ELECTORAL AREA I YOUBOU/MEADE CREEK LOCAL AREA PLAN

PART 1 VISION & GOALS 1

1.1 Vision 1

1.2 The Local Plan Area 1

1.3 Relationship to Other Jurisdictions 1

1.4 Youbou/Meade Creek Character, Past and Present 1

1.5 Population and Demographics 2

1.6 Housing 2
1.6.1 Housing Objectives 2
1.6.2 Housing Policies 2

1.7 Local Planning Process 2

PART 2 LAND USE PLANNING DESIGNATIONS 3

2.1 Growth Containment Boundary 4
2.1.1 Growth Containment Boundary Objectives 4
2.1.2 Growth Containment Boundary Policies 4

2.2 Renewable Resource – Agriculture Designation 4

2.3 Renewable Resource – Forestry Designation 5
2.3.1 Renewable Resource – Forestry Objectives 5
2.3.2 Renewable Resource – Forestry Policies 5

2.4 Industrial Designation 6
2.4.1 Industrial Objectives 6
2.4.2 Industrial Policies 6
2.4.3 Light Industrial Objectives 6
2.4.4 Light Industrial Policies 6

2.5 Institutional Designation 6
2.5.1 Institutional Objectives 7
2.5.2 Institutional Policies 7
2.5.3 Institutional and Community Facilities Objectives 7
2.5.4 Institutional and Community Facilities Policies 7

2.6 Parks Designation 7
2.6.1 Parks Objectives 9
2.6.2 Parks Policies 10
2.6.3 Comprehensive Recreational Objectives 10
2.6.4 Comprehensive Recreational Policies 10
2.6.5 Environmental Conservation Objectives 10
2.6.6 Environmental Conservation Policies 10

2.7 Freshwater Designation 10
2.7.1 Freshwater Objectives 10
2.7.2 Freshwater Policies 11

2.8 Commercial Designation 11
2.8.1 Commercial Objectives 12

2.8.2 Commercial Policies 12
2.8.3 Local Commercial Objectives 12
2.8.4 Local Commercial Policies 12
2.8.5 Neighbourhood Pub Commercial Objectives 13
2.8.6 Neighbourhood Pub Commercial Policies 13
2.8.7 Service Commercial Objectives 13
2.8.8 Service Commercial Policies 13
2.8.9 Tourist Commercial Objectives 13
2.8.10 Tourist Commercial Policies 13
2.8.11 Waterfront Commercial Objectives 13
2.8.12 Waterfront Commercial Policies 13

2.9 Residential Designation 14
2.9.1 Residential Objectives 16
2.9.2 Residential Policies 16
2.9.3 Bald Mountain Lakefront Cottage Residential Objectives 16
2.9.4 Bald Mountain Lakefront Cottage Residential Policies 16
2.9.5 Bald Mountain Peninsula Comprehensive Development Objectives 16
2.9.6 Bald Mountain Peninsula Comprehensive Development Policies 17
2.9.7 Lakefront Residential Objectives 17
2.9.8 Lakefront Residential Policies 17
2.9.9 Manufactured Home Park Objectives 17
2.9.10 Manufactured Home Park Policies 17
2.9.11 Urban Residential Objectives 17
2.9.12 Urban Residential Policies 17
2.9.13 Residential A Objectives 17
2.9.14 Residential A Policies 17
2.9.15 Residential B Objectives 17
2.9.16 Residential B Policies 18
2.9.17 Residential C Objectives 18
2.9.18 Residential C Policies 18
2.9.19 Residential D Objectives 18
2.9.20 Residential D Policies 18
2.9.21 Residential E Objectives 18
2.9.22 Residential E Policies 18
2.9.23 Suburban Residential Objectives 18
2.9.24 Suburban Residential Policies 18
2.9.25 Village Core Objectives 18
2.9.26 Village Core Policies 18

2.10 Settlement Nodes 18

2.11 Roads and Servicing 19
2.11.1 Roads and Servicing Objectives 19
2.11.2 Roads and Servicing Policies 21

2.12 Heritage 21
2.12.1 Heritage Objectives 21
2.12.2 Heritage Policies 21

PART 3 IMPLEMENTATION AND EVALUATION 22

3.1 Monitoring and Review of the Plan 22

3.2 Performance Measures 22

LIST OF TABLES **25**

LIST OF FIGURES **25**

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 area plans (LAP) for the CVRD's electoral areas and villages. These include the vision for the future of the Youbou/Meade Creek community:

> *Youbou/Meade Creek is an enhanced liveable rural residential community with a supported rich resource base characterized by competing harmonious land uses where residents wish to retain the diverse natural environment and recreational lands.*

1.2 The Local Plan Area

The local plan area includes all of electoral area I of the Cowichan Valley Regional District within the southeast quadrant of Vancouver Island. Encompassing approximately 50,523 hectares (ha) or 124,844 acres (ac) of land area and 4,036 ha (9,974 ac) of water area, electoral area I is one of two western electoral areas. The plan area includes the unincorporated community of Youbou.

