City of Campbell River

BYLAWS

CITY OF CAMPBELL RIVER OFFICIAL COMMUNITY PLAN

BYLAW 4022, 2026



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City of Campbell River

CITY OF CAMPBELL RIVER OFFICIAL COMMUNITY PLAN

Bylaw 4022, 2026
Adopted: August 13, 2026

Purpose

Pursuant to Part 14, Division (4) and in fulfillment of the requirement of section 473 of the Local Government Act, this bylaw sets out to adopt an Official Community Plan for the City of Campbell River.

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WHEREAS pursuant to Part 14, Division (4) of the Local Government Act, a Council may, by Bylaw, adopt an Official Community Plan;

AND WHEREAS the Council of the City of Campbell River has fulfilled the requirements of section 473 of the said *Act;*

AND WHEREAS the Council of the City of Campbell River has considered the Official Community Plan Bylaw 2026, No.4022 in conjunction with the City of Campbell River Financial Plan 2026-2035, Bylaw No. 4005, as required by section 477(3)(a)(i) of the Local Government Act;

AND WHEREAS the Council of the City of Campbell River has considered the Official Community Plan Bylaw 2026, No.4022 in conjunction with with the Comox Valley Regional District Bylaw No.1822, 1996, and City of Campbell River Recycling, Organics and Garbage Regulations Bylaw No.3950, 2024, as required by section 477(3)(a)(ii) of the *Local Government Act*;

THEREFORE BE IT RESOLVED THAT the Council of the City of Campbell River enacts the following:

Part 1: Title

1.1 This bylaw may be cited for all purposes as City of Campbell River Official Community Plan Bylaw No. 4022, 2026

Part 2: Official Community Plan

2.1 The Official Community Plan attached as Appendix "A" forms part of this bylaw and is adopted as the Official Community Plan of the City of Campbell River.

Part 3: Severability

3.1 If any section, subsection, paragraph, clause, phrase or word within this bylaw is for any reason held to be invalid by the decision of a court or competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.

Part 4: Repeal

4.1 Official Community Plan Bylaw No. 3475, 2012, as amended, is hereby repealed.

Read the first time this 11 day of June 2026.

Read the second time this 11 day of June 2026.

A Notice of Public Hearing was advertised on the City's website this 10 day of July 2026.

A Notice of Public Hearing was advertised on the City's social media this 10 day of July 2026.

A Public Hearing was held this 20 day of July 2026.

Read the third time this 13 day of August 2026.

Adopted this 13 day of August 2026.

Signed by the Mayor and Corporate Officer this 13 day of August 2026.

X

Kermit Dahl, Mayor

X

Sheila Girvin, Corporate Officer

Appendix A

City of Campbell River

FROM WOODS TO WAVES

CONNECTING People, Places AND Possibilities

CITY OF CAMPBELL RIVER
Official Community Plan



City of Campbell River

Land Acknowledgement

We acknowledge we are on the territory of the Liǧʷiɬdaxʷ people of the Wei Wai Kum and We Wai Kai First Nations.



City of Campbell River

City of Campbell River Overview

- Urban Containment Boundary
- City of Campbell River
- Reserve Lands
- Potential Addition to Reserve

See Campbell River Inset

CAMPBELL RIVER NO. 13

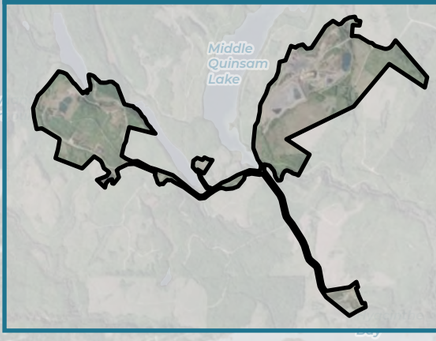
QUINSAM NO. 12

HOMALCO 9

NENAGWAS NO. 12

CAMPBELL RIVER NO. 11

Campbell River Inset



0 500 1000 1500 2000 2500 3000

Metres

NAD 83 UTM Zone 10N

Map 0-1 – City of Campbell River Overview

City of Campbell River

Overview

Our Official Community Plan

BACKGROUND

Community Engagement

Key challenges identified through Council direction, engagement, and technical analysis.

Complete Communities Assessment

An assessment of where growth best supports daily needs, services, and access.

Community Challenges

Key challenges identified through Council direction, engagement, and technical analysis.

OCP FOUNDATION

Vision

A shared long-term vision that guides how Campbell River will grow and evolve.

Big Ideas

High level directions that reflect the Vision and guide policy, actions, and targets.

Commitments & Targets

Key commitments and targets that drive the OCP forward and track progress on the community's top priorities.

LAND USE FRAMEWORK

Future Growth Strategy

Guides where growth is prioritized to support complete communities and efficient infrastructure.

Land Use Map

Identifies land use designations that guide how every property may develop over time.

Development Permit Areas

Areas where additional guidelines apply to support the OCP Vision and land use direction over time.

POLICY FRAMEWORK

Objectives

Outcome focused statements that guide policy across all topic areas.

Policies

The direction that guides decision-making, development, and implementation of the Plan.

Actions

Specific actions to support implementation of the OCP over time.

IMPLEMENTATION

The land use and policy frameworks are put into action, using targets and indicators to track progress and measure results.

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SECTION 1

BACKGROUND

Community Profile

The City of Campbell River is a coastal community located on the east coast of northern Vancouver Island at the south end of Discovery Passage, serving as the primary urban service centre for North Vancouver Island. The area has been inhabited for thousands of years by Indigenous peoples, including the Liǧʷiɬdaxʷ Nations, whose longstanding presence and stewardship continue to shape the community.

European settlement expanded in the late 19th century, driven by commercial fishing and coastal forestry, and the community was incorporated in 1947. Campbell River has since evolved into a regional hub with a population of approximately 39,000 residents, supporting a broader service population of roughly 60,000.

Historically anchored in forestry, fishing, and hydroelectric development, the local economy has diversified over recent decades to include aquaculture, tourism, healthcare, technology, and marine-related industries, reflecting both its working-waterfront heritage and its emerging role as a resilient, diversified regional centre.



DEMOGRAPHICS



39,200 in Campbell River & **52,900** in the SRD*

*SRD = Strathcona Regional District

11.1% in Campbell River

5.9% in BC

proportion of Indigenous Peoples in Campbell River

48 Median Age

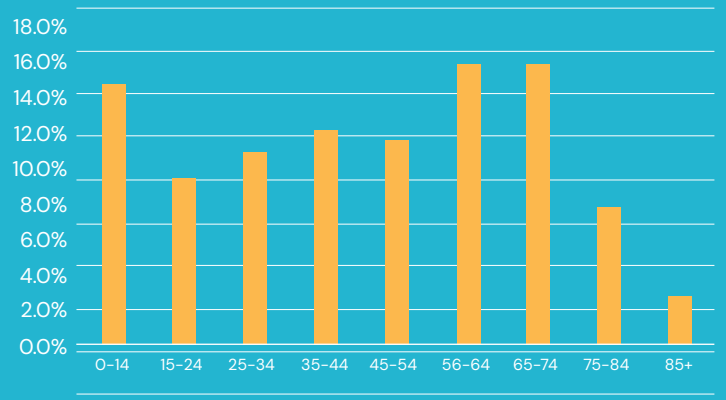
in Campbell River



69% in Campbell River

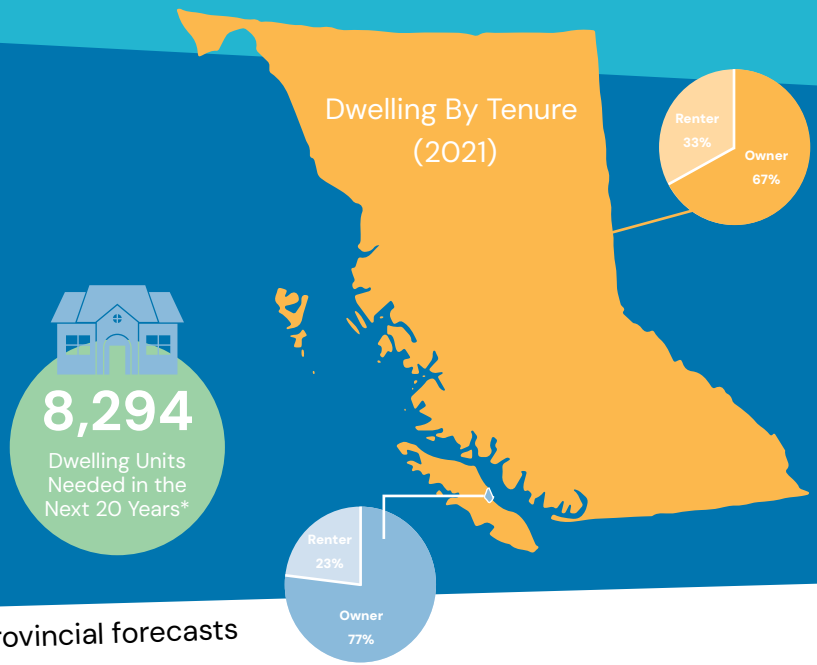
53% in BC

Campbell River has a dependency ratio of about 69%. This means there are roughly 69 children (0-14) and seniors (65+) for every 100 working-age people. A higher ratio usually means more demand for services and fewer workers to provide them, which can slow economic growth.



Campbell River Population Breakdown by Age

HOUSING



8,294 Dwelling Units Needed in the Next 20 Years*

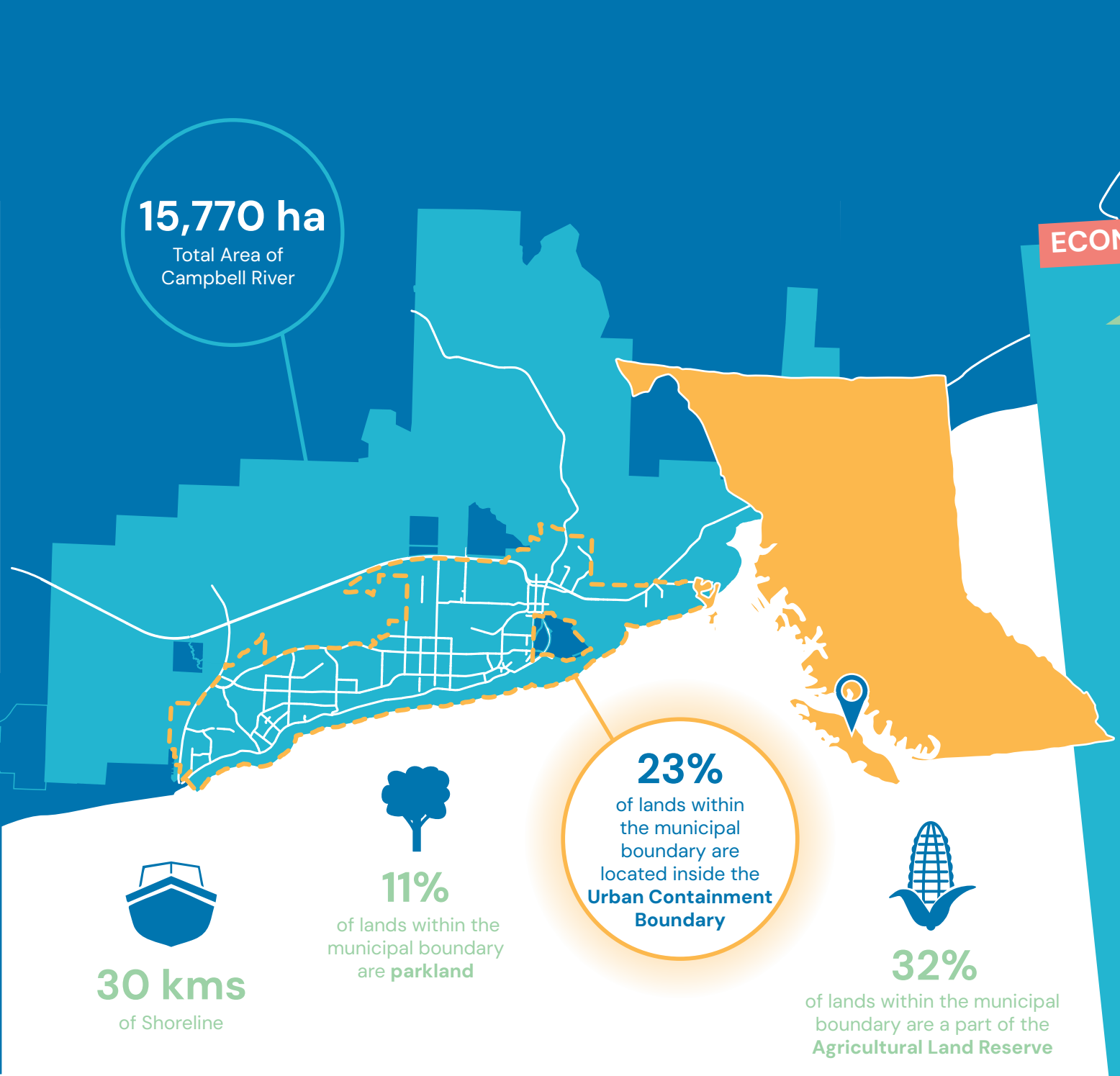


61% in Campbell River

42% in BC

Multi-unit housing types are almost evenly split between apartments and ground-oriented types

*as per provincial forecasts



15,770 ha
Total Area of Campbell River

30 kms
of Shoreline

11%
of lands within the municipal boundary are **parkland**

23%
of lands within the municipal boundary are located inside the **Urban Containment Boundary**

32%
of lands within the municipal boundary are a part of the **Agricultural Land Reserve**

ECONOMIC PROFILE

$78,000
Median Total Household Income (2021) Campbell River

Top 5 Industry Sectors in Campbell River

17%
Healthcare and Public Service

13%
Retail Trade

9%
Construction

8%
Agriculture, Forestry, and Fishing

7%
Accommodation and Food Services

Community Engagement

Engagement Activities

As part of the OCP process, the City hosted a range of engagement activities to ensure the plan reflects community values and priorities.

