commercial
 - › Tourist Commercial
- Residential
 - › Future Development
 - › General Residential
 - › Manufactured Home Park
 - › Suburban Residential
- Railway Transportation
- Settlement Nodes
- Roads and Servicing
- Temporary Use
- Heritage

2.1 Renewable Resource – Agriculture Designation

The Cowichan Valley has one of the warmest climates in Canada, and some of the most diverse and fertile soils, suited to a wide variety of agricultural enterprises. Agriculture is an important sector of the economy and essential to the rural ambiance and beauty of the landscape. A primary goal of this local plan is to protect agricultural resource lands and the agricultural industry. Lands designated as Renewable Resource – Agriculture include areas with potential for a wide range of agricultural production and include land in the Agricultural Land Reserve as shown on Schedule D, DG1.1 Agricultural Land Reserve – Area G.

Renewable Resource- Agriculture Designation

The Renewable Resource – Agriculture designation is also intended to support agriculture as an integral part of the rural landscape, a contributor to the local economy and a critical source of future food production.

The following objectives and policies complement the OCP Agriculture objectives and policies.

2.1.1 Renewable Resource – Agriculture Objectives

1. Develop policies and supporting regulations to encourage agriculture activity on all lands regardless of soil classification.
2. Prioritize local agricultural production to enhance food security.

2.1.2 Renewable Resource – Agriculture Policies

The regional board:

1. Supports farm help dwellings in accordance with the relevant Agricultural Land Commission policy on additional dwellings for farm help with the following considerations:
 - a. of the farm to alternative supplies of accommodation for farm workers when zoning regulations for additional farm dwellings are being enacted.
2. Establishes zones that support urban agriculture, community gardens, farmers' markets and food processing.

2.2 Renewable Resource – Forestry Designation

Lands in the western portion of electoral area G are designated as Renewable Resource – Forestry in the plan. Although these lands are not contiguous with the populated area of Saltair, they are extremely important to the community, providing a buffer area for the community water supply, potentially contributing to the regional economy, maintaining aquifer recharge and drainage retention areas, supporting fish and wildlife habitat and providing recreational opportunities. These functions contribute to the rural character and healthy natural environment of the plan area; therefore, it is important that lands in the Renewable Resource – Forestry designation not be considered as a land-bank-in-waiting for future residential development. This plan designates ample land for development in the residential areas.

The Province of B.C. has jurisdiction over many resource extraction activities. A primary challenge for the Province is to protect the Stocking Lake watershed from damage related to resource extraction activities and to ensure that resource extraction operations are sustainable and respectful of natural ecosystems and the community water supply at Stocking Lake.

The Renewable Resource – Forestry designation is intended to accommodate forest management and other resource land uses. This local plan seeks to protect forest lands for their long-term value and to limit urban and rural sprawl. The plan recognizes that the lands west of Ladysmith consist of forest resource lands that fall primarily under the jurisdiction of the provincial government.

The following objectives and policies complement the OCP Forestry objectives and policies.

2.2.1 Renewable Resource – Forestry Objectives

1. Protect the integrity of all watersheds as a long-term source of clean community water.
2. Recognize the significant value of forested lands to the west of the Town of Ladysmith.
3. Encourage the Province to:
 - a. preserve the area for forestry and resource extraction initiatives, important wildlife habitat and environment features, and the protective buffer area that surrounds the drinking water supplies for Saltair;
 - b. manage logging and mining activities with community interests in mind including protecting wilderness areas and environmentally sensitive areas;
 - c. ensure that private resource companies maintain natural vegetation within all riparian areas of lakes and streams, including in the vicinity of Stocking Lake, Stocking Creek, Heart Lake, Holland Lake, Holland Creek, Bannon Creek and other areas known to be sensitive; and
 - d. undertake studies and regular monitoring of the aquifers underlying Saltair.

2.2.2 Renewable Resource – Forestry Policies

The regional board:

1. Supports preservation of the capacity of healthy forests to naturally sequester carbon dioxide.

2.3 Industrial Designation

A strong, diverse local economy requires that the local plan provides a policy framework that encourages industry, while at the same time ensuring that new industrial development is environmentally clean, contributes to the quality of life for residents and strives to utilize community resources. The Industrial designation is defined in the OCP and generally supports secondary forestry manufacturing, value-added agriculture and high-tech industries that have the capability of providing a high standard of employment. The plan does not support any industries considered environmentally hazardous due to the transport, handling, bulk storage or use of liquefied natural gas, radioactive substances, contaminated wastes and soils or other dangerous or toxic materials.

Industrial Designation

There are no lands currently designated Industrial in the plan.