1.3 Relationship to Other Jurisdictions

Electoral area I falls in the western portion of the Cowichan Valley Regional District in the southern half of Vancouver Island.

In relation to other jurisdictions, the plan area is bound on the south by electoral area F and the Town of Lake Cowichan, on the east by the electoral area F, on the north by electoral area G and the Regional District of Nanaimo, and on the west by the Alberni-Clayoquot Regional District. First Nations reserves are outside the jurisdiction of the OCP.

1.4 Youbou/Meade Creek Character, Past and Present

The plan area has a diverse natural environment that includes wetlands, streams and rivers, rocky bluffs, valleys, diverse lakeshores and steep mountainous areas. These areas provide critical habitat for a wide variety of fish, bird, other wildlife and plant species, and provide the basis for the high quality of life for area residents. The rich resource land base is also characterized by competing land uses, including residential, commercial, industrial, institutional, forestry, fisheries, mining and recreational uses. While all forms of human activity have some impact on the natural environment of the region, the challenge is to ensure that land uses occur in such a way that respects and preserves natural ecosystems

1.5 Population and Demographics

Appendix I to the OCP includes the harmonized population, housing and employment projections from all LAPs. 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.

1.6.1 Housing Objectives

To be considered in the modernization.

1.6.2 Housing Policies

To be considered in the modernization.

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 I Youbou/Meade Creek LAP. The regional land use designations are intended to reflect electoral area and regional commitments and aspirations. Both the regional designations and the LAP designations should be considered.

Except as shown on the Land Use Designation maps, (see Schedule L, LI1 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 I Youbou/Meade Creek LAP
  - › Designations in the area I Youbou/Meade Creek LAP
- Renewable Resource – Forestry
- Industrial
  - › Light Industrial
- Institutional
  - › Institutional and Community Facilities
- Parks
  - › Comprehensive Recreational
  - › Environmental Conservation
- Freshwater
- Commercial
  - › Local Commercial
  - › Neighbourhood Pub Commercial
  - › Service Commercial
  - › Tourist Commercial
  - › Waterfront Commercial
- Residential
  - › Future Development
  - › Bald Mountain Lakefront Cottage Residential
  - › Bald Mountain Peninsula Comprehensive Development
  - › Lakefront Residential
  - › Manufactured Home Park
  - › Residential A
  - › Residential B
  - › Residential C
  - › Residential D
  - › Residential E
  - › Suburban Residential
  - › Urban Residential
  - › Village Core
  - › Public Utility
- Settlement Nodes
- Roads and Servicing
- Temporary Use
- Heritage

The following designations are part of a secondary plan that was adopted by Phased Development Agreement (PDA, Bylaw 3242) (June 2010): Village Core, Residential A, B, C, D and E, Public Utility, Institutional and Community Facilities, Light Industrial, Park and Environmental Conservation. The boundaries on Schedule L, LI1.2 Land Use Designations Youbou Village West - Area I are not definitive; they convey the relationship between uses in various portions of the Youbou lands development.

2.1 Growth Containment Boundary

Growth containment boundary is a land use policy area that includes the village containment boundaries and growth containment boundaries in LAPs. It identifies lands that will support housing and employment growth.

In order to keep the residential areas as compact as possible and to maintain the surrounding rural areas and working resource land base, lands within any residential designation, including any future residential designations intended to accommodate principal residential uses, are required to be located within the growth containment boundary.

2.1.1 Growth Containment Boundary Objectives

1. Develop the village core as a pedestrian-oriented area within which people will be encouraged to live, work, shop, assemble, socialize and recreate.
2. Ensure the community remains well suited to walking, even for those who may live on the western fringes of the Youbou lands site.
3. Ensure the resort/hotel area is within the village core.

2.1.2 Growth Containment Boundary Policies

The regional board:

1. Supports the integrity of the growth containment boundary, which has the following intent:
   a. preserve the resource land base of the plan area and allow no net loss of these resource lands, which will maximize the efficiency of land use;
   b. encourage appropriate community amenities and services with commercial areas within a walking distance of most residential areas; and
   c. delineate areas where mixed residential, commercial and institutional land uses will be focused, to create complete, healthy and liveable communities.
2. Supports investment in a community sewer system to support densification in the growth containment boundary.
3. Supports compact development and energy efficiency design.
4. Considers cash in lieu of parking if the number of parking spaces cannot be provided to support alternative transportation modes including cycling paths and pedestrian pathways.

2.2 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 LAP is to protect agricultural resource lands and the agricultural industry.

There are currently no lands in the plan area designated for agricultural uses.

2.3 Renewable Resource – Forestry Designation

The Renewable Resource – Forestry designation is intended to accommodate forest management and other resource land uses. This LAP seeks to protect forest lands for their long-term value and to limit urban and rural sprawl. This is a continuation of CVRD policies that have, for several decades, aimed to protect the forest resource from development pressures. Each past official community plan adopted for the local plan area and larger South Cowichan region has recognized the importance of the forest resource as a renewable resource, even with the cyclical nature of the forest industry, the history of ownership, changes to provincial policy and private sector applications to develop forest lands. Lands within the designation are characterized by their low densities and traditionally have been used for natural resource activities, such as forestry, mining and recreation, and have an abundant fish and wildlife population.

