

II. THE PLAN OBJECTIVES

This community plan provides a strategy for future land use on Cortes Island and associated Islands. A hierarchy of objectives, which will provide direction to the development of the opportunities of the area, starts with a Principal Aim, qualified by Long-term Goals, which are clarified and expanded by a set of Objectives that lead to each goal.

Principal Aim:

To provide a fair, spacious, neighbourly, and comfortable life in a rural environment for those choosing to live and work here.

Goals:

1. To preserve the rural quality of the area while protecting its ecological integrity.
2. To provide for forms of development which are mindful of the capacity of the land to support development, and do not disrupt the area's rural character.
3. To maintain a reasonable supply of land for commercial development in suitable locations.
4. To maintain a balance between the regulation of land use and the desire of local residents for a lifestyle which allows for a high degree of self expression respecting their use of property.
5. To promote a level of community services to ensure the safety, health, and welfare of community residents.
6. To safeguard the Island's water supply for use by all present and anticipated future users.
7. To encourage a transportation system which meets the needs of Island residents and visitors, yet does not detract from the area's rural Northern Gulf Island character.
8. To promote the conservation or preservation of land with agricultural and forestry potential.
9. To reserve representative areas of the Island's unique natural environment (for recreational purposes) so that current users and future generations may continue to enjoy the area's scenic beauty and physical attributes.

10. To promote the periodic review of this plan so as to guarantee that it continues to reflect the views and aspirations of local residents respecting their community and their private holdings.
11. To safeguard the quality of the marine environment, given its importance to the economic and social well-being of the community.
12. To emphasize our respect for all forms of life and the need to protect biodiversity and the health of the environment that it reflects.

Objectives:

A LIVEABLE PHYSICAL ENVIRONMENT

- To foster a sense of community awareness which encourages the protection of the natural environment as a means of maintaining the area's ecological integrity.
- To encourage a pattern of human activity which will sustain the Island's natural resources.
- To encourage and facilitate the identification, protection, and conservation of archaeological sites located within the Plan area.
- To encourage agricultural activities which contribute to the supply of local food requirements, thus assisting in the achievement of self-sufficiency.
- To preserve areas deemed to be environmentally sensitive from inappropriate forms of development.
- To protect coastal areas from development deemed to be inappropriate by reason of location, form, scale or density.
- To protect environmentally sensitive areas and to promote the conservation of fish and wildlife habitat.

FORMS OF RESIDENTIAL DEVELOPMENT

- To allow a variety of parcel sizes for residences, while remaining respectful of the area's rural character.
- To allow for the grouping of dwellings on one parcel, following appropriate zoning density provisions, but without subdivision, in order to foster the protection of the environment and provide for affordable housing.
- To provide affordable housing in a variety of forms, tenures, and densities.
- To permit area residents the freedom to determine for themselves, the quality of residential construction.

AN APPROPRIATE LEVEL OF COMMERCIAL DEVELOPMENT

- To encourage local commercial activity to be developed in suitable locations by creating specific designations as required.
- To allow for increased tourist-recreational development provided it is complementary to the Island's current way of life and will not result in environmental deterioration
- To support a viable aquaculture industry.
- To permit small-scale, industrial activities which are compatible with the Island environment.
- To support agriculture as a viable occupation.

A BALANCE BETWEEN REGULATIONS AND LIFESTYLE

- To keep regulations to a minimum other than to provide for health, safety, and the welfare of Island residents, land owners and visitors.
- To allow for a broad range of activities on private property provided they do not interfere with neighbours' enjoyment of their own property in the context of a rural environment.
- To encourage the senior levels of government to give due regard to the unique character of Cortes Island and the lifestyle preferences of its residents in making decisions which may have an impact on the Island or the quality of life enjoyed there.
- To encourage more effective public involvement in land use decision-making.

A REASONABLE LEVEL OF COMMUNITY SERVICES

- To strive for a reasonable level of fire protection throughout the planning area.
- To ensure safe disposal of solid, liquid, and hazardous wastes both on land and in the water.
- To encourage the provision of an adequate level of health and educational services to meet the needs of the Island's population.

A SAFE AND RELIABLE WATER SUPPLY

- To work in conjunction with the Ministry of Environment to define and protect the Island's water resources.
- To emphasize the protection of important groundwater recharge areas.
- To require new development to prove the availability of an adequate year-round potable water supply while encouraging protection of the water supply to existing users.
- To identify and eliminate sources of pollution to surficial and groundwater supplies.
- To protect water quality for domestic purposes, fisheries, and recreational uses by managing development and related uses on the shoreline.

A TRANSPORTATION SYSTEM WHICH MEETS ISLAND NEEDS

- To encourage a ferry service of adequate capacity to Cortes Island at all times of the year.
- To maintain the network of main roads now present on the Island in good repair, adequate to meet the needs of the Island's residents.
- To encourage the construction of new local roads in a manner which shows due regard for the natural landscape and the quality of the environment and the rural character of Cortes.
- To facilitate the use of alternative transportation by the provision of bicycle and foot paths.

THE SATISFACTION OF RECREATIONAL DEMANDS

- To plan for and promote the creation of park space and recreational facilities for public enjoyment.
- To allow for the sharing of the area's rich recreational opportunities with persons from off the Island, yet to defend these areas against overuse.
- To guarantee public beach access throughout the planning area.

A TIME FOR REFLECTION

- To encourage local residents to express their comments on the Island's land use planning matters and the OCP's implementation.
- To review the plan periodically so that it may be adapted to changing social, economic, and environmental conditions.
- To respect the wishes of landowners not to be subjected to continual land use regulatory change.