Developing the Vision and Policy Direction

Community Survey: An online survey informing the OCP Vision and policy direction launched in spring 2025. The survey received 667 responses with over 1,400 comments.

Community Survey Pop-Ups: Two pop-ups reached approximately 130 residents, including seniors and families.

- Seniors' Centre | April 16, 2025: Engaged 50+ seniors and distributed paper surveys
- Sportsplex | April 25, 2025: Engaged 80+ users at Family Place and Play Gym

Sharing Key Ideas and Proposed Land Use

Pop-Ups: Two pop-up events presenting key OCP ideas and proposed land-use designations engaged about 100 participants and resulted in 99 comments.

- CR Live Streets – Rockin' River Country Night | July 23, 2025
- Farmers Market | July 27, 2025

Development Community Focus Group | August 26, 2025: Participants reviewed and discussed proposed OCP policies and land use designations

Drafting the OCP

Community Open House | September 9, 2025: More than 200 people attended the BBQ at the Sportsplex and contributed 388 comments to help shape the draft OCP.



Communications

Social Media: The City used its social media platforms to launch the OCP and promote awareness of community engagement activities.

Project Web Page: Get Involved Campbell River served as the central hub for project information, council reports, and engagement updates. A project video explaining the OCP, project process, and engagement opportunities was created and embedded on the project page.

In-Person Communications: To support those with limited access to digital platforms, the City offered in-person engagement opportunities.

The following were key themes heard across the OCP community engagement process:

- **Importance of Natural Areas and Recreation:** Residents, community groups, and the development community consistently identified Campbell River's natural assets as important and supported policies that balance growth while maintaining the long-term health of natural areas and the city's watershed. The community noted the importance of access to parks, recreation facilities, family-friendly amenities, and well-maintained public spaces.
- **Housing Choice and Affordability**: Residents stressed the urgent need for more affordable, attainable, and diverse housing types that meet the needs of seniors, families, and vulnerable populations.
- **Community Safety and Well-Being**: Community safety repeatedly ranked as a top priority, with strong concern for homelessness, addiction, and social support gaps. Residents desired a safer, more vibrant community, especially in the downtown, supported by social services and public realm.
- **Transportation and Mobility Options** Residents called for improved active transportation networks and more reliable transit. Traffic, parking concerns, and road safety issues highlight the need for a more connected and multimodal transportation system.
- **Growth, Density and Infrastructure**: Residents generally supported growth in strategic areas, like downtown, as long as it aligns with infrastructure capacity, access to recreation opportunities, and environmental health. Those working in development emphasized the need for clear, consistent policies to support feasible, well-planned development. There was a shared desire for infrastructure investment that supports quality of life and growth.
- **Downtown Revitalization:** There was strong interest in transforming downtown into a more vibrant, safe, and attractive hub with more shops, restaurants, culture, and public spaces.

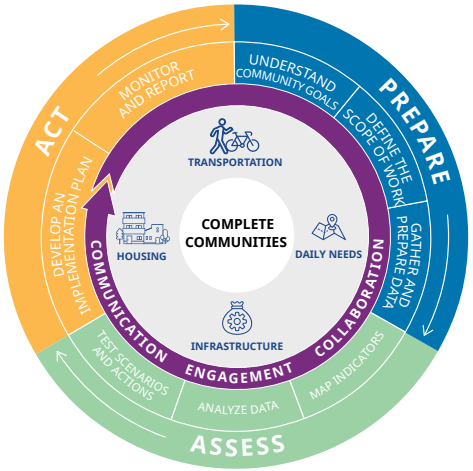


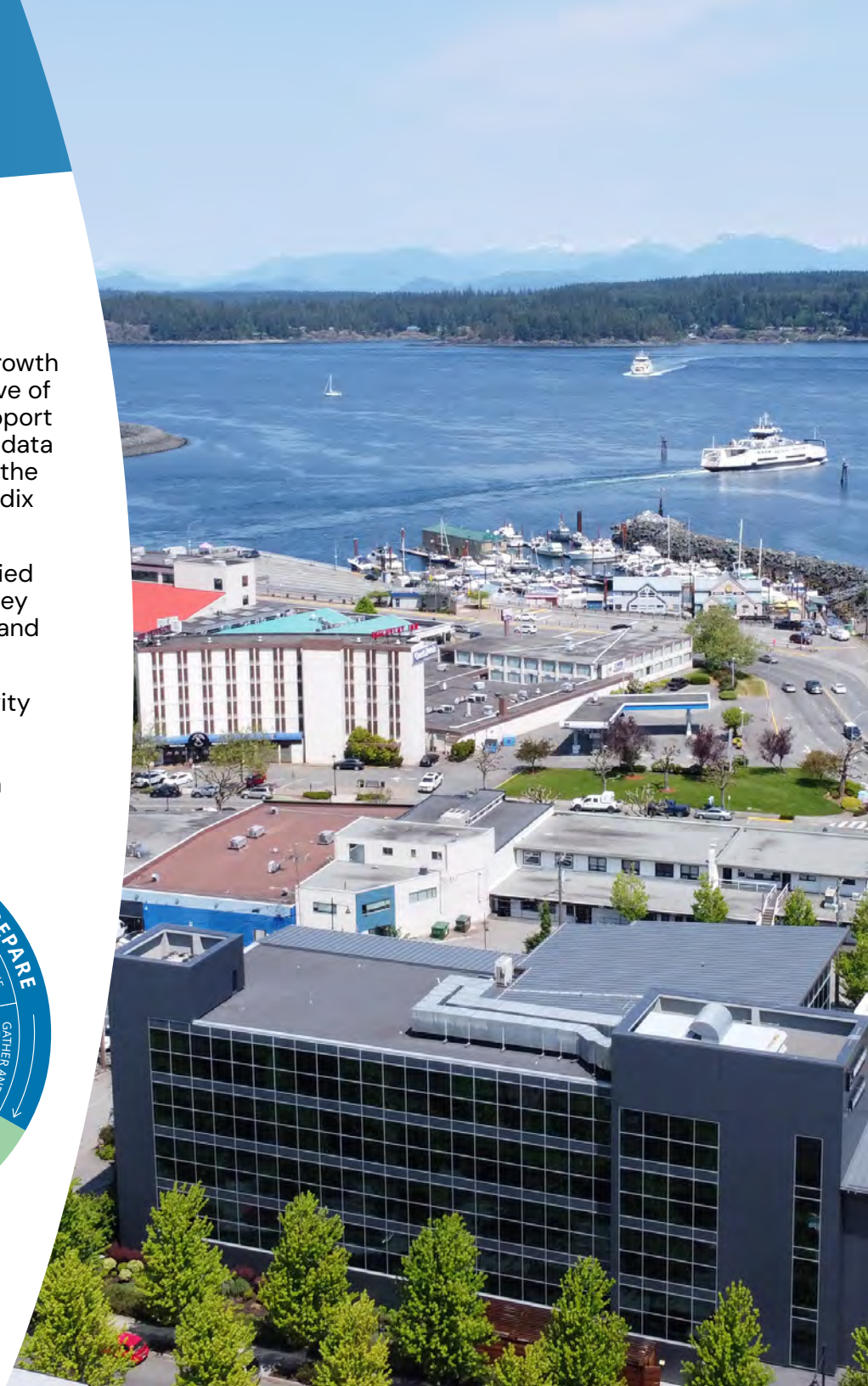
Complete Campbell River

The City of Campbell River conducted a Complete Communities Growth Assessment alongside the OCP Review. This assessment, an initiative of the Union of BC Municipalities, evaluates how well communities support livability. It supported the OCP planning process by offering spatial data and analysis to inform policy decisions. Maps developed as part of the Complete Communities Growth Assessment are included in Appendix A - Supplementary Maps.

"Complete communities" provide diverse housing that meet identified community needs and accommodate people at all stages of life. They also provide a wide range of employment opportunities, amenities and services within a 15–20-minute walk.

As we look ahead to 2045, the City has identified key areas of activity -including downtown, neighbourhood centres and transit corridors -that already have many elements of a complete community. These 'nodes' serve as focal points for compact, connected growth that support livability. Over time, these nodes will intensify with the addition of more housing, employment opportunities, services, amenities and active transportation infrastructure. In areas with service or amenity gaps, new neighbourhood nodes will be identified through discussions with local communities as part of detailed planning processes and community engagement. This will occur gradually through long-term planning to guide land use changes, redevelopment, and revitalization.





Community Challenges

The Community Challenges below reflect the key issues Campbell River needs to address as the city grows.

The Community Challenges reflect key issues shaping Campbell River's future, identified through Council direction, community engagement, technical analysis, and the Complete Communities Growth Assessment. These challenges form the foundation of the Plan and guide the Big Ideas, policies, actions, and targets that support implementation.



Evolving Economy

Some traditional resource sector employment is facing increasing instability due to global and regulatory uncertainty. At the same time, the local economy is diversifying into new sectors. The OCP supports the natural resource sector as the economic backbone of our community while promoting economic resilience by supporting a broader range of employment opportunities.



Access to the Outdoors

Campbell River's identity and quality of life are closely tied to nature and outdoor recreation. The OCP helps protect and enhance access to parks, trails, waterways, and natural areas as the city grows.



Infrastructure costs

Growth must be financially sustainable so services can be maintained and renewed without overburdening residents. The OCP promotes growth patterns and planning approaches that reduce long-term infrastructure costs



Community Safety and Well-Being

People need to feel safe and supported in every neighbourhood, especially in shared public spaces. The OCP helps strengthen safety, health, and social supports through land use and community policy direction.



Downtown Revitalization

Downtown is Campbell River's civic and cultural heart and should be vibrant, welcoming, and active year-round. The OCP supports investment, housing, and public space improvements that help downtown thrive.



Housing Affordability and Choice

The community needs more housing options for different ages, incomes, and household types. The OCP supports a wider range of homes and policies that help improve affordability over time.



Transportation and Mobility Options

Residents need more choices for getting around safely—walking, cycling, transit, and driving. The OCP supports a connected, efficient transportation system that works for all ages and abilities.