2.4 Institutional Designation

The following objectives and policies complement the OCP Institutional objectives and policies.

Institutional Designation

The Institutional designation is intended for institutional uses and addresses the possibility that additional institutional uses may be proposed in Saltair.

2.4.1 Institutional Objectives

1. Ensure institutional uses remain an integral part of the community and are located in the most suitable locations.
2. Ensure institutional developments are attractive and accessible and include public safety design measures.
3. Review the Saltair Community Centre level of service and financial viability.

2.4.2 Institutional Policies

To be reviewed in the modernization.

2.5 Parks Designation

There are numerous parks in the local plan area, and the CVRD actively encourages additional acquisitions as suitable lands become available. (See Figure 2–1 Parks North Saltair and Figure 2–2 Parks South Saltair) As the population continues to grow, a high priority will be placed on the maintenance of existing parks and trails and the acquisition of new ones, including trail linkages. The CVRD supports a collaborative approach to planning for parks. The local plan has one Parks designation.

Twelve community parks exist in electoral area G Saltair LAP:

- Bazan Road Beach Access
- Boulder Point Beach Access
- Clifcoe Park North
- Clifcoe Park South
- Clifcoe Road Beach Access
- Diana Princess of Wales Wilderness Park
- Lagoon Bridge Beach Access
- Saltair Centennial Park
- Skinner Road Beach Access
- Solmie Road Beach Access
- Stocking Creek Park

There is also one regional park, Stocking Heart Lake Regional Park, in the local area.

