

A Shared Community Vision

Electoral Area 'A' Official Community Plan Review Draft Plan Highlights

We want your Input - Did we get it right?

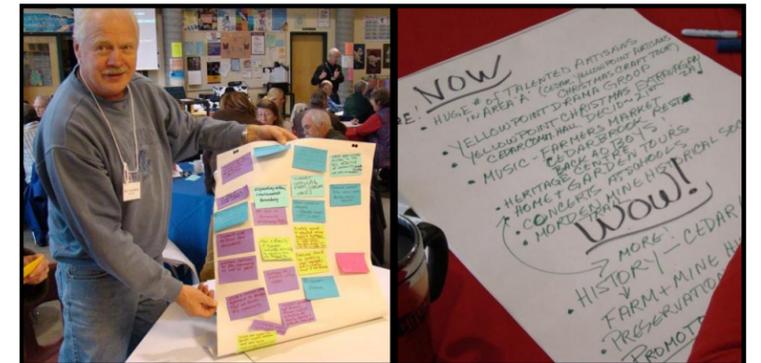
After two years of work and significant community effort, the RDN is seeking your input on the draft Electoral Area 'A' Official Community Plan (OCP). The draft is available on the project website and hard copies may be requested by contacting our office at the number below. The draft will be presented to the community at a series of three Open Houses in September 2010.

Please direct any questions or comments on the draft OCP to the RDN Planning Department using one of the methods identified below. RDN planning staff are available during regular business hours to discuss any concerns, questions, comments, or ideas you have with respect to the draft.

Following the Open Houses, the draft Plan will be amended in response to the comments received. Once the draft plan has been amended, the next step is to proceed to the Regional Board for adoption of the draft Electoral Area 'A' OCP.

What is an Official Community Plan and how does it affect me?

An OCP is a planning document which defines a community's vision of the future and a strategy for achieving it. Through land use policies, an OCP specifies the types of land uses and minimum parcels sizes that may be supported in a given area. In doing so an OCP provides comfort and certainty to property owners and developers with respect to future use of land and community expectations. An OCP is a tool that guides the Regional Board when making decisions which have a direct affect on the Community.



Three Open Houses Scheduled

Electoral Area 'A' Official Community Plan Review Open House Schedule Fall 2010

Date	Time	Location
Saturday, September 11 th	10am - 4pm	Cranberry Community Hall 1555 Morden Road (South Wellington)
Monday, September 20 th	3pm - 9pm	Cedar Community Hall 2388 Cedar Road (Cedar)
Wednesday, September 22 nd	3pm - 9pm	Western Maritime Institute 3519 Hallberg Road (Cassidy)



What the Community said and what's new in the draft Official Community Plan?

The following highlights the common themes that have emerged as a result of community input and a summary of **what's new** in the draft OCP.



What you said: Promote sustainability in a rural context

What's new in the draft?:

- A set of sustainability principles act as "goal posts" to ensure that future decisions lead towards a more sustainable future within a rural context.
- A new community vision and goals focused on rural community sustainability.

What you said: Preserve & protect rural integrity and rural character

What's new in the draft?:

- Support for development patterns that preserve green space and make more efficient use of land, resources, & infrastructure.

What you said: Support & encourage agriculture and local food production

What's new in the draft?:

- A new land use designation called 'Agricultural Lands' that applies to all land located in the Agricultural Land Reserve.
- A new section and a number of policies that encourage local food production.

What you said: Reduce reliance on the automobile

What's new in the draft?:

- A new section that encourages and supports improvements to enable walking, cycling, and horseback riding.
- Mixed use and compact development is supported on lands within the Growth Containment Boundaries.



What you said: Encourage green & sustainable development

What's new in the draft?:

- A new section has been added encouraging green development.
- Support for the development of a sustainability checklist with incentives to encourage green development.
- New requirements to ensure that the impacts of development on the natural environment and ground water resources are minimized.



What you said: Support compact complete communities in a rural context

What's new in the draft?:

- Support for an amendment to the Regional Growth Strategy in Cedar and Cassidy to recognize existing residential development and allow a limited amount of additional residential infill development.
- The draft Suburban Residential and Cassidy Rural Village land use designations support a limited amount of additional residential development through the rezoning process.
- Secondary suites and accessory dwellings may be supported within the Suburban Residential designation following the completion of a secondary suite review.
- A new land use designation called 'Cedar Main Street' (located along Cedar Road between McMillan and Hemer Roads) supports a range of uses intended to build community identity, provide a broader range of housing types, create a vibrant community core, and provide opportunities for local employment.



What you said: Protect the environment & groundwater resources

What's new in the draft?:

- A new section on drinking water and ground water resource protection.
- More protection for the environment using stronger policies & Development Permit Area guidelines.
- Coastal Areas are now included within a Development Permit Area for the protection of the environment.

What you said: Increase community diversity

What's new in the draft?:

- A range of housing types and sizes are supported to accommodate a diversity of ages, income levels, and lifestyle choices.
- Support for additional services and a mix of land uses on lands within the Growth Containment Boundaries to better meet local needs (e.g., clinic, etc.).

What you said: Create opportunities for local employment

What's new in the draft?:

- Support for new opportunities for local employment including commercial and light industrial uses, expanded agricultural operations, and low-impact industry.