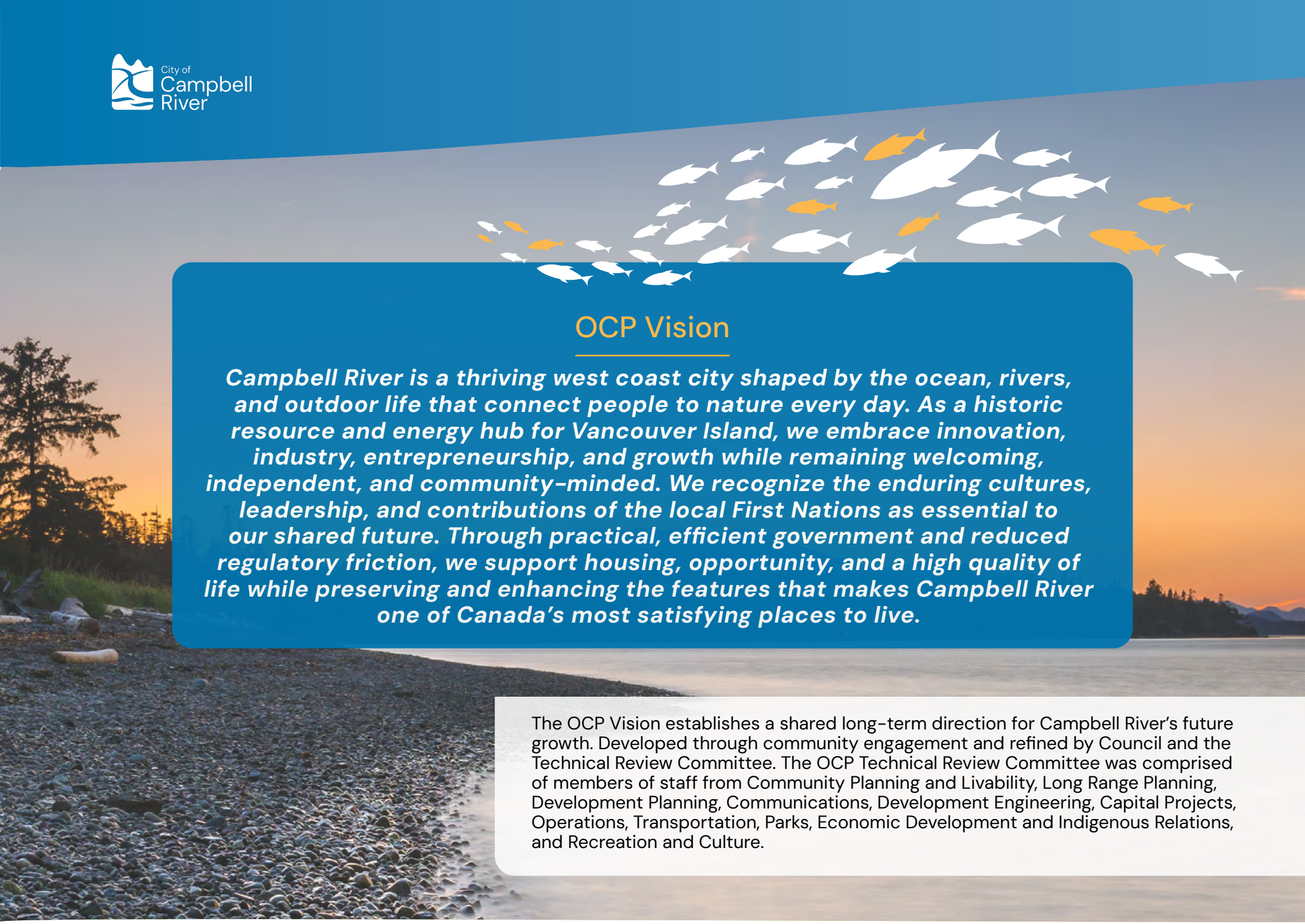
Identifying the best areas for growth

Campbell River needs to focus new development in the right places so growth supports existing neighbourhoods and services. This OCP guides where change makes the most sense and where it does not.



SECTION 2

OCP FOUNDATION



OCP Vision

Campbell River is a thriving west coast city shaped by the ocean, rivers, and outdoor life that connect people to nature every day. As a historic resource and energy hub for Vancouver Island, we embrace innovation, industry, entrepreneurship, and growth while remaining welcoming, independent, and community-minded. We recognize the enduring cultures, leadership, and contributions of the local First Nations as essential to our shared future. Through practical, efficient government and reduced regulatory friction, we support housing, opportunity, and a high quality of life while preserving and enhancing the features that makes Campbell River one of Canada's most satisfying places to live.

The OCP Vision establishes a shared long-term direction for Campbell River's future growth. Developed through community engagement and refined by Council and the Technical Review Committee. The OCP Technical Review Committee was comprised of members of staff from Community Planning and Livability, Long Range Planning, Development Planning, Communications, Development Engineering, Capital Projects, Operations, Transportation, Parks, Economic Development and Indigenous Relations, and Recreation and Culture.

The Big Ideas

The "Big Ideas" are informed by the OCP's Vision and the Community Challenges, and they act as the bridge between what Campbell River wants to achieve and how the City will get there.

Each Big Idea drives the OCP's policies, actions, and targets, ensuring the plan stays focused on core priorities. As you read the OCP, you'll see these Big Ideas reflected throughout the document: they help shape the Future Growth Strategy, guide topic specific policies, and connect directly to the Actions, Targets, and Commitments that support implementation and ongoing tracking over time.

PRIORITIZE A SAFE AND VIBRANT DOWNTOWN

Make Downtown a safe, lively, and welcoming place, day and night, year-round.

ADVANCE A PROSPEROUS AND RESILIENT ECONOMY BY SUPPORTING DEVELOPMENT ACROSS ALL SECTORS

Build a strong, resilient economy by supporting local jobs, investment, and responsible growth.

MAINTAIN AND ENHANCE ACCESS TO PARKS, BEACHES, AND OTHER NATURAL AREAS

Protect what we love and expand access to parks, beaches, trails, and natural places for everyone.

EXPAND AND IMPROVE THE MULTI-MODAL TRANSPORTATION NETWORK

Make it easier to get around, safely and comfortably, whether you walk, bike, take transit, or drive.

SUPPORT A THRIVING ARTS COMMUNITY WITH STRONG CULTURAL CONNECTIONS

Grow arts and culture by supporting places, events, and partnerships that bring people together.

SUPPORT AND PRIORITIZE HOUSING AFFORDABILITY AND ATTAINABILITY

Support the provision of a range of attainable homes so people can find housing that fits their needs and budget

STRENGTHEN COMMUNITY PARTNERSHIPS

Work together with Nations, neighbours, and community partners to deliver better outcomes for Campbell River.

ENHANCE COMMUNITY AND INFRASTRUCTURE RESILIENCY THROUGH CLIMATE ADAPTATION

Plan so that the community and City services are ready for future risks and emergencies.

NURTURE COMMUNITY WELL-BEING AND LIVABILITY

Support a healthy, connected community with the services and spaces people need to thrive.

ENSURE PROACTIVE AND RESPONSIBLE STEWARDSHIP OF CITY ASSETS AND INFRASTRUCTURE

Look after what we have, plan, invest wisely, and keep City services reliable and affordable.

Commitments & Targets

The Targets and Commitments section outlines the City's priority actions to respond to Community Challenges and advance the OCP's Big Ideas.

These targets define measurable steps to advance the OCP, inform annual budgeting and work planning, and guide decision-making. Each target is supported by clear policy direction and specific actions, and is aligned with the policies and action items across the Plan. Progress will be monitored using indicators and reported annually, allowing Council, staff, and the community to track progress and adjust as needed.

The Commitment

Embed OCP priorities, measurable targets, and key actions into annual budgets, strategic plans, required decisions, and regular reporting.

Partnerships	Continue to strengthen partnerships with local First Nations, neighbouring governments, and community organizations to advance shared priorities and improve service coordination.
Housing Growth (20 Year Need)	Support an average of 415 new homes per year so Campbell River can meet the 20 year housing need identified through provincial forecasts.
Housing Choice	Track housing delivery by type and tenure (e.g., ground-oriented, apartments, accessory units; rental/ownership) and report annually to show progress on improving housing choice.
Transportation Mode Shift (Active + Transit):	Increase the share of residents commuting by walking, cycling, or public transit to over 15% by 2031 and over 20% by 2036.
Parks and Open Space (Parkland per Capita)	Maintain at least 3.2 hectares of parkland per 1,000 residents as the city grows, supported through development, planning, and strategic acquisition.
Parks Access (Proximity to Active Parks)	Ensure residents are within 1,200 metres of one or more active parks, supported through park planning and investment over time.
Community Safety and Well Being	Align actions and tracking with the *Community Safety and Well Being Action Plan* and include key progress updates in annual reporting.
Economic Resilience	Target 1.2% annual employment growth and track business openings/closures over time as indicators of a strong local economy.
Infrastructure Planning and Asset Management:	Complete and implement an asset management plan and use it to guide long-term infrastructure decisions and annual financial planning.
Childcare Availability	Work toward childcare availability for 50% of each age group (e.g., infant/toddler, 30 months–5 years, before/after school), and track progress using available data sources.
Art & Culture	Maintain or increase the number of cultural events each year and track progress with community partners.



SECTION 3

FUTURE GROWTH STRATEGY

Future Growth Strategy

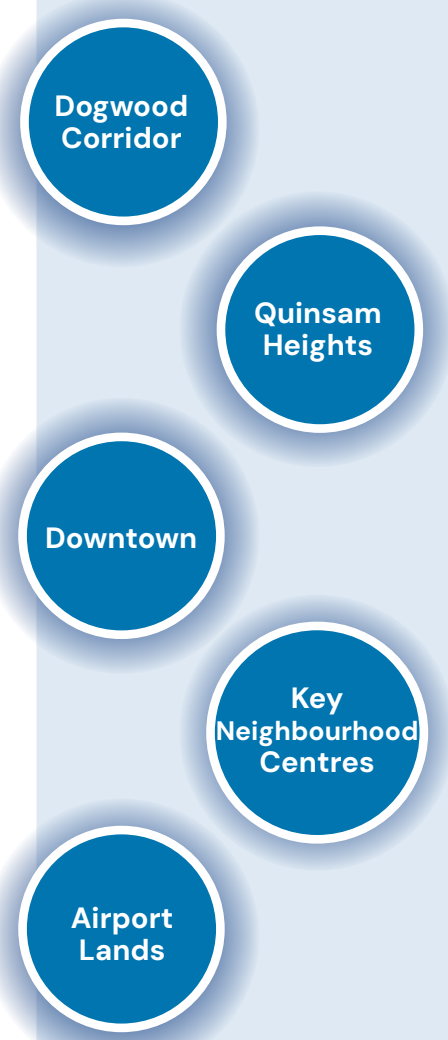
The Future Growth Strategy establishes where and how growth will be accommodated in Campbell River over time. It directs new development to areas that can support increased density, a mix of uses, and access to services, while making efficient use of existing infrastructure.

This approach responds to the Community Challenges and supports the OCP's Big Ideas by focusing growth in locations that enhance livability, strengthen neighbourhoods, and support long-term financial sustainability. From 2020 to 2024, Campbell River issued permits for an average of 316 new housing units per year. If this pace continues, approximately 6,300 units would be approved from 2026 to 2046. To better respond to projected housing need as identified in the 2025 Interim Housing Needs Report, the OCP increases the pace of housing delivery to accommodate approximately 8,300 new units over the next 20 years, supporting an estimated population increase of 16,000 people. Supporting this growth requires expanded local employment opportunities. The OCP advances this by catalyzing economic development, particularly in the **Airport Lands**, and by directing residential and mixed use growth to **Downtown,** the **Dogwood Corridor, Quinsam Heights**, and the city's **Key Neighbourhood Centres**. Together, these five key growth areas provide the primary locations for accommodating planned housing and employment growth in a manner that supports complete communities and efficient use of infrastructure.

The City aims to support a high quality of life and fiscally responsible use of public funds by focusing growth in areas with existing infrastructure. Campbell River has sufficient zoned capacity to accommodate more than 30,000 housing units, allowing most growth to occur through infill and redevelopment within the Urban Containment Boundary (UCB). Maintaining the UCB limits the extension of municipal services and supports long-term financial resilience. Concentrating growth near existing commercial and institutional uses also strengthens walkability, transit service, and local businesses.

At the same time, the OCP recognizes that limited adjustments to the UCB may be appropriate. Policies allow consideration of UCB expansions where municipal servicing can be logically and efficiently extended and where neighbourhood planning processes demonstrate alignment with long-term servicing, affordability, and growth management objectives. This approach provides flexibility to respond to changing housing needs while maintaining the overall growth strategy.

5 Key Growth Areas



Projections and Forecasts

The three primary determinants of population growth are mortality, fertility, and migration rates. Mortality and fertility rates typically have higher predictability over a 20-year period than migration rates, which can change drastically based on factors such as federal government immigration policies and cultural trends (such as an increased remote work opportunities allowing for a more mobile workforce). Population projections are based on continuation of trends in mortality, fertility, and migration rates over the projection period.

Forecasts represent predictions and can account for factors that may influence growth beyond mortality, fertility, and migration rates. The OCP has a target of fulfilling a 20-year housing need, and this may involve regulatory changes and/or incentives to increase growth rates and economic development to achieve those housing targets. These interventions could influence growth but would not be captured in population projections, such as those provide by BC Stats.

Figures 1 and 2 provide low, medium, and high population and household growth scenarios.