Figure 2–1 Parks North Saltair

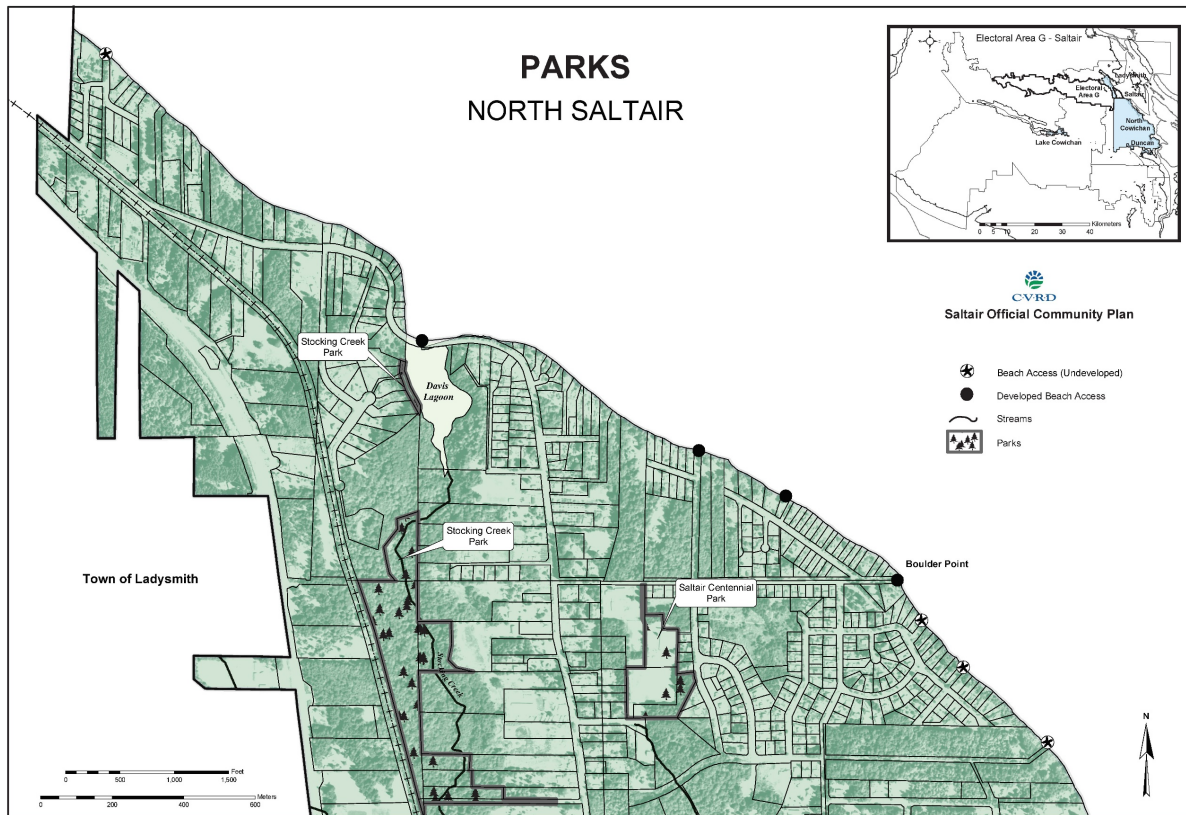
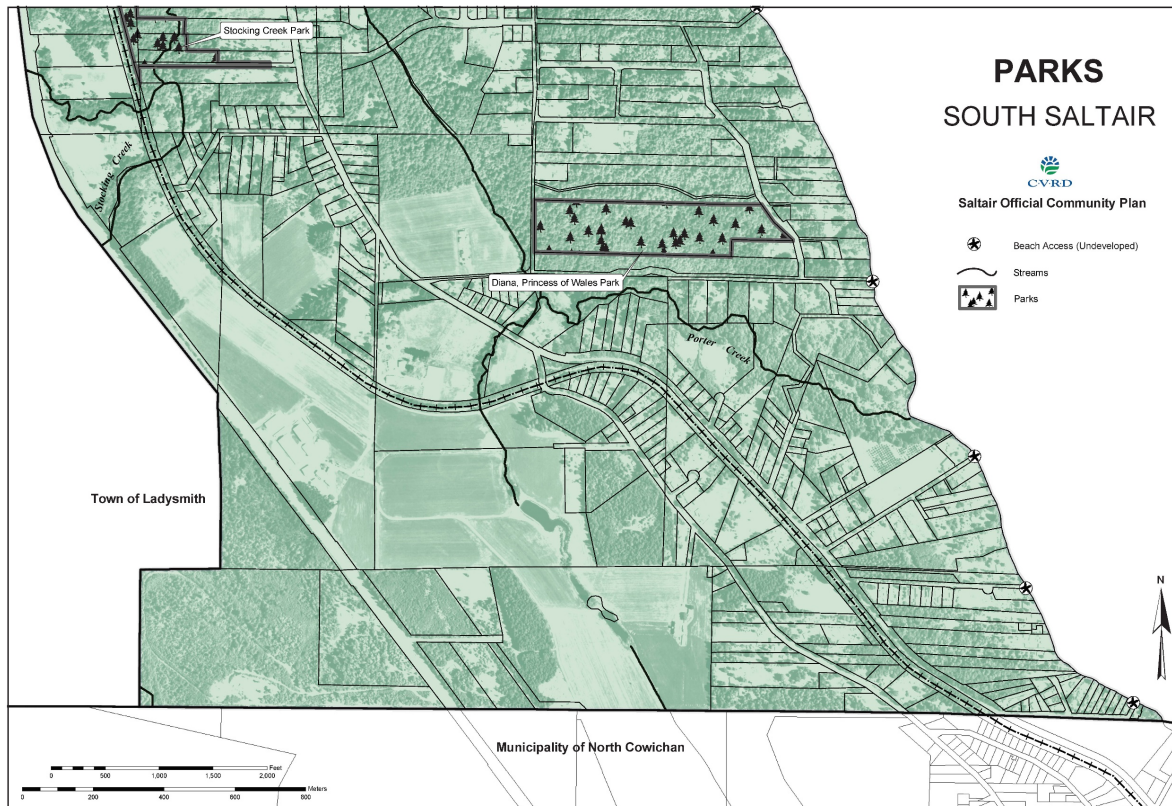


Figure 2–2 Parks South Saltair



Parks Designation

The Parks designation intends to advocate a network of safe and convenient pedestrian and cycling trails, paths and walkways to link the community facilities, commercial areas, parks, beach accesses, natural areas and residential areas within the community and to connect Saltair with Ladysmith and Chemainus. (See Figure 2–1 Trails North Saltair and Figure 2–2 Trails South Saltair) The following objectives and policies complement the OCP Parks objectives and policies.

2.5.1 Parks Objectives

1. Increase recreational opportunities as well as preserving aquatic habitat, rare and fragile native plant communities, wildlife habitat and corridors, significant geographical or historical features and the natural beauty of Saltair.
2. Encourage a strong outdoor recreational component in the community.
3. Develop a network of safe and convenient pedestrian and cycling trails, paths and walkways to link the community facilities, commercial areas, parks, beach accesses, natural areas and residential areas within the community.
4. Expand Stocking Creek Park.
5. Increase public beach access and accessible public beaches.
6. Develop a network of trails connecting residential areas with commercial, parks, other communities and beaches.

