

Table of Contents

1.0 - Introduction	4
1.1 The Plan Area.....	4
1.2 Purpose of the Electoral Area 'G' Official Community Plan.....	5
1.3 Community Involvement	5
1.4 Community Values.....	6
1.5 Electoral Area 'G' Regional Context Statement	7
1.6 Plan Organization	11
2.0 - Protecting the Natural Environment	12
2.1 Environmentally Sensitive Ecosystems.....	12
2.2 Freshwater Management.....	15
2.3 Coastal Zone Management.....	17
2.4 Greenways.....	20
2.5 Natural Hazard Areas Management	21
2.6 Groundwater Resources	23
2.7 Rain Water Management.....	25
2.8 Sustainable Development Practices and Climate Change	27
2.9 Energy Use and Climate Change	28
3.0 - Containing Urban Sprawl.....	32
3.1 Urban Containment Boundary.....	32
3.2 Neighbourhood Residential.....	33
3.3 Multi Residential	35
4.0 - Creating Complete Nodal Communities	37
4.1 Wembley Neighbourhood Centre.....	37
4.2 French Creek Mixed Use Area.....	40
5.0 Protecting Rural Integrity.....	43
5.1 Rural and Rural Residential Land Use Designations	43
5.2 Rural Resource Lands	47
6.0 - Enhancing and Maintaining Park Land, Green Space, and Natural Areas	50
6.1 Parks, Trails, and Outdoor Recreational Opportunities.....	50
6.2 Preserving Green Space.....	52
6.3 Protected Areas	53
6.4 Acquisition of Park land, Green Space, and Natural Areas.....	54
7.0 - Institutional Uses, And Improving Servicing Efficiency.....	58
7.1 Schools.....	58
7.2 Institutional Uses and Community, Social, and Cultural Services.....	59
7.3 Community Water Servicing.....	60
7.4 Community Sewer and Drainage Servicing.....	63
8.0 - Creating a Vibrant and Sustainable Economy	67
8.1 Agriculture.....	67
8.2 Forestry	69
8.3 Aggregates and Other Extractable Resources.....	70
8.4 Industrial Land Use Designation	72
8.5 Commercial Land Use Designation	73
8.6 Home Based Business.....	75
9.0 - Improving Mobility	76
9.1 Road Network Strategy.....	76
9.2 Public Transit and Other Mobility Services.....	78
9.4 Walkways, Bikeways, and Trails	80
9.5 Island Highway Agreement	81
10.0 - Development Permit Areas	83

10.1	<i>Freshwater and Fish Habitat</i>	84
10.2	<i>Sensitive Ecosystems</i>	86
10.3	<i>Marine Coast</i>	86
10.4	<i>Eagle and Heron Nesting Trees</i>	87
10.5	<i>Aquifers</i>	88
10.6	<i>Hazard Lands</i>	89
10.7	<i>Farmland Protection</i>	90
10.8	<i>Inland Island Highway Corridor</i>	90
10.9	<i>Multi Residential, Intensive Residential, Industrial, and Commercial Form and Character</i>	91
11.0	Official Community Plan Implementation Strategy	92
11.1	<i>Development Amenities</i>	99
12.0	Cooperation Among Jurisdictions	102
13.0	Definitions	104