The high growth scenarios represent growth targets to fulfill 20-year housing need as identified in the 2025 Interim Housing Needs Report: 8,294 units. Fulfilling housing needs would likely moderate price growth and provide a more balanced housing supply in Campbell River. This can provide economic growth opportunities and help with attracting and retaining public service staff (teachers, healthcare workers, emergency services, etc.), as it will be easier for early and intermediate workers to find accommodation at a decent price.

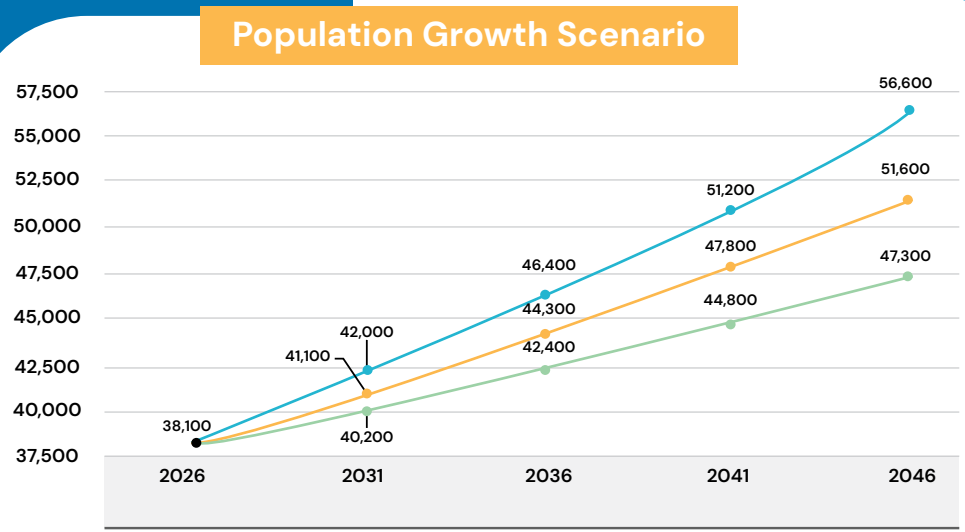
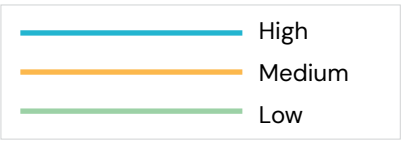


Figure 1. Population Growth Scenario

Table 1. Population Growth Scenario Graph

Year	Low	Medium	High
2026	38,100	38,100	38,100
2031	40,200	41,100	42,000
2036	42,400	44,300	46,400
2041	44,800	47,800	51,200
2046	47,300	51,600	56,600
20-year CAGR	1.09%	1.53%	2.00%
Total Growth	9,200	13,500	18,500

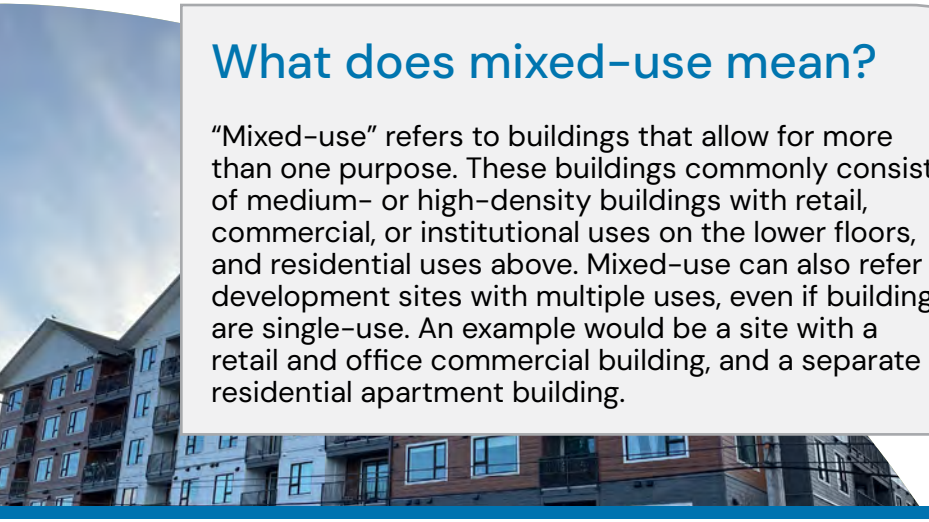


5 Key Growth Areas

DOWNTOWN

Downtown is the heart of Campbell River, serving as the city's central business, civic, cultural, and transportation hub. The vision is to create a vibrant, livable mixed-use centre that draws residents, businesses, and visitors, while supporting a range of residential, commercial, institutional, recreational, and cultural activities. A key feature will be a connected and lively waterfront that celebrates one of Campbell River's defining strengths: its deep connection to the ocean.

Higher-density mixed-use development will help bring more people Downtown year-round, strengthening the local economy and supporting businesses. Commercial office spaces that are used less frequently, such as health and professional services, are best located above the ground floor. Residential apartments are also encouraged above the first or second storey, with parking located beneath or behind the building, away from public view.



What does mixed-use mean?

"Mixed-use" refers to buildings that allow for more than one purpose. These buildings commonly consist of medium- or high-density buildings with retail, commercial, or institutional uses on the lower floors, and residential uses above. Mixed-use can also refer to development sites with multiple uses, even if buildings are single-use. An example would be a site with a retail and office commercial building, and a separate residential apartment building.

DOGWOOD CORRIDOR

Transit-oriented development (TOD) along the Dogwood Corridor focuses growth near an established transit route, allowing buildings up to 10 storeys that combine residential, commercial, and institutional uses. Concentrating housing, services, and employment options here reduces dependence on motor vehicles and supports more frequent, reliable transit service. A walkable, mixed-use corridor encourages active transportation, lowers transportation costs for residents, and helps local businesses benefit from increased foot traffic. TOD along the Dogwood Corridor helps create a more connected, efficient, and vibrant neighbourhood.

KEY NEIGHBOURHOOD CENTRES

Willow Point and Campbellton have been identified as Key Neighbourhood Centres. These Centres feature a mix of housing options clustered around a locally focused commercial core, with convenient access to active transportation routes and transit. Plans to expand these Centres build on their existing strengths by adding more housing choices, including medium and high-density residential buildings of up to six storeys.

Increasing the number of residents in and around the Key Neighbourhood Centres will strengthen the viability of new businesses and jobs and help existing businesses stay established. Medium-density mixed-use buildings will provide opportunities for new commercial or institutional spaces at street level, with residential units above. Preferred ground floor uses include everyday services such as childcare, small grocery stores, retail, restaurants, and cafés.

QUINSAM HEIGHTS

This area presents a key opportunity to provide a complete neighbourhood with a variety of new housing types within the city's existing UCB. Quinsam Heights includes mixed-use and medium-density residential development along arterial roads, principal transportation such as Willis Road and Petersen Road, while encouraging medium-density residential on collector roads such as Evergreen Road and certain sections of Walworth Road. Ground-oriented housing is supported in much of the plan area, further from principal transportation corridors.

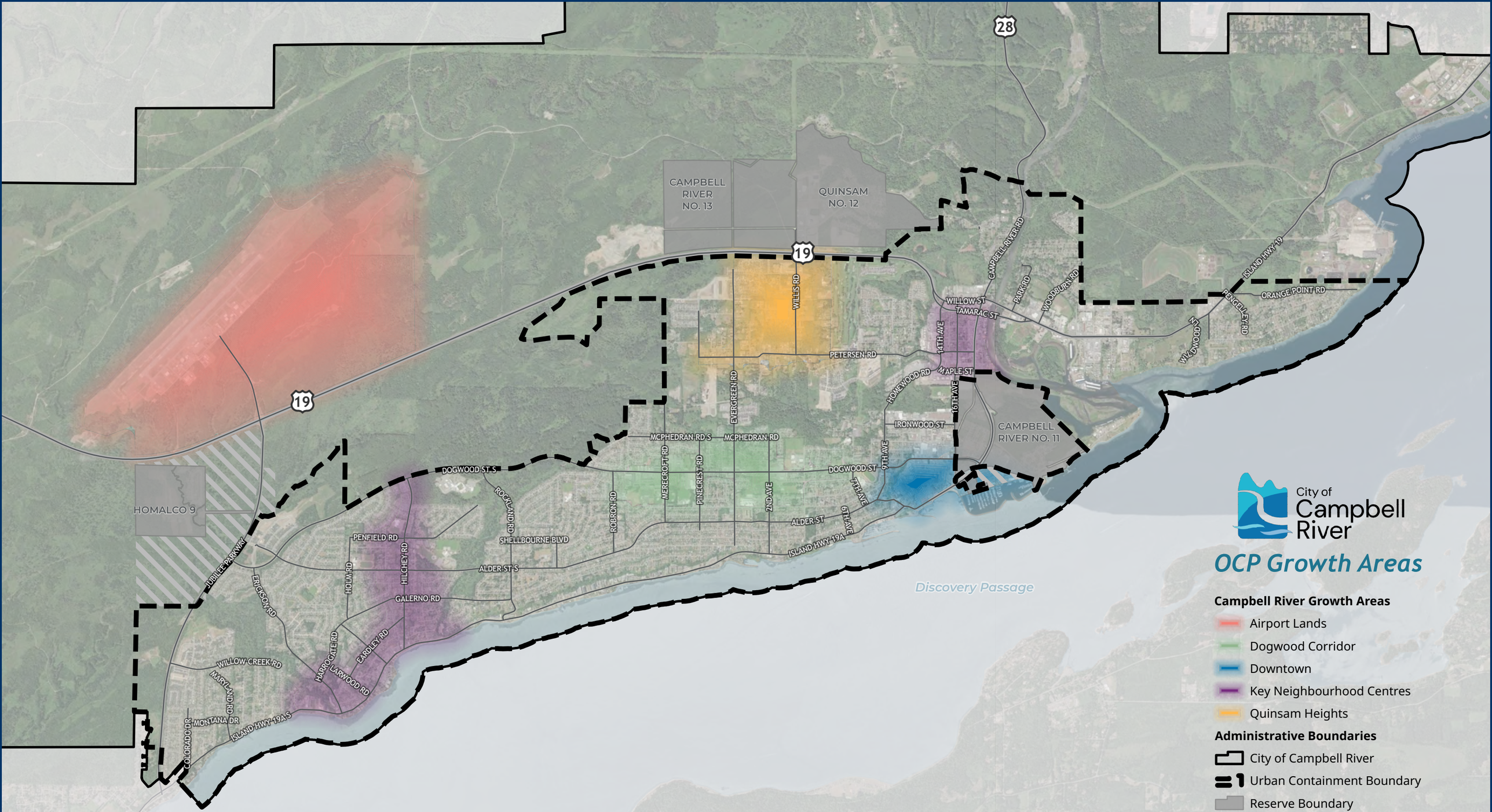
AIRPORT LANDS

This area is envisioned as regionally significant employment lands that complement the operations of the Campbell River Airport. The Aviation land use designation is intended to protect and support aviation related and airport dependent uses and the long-term viability of airport operations. The adjacent Business Park designation accommodates a range of employment focused uses, including research and technology labs, biotechnology facilities, media production studios, equipment sales, light manufacturing, and warehousing. Together, these designations support economic diversification and job creation, with service and infrastructure upgrades required to support future growth.



Where OCP objectives conflict, consideration shall be given to:

- *housing affordability and attainability;*
- *public safety and emergency preparedness*
- *infrastructure capacity and fiscal sustainability*
- economic opportunity and employment
- environmental outcomes and stewardship



City of Campbell River

OCP Growth Areas

Campbell River Growth Areas

- Airport Lands
- Dogwood Corridor
- Downtown
- Key Neighbourhood Centres
- Quinsam Heights

Administrative Boundaries

- City of Campbell River
- Urban Containment Boundary
- Reserve Boundary
- Potential Addition to Reserve

0 500 1000 1500 2000

Metres

NAD 83 UTM Zone 10N

Map 3-1 - Key Growth Areas



Key Growth Areas

To guide how and where the city grows over time, the OCP identifies five Key Growth Areas. These areas are informed by the Complete Communities Growth Assessment and are intended to focus growth in locations that can support increased density, a mix of uses, and access to daily needs, services, and transportation. Concentrating development in these areas supports efficient use of infrastructure, enhances walkability and transit, and contributes to a compact, complete, and livable community.

Objectives

1. Support long-term financial health by prioritizing new development in areas with sufficient infrastructure capacity.
2. Enhance walkability, transit service, and economic development by increasing density in areas with concentrated commercial and institutional uses.
3. Improve the efficiency of City infrastructure by minimizing residential growth outside of the UCB.