7. Encourage the Province to consider dedication of parks at road ends and road closures.
8. Encourage the Province to retain Crown land for parks, recreational and environmental protection.
9. Increase lands to enhance Saltair's open space system.
10. Provide safe and convenient linkages for pedestrians and cycling between community facilities, commercial areas, parks, beach accesses, natural areas and residential areas within the community, and to connect Saltair with Ladysmith and Chemainus via the Cowichan Valley Trail (The Great Trail), and possibly the ocean shoreline.

2.5.2 Parks Policies

The regional board:

1. Encourages green mapping where significant features, both natural and historical, are identified and preserved.
2. Supports the creation of a parks master plan and a trail strategy with the following considerations:
 - a. a trail map that marks and maps trails and records heritage features and historical knowledge;
 - b. a commemorative plaque at the former Saltair train station site;
 - c. public beach access points with standardized signage; and
 - d. a plan to add additional lands to Saltair's open space system.

Figure 2–3 Trails North Saltair

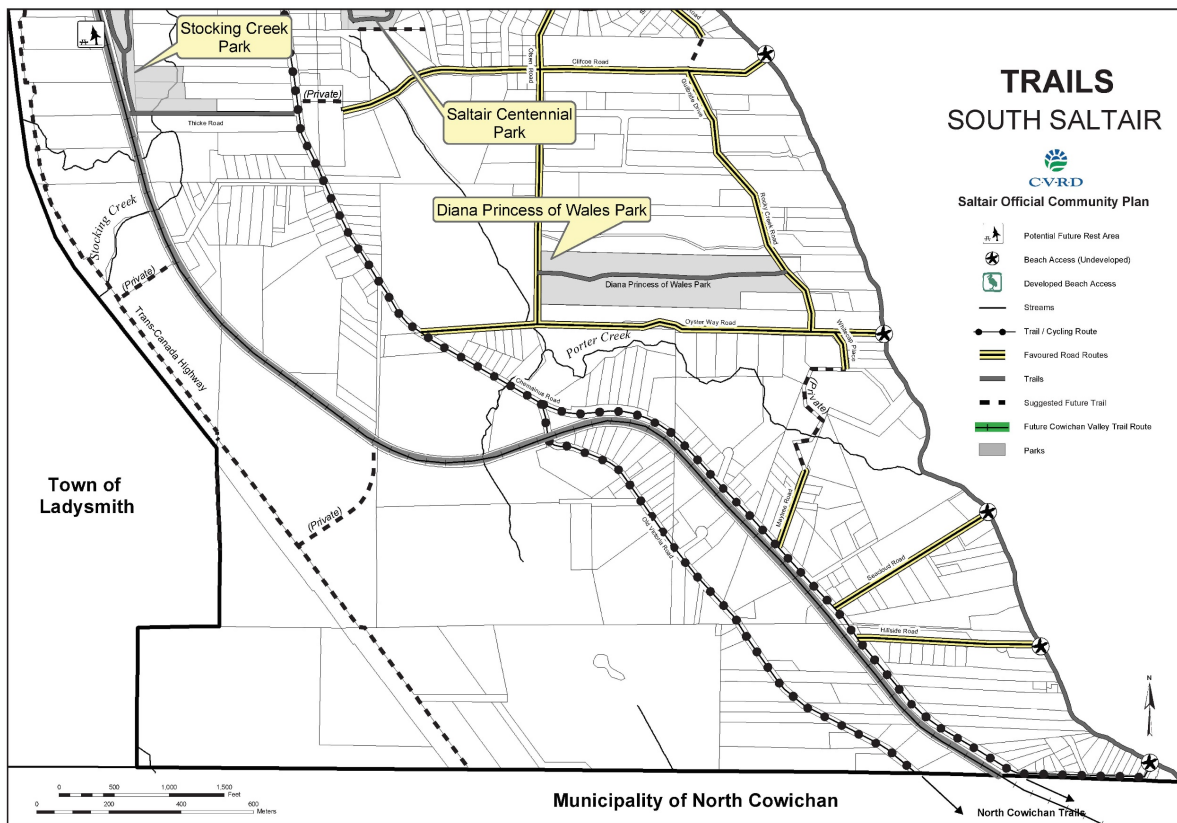
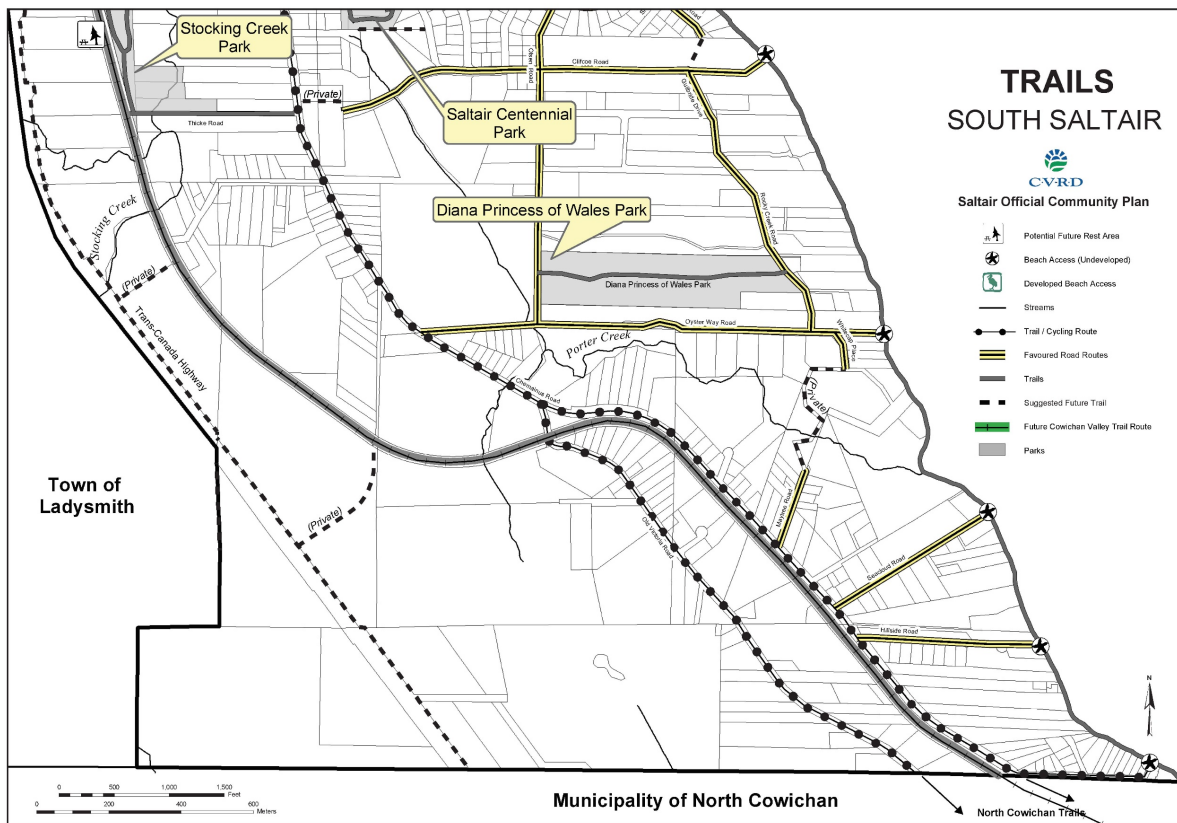


