

## Table of Contents

1.0 Definitions .....	5
2.0 Introduction.....	8
2.1 What is an Official Community Plan? .....	8
2.2 Purpose.....	8
2.3 Scope.....	9
2.4 OCP Review Process .....	11
2.5 Organization of the Plan .....	11
2.6 Regional Context Statement .....	13
2.7 Greenhouse Gas Emissions Reduction Targets .....	15
3.0 Vision, Principles and Goals.....	19
3.1 A Shared Community Vision.....	20
3.2 Sustainability Principles .....	21
3.3 Community Goals .....	23
4.0 Protecting the Natural Environment .....	25
4.1 Environmentally Sensitive Ecosystems and Species of Concern .....	26
4.2 Freshwater Management.....	29
4.3 Coastal Zone Management .....	31
4.4 Drinking Water Protection and Groundwater Resources.....	34
4.5 Rainwater Management .....	37
4.6 Encouraging Sustainable Development .....	40
4.7 Natural Hazard Mitigation.....	42
5.0 Creating a Local Food System.....	45
5.1 Agricultural.....	46
5.2 Creating a Local Food System.....	51
6.0 Creating Complete Communities.....	53
6.1 Cedar Estates.....	54
6.2 Cedar Main Street Village Plan .....	56
6.3 Suburban Residential .....	56
6.4 Cassidy Rural Village .....	58
6.5 Cassidy Rural Village Potential Expansion Area .....	61
7.0 Protecting Rural Integrity and Functioning Rural Landscapes.....	66
7.1 Rural Residential.....	67
7.2 Rural .....	68
7.3 Rural Resource.....	70
7.4 Ecoforestry.....	71
7.5 Kirkstone Place .....	72
8.0 Creating a Vibrant and Sustainable Economy .....	75
8.1 Forestry .....	76
8.2 Aggregates and Other Extractable Resources .....	77
8.3 Home Based Business.....	78
8.4 South Wellington Light Industrial and Commercial.....	78
8.5 Cassidy Light Industrial Commercial .....	80
8.6 Commercial.....	81
8.7 Industrial .....	82
8.8 Nanaimo Airport .....	83



8.9	South Wellington Rural Community Centre .....	84
9.0	Supporting a Multi-modal Transportation and Mobility System .....	87
9.1	Active Transportation Network.....	87
9.2	Improving Mobility .....	94
10.0	Enhancing and Maintaining Park Land, Green Space, Natural Areas, Recreational Opportunities and Culture .....	96
10.1	Creating Opportunities for Parks, Trails, Outdoor Recreation and Culture .....	98
10.2	Acquisition of Park Land, Green Space, and Natural Area.....	101
11.0	Institutional Uses and Improving Servicing Efficiency .....	104
11.1	Schools .....	104
11.2	Institutional Land Use Designation.....	105
11.3	Community Water Services.....	106
11.4	Community Sewer Services .....	108
12.0	Development Permit Areas .....	114
12.1	Sensitive Ecosystem Development Permit Area .....	115
12.2	Freshwater and Fish Habitat Development Permit Area .....	115
12.3	Marine Coast Development Permit Area .....	117
12.4	Eagle and Heron Nesting Trees Development Permit Area.....	118
12.5	Aquifers Development Permit Area .....	119
12.6	River Flood and Slope Hazard Development Permit Area .....	121
12.7	Farmland Protection Development Permit Area .....	121
12.8	South Wellington Industrial – Commercial Development Permit Area.....	122
12.9	Cedar Main Street Development Permit Area.....	122
12.10	Cassidy Development Permit Area .....	122
12.11	Cedar Development Permit Area.....	123
12.12	Yellow Point Aquifer Protection Development Permit Area .....	124
12.13	Coastal Flood Hazard Development Permit Area .....	124
13.0	Cooperation Among Jurisdictions.....	125
14.0	Development Amenities.....	128
	Appendix 1 - Opportunities for Community Engagement.....	130
	Appendix 2 - Groundwater Protection Best Management Practices.....	132
	Appendix 3 - Controlling Growth on Lands Located Outside of the GCB's.....	135

## **Additional Plans Which Form Part of this Plan**

Schedule B: Cedar Main Street Village Plan

Schedule C: Nanaimo Airport Land Use Plan