Policies

1. Prioritize the maximum allowable densities and growth in the Dogwood Corridor and Downtown areas. Support moderate densities in the expanded Key Neighbourhood Centres and adjacent to Downtown, as identified on Map 4-1 -OCP Land Use Designations and Map 3-1-OCP Growth Areas.
2. Prioritize Ground-Oriented Residential growth in the Low-Density Residential areas.
3. Support mixed-use development in Key Neighbourhood Centres and along Willis Road to provide convenient access to daily needs within walking distance.
4. In Key Neighbourhood Centres, ensure that ground-level commercial uses are those that people use regularly, such as childcare facilities, small grocery stores, pharmacies, restaurants, fitness centres, and cafés.
5. In Downtown, ensure at-grade commercial uses are active, pedestrian-friendly spaces such as retail and/or institutional. Commercial office spaces that are used sporadically should be located above the first storey.
6. Limit the extension of infrastructure services beyond the UCB as identified in Map 3-1–OCP Growth Areas, subject to Rural Lands Policies 1 through 3 below.
7. Support efforts for sharing information with adjacent jurisdictions (i.e. Strathcona Regional District (SRD) and First Nations) to ensure that growth adjacent to City boundaries occurs in a planned and complementary manner.

Rural Lands

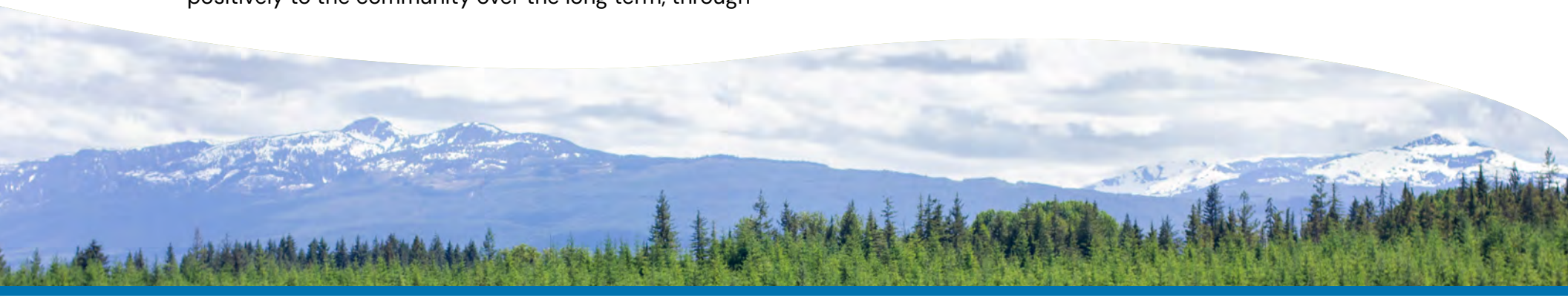
Rural Lands encompass land outside of the UCB. Meeting the City's 20-year housing need inside the existing UCB is feasible and the most financially responsible approach to accommodate growth. The UCB is intended to direct growth within its boundary, while recognizing that development of Rural Lands may be considered in cases, where a developer-funded neighbourhood plan demonstrates lifecycle cost efficiency, financial benefits to the municipality, and a clear overall benefit to the community.

Objectives:

1. Prioritize growth within the existing UCB to efficiently meet long-term housing needs and support cost-effective service delivery.
2. Consider development on Rural Lands and UCB extensions where proposals demonstrate clear community benefit, financial viability, and compatibility with surrounding land uses.
3. Ensure UCB and servicing extensions contribute positively to the community over the long term, through appropriate infrastructure funding, timely development, public amenities, and economic benefits where applicable.

Policies:

1. Where UCB extensions are proposed, they shall be contiguous with the existing UCB.
2. Extension of municipal services and installation of new infrastructure to facilitate development beyond the UCB will be at the cost of the applicant, unless the impetus for service extension is failing private services that present a significant public health risk as determined by Island Health, in which case a variety of financing mechanisms may be considered (with the least financial impact to the City).
3. Any extension of UCB or extension of services to facilitate development outside of the UCB shall be accompanied by significant public amenities, such as destination community parks or cash-in-lieu, in addition to the payment of all other development fees and charges.



4. Proposed land uses for a UCB extension must be compatible with adjacent land uses as identified on Map 4-1 – OCP Land Use Designations.
5. Prior to the consideration of UCB extensions, areas previously approved extensions should be substantially built out to support the logical expansion of services and amenities.
6. Notwithstanding Rural Lands Policies 1-3, the provision of municipal services beyond the UCB may be considered for:
    - Rural, park and natural areas, and business & industrial uses with low servicing requirements.
    - Federal Indian Reserves (3) within the City's boundaries that are subject to master servicing agreements
    - Water service for the SRD Electoral Areas "A" and "D" for fire suppression and human consumption.
7. Where significant industrial development requiring municipal services is proposed outside of the UCB, the City may consider a boundary extension that is not contiguous with the UCB, and the inclusion of supportive infrastructure projects in the *Development Cost Charge Bylaw,* or utilization of other infrastructure financing mechanisms or servicing agreements. To be considered, the proposed development should demonstrate that tax revenue/ diversification and new jobs provided by the development will result in net economic gain for Campbell River and reduce the residential property tax burden over the near- and long-term.

ACTIONS

A1. Within three years of adoption of this OCP, undertake a comprehensive review of the UCB to evaluate its effectiveness in achieving intended growth management objectives. This review will include an analysis of the UCB's impacts on housing affordability; market-feasible and serviced residential land supply; employment land availability; infrastructure servicing costs; municipal fiscal sustainability; and emergency access and transportation network resilience. Findings will be reported to Council with recommendations for any necessary adjustments to the UCB or associated policies.



SECTION 4

LAND USE DESIGNATIONS

Future Land Use Designations

Future land use designations will guide growth and development in Campbell River over the next 20 years, as shown on Map 4-1 – OCP Land Use Designations.

The Future Land Use Designations implement the City's Future Growth Strategy by directing growth to key growth areas through land use policy. They identify where higher intensity residential, mixed use, and employment growth is intended to occur, while reinforcing the City's approach to developing complete communities, making efficient use of existing infrastructure, and managing growth within the UCB.

A land use designation can encompass a range of different zones. Zoning designations, contained within the City's *Zoning Bylaw*, define permitted uses and regulations regarding density, massing, setbacks and form. The Development Permit Area Guidelines in Section 7 provide guidelines for the form and character of development as per the land use designations. Land use designations provide a vision for the future that often differs from how parcels are currently used, while the *Zoning Bylaw* regulates the current use. Some parcels are currently suitable for development, and others may require zoning amendments, subdivision, consolidation, and/or infrastructure upgrades to develop based on the land use designation.

Table 2 and Table 3 provide a brief overview of all designations in the City, along with the general intent and characteristics of each. For the full details and policies applying to each land use designation, refer to the individual policy sections.



City of Campbell River

OCP Land Use Designations

OCP Future Land Use

Residential Land Use
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential

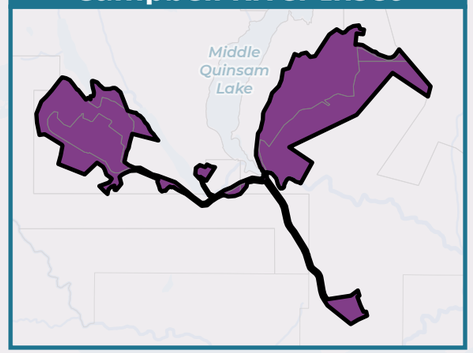
Mixed-Use Land Use
- Low Density Mixed Use
- Medium Density Mixed Use
- High Density Mixed-Use

Non-Residential Land Use
- Agricultural Land
- Aviation
- Business Park
- Comprehensive Development Area
- Downtown
- Institutional
- Industrial
- Marina
- Parks & Natural Areas
- Private Recreational: Golf Course
- Resource Land

Administrative Boundaries
- City of Campbell River
- Urban Containment Boundary
- Parcel
- Reserve Lands
- Potential Addition to Reserve

See Campbell River Inset

Campbell River Inset



0 500 1000 1500 2000 2500 3000
Metres

NAD 83 UTM Zone 10N

Map 4-1 – OCP Land Use Designations

City of Campbell River

OCP Land Use Designations
(Urban Containment Boundary)

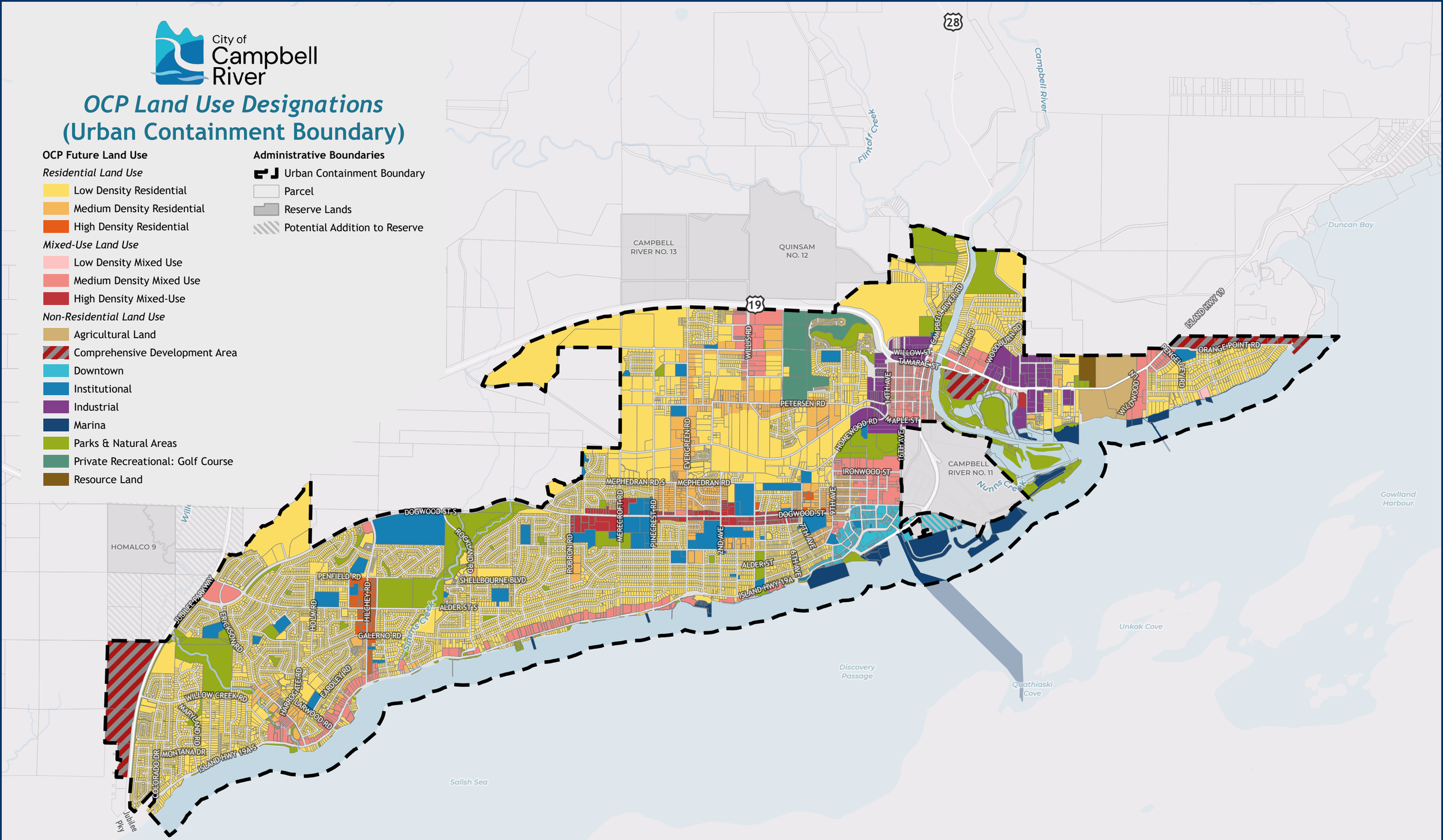
OCP Future Land Use

Residential Land Use
- Low Density Residential
- Medium Density Residential
- High Density Residential

Mixed-Use Land Use
- Low Density Mixed Use
- Medium Density Mixed Use
- High Density Mixed-Use

Non-Residential Land Use
- Agricultural Land
- Comprehensive Development Area
- Downtown
- Institutional
- Industrial
- Marina
- Parks & Natural Areas
- Private Recreational: Golf Course
- Resource Land

Administrative Boundaries
- Urban Containment Boundary
- Parcel
- Reserve Lands
- Potential Addition to Reserve



0 500 1000 1500 2000
Metres

NAD 83 UTM Zone 10N

Map 4-2 – OCP Land Use Designations – UCB Lands

RESIDENTIAL LAND USE DESIGNATIONS

Table 2 below provides an overview of residential OCP land use designations. These designations are further illustrated in Map 4-1 and are described in more detail as part of Section 4.