The economic prosperity of the Cowichan Lake area has depended upon a strong forest industry. Furthermore, each past official community plan adopted for this area, from the 1970s through to the present, has recognized the cyclical nature of the forest industry and the long-term value of the forest resource base.

Lands designated as Forestry are also an important contributor to the natural environment values of the area, maintaining aquifer recharge and drainage retention areas, supporting fish and wildlife habitat, and hence providing recreational and tourism opportunities. These functions make up the wilderness character and natural environment values of the OCP area.

Renewable Resource – Forestry Designation

Lands in the Forestry designation are intended for natural resource management over the long term and should not be considered a land-bank-in-waiting for future residential development. Lands considered suitable for wildlife habitat and ecosystem conservation, forest management and other natural resource uses are designated Forestry.

2.3.1 Renewable Resource – Forestry Objectives

1. Ensure that the timber resource remains in perpetuity and encourage forest companies to operate on a sustained yield basis.
2. Protect Roosevelt elk habitat and other wildlife habitat from development.
3. Encourage the Ministry of Forests and local fire departments to establish a wildfire safety plan, which includes
    a. a strategy to ensure adequate servicing, especially water supplies, during emergencies;
    b. a public information program strategy;
    c. guidelines or regulations for vegetation management;
    d. structural options to decrease damage potential during emergencies; and
    e. an emergency procedures strategy.
4. Develop a wildfire development permit area.
5. Manage and eradicate invasive non-native plant species.

2.3.2 Renewable Resource – Forestry Policies

The regional board:

To be considered in the modernization.

2.4 Industrial Designation

A strong, diverse local economy requires that the LAP 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. There are two Industrial designations in the plan area:

- Industrial
- Light Industrial

Industrial Designation

The Industrial designation is intended for a broad range of industry.

Light Industrial Designation

The Light Industrial designation is intended for uses that facilitate recreational activities relating to watercraft, wood processing, value-added wood product manufacturing, artisan businesses and other low-impact light industrial uses.

2.4.1 Industrial Objectives

1. Provide an attractive, diverse and stable economic base.

2.4.2 Industrial Policies

The regional board:
1. Supports location of future development in the Meade Creek Industrial Park.

2.4.3 Light Industrial Objectives

To be considered in the modernization.

2.4.4 Light Industrial Policies

The regional board:

To be considered in the modernization.

2.5 Institutional Designation

Access to recreation and social infrastructure and the provision of community services are essential for the quality of life and social sustainability of the communities within the Youbou/Meade Creek local plan area. Institutional uses include facilities such as schools, churches, fire halls, utilities, community halls, senior citizen clubs and related facilities. They are designated as Institutional.

Schools are gathering places for the community, places of socialization, centres of recreational activities and, in rural areas and smaller settlements, often the very heart of the community.

School properties are therefore vital to the health and well-being of such communities and need to remain available for institutional uses.

Institutional Designation

The Institutional designation is intended to ensure access to recreation and social infrastructure and the provision of community services to enhance quality of life. Zoning for institutional uses should be permitted in all designations.

Institutional and Community Facilities Designation

The Institutional and Community Facilities designation is intended for civic uses and multiple family residential, including affordable housing. Density should not exceed 30 units/ha and a floor area ratio of 0.8.

2.5.1 Institutional Objectives

1. Provide safe pedestrian and cycling linkages throughout.
2. Accommodate all societal segments.
3. Protect institutional land uses.
4. Provide for institutional uses that serve the needs of area residents.
5. Encourage School District 79 to make operational public school buildings and grounds in the community plan area available to community members for recreational and cultural activities as well as educational programs, during non-school hours.
6. Protect public uses and accessibility.

2.5.2 Institutional Policies

The regional board:

To be considered in the modernization.

