

FOREWORD

The desire to undertake a revision to the Official Community Plan (OCP) for Electoral Area "I" (Cortes) has been an important concern of area residents since prior to 1991 when the most recent review of the original OCP (of May 1979) began in earnest. It is the intent of the Community Plan to provide direction as to the manner in which the Regional District and local residents envisage the area developing over the next ten to fifteen years. The Plan deals specifically with the use and management of the land and water surfaces in the planning area and shall form the basis for any revisions to the applicable zoning and subdivision bylaws.

The Plan is divided into six major sections (and four appendices) with each serving a specific function. Part I - Introduction, is intended to set the stage for the Plan objectives and policies which follow. It briefly describes what a community plan is, outlines the legal basis under which a community plan is prepared and identifies the area to be covered by the Plan.

Part II articulates the Plan Objectives. Beginning with a statement of the principal aim and a series of overriding goals to be achieved through the Plan's adoption, this section defines the overall objectives which the OCP will endeavour to fulfill. These objectives in turn form the basis for the policies which follow.

Part III - Community Plan Policies is the largest section of the Plan. As the title suggests, this section outlines an extensive series of policies relating to all aspects of planning in Electoral Area "I" from residential to commercial and from environmental protection to transportation.

Part IV describes the Plan maps (Schedule A-1 & A-2) and describes how the area is foreseen as developing over the life of the Plan. Part V suggests a list of priorities for seeing the plan implemented, whereas Part VI outlines the plan amendment process.

Appendix "A" provides extensive background information relating to the character of Cortes Island, outlines a history of the planning process on Cortes Island over the past twenty-five years and gives further justification (or rationale) for the objectives and policies provided for in the Plan document. Appendix "B" provides details respecting the subdivision potential of land presently zoned Residential One (R-1) in Electoral Area "I". Appendix "C" outlines details on ferry traffic volumes to Cortes Island over the past twenty years. Appendix "D" provides basic information on the Agricultural Land Reserve and location of ALR lands on the Island. Appendix "E" provides basic information on the Forest Land Reserve (FLR) and location of FLR lands on the Island.