Figure 2–4 Trails South Saltair



2.6 Freshwater and Marine Designations

Freshwater Designation

The primary purpose of the Freshwater designation is to protect the quality and quantity of water for potential potable water use and the biodiversity of sensitive lake ecosystems. The following objectives and policies complement the OCP Freshwater objectives and policies.

2.6.1 Freshwater Objectives

1. Develop a floodplain bylaw.
2. Protect the integrity of Stocking Lake watershed as a long-term source of clean community water.
3. Protect Stocking Lake, Stocking Creek, Heart Lake, Holland Lake, Holland Creek, Bannon Creek and other areas known to be sensitive

2.6.2 Freshwater Policies

To be considered in the modernization.

Marine

Marine waters are designated. There are ocean shoreline management objectives and policies included in the local plan and replicated in the draft marine area plan. A marine OCP for electoral areas A, C, D, F, G and H will be developed in the modernization as a separate plan with robust objectives and policies for electoral areas with marine areas. The following objectives and policies complement the OCP Marine objectives and policies.

2.6.3 Marine Objectives

1. Recognize the importance of the marine foreshore environment to the biodiversity of the region and quality of life of Saltair residents as well as residents in neighbouring jurisdictions.
2. Ensure development does not result in sedimentation, runoff and pollution into the marine environment.
3. Work with the appropriate government agencies in improving the environmental conditions of Ladysmith Harbour and Stuart Channel.
4. Provide beach accesses where possible in order to maximize passive recreation opportunities.
5. Support the Province of B.C. Ladysmith Harbour Crown Foreshore Plan.
6. Encourage the Government of Canada and the Province of B.C. to
 - a. protect the biodiversity of the sensitive ocean resource off the Saltair shoreline;
 - b. ensure that any new applications for shellfish culture purposes are subject to a public review, including a rezoning process, prior to any new foreshore leases being issued; and
 - c. refrain from issuing foreshore leases for commercial, industrial or aquaculture uses, where the community has not supported the proposed use.
7. Encourage the testing (including DNA testing) of shellfish and finfish to determine point sources of pollution and measures to reduce or ultimately eliminate the pollution.
8. Develop a coastal flood mitigation bylaw.
9. Designate waters and foreshore of Saltair as Water Conservancy Zone.
10. Protect the shoreline as an environmentally sensitive area.