2.5.3 Institutional and Community Facilities Objectives

1. Provide multi-family residential development with affordable housing and civic institutional uses.

2.5.4 Institutional and Community Facilities Policies

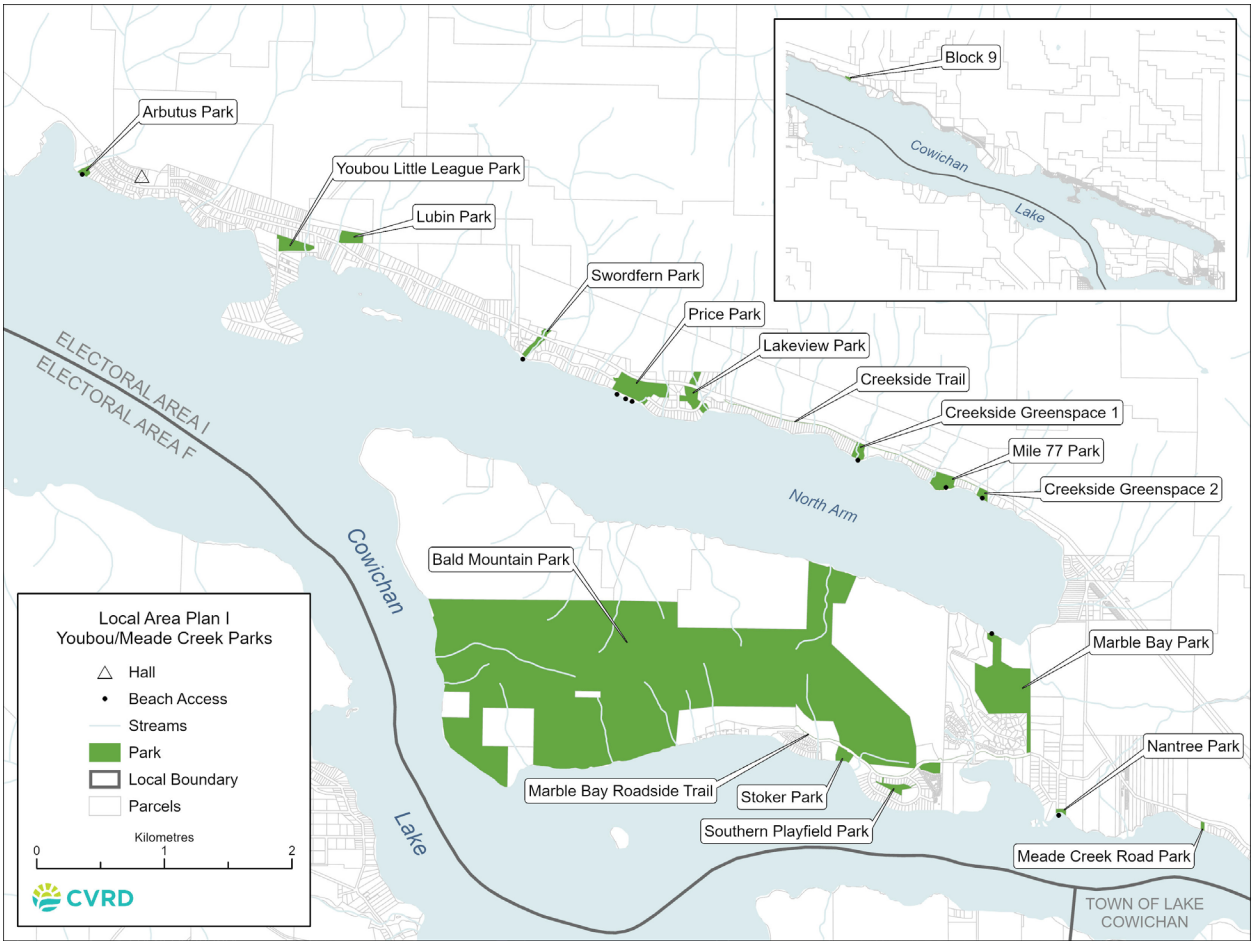
The regional board:
1. Supports density that exceeds 30 units/ha for residential uses and that, for all other uses in the ICF designation, does not exceed a floor area ratio of 0.8.

2.6 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 Area I Parks) 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 pristine natural and visual environment of Youbou/Meade Creek is a major contributing factor to the quality of life and attractiveness of the area. Recreational opportunities are abundant in the plan area, with forest-covered uplands, lake shorelines and scenic river corridors. At the same time, these features represent important ecological systems that provide domestic water, habitat for fish, plant and wildlife species, and the working forestry and mining land base. The intention of this plan is to provide for recreational opportunities of various types in areas that have the appropriate biological capabilities to sustain the varying levels of impacts associated with recreational uses.

Figure 2 –1 Area I Parks



The Parks designation is intended to ensure acquisition of new parks and trail linkages and maintenance of existing parks and is permitted in any zone.

Comprehensive Recreational Designation

The Comprehensive Recreational designation is intended to accommodate outdoor-oriented activities such as music concerts and festivals and public assembly events.

Environmental Conservation Designation

The Environmental Conservation designation is intended to leave a suitably large floodway and riparian zone for Cottonwood Creek and protect other areas that have high value as forest and habitat for native flora and fauna, notably including the Vancouver Island herd of Roosevelt elk.

2.6.1 Parks Objectives

1. Provide public beach access and boat launches.
2. Provide wildlife interpretation within parks.
3. Preserve the Cowichan Lake islands for public use.
4. Accommodate all societal segments.
5. Protect Bald Mountain Peninsula.
6. Encourage the school district to sell closed public schools to local community groups.
7. Develop a greenways vision implementation plan that delineates greenways and prioritizes actions including a monitoring program directing intensive land uses outside the greenway areas.
8. Implement a greenways vision plan with the following considerations:
    a. qualifying lands should include community parks, recreational trails, wildlife corridors, lake shorelines, abandoned rail rights of way and tot play areas;
    b. qualifying watercourse and riparian areas and environmentally sensitive areas should be broad;
    c. wide stakeholder interests and participation;
    d. consideration given to guided and interpretive walks and communications as well as a stewardship program;
    e. land acquisition;
    f. voluntary participation from the private sector;
    g. physical improvements;
    h. a public trail around Cowichan Lake;
    i. trail system along abandoned railways and linkages to regional trail systems;
    j. alternative transportation options where feasible; and
    k. linking institutional facilities.
9. Encourage the provincial government to place a park reserve on all Crown lands in the vicinity of Cowichan Lake. (In cases where these properties are adjacent or within close proximity to CVRD parks, consideration should be given to incorporating these lands into the regional district's park program).
10. Encourage the provision of parks for the protection of sensitive ecosystems and fish and wildlife sites.
11. Encourage the federal and provincial governments to preserve the islands in Cowichan Lake for public use.

