

IV. The Plan Maps

The Plan Maps are presented on two map sheets labelled as Schedules A-1 and A-2. The Plan Maps are an integral part of the Official Community Plan and are intended to guide land use and development in the planning area over the next ten to fifteen years (approximately). The time frame will be flexible due to various unknown factors such as water supply, future pressures to respond to various forms of development (and the community's desire whether to respond to these pressures), the area's sewage disposal capability, etc.

The Plan Map, Schedule A-1, identifies the location of the main land use categories including: residential, commercial, industrial and forestry¹. The boundaries indicated on Plan Map Schedule A-1 are to be considered approximations, except where they correspond to major physical features such as a road, water or similar features. Where the general intent of the Plan is maintained, minor adjustments will not require an amendment to this plan.

Schedule A-2 identifies the location of those lands designated as development permit areas. Although not directly incorporated into the Plan Maps, policies relating to such things as environmental management, coastal and freshwater resources are equally applicable with respect to the realization of the Community Plan's objectives and policies.

The generalities of the plan map designations will be clarified at the time of the zoning bylaw is updated to reflect the intent of the Plan.

¹ Although not all islets in the Electoral Area may be specifically labelled as such on the Plan Map, Schedule A-1, as provided for in the Plan Policies (unless specifically identified as being in some other designation) the Rural designation is applicable with respect to these islets.

V. Plan Implementation

The adoption of the Community Plan by the Regional Board will form the initial, but very important step in the long term realization of the future planning objectives for Electoral Area 'I'. Some of the policies will require changes to the existing regulatory bylaws controlling development. Other policies will require the cooperation of other government agencies such as the Ministries of Transportation and Highways, Forestry and Environment, Lands and Parks. The following steps will form the necessary core activities required to implement the policies and objectives of the Community Plan.

1. Formal adoption of the Cortes Island Community Plan by the Regional Board and the appropriate Provincial Ministry as an "official" bylaw.
2. Any amendments made to the zoning and subdivision control bylaws be consistent with the intent and policies of the OCP.
3. Consultation with the Ministry of Transportation and Highways respecting the rationalization of road construction standards on the Island and other considerations referred to in the Plan.
4. Establishing contact with the Ministry of Environment's Water Management Branch with respect to undertaking a study of groundwater resources on Cortes Island.
5. On-going liaison with the Parks Branch of the Ministry of Environment, Lands and Parks with respect to the establishment of additional parks and protected areas in the planning area.
6. Consultation by Ministry of Forests with the Cortes Island Forest Committee in the formulation of a forest management plan for the forested lands of the Electoral Area.
7. Liaise with School District No. 72 (Campbell River) and the Community to discuss future school and student transportation needs, including the opportunity to enter into an agreement for the provision of school sites pursuant to Section 992.1 of the Municipal Act.
8. Annual review of the OCP at a public meeting at which area residents are provided an opportunity to comment on the plan, its policies and efforts to date to realize its overall objectives.
9. Such other works and initiatives as are referred to in the OCP.

VI. Plan Amendment

From time to time amendments to the Official Community Plan may be required as a result of changing circumstances. The plan amendment process will therefore serve to maintain the Plan as an up-to-date document pertaining to land uses and general settlement development within the planning area.

Amendment Procedures:

The procedure to amend the Plan shall comply with the requirements of the Municipal Act and the following:

1. An application for plan amendment may be submitted to the Planning Department of the Regional District by the Regional Board, a community group on Cortes Island, a property owner, or an individual citizen. Applications for plan amendments will be reviewed on an annual basis. This annual review timeline shall not apply where a zoning bylaw review process undertaken by the Regional District results in plan amendment considerations, in which case the Regional Board may, by resolution, identify an additional timeframe for consideration of amendments arising from the zoning bylaw review.
2. All Island residents shall be notified in the event of any proposed plan amendment or rezoning, and affected land owners shall be notified as per the provisions of the Municipal Act.

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