11. Ensure no log storage, dumping, sorting or related activities, without approval from Fisheries and Oceans Canada.

2.6.4 Marine Policies

The regional board:

1. Supports designation of the ocean shores as Ocean Shoreline Development Permit Area.

2.7 Commercial Designation

The plan intends that the existing commercial area on Chemainus Road, in the central portion of Saltair, will continue to be the centre of commercial activity in the plan area due to its central location and its ability to provide for the local commercial needs of area residents. The following objectives and policies complement the OCP Commercial objectives and policies.

There are four Commercial designations in the local plan area:

- › Local Commercial
- › Neighbourhood Pub Commercial
- › Service Commercial
- › Tourist Commercial

Local Commercial

The Local Commercial designation is intended to accommodate a limited range of land uses that cater to the retail needs of the community immediately surrounding the facility, rather than the regional population base.

Neighbourhood Pub Commercial

The Neighbourhood Pub Commercial designation is intended to accommodate one parcel located on Knight Road in the southern portion of Saltair.

Service Commercial

The Service Commercial designation is intended to accommodate commercial lands that have reasonable access to the Trans-Canada Highway and are intended for use by the travelling public. There is currently one parcel designated as Service Commercial, located at Peerless Road and the Trans-Canada Highway.

Tourist Commercial

The Tourist Commercial designation is intended for tourist-oriented development.

2.7.1 Local Commercial Objectives

1. Maintain the central commercial core as the Local Commercial focal point of the community.

2.7.2 Local Commercial Policies

The regional board:

1. Does not support strip commercial development along Chemainus Road.

2.7.3 Neighbourhood Pub Commercial Objectives

1. Ensure development is attractive and blends with the rural character.
2. Ensure development does not adversely impact the environment.

2.7.4 Neighbourhood Pub Commercial Policies

To be considered in the modernization.

2.7.5 Service Commercial Objectives

1. Improve the local economy and raise quality of life by increasing commercial opportunities and employment.
2. Support the travelling public.

2.7.6 Service Commercial Policies

The regional board:

To be considered during the modernization.

2.7.7 Tourist Commercial Objectives

1. Ensure development is accessible, includes public safety design measures and blends in with the rural character of the community.
2. Ensure new development does not lead to strip development along Chemainus Road.
3. Ensure scale, form and character of Tourist Commercial developments do not negatively impact the natural environment.
4. Ensure densities are appropriate from a servicing standpoint.
5. Support the development of a connected bike trail.

2.7.8 Tourist Commercial Policies

The regional board:

1. Supports tourism sector land uses and small-scale accessory retail sales and services.

2.8 Residential Designation

There are three Residential designations in the local plan area, and these complement the OCP Residential objectives and policies:

- › Future Development
- › General Residential
- › Manufactured Home Park
- › Suburban Residential

Future Development Designation

The Future Development designation is intended for commercial nodes and the residential settlement areas in general proximity to them. It will be considered for all electoral areas in the modernization.

General Residential

The General Residential designation is intended for new urban residential development while retaining the rural buffer area between the two adjacent municipalities.

Manufactured Home Park

The Manufactured Home Park designation recognizes the importance of mobile homes to the range of housing options available in the local plan area.

Suburban Residential

The Suburban Residential designation is intended for lots suitable for a suburban residential lifestyle. This designation provides for both rural residences and agriculture and intends to ensure that suburban areas remain semi-rural and agricultural over the long term.

In all Residential designations in the area G plan, the following objectives and policies are applicable:

2.8.1 General Residential Objectives

1. Preserve the rural character of Saltair.
2. Shared septic fields for secondary suites within dwelling units.
3. Review zoning height standards to consider viewscales.
4. Retain public ownership of lands adjacent to Stocking Creek.

2.8.2 General Residential Policies

The regional board:

1. Supports home-based businesses that are in keeping with the rural residential character of the community.

2.8.3 Manufactured Home Park Objectives

1. Ensure that the manufactured home park remains an attractive, livable residential area.

2.8.4 Manufactured Home Park Policies

The regional board:

1. Encourages adequate arrangements for the relocation of tenants, including into housing units within the new development, where redevelopment of a manufactured home park is contemplated.