2.6.2 Parks Policies

The regional board:
1. Supports amalgamation of parks comprising more than one land registry.

2.6.3 Comprehensive Recreational Objectives

To be considered in the modernization. The Temporary Use Designation use exists within the zoning bylaw.

2.6.4 Comprehensive Recreational Policies

To be considered in the modernization.

2.6.5 Environmental Conservation Objectives

1. Protect Cottonwood Creek and the habitat of the Roosevelt elk.

2.6.6 Environmental Conservation Policies

The regional board:
1. Considers flood protection policies.
2. Encourages minimal improvements such as public trails on existing alignments and a pedestrian bridge.

2.7 Freshwater Designation

There is one water designation in the local plan area—Freshwater. Water designations are provided to ensure lake water is conserved and habitat protected.

Cowichan Lake is the largest body of fresh water in the regional district. It represents an important domestic water source, a valuable recreational resource and a critical fish and wildlife habitat. In light of its overall importance locally, regionally and internationally, it is recommended that an overall lake management plan be prepared for the water surface of Cowichan Lake. Due to the level of detail a Cowichan Lake management plan for the surface of Cowichan Lake will entail, it does not form a part of this plan but should instead be undertaken as a separate report.

Freshwater Designation

The Freshwater designation is intended protect the quality and quantity of water for potential potable water use and the biodiversity of sensitive lake ecosystems.

2.7.1 Freshwater Objectives

1. Conserve, manage and protect water supplies for human use and ecosystem health.
2. Reduce and prevent potential pollution, sediment and nutrient loading on lakes.
3. Protect freshwater ecosystems, wildlife habitat and species.
4. Rehabilitate damaged natural aquatic spawning and rearing areas in consultation with senior levels of government, community groups and property owners.
5. Maintain the water quality of Cowichan Lake and the Cowichan River.

6. Develop a management plan for Cowichan Lake with the following considerations:
   a. the return to Crown ownership of the lake bed;
   b. the feasibility and desirability of boating (including personal watercraft) restrictions;
   c. the extent and location of log storage areas, with the intent of reducing or controlling the overall area of coverage and ensuring that the impact on valuable habitat or recreational areas is kept to a minimum;
   d. impacts of boat houses, floating docks, rafts, fencing and other objects on the lake surface, to ensure that their numbers, location and visibility do not pose a safety, environmental or navigational hazard;
   e. impacts of float homes (both commercial and residential);
   f. the need for pump-out stations for boats;
   g. the need for sufficient gas pumps for boats; and
   h. other issues relevant to a lake watershed management plan.

2.7.2 Freshwater Policies

The regional board:
To be considered in the modernization.

2.8 Commercial Designation

As a variety of commercial activities are required and encouraged in the plan area, the plan makes provision for five Commercial designations:

- Local Commercial
- Neighbourhood Pub Commercial
- Service Commercial
- Tourist Commercial
- Waterfront Commercial

Local Commercial Designation

The Local Commercial designation is intended to accommodate convenience stores, grocery stores and small retail stores to serve adjacent residential areas.

Neighbourhood Pub Commercial Designation

The Neighbourhood Pub Commercial designation is intended for a neighbourhood pub.

Service Commercial Designation

The Service Commercial designation is intended to accommodate a broad range of commercial uses servicing the travelling public and the commercial needs of the community.

Tourist Commercial Designation

The Tourist Commercial designation is intended to accommodate a variety of tourist commercial and recreational uses in a compact area.

Waterfront Commercial Designation

The Waterfront Commercial designation is intended to provide a limited combination of local amenities and recreational commercial uses. Lands will be connected to community water and sewer systems and located within the growth containment boundary.

The following Commercial objectives and policies apply to all Commercial designations:

2.8.1 Commercial Objectives

1. Provide an attractive, diverse and stable economic base for the Youbou/Meade Creek area.

2.8.2 Commercial Policies

The regional board:
To be considered in the modernization.

2.8.3 Local Commercial Objectives

1. Provide commercial services for residents.

2.8.4 Local Commercial Policies

The regional board:
1. Encourages adequate provision of local commercial activity in established communities to serve local residents.
2. Encourages the zoning bylaw to include the following uses: convenience stores, grocery stores and small retail stores to serve residents.

2.8.5 Neighbourhood Pub Commercial Objectives

To be considered in the modernization.

2.8.6 Neighbourhood Pub Commercial Policies

The regional board:

To be considered in the modernization.