Table 2. Residential Land Use Designations

DESIGNATION	DESCRIPTION	MAXIMUM HEIGHT
Rural Residential	Applies to lower-density residential areas outside of the Urban Containment Boundary	Zoning dependent
Low-Density Residential	Allows for a diverse range of ground-oriented housing options, such as townhouses and other forms of small-scale multi-unit housing	Up to 3 storeys
Medium Density Residential	Intended to facilitate residential apartment development close to Key Neighbourhood Centres, frequent transit routes, and Downtown	Up to 4 storeys
High-Density Residential	Intended to facilitate residential apartment development close to Key Neighbourhood Centres, frequent transit routes, and Downtown	Up to 6 storeys
Low-Density Mixed-Use	Intended to serve the surrounding residential areas by providing access to daily services such as small grocers, cafes, and other commercial services	Up to 4 storeys
Medium Density Mixed Use	Intended for compact, walkable neighbourhood centres with a mix of housing types, small-scale retail and service uses, limited office space, and integrated amenities	Up to 6 storeys
High-Density Mixed Use	Intended for transit-oriented corridors, such as the Dogwood Corridor. It supports a concentrated mix of residential, commercial, and institutional uses	Up to 10 storeys
Downtown	Supports a vibrant, pedestrian-oriented district with a mix of retail, service, civic, and cultural uses at ground level, with higher-density residential development above	Up to 10 storeys
Comprehensive Development Area	Applies to large potential development sites requiring further analysis for the City to approve development applications	N/A

Residential Land Uses

A diverse range of housing types and tenures enhances the community's ability to meet the needs of residents by:

- Helping to ensure that young families, individuals, seniors, and community members with a variety of needs and income levels can find suitable and affordable homes.
- Strengthening neighbourhoods through social connections across different age groups and backgrounds; enabling residents to remain in the community as their housing needs change over time.
- Supporting local businesses, schools, and services by maintaining a stable and intergenerational population.
- Contributing to a resilient, vibrant, and welcoming community for all through thoughtful infill and redevelopment.

Rural Residential

The Rural Residential designation applies to existing lower-density residential areas outside of the UCB. These parcels generally have larger lot sizes, rural character, private on-site wastewater systems and water wells in some cases. These areas are not considered growth areas, though some uses that can be served by on-site water and wastewater treatment systems may be considered on a site-by-site basis.

Policies:

1. Continue to support rural residential use of parcels as regulated by the *Zoning Bylaw*.
2. Limit support for zoning amendments on lands without community water and sewer service.



Low-Density Residential

The Low-Density Residential designation comprises most of Campbell River's traditional single-detached dwelling neighbourhoods. This designation allows for a diverse range of ground-oriented housing options, such as townhouses and other forms of small-scale multi-unit housing in buildings up to three storeys. Increased housing variety can increase the availability and affordability of housing to ease price pressures and provide more options to meet the needs of households.

Policies:

1. Support buildings up to three storeys in height.
2. Encourage a range of housing and building types, sizes, and affordability levels, including, but not limited to, smaller units for individuals and seniors, and homes appropriate for families with children.
3. Limit support for subdivision and zoning amendments of Low-Density Residential parcels that are not serviced by municipal-water and sewer systems.
4. Encourage multi-unit developments to incorporate common spaces that foster social connections, such as gardens, green spaces, rooftop amenity spaces or playgrounds.
5. In addition to small-scale multi-unit housing and strata development, encourage the development of fee-simple rowhouses with vertically separated units, where each unit fronts a public street, with parking accessed from a rear lane, and the land on which the units are located is divided into fee-simple lots with zero-lot line setbacks (except on end units).

Housing Variety in the Low-Density Residential Designation

A variety of housing forms are encouraged in the Low-Density Residential designation. Although the policies are not limited to specific housing forms, there are some common forms:



Single Detached Dwellings: With or without secondary suites and detached accessory dwellings.





Townhouses

6. Consider support for zoning amendments for development of more than 4 units per parcel in the Low-Density Residential designation where the proposed development:
    - » is consistent with the form and massing of adjacent development;
    - » zoning variances for parking and amenity space are limited and still meet the intent of development regulations; and
    - » proposed development is consistent with other Low-Density Residential land use designation policies.
7. Allow and encourage cluster development where feasible. Cluster development considers higher development densities on a portion of the site to provide similar gross density as would be the case for a typical Low-Density Development that utilizes the entire site. By providing similar gross density on a smaller portion of the site, features such as floodplain areas, wetlands, steep slopes, wildlife habitats, viewpoints, trail corridors and sensitive ecosystems can be preserved without impacting gross density on a units per hectare basis.
8. Consider support for zoning amendments to permit family-friendly commercial uses, such as but not limited to convenience stores, barbershops/salons, cafés, delis, and childcare centres on corner sites with at least one arterial or collector road frontage in the Low-Density Residential designation, subject to compliance with other policies in this section. Do not support "non-family oriented" commercial uses that may not be appropriate within a low-density residential neighbourhood context, such as liquor and cannabis stores, vape shops, and cheque-cashing facilities.



Medium- and High-Density Residential

The Medium- and High-Density Residential designations are intended to facilitate residential apartment development close to amenities, transit routes, and Downtown. The locations and densities for this designation will contribute to facilitating vibrant mixed-use centres and increased transit service levels throughout Campbell River.

Policies:

1. Building heights should be up to the following*:
    - » Medium-Density Residential: Four storeys
    - » High-Density Residential: Six storeys
2. Low-Density Residential development is permitted in the Medium- and High-Density Residential designations, except as outlined in Policy 3 below.
3. Where parcels are being rezoned in the Growth Areas identified on Map 3-1 (e.g. Hilchey Road), consider incorporating minimum densities to ensure that the highest and best uses are developed.
4. Encourage the provision of childcare centres on the ground floor.
5. Support the inclusion of ground-oriented units, such as townhouses, in the design of apartment buildings to support a variety of household types and sizes.
6. Encourage point-access block/single stair buildings on smaller parcels that might otherwise be consolidated, to provide opportunities for improved cross ventilation and natural light.
7. Within the High Density Residential designation, buildings or portions of buildings that are directly adjacent to ground-oriented residential parcels should be stepped down to 4 storeys.

* At the discretion of the Director of Development Services, additional building height may be permitted, subject to site-specific considerations such as compatibility with surrounding land uses, urban design objectives, view impacts, shadowing, and overall consistency with the intent of the OCP.

Housing Variety in the Medium-Density Residential Designation

Up to four storeys





Housing Variety in the High-Density Residential Designation

Up to six storeys





Low, Medium and High-Density Mixed Use

The Low-Density Mixed Use designation is intended to serve surrounding residential areas by providing access to daily services such as small grocers, cafes, and other commercial services without solely relying on a car.

The Medium-Density Mixed Use designation is intended for compact, walkable neighbourhood centres with a mix of housing types, small-scale retail and service uses, limited office space, and integrated public amenities.

The High-Density Mixed-Use designation is intended for transit-oriented corridors, such as the Dogwood Corridor. It supports a concentrated mix of residential, commercial, and institutional uses.

Policies:

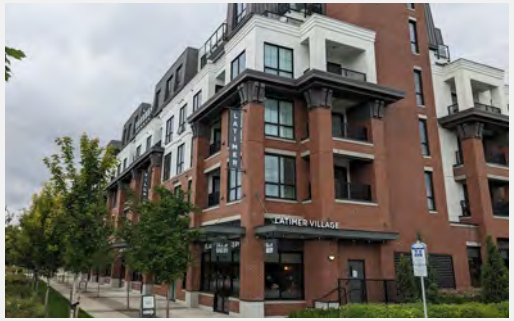
1. Support buildings up to 3 storeys in the Low-Density Mixed Use designation.
2. Within the Low-Density Mixed Use designation, consider support for buildings up to four storeys where methods to reduce scale, massing, and screening are incorporated, such as fourth-storey step-backs, recessed balconies, and sufficient setbacks to accommodate large trees.
3. Support buildings up to 6 storeys in the Medium-Density Mixed Use designation.
4. Support the provision of institutional services on Ironwood Street, from 9th Avenue to 16th Avenue.
5. Support buildings up to 10 storeys in the High-Density Mixed-Use designation.
6. Residential, commercial, and institutional uses are appropriate in the Mixed-Use designation, except light industrial uses may also be permitted in Campbellton.
7. Encourage a mix of uses that facilitate both daytime and evening activities.
8. Encourage commercial uses at-grade fronting streets to be retail uses, with service commercial and office uses on the second storey and/or the first storey of the building that does not front a public street.
9. Commercial childcare facilities are encouraged on the first storey.

Housing Variety in the Low, Medium and High-Density Mixed Use

Medium - Density Mixed Use (Up to Six storeys)



Medium - Density Mixed Use (Up to Six storeys)



Campbellton

Campbellton is currently characterized by a mixture of residential, commercial, and light industrial uses in a neighbourhood with a unique character, and identity. Industrial and service commercial uses are generally located on arterial and collector roads, with residential uses fronting local and some collector roads. There is a well-established grid road network that contributes to a walkable neighbourhood.

The Campbellton area is designated Medium-Density Mixed-Use. Policies in this section guide development in Campbellton, but a neighbourhood plan will provide greater detail to develop and implement a vision for Campbellton. In addition to the Medium-Density Mixed-Use policies previously described, the following policies apply to the Campbellton area as identified on Map 4-3.

Policies:

1. Low-impact, light industrial uses that are compatible with residential and retail commercial uses are encouraged in Campbellton, such as breweries and/or distilleries with tasting rooms, fine woodworking shops, and metalcraft businesses. These light industrial uses should typically be associated with a storefront that provides for lively and active street frontages.
2. Live/work units with a commercial space at-grade and residential above, within the same unit, are strongly encouraged.
3. Noise, odour, and pollution mitigation measures may be required as a condition of zoning amendments where industrial development is proposed close to existing residential uses.
4. Ensure a suitable interface transition between residential and non-residential uses by considering nuisance mitigation and sufficient buffering measures as a condition of rezoning.
5. New light industrial buildings that do not include retail storefronts, tasting rooms, or residential components should be located on properties designated for mixed-use or corridor-oriented development.
6. Zoning amendments on residentially zoned parcels should limit light industrial uses to those with storefront and residential components.
7. Commercial recreational uses that require large open spaces, typically found in industrial buildings, are encouraged, such as dance studios and indoor sports facilities.
8. Plan for Campbellton's location within a floodplain by prioritizing coordinated planning, infrastructure investment, and resilience measures to reduce long-term flood risk and vulnerability.

ACTIONS

A2. Consider developing neighbourhood plans and engineering services plans for **Campbellton**, **Ironwood**, and the **Dogwood Corridor** to provide cohesive, implementable, and fine-grained land-development and vitalization concepts. Neighbourhood plans offer detailed guidance for redevelopment by refining the land-use and built-form vision, confirming servicing and infrastructure needs, identifying parks and public-realm priorities, outlining a multi-modal mobility network, and establishing an implementation and phasing plan.

A3. Update neighbourhood plans as needed where they are outdated or being replaced through new planning work.