2.8.5 Suburban Residential Objectives

1. Preserve the rural residential character of Saltair.
2. Provide adequate land for new housing requirements.
3. Encourage affordable rental and special needs housing in a manner in keeping with the rural residential nature of the community.
4. Encourage small-scale agriculture accessory to a residential use.
5. Support home-based businesses that are compatible with the rural setting.
6. Minimize conflicts between residential development and agriculture.

2.8.6 Suburban Residential Policies

The regional board:

1. Supports development variance permits to preserve trees, natural feature viewscales or sensitive areas.
2. Does not support density averaging.
3. Supports buffering of residential lands to agriculture lands.
4. Does not support re-designation of lands from forestry or agriculture to residential.

2.9 Railway Transportation

Railway Transportation Designation

The Railway Transportation designation is to encourage and maintain a safe, convenient and efficient public access that shows due regard for the natural landscape, the quality of the environment and pedestrian, cycling and access consistent with the Cowichan Trail System guidelines.

2.9.1 Railway Transportation Objectives

1. To provide a corridor for public use pedestrian trails over the long term.

2.10 Roads and Servicing

Saltair's scenic, narrow country roads contribute to the rural ambience and the environment of the community. There are four main classes of public roads:

1. Primary Highway: The Trans-Canada Highway is in this category.
2. Major Collector Roads: Chemainus Road is in this category.
3. Minor Collector Roads: South Oyster School Road, Sea Vista Road, Olsen Road and Old Victoria Road are in this category.
4. Local Roads: Include all other public roads.

The only designation for Transportation in the plan area is Railway Transportation.

Roads and Servicing

Saltair has developed to its present state without the benefit of a community-wide sewage collection and treatment system. Most residences in the plan area are equipped with a septic tank and on-site disposal field under the Vancouver Island Health Authority jurisdiction.

This is a rural technology, best suited to areas with good permeable soil conditions and large, low-density parcels. In Saltair, the soils are generally not optimal for on-site sewage treatment, and many residential parcels are smaller than ideal for on-site septic tanks and fields.

See the OCP for further information.

The Roads and Servicing objectives and policies are intended to improve transportation and land use planning.

2.10.1 Roads and Servicing Objectives

1. Provide a corridor for public use of pedestrian trails.
2. Protect special features and heritage areas, including the E&N Railway.
3. Establish the E&N Railway corridor as a section of the Cowichan Valley Trail (The Great Trail), linking Ladysmith and Chemainus.
4. Encourage the Province to develop a direct access from Saltair to the Trans-Canada Highway.
5. Encourage the Province to provide more efficient snow removal and better maintenance and overall road improvement.
6. Encourage the Ministry of Transportation and Infrastructure to consider public access of trails consistent with the Cowichan Valley trail guidelines and provide public access to the Trans-Canada highway.
7. Encourage the Ministry of Transportation and Infrastructure to make the following changes on Chemainus Road:
 - a. remove signage on the Trans-Canada Highway that encourages Penelakut and Thetis Island ferry traffic to use the Saltair section of Chemainus Road, and encourage the traffic to use an alternative route from the Trans-Canada Highway, such as Henry Road;
 - b. remove signage that encourages regional traffic through the Saltair section of Chemainus Road;
 - c. change the classification of Chemainus Road to a 'no truck route', and place signage that strictly places load limits on heavy trucks through the Saltair section of Chemainus Road;
 - d. resolve the Branksome Road and Chemainus Road intersection safety concerns;
 - e. improve safety at night along Chemainus Road;
 - f. provide pedestrian crossways along Chemainus Road, to improve pedestrian safety and help slow traffic in the rural residential community; and
 - g. provide a well-defined pedestrian walkway on the road shoulder of Chemainus Road.
8. Support a community sewage collection and treatment system in Saltair, in consultation with residents and considers financial feasibility.
9. Discourage widening of local roads unless for safety provisions for cycling or pedestrian access.

2.10.2 Roads and Servicing Policies

The regional board:

1. Supports the burial of public utilities.

2.11 Settlement Nodes

There are no settlement nodes in the area G Saltair local plan.

Future residential development will be identified in the modernization.

2.12 Temporary Use Designations

Temporary Use Designations

Lands designated for temporary use are intended to ensure that temporary uses have a beneficial aspect for the community and that they have little or no negative effect upon residential uses or the natural environment. Temporary use designated lands for area G are Forestry and Suburban Residential designations. The following policies complement the OCP Temporary Use objectives and policies.