2.8.7 Service Commercial Objectives

1. Provide a broad range of commercial services for the travelling public and residents.
2. Prevent strip development.
3. Preserve the aesthetic and natural resource values along the major transportation routes between communities.

2.8.8 Service Commercial Policies

The regional board:
1. Establishes zoning standards for service commercial development to be located on the Youbou main road and North Shore Road.

2.8.9 Tourist Commercial Objectives

1. Provide tourist recreational commercial development in compact designated areas.

2.8.10 Tourist Commercial Policies

The regional board:
1. Supports development located within or adjacent to existing communities.
2. Establishes zoning standards for Marble Bay Development cottages.

2.8.11 Waterfront Commercial Objectives

1. Provide limited local amenities and recreational commercial uses in keeping with lakefront character.

2.8.12 Waterfront Commercial Policies

The regional board:
    1. New development should be connected to an existing community water and sewer system and located with the growth containment boundary.
    2. Establishes zoning standards for local amenities and commercial uses in keeping with the lakefront character and which minimize impact on environmentally sensitive areas.

See Growth Containment Boundary for additional objectives and policies.

2.9 Residential Designation

There are 13 Residential designations and one public utility in the local plan area:

- Future Development
- Bald Mountain Lakefront Cottage Residential
- Bald Mountain Peninsula Comprehensive Development
- Lakefront Residential
- Manufactured Home Park
- Urban Residential
- Residential A
- Residential B
- Residential C
- Residential D
- Residential E
- Suburban Residential
- Village Core
- Public Utility

Future Development Designation

The Future Development designation is intended for the growth containment boundary, which includes the commercial nodes and the residential settlement areas in general proximity to them. This will be considered in the modernization.

Bald Mountain Lakefront Cottage Residential Designation

The Bald Mountain Lakefront Cottage Residential designation is intended to accommodate low density residential development with regionally significant parkland and a density of one unit/2–2.6 ha with no community water and sewer services. It is included in the urban containment boundary.

Bald Mountain Peninsula Comprehensive Development Designation

The Bald Mountain Peninsula Comprehensive designation is intended to be developed to any density above one unit/3 ha and will be located within the growth containment boundary. This plan recognizes the beauty, recreational opportunity and ecological significance of the Bald Mountain Peninsula.

Lakefront Residential Designation

The Lakefront Residential designation is intended for residential lakefront development with a density not to exceed six units/ha and should be serviced by a community water system.

Manufactured Home Park Designation

The Manufactured Home Park designation is intended for manufactured home parks.

Residential A Designation

The Residential A designation is intended for single-family, multi-family and lakefront residential uses. The primary focus of this area is single-family residential development, with two small clusters of townhouses.

Residential B Designation

The Residential B designation in intended for single-family, multi-family and lakefront residential uses. The primary focus of this area is single-family residential development, with one small townhouse cluster.

Residential C Designation

The Residential C designation is intended for single-family and lakefront residential uses.

Residential D Designation

The Residential D designation is intended for single-family residential development.

Residential E Designation

The Residential E designation is intended for a combination of multi-family residential and single-family residential development.

Residential F Designation

The Residential F designation is intended to recreational seasonal camping. The subdivision of land to accommodate single family dwellings and limited camping may be permitted on lands designated Recreation Residential.

Suburban Residential Designation

The Suburban Residential designation is intended on lands with a minimal parcel size of 2 ha where community water is not provided and 0.4 ha where community water is provided, even if a community sewage system is provided.

Urban Residential Designation

The Urban Residential designation is intended for a more compact, single-family form of residential development.

Village Core Designation

The Village Core designation is intended as the growth containment boundary and is the heart of the Youbou lands site. It should provide a wide range of mixed commercial, institutional, park and multi-family residential land uses. The phased development agreement sets out the density of up to 750 residential units and up to 80 units/ha in the village core. Refer to the phased development agreement (Bylaw 3242) for density and floor area ratios.

Public Utility Designation

The Public Utility designation is intended for sewage treatment and disposal purposes. See section 2.11 Roads and Servicing.

Residential Designation Objectives and Policies for all Residential Designations

General objectives and policies are for sewage disposal and general development.

2.9.1 Residential Objectives

1. Ensure disposal of sewage effluent by means of a community owned and operated treatment facility incorporating, as a minimum standard, primary and secondary treatment. Tertiary treatment is recommended.

2.9.2 Residential Policies

The regional board:

1. Supports new designation of lands for residential purposes with the following
   a. located within the growth containment boundary;
   b. buffering between the residence and the Cowichan Lake shoreline;
   c. location adjacent to existing residential subdivisions;
   d. location in close proximity to community amenities and services;
   e. connection to existing community water systems and community sewer systems; and
   f. expansion of the community sewer system in the growth containment boundary to accommodate increased density within the Urban Residential designation.
2. Discourages subdivision where water access is the only public means of access to the property.
3. Considers new subdivision with the following characteristics:
   a. cluster new lots on land with the best capacity for residential development and least value for agriculture or forestry, or the least need for environmental protection; and
   b. provide adequate buffer strips on residential lands.
4. Supports development with reduced energy consumption.
5. Encourages development variances that preserve large strands of trees, environmentally sensitive areas and other natural features.