City of Campbell River

Campbellton Neighbourhood

Administrative Boundaries

Urban Containment Boundary

Reserve Lands

QUINSAM RD
STEELHEAD RD
COHO RD
RAINBOW RD
WOODBURN RD
CHUM RD
SPRING RD
PARK RD
IDA RD
RAMA RD
VARCO RD
VALLEJO RD
EBERT RD
VIGAR RD
MEREDITH RD
ANTONELLI RD
ROBINSON RD
BAIKIE RD
ALICE RD
CAMPBELL RIVER RD
WOODBURN RD
ISLAND HWY 19
SHETLAND RD
FAIRWAY PL
SANDTRAP PL
BEAR PL
TREELANE RD
CHEVIOT RD
WESTMORE RD
NORTHMORE RD
MARGUERITE RD
KATHLEEN RD
HOPTON RD
HIGHLAND RD
PETERSEN RD
OLD PETERSEN RD
HOMEWOOD RD
9TH AVE
WILLOW ST
TAMARAC ST
MAPLE ST
REDWOOD ST
SPRUCE ST
ENNS RD
MARWALK CRES
PEASE RD
14TH AVE
15TH AVE
16TH AVE
17TH AVE
19TH AVE
20TH AVE
CAMPBELL RIVER NO. 11

0 50 100 150 200
Metres

NAD 83 UTM Zone 10N

Map 4-3 – Campbellton Neighbourhood Plan Area

City of Campbell River

Ironwood

Administrative Boundaries

Urban Containment Boundary

Reserve Lands

Potential Addition to Reserve

HOMEWOOD RD

IRONWOOD ST

MAPLE RD

HEMLOCK ST

GREENWOOD ST

9TH AVE

10TH AVE

12TH AVE

13TH AVE

14TH AVE

16TH AVE

CAMPBELL RIVER NO. 11

FIR ST

8TH AVE

ELM ST

DOGWOOD ST

11TH AVE

CYPRESS ST

0 50 100 150 200

Metres

NAD 83 UTM Zone 10N

OLD S[illegible]AD (PRIVATE)

Map 4-4 - Ironwood Neighbourhood Plan Area

City of Campbell River

Dogwood Corridor

Administrative Boundaries

Urban Containment Boundary

TRASK RD
HERITAGE MEADOW DR
EDGEWOOD DR
CROATION RD
OLD PETERSEN RD
MCPHEDRAN RD S
MCPHEDRAN RD
BERNE RD
MAPLE RD
9TH AVE
GREENWOOD ST
READ PL
CORTEZ RD
CHARSTALE DR
SONORA CRES
STRATFORD DR
BEAVER LODGE RD
QUADRA AVE
KIT CRES
MERECROFT RD
WILLOWCREST RD
NICHOLLS RD
EVERGREEN RD
MASTERS RD
TAYLOR WAY
MUNSON ST
ELKHORN RD
ALPINE RD
VICTORIA CRES
8TH AVE
FIR ST
ELM ST
SPRINGBOK RD
BUSHBUCK DR
SASSABY PL
DOGWOOD ST S
DOGWOOD ST
PINECREST RD
JONES RD
LUTOD RD
JESMAR PL
ELIZABETH RD
PANORAMA CRES
CEDAR ST
FREDERICK CRES
6TH AVE
7TH AVE
CEDAR ST
SERENGETI AVE
GEMSBOK DR
ORIBI DR
DELVECCHIO RD
2ND AVE
WHITMORE LN
LEISHMAN RD
4TH AVE
5TH AVE
COLWYN ST
GLENALAN RD
CHRISTOPHER RD
CARY CRES
ROBRON RD
ALBATROSS CRES
TERN PL
BIRCH ST S
BIRCH ST
SHELLBOURNE BLVD
SELKIRK ST
HERON PL
MCCARTHY ST S
CORONATION CRES
MCCARTHY ST
CORMORANT RD
ALDER ST S
ALDER ST
THULIN ST
KALMAR RD
MARINA BLVD
RALPH HUTTON DR
MCLEAN ST S
MCLEAN ST
BATHURST RD
EAGLE RIDGE
NANCY GREENE DR
THULIN ST S
THULIN ST
3RD AVE
ISLAND HWY 19A
PONDEROSA PL
UPLAND DR
MURPHY ST S
MURPHY ST
1ST AVE
PINECREST RD
RIDGEVIEW PL
FRANCES AVE
LAL RD
CARNEGIE ST
ISLAND HWY 19A
ASH ST

0 50 100 150 200
Metres

NAD 83 UTM Zone 10N

Map 4-5 – Dogwood Corridor Neighbourhood Plan Area

Downtown

Downtown serves as a central hub for community life, economic activity, and public gathering. This designation supports a vibrant, pedestrian-oriented district with a mix of retail, service, civic, and cultural uses at ground level, with higher-density residential development above.

Policies:

1. Encourage the establishment of a larger residential base in and around Downtown Campbell River to support Downtown vitality.
2. Encourage retail and other active commercial or institutional uses at grade fronting streets and the waterfront, with office, hotel, or multi-unit residential uses above the street level.
3. Discourage auto-oriented uses, cheque-cashing establishments, and the clustering of social service uses within the proposed Downtown Neighbourhood Plan Area (Map 4-6-Downtown Neighbourhood Plan Area).
4. Support public plazas, gathering spaces, and patios throughout the Downtown.
5. Public art and placemaking features are encouraged at gateway intersections, such as intersections along Shopper's Row.
6. Support the temporary conversion of on-street parking spaces into small public parks, patios or plazas where they are privately funded and maintained but serve as public spaces that are accessible to all.
7. Establish the downtown core as a priority pedestrian zone and ensure pedestrian connections are made throughout the downtown area, in particular, shopping areas and along the waterfront, as well as to the waterfront from the downtown area and residential areas.
8. Proactively engage landowners to work collaboratively with developers, the City or other partners in partnership agreements to redevelop underutilized downtown properties into comprehensive mixed-use development projects.
9. Locate new and/or maintain civic buildings in the Downtown.
10. Demonstrate commitment to the downtown area by prioritizing public and private sector investment in strategic redevelopment projects and infrastructure improvements, with joint participation between the City and community partners in "beautification" improvement projects.
11. Establish long-term programs for aesthetic streetscape improvements, public art, waterfront connections, active transportation facilities and circulation networks, and infrastructure improvements that combine to create a cohesive and easily identifiable character for the Downtown area.

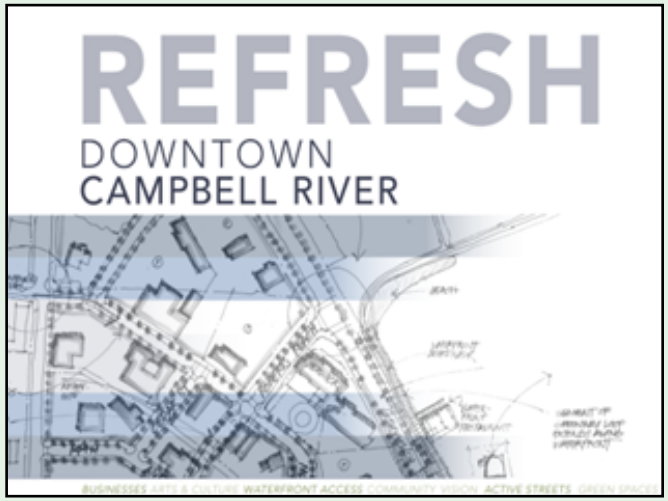


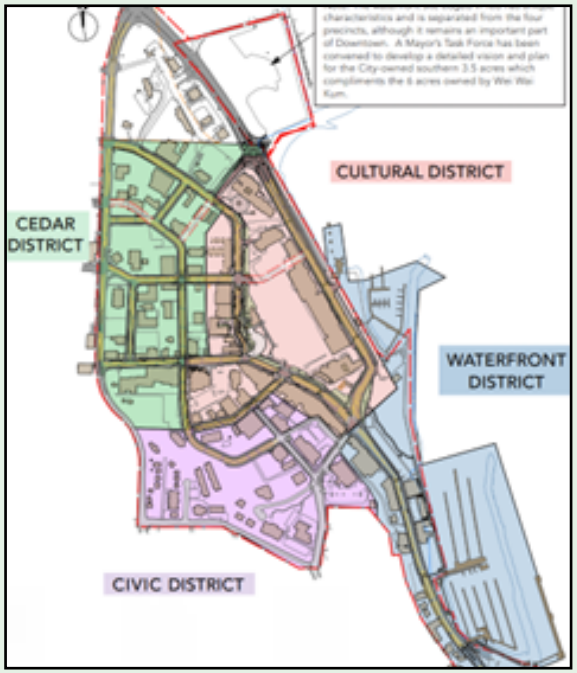
ACTIONS

A4. Update the *Refresh: Downtown Campbell River* plan and incorporate recommendations into the City's financial planning.

A5. Undertake a downtown parking demand study to guide parking management, curbside/loading, and access improvements that support businesses, housing growth, and a more walkable downtown.

A6. Complete a Downtown servicing and infrastructure readiness review to identify upgrade priorities and inform capital planning to support redevelopment.





In 2017, the City completed the Refresh: Downtown Campbell River (Refresh) plan. Refresh provides comprehensive and fine-grained design concepts to guide the gradual redevelopment of Downtown Campbell River. The OCP provides updated land use designations, but Refresh contains more detailed information that remains relevant in guiding Downtown development.

City of Campbell River

Downtown Neighbourhood

Administrative Boundaries

Urban Containment Boundary

Reserve Lands

Potential Addition to Reserve

IRONWOOD ST
HEMLOCK ST
GREENWOOD ST
FIR ST
ELM ST
DOGWOOD ST
CYPRESS ST
CEDAR ST
CEDAR ST
COLWYN ST
BIRCH ST
ALDER ST
THULIN ST
ST ANN'S RD
ISLAND HWY 19A
OLD SPIT ROAD (PRIVATE)
ROBERTS REACH
SHOPPERS ROW
CAMPBELL RIVER NO. 11
MAPLE RD
8TH AVE
9TH AVE
10TH AVE
11TH AVE
12TH AVE
13TH AVE
14TH AVE
16TH AVE
7TH AVE
6TH AVE
BEECH ST

0 50 100 150 200
Metres

NAD 83 UTM Zone 10N

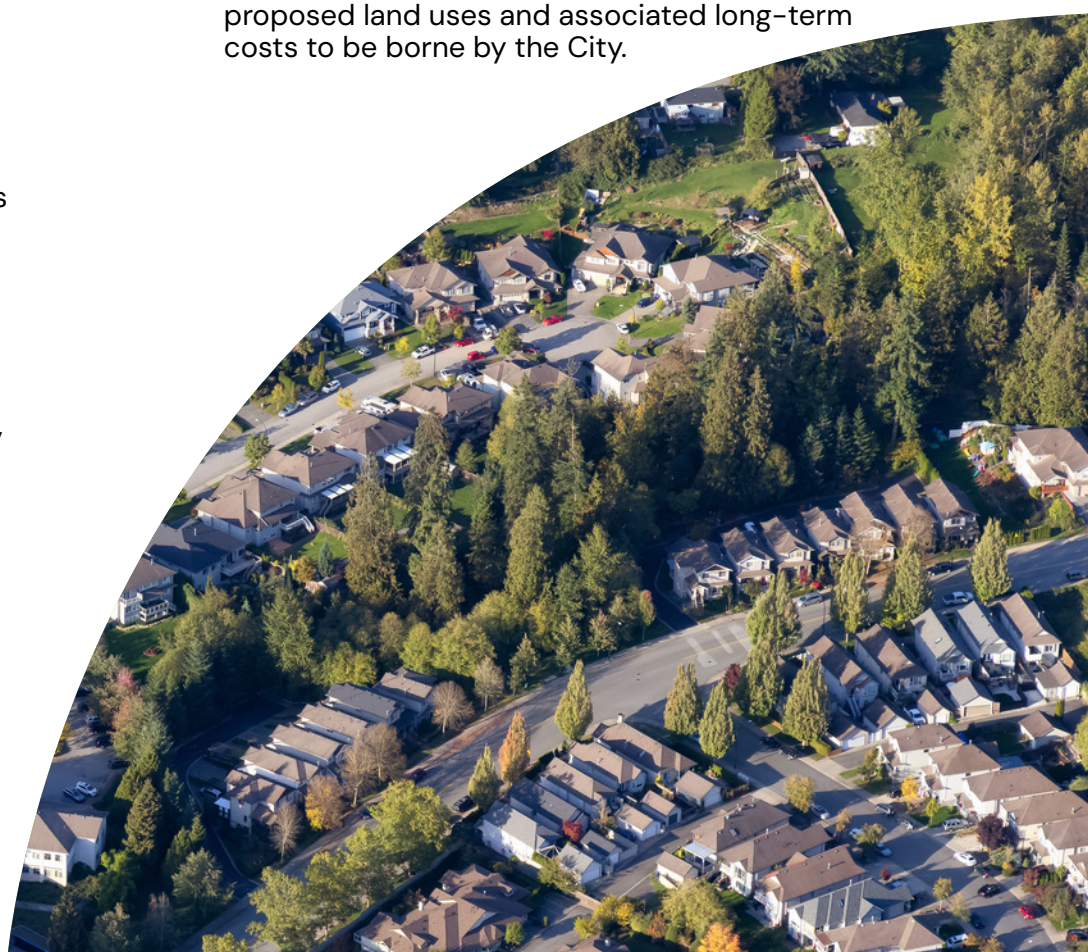
Map 4-6 - Downtown Neighbourhood Plan Area

Comprehensive Development Area

The Comprehensive Development Area designation applies to large potential development sites requiring further analysis for the City to approve development applications.