2.12.1 Temporary Use Policies

The regional board:

1. Will consider temporary use designations on lands designated Forestry for the following uses:
 - a. establishment of temporary logging camps, field offices, temporary camp employee accommodation and temporary small-scale sawmill operations, including the preparation of logs, fence posts, shakes, shake blocks, poles and firewood.
2. Will consider temporary use designations on lands designated Suburban Residential for the following uses and conditions:
 - a. temporary agricultural operations in excess of the limits specified for Restricted Agriculture, but not to the extent of Intensive Agriculture.
3. Will consider specific conditions respecting the issuance of a permit and the posting of security to ensure compliance with the conditions of the permit including but not limited to:
 - a. proposed agricultural use of the property, including numbers of animals, management of agricultural products (farm stand, etc.) and any other pertinent information;
 - b. site layout plan showing location of proposed farm stand (if any), sensitive ecological areas¹ (if any), existing and new/proposed structures with setback distances of at least 10 m, and visual buffers (preferably vegetation buffers), in accordance with the Agricultural Land Commission's specifications, location of fans, if applicable, and placement of compost and manure piles in relation to neighbouring residential properties; and
 - c. if animals are part of the proposed agricultural use, a composting and manure management plan and a rodent management plan are required.

2.13 Heritage

There are currently no Heritage designations. Preservation of heritage is a key consideration in Parks policies. Heritage resources that may have significant heritage value and will be considered for inclusion on the CVRD Community Heritage Register include but are not limited to the following: Boulder Point, Saltair Station House and Saltair Centennial Park.

2.13.1 Heritage Objectives

1. Protect heritage resources.
2. Protect the rural character of Saltair as the main priority of Saltair residents.
3. Identify lands and buildings for designations with historical, cultural, architectural or social value.
4. Encourage and enhance the economic viability of heritage designations.

¹ Definition: wetlands, streams and any sensitive ecosystems from the Vancouver Island Sensitive Ecosystem Inventory mapping.

2.13.2 Heritage Policies

The regional board:

To be completed in the modernization.

PART 3 IMPLEMENTATION AND EVALUATION

3.1 Monitoring and Review of the Plan

To be considered in the modernization.

3.2 Performance Measures

This section provides a means by which to measure the success of the OCP in terms of the objectives and policies of this plan. The land use inventory statistics will outline the amount of land within the plan area. The current amount of land within the plan area (shown on Schedule L) is 25,332 ha (62,596 ac).

A. Renewable Resource – Agriculture

The current amount of land designated for Renewable Resource – Agriculture use is approximately 191 ha (471 ac), or 0.75% of the rural plan area.

B. Rural Resource – Forestry

The current amount of land designated for Renewable Resource – Forestry use is approximately 24,576 ha (60,730 ac), or 97.02% of the plan area.

C. Industrial

The current amount of land designated for Industrial use is 0 ha (0 ac), or 0% of the plan area.

D. Institutional

The current amount of land designated for Institutional use is approximately 3 ha (6 ac), or 0.01% of the plan area.

E. Parks

The current amount of land designated as Parks is approximately 129 ha (318 ac), or 0.51% of the plan area.

F. Freshwater

The current amount of the plan area designated as Freshwater is approximately 81 ha (201 ac).

G. Marine

The current amount of the plan area designated as Marine area is 1,746 ha (4,314 ac).

H. Commercial Area

The current amount of land designated for Commercial use is approximately 10 ha (25 ac), or 0.04% of the plan area.

I. Residential Area

The current amount of land designated for Residential use is approximately 406 ha (1,004 ac), or 1.60% of the plan area.

J. Railway Transportation

The current amount of land designated for Railway Transportation use is approximately 17 ha (42 ac), or 0.07% of the plan area.

Table 3–1 Regional Performance Measures

Local Area Plan G

Land Designations	Rural Area		Rural Area % of Local Plan
	Hectares	Acres	
Renewable Resource – Agriculture	191	471	0.75
Commercial	10	24	0.04
Industrial	0	0	0.00
Institutional	3	6	0.01
Marine	1,746	4,314	
Parks	129	318	0.51
Residential	413	1021	1.63
Renewable Resource - Forestry	24,597	60,780	97.00
Railway Transportation	17	42	0.07
Freshwater	80	198	
Grand Total	25,359	62,663	100.00

1. When calculating the land use designations, land within the ALR is included in the designation within which it sits.
2. In the plan area, the total amount of ALR land is approximately 324 ha, or 0.6%.
3. In the plan area, there is no land within a Growth Containment Boundary.
4. In calculating the total plan areas and percentages, Marine and Freshwater were not included.

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Figure 2–2 Parks South Saltair

Figure 2–3 Trails North Saltair

Figure 2–4 Trails South Saltair