2.9.3 Bald Mountain Lakefront Cottage Residential Objectives

To be considered in the modernization.

2.9.4 Bald Mountain Lakefront Cottage Residential Policies

The regional board:

1. Establishes zoning for the location of docks.

2.9.5 Bald Mountain Peninsula Comprehensive Development Objectives

1. Provide a wide range of housing and lifestyle options for various stages of life and different community lifestyles, as the community evolves.
2. Ensure large contiguous portions of the peninsula are converted to public parkland.
3. Ensure a site for a future community service, such as a fire hall, is dedicated to the CVRD, in a location suitable to the CVRD, prior to more than 50% of the total density being established.

2.9.6 Bald Mountain Peninsula Comprehensive Development Policies

The regional board:
1. Does not support development exceeding 440 dwelling units.

2.9.7 Lakefront Residential Objectives

1. Ensure all lands serviced by community water systems and sewage disposal.

2.9.8 Lakefront Residential Policies

The regional board:

To be considered in the modernization.

2.9.9 Manufactured Home Park Objectives

1. Ensure availability of sewage treatment for manufactured home parks.

2.9.10 Manufactured Home Park Policies

The regional board:
1. Encourages adequate arrangement for the relocation of tenants, including within the new development, where redevelopment of a manufactured home park is contemplated.

The following will be considered in the modernization:

2.9.11 Urban Residential Objectives

To be considered in the modernization.

2.9.12 Urban Residential Policies

To be considered in the modernization.

2.9.13 Residential A Objectives

To be considered in the modernization.

2.9.14 Residential A Policies

To be considered in the modernization.

2.9.15 Residential B Objectives

To be considered in the modernization.

2.9.16 Residential B Policies

To be considered in the modernization.

2.9.17 Residential C Objectives

To be considered in the modernization.

2.9.18 Residential C Policies

To be considered in the modernization.

2.9.19 Residential D Objectives

To be considered in the modernization.

2.9.20 Residential D Policies

To be considered in the modernization.

2.9.21 Residential E Objectives

To be considered in the modernization.

2.9.22 Residential E Policies

To be considered in the modernization.

2.9.23 Suburban Residential Objectives

To be considered in the modernization.

2.9.24 Suburban Residential Policies

To be considered in the modernization.

2.9.25 Village Core Objectives

1. Provide a walkable pedestrian-oriented area within which people will be encouraged to live, work, shop, assemble, socialize and recreate.

2.9.26 Village Core Policies

To be considered in the modernization.

2.10 Settlement Nodes

Settlement Nodes

See Growth Containment Boundary and Village Residential Objectives and Policies. The regional centre of Lake Cowichan is adjacent to the plan area. The growth containment area is a Rural Centre.

2.11 Roads and Servicing

Specific layout of subdivisions and the road connections within the subdivision are approved by the Provincial Approving Officer of the Ministry of Transportation and Infrastructure as each subdivision phase is approved.

The transportation objectives and policies are intended to improve transportation and land use planning. See the OCP for servicing

All of the Youbou area is served by a CVRD water system with substantial surplus capacity. A small CVRD sewer service serves the Creekside development at the East end of Youbou in electoral area I. The system is underloaded and could provide for additional connections. Additional ground disposal capacity was also acquired, so further expansion is possible but would require expansion of the treatment works.

The Woodland Shores development continues growing with regular phases. The CVRD water and sewer service areas are under the title of “Bald Mountain”. Water treatment and storage infrastructure including water supply wells are in place to provide capacity through to build out. The sewer system is adequate currently but will require more works in future. Onsite effluent disposal capacity has been proved out for the whole development. Additional odour control equipment are currently being investigated.

Substantial highway improvement projects may be required in the plan area, as recreational uses and population levels are anticipated to increase steadily over the next ten years. The policies included in this section are intended to respond to the concerns raised by residents and property owners as well as to address overall transportation and access concerns.

For the purposes of this plan, there are two categories of roads: major network roads and local roads. Youbou Road, North Shore Road and Meade Creek Road are considered major network roads, as they provide for access between communities. Roads providing access to individual properties are called local roads. Public roadways in the plan area, including the construction, upgrade and maintenance of the transportation system, are under the jurisdiction of the provincial Ministry of Transportation and Infrastructure. Many board policies related to transportation issues are therefore recommendations.

2.11.1 Roads and Servicing Objectives

1. Maintain major network roads to the highest standard.
2. Upgrade forestry roads along the north side of Cowichan Lake to include extra wide shoulders, wider traffic lanes and passing lanes.
3. Investigate the feasibility of an upper level bypass around Youbou.
4. Ask the Ministry of Transportation and Infrastructure to improve the safety and aesthetics of Youbou by culverting ditches.
5. Encourage transit investment to better connect the plan area with Duncan and Lake Cowichan.

6. Encourage the Ministry of Transportation and Infrastructure to identify and provide beach access points for the benefit of the community. (Road ends that front on Cowichan Lake should remain open for the public subject to environmental and engineering constraints, and the provision of reasonable pedestrian accesses will be encouraged.)
7. Provide additional public beach areas and boat launch facilities.

2.11.2 Roads and Servicing Policies

The regional board:
1. Considers the following hierarchy of roads:
   a. major network roads: North Shore Road, Meade Creek Road, Youbou Road; and
   b. local roads: all other roads.
2. Discourages creation of residential lots fronting onto a major network road.
3. Supports retention of abandoned railways.
4. Supports considering lands designated as public utility for sewage treatment and disposal.

2.12 Heritage

Heritage

There are currently no designations in area I.

In recognition of the Cowichan Valley's rich historical and cultural resources, the CVRD Board established heritage conservation as a service to electoral areas in 1999 and a Community Heritage Register (CHR) in 2009. The intent of the heritage program is to promote public awareness of community heritage values and to support heritage conservation and heritage tourism initiatives. The CVRD is committed to heritage conservation by documenting significant historic places on the Community Heritage Register.

It is an objective that the CVRD will implement the Community Heritage Register of buildings, structures, cemeteries, landscape features, sites and objects. At the time of adoption of this OCP, there is one historic site registered and two sites listed for consideration:

1. Registered
   - Youbou Community Hall

2. Statement of Significance
   - Youbou Church

3. For consideration
   - Bald Mountain Peninsula
   - Mile 77 Park

2.12.1 Heritage Objectives

1. Identify heritage registry and designation buildings and properties.

2.12.2 Heritage Policies

The regional board:
1. Consider designation approval for the Bald Mountain Peninsula, Mile 77 Park and Youbou church.
2. Considers reapplication of refused designations after a period of 12 months.

PART 3 IMPLEMENTATION AND EVALUATION

3.1 Monitoring and Review of the Plan

To be considered with 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 growth containment boundary (shown on Schedule G, GI Growth Management Concept – Area I) is 861 ha (2,127 ac) while the amount outside the growth containment boundary is 50,527 ha (124,856 ac). The total land area is approximately 51,388 ha (126,983 ac), designated as follows:

A. *Renewable Resource – Agriculture*
The current amount of land designated for Renewable Resource – Agriculture use is 0 ha (0 ac), or 0% of the plan area.

B. *Renewable Resource – Forestry*
The current amount of land designated for Renewable Resource – Forestry use is approximately 49,108 ha (121,349 ac), or 97.19% of the plan area.

C. *Industrial*
The current amount of land designated for Industrial use is approximately 80 ha (197 ac), or 0.16% of the plan area.

D. *Institutional*
The current amount of land designated for Institutional use is approximately 60 ha (147 ac), or 0.12% of the plan area.

E. *Parks*
The current amount of land designated as Parks is approximately 588 ha (1,453 ac), or 1.16% of the plan area.

F. *Freshwater*
The current amount of the plan area designated as Freshwater is approximately 4,032 ha (9,964 ac).

G. *Marine*
The current amount of the plan area designated as Marine area is 0 ha (0 ac).

H. *Commercial*
The current amount of land designated for Commercial use is approximately 51 ha (126 ac), or 0.1% of the plan area.

I. *Residential*
The current amount of land designated for Residential use is approximately 640 ha (1,582 ac), or 1.26% of the plan area.

J. *Railway Transportation*
The current amount of land designated for Railway Transportation use is approximately 0 ha (0 ac), or 0% of the plan area.

K. *Growth Containment Boundary*
The current amount of land in the growth containment boundary is approximately 861 ha (2,127 ac), or 1.70% of the plan area.

Table 3-1 Regional Performance Measures

Electoral Area I Youbou / Meade Creek

Designations	Rural Area		Rural Area % of Local Plan	Growth Containment Boundary		Growth Containment Boundary Area % of Local Plan
	Hectares	Acres		Hectares	Acres	
Renewable Resource – Agriculture	0	0	0.00	0	0	0.00
Commercial	6	16	0.01	45	112	0.09
Industrial	74	184	0.15	6	14	0.01
Institutional	46	113	0.09	14	34	0.03
Marine	0	0		0	0	
Parks	450	1,113	0.89	136	337	0.27
Residential	0	0	0.04	642	1,586	1.27
Renewable Resource – Forestry	49,097	121,322	97.18	6	15	0.01
Railway Transportation	0	0	0.00	0	0	0.00
Freshwater	4,036	9,974		0	0	
Total	**49,674**	**122,747**	**98.32**	**849**	**2,097**	**1.68**

	Hectares	Acres
Rural Area	49,697	122,803
Growth Containment Area	849	2,097
Grand Total	**50,523**	**124,844**

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, there is no land within the ALR.
3. In the plan area, the total amount of land within the growth containment boundary is approximately 861 ha, or 1.70%.
4. In calculating the total plan areas and percentages, Marine and Freshwater were not included.

LIST OF TABLES

Table 3-1 Regional Performance Measures

LIST OF FIGURES

Figure 2 –1 Area I Parks