Policies:

1. Require the completion of a neighbourhood plan before consideration of zoning amendment and/or subdivision on lands designated a Comprehensive Development Area. When the neighbourhood plan has been completed to the satisfaction of the City, an OCP amendment bylaw to designate the land as outlined in the neighbourhood plan, and extension the UCB where applicable, may be considered by Council.
2. In addition to any area-specific considerations as determined by the City at the time of writing terms of reference for a neighbourhood plan, the following matters should be addressed:
    - » Land use designations that will guide zoning amendment bylaws.
    - » Population, housing, and employment projections for the area.
    - » Future transportation network, including vehicular, pedestrian, cycling, and transit.
    - » Identification of hazards and Environmentally Sensitive Areas where applicable.
    - » Parkland and amenities needed to support future residents.
    - » Consideration of whether there is existing school capacity within the area, or whether additional lands may be required within the Plan area for the purposes of a school.
    - » Water, wastewater, stormwater, and transportation infrastructure servicing requirements for the proposed land uses and associated long-term costs to be borne by the City.



NON-RESIDENTIAL LAND USE DESIGNATIONS

Table 3 below provides an overview of non-residential OCP land use designations. These designations are further illustrated in Map 4-1. and are described in more detail as part of Section 4.

Table 3. Non-Residential Land Use Designations

DESIGNATION	DESCRIPTION
Parks & Natural Areas	Applies to a variety of public spaces that support both active and passive recreation, including parks, trails, beaches, sports fields, and outdoor facilities. It also encompasses natural and semi-natural areas with high environmental value.
Institutional	Allows for essential community services such as schools, hospitals, places of worship, recreation centres, libraries, museums, and other public, governmental, or not-for-profit facilities, including not-for-profit residential uses.
Industrial	Allows a range of light and heavy industrial uses, including manufacturing, repair, processing, distribution, and warehousing.
Business Park	Intended for areas that support various commercial and light industrial employment uses.
Aviation	Allows airport operations and related industrial, commercial, and service uses associated with the Campbell River Airport.
Marine	Allows waterfront-related commercial, industrial, recreational, and water-borne transportation and navigation
Resource Lands	Supports agriculture, forestry, and resource extraction activities.
Agricultural Lands	Applies to lands in the Agricultural Land Reserve (ALR).
Private Recreational: Golf Course	Allows outdoor recreational opportunities that play a supportive role in enhancing the overall quality of life for Campbell River residents and visitors.

Non-Residential Land Uses

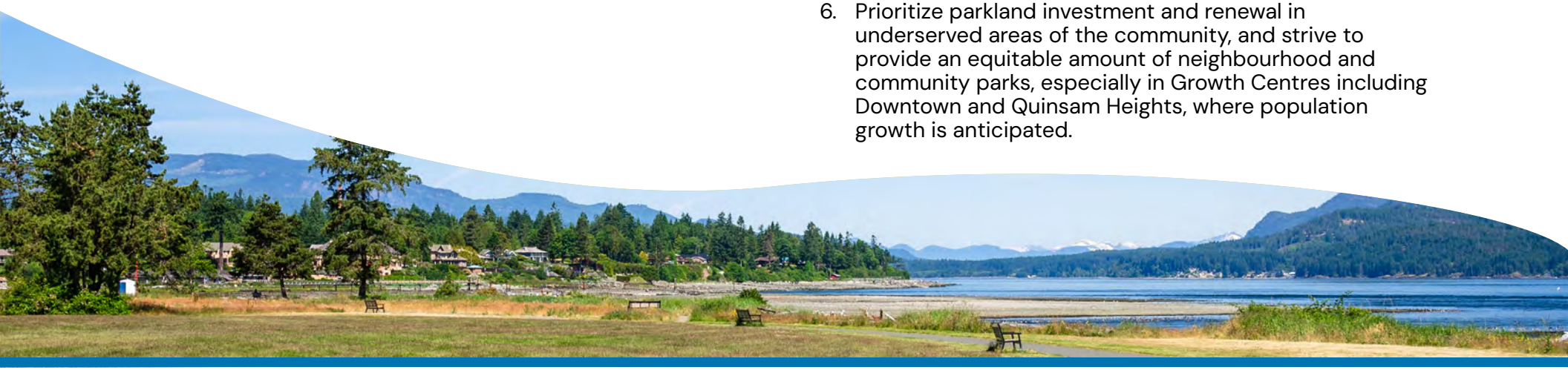
Parks and Natural Areas

Campbell River residents and visitors deeply value their connection to nature and the outdoors, with ample access to forests, trails, rivers, and the coastline being central to the community's identity and quality of life. Outdoor recreation is a key part of daily life and a major reason many choose to live in the region. The Parks & Natural Areas designation applies to a variety of public spaces that support both active and passive recreation, including parks, trails, beaches, sports fields, and outdoor facilities. It also encompasses natural and semi-natural areas with high environmental value, intended for conservation and low-impact public enjoyment.

Policies to guide the development, maintenance, and acquisition of parks and natural areas are in Section 5.0. This land use designation identifies existing parks and natural areas and will be applied to future parks and natural areas.

Policies

1. Preserve existing forested and green areas as a part of the city's character and recreational value.
2. Provide adequate recreational opportunities to improve the health and well-being of all Campbell River residents.
3. Coordinate park and recreation planning initiatives with neighbouring First Nations and other regional partners to ensure the efficient and effective provision of parks and recreation services, and to ensure that, whenever possible, linear parks connect across municipal boundaries.
4. Continue development of the sea walk and acquisition of parkland along the ocean side of Highway 19A, and ensure public access to shorelines through enhancements to shoreline street ends, implementation of shoreline regulations, strategic acquisition of waterfront lands, and restoration of coastal habitats.
5. Consider support for new childcare centres in active parks.
6. Prioritize parkland investment and renewal in underserved areas of the community, and strive to provide an equitable amount of neighbourhood and community parks, especially in Growth Centres including Downtown and Quinsam Heights, where population growth is anticipated.

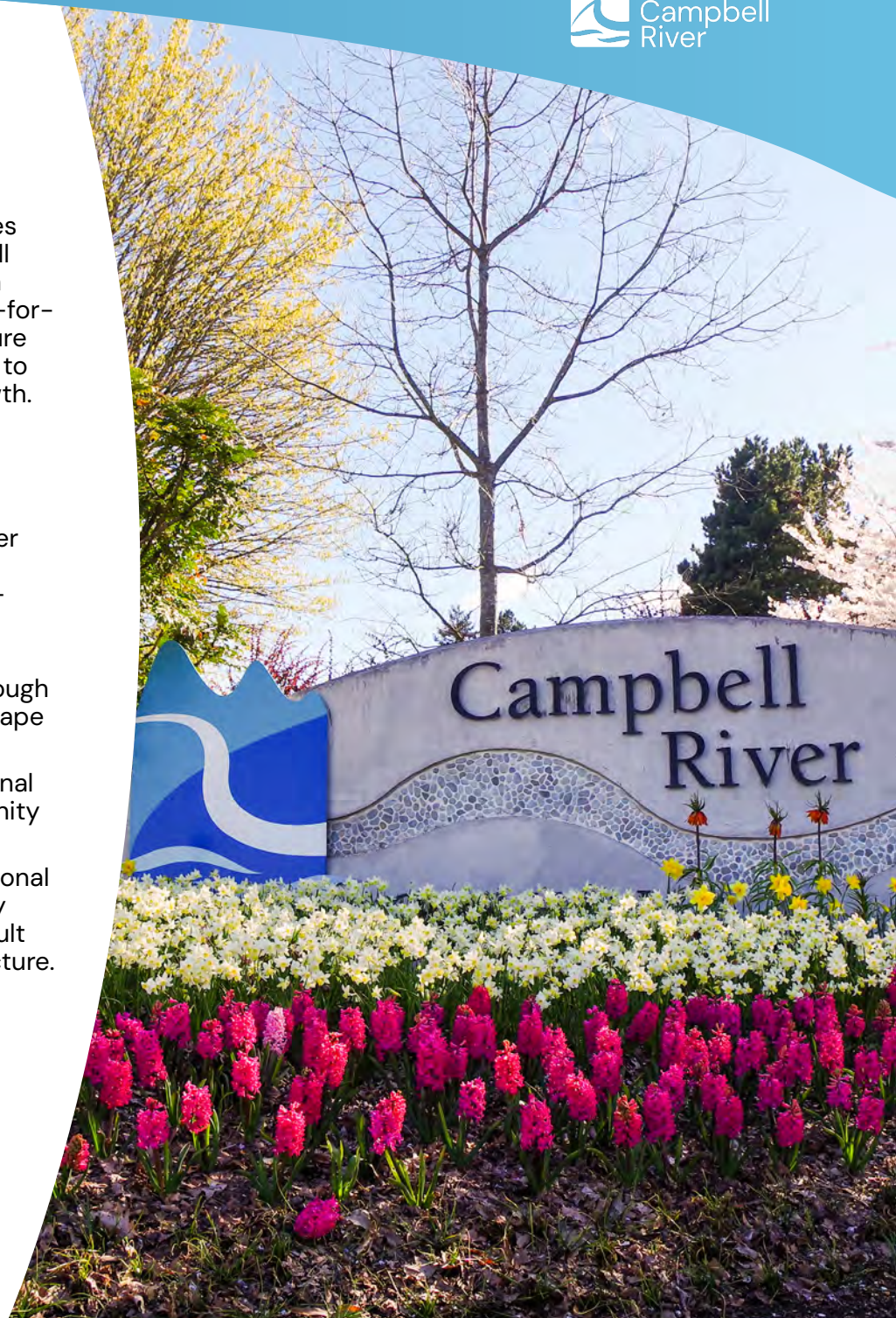


Institutional

The Institutional designation supports essential community services that contribute to the health, well-being, and resilience of Campbell River. This includes schools, hospitals, places of worship, recreation centres, libraries, museums, and other public, governmental, or not-for-profit facilities. Integrating these uses where possible will help ensure the efficient use of land and infrastructure while enhancing access to these key amenities which are needed to support community growth.

Policies

1. The conversion of publicly owned Institutional lands to non-institutional uses is discouraged, except where there is another use that is strongly needed within the City. For clarity, the provision of non- and for-profit childcare, and non- or below-market housing units on Institutional lands is encouraged.
2. Ensure that new institutional facilities, uses, and activities are compatible with and integrated into the surrounding area through comprehensive site planning, architectural design, and landscape development.
3. Consider integrating additional residential uses with institutional developments where such housing supports broader community objectives, including affordable or non-market housing.
4. Allocate land for a diverse range of public and private institutional uses, including but not limited to schools, libraries, emergency services (fire, police, and ambulance), museums, child and adult care facilities, government offices, and public works infrastructure.



Industrial

Campbell River's industrial history is rooted in natural resource industries such as commercial fishing, logging, mining, and hydroelectric power, with major employers, including the Elk Falls Pulp and Paper Mill, the Myra Falls Mine, and regional logging camps, shaping the city's early economy. Today, Campbell River continues to build on its strong resource-based economy in the forestry, mining, and aquaculture sectors, while supporting complementary industrial activities that reinforce its role as a regional hub for employment and innovation.

The Industrial designation supports a range of light and heavy industrial uses, including manufacturing, repair, processing, distribution, and warehousing.

To protect the long-term availability and affordability of industrial land, commercial uses are limited, and the designation is differentiated from Business Park areas to reduce land use competition that can increase industrial land costs. Limited commercial services, such as restaurants or cafés, may be permitted where they directly support industrial activities. Employee or caretaker housing may also be considered where directly associated with the principal use.

Policies:

1. Protect designated industrial lands by discouraging their re-designation and ensuring their continued use for core industrial functions, including employment, production, manufacturing, warehousing, logistics, and repair.
2. Limit residential and unrelated commercial uses within industrial areas to prevent land speculation and avoid undermining the viability of future industrial development.
3. Ensure that the *Zoning Bylaw* establishes associated buffer standards between industrial and adjacent residential uses to minimize land use conflicts.
4. Protect industrial lands adjacent to water transportation facilities to support the ongoing operation and growth of marine-related industries that depend on access to transportation infrastructure.
5. Support a coordinated regional approach to the planning and management of industrial lands, recognizing the interconnected nature of industrial business needs.
6. Support the growth and expansion of existing businesses, including industry and service-related uses, where it does not adversely impact the community's quality of life.
7. Support initiatives to attract new industrial businesses that diversify the local industrial sector and contribute to economic stability, resilience, and long-term job security within the community.





Business Park

The Business Park land use designation is assigned to areas that support various commercial and light industrial employment uses. These areas are adjacent to Campbell River's resource and agricultural land designations and have easy access to Highway 19.

The Business Park designation includes lands surrounding the Campbell River Airport that will advance the City's vision for a thriving and diversified business hub, leveraging the Campbell River Airport's role as a significant economic catalyst for the community.

Policies:

1. Encourage light industrial and limited large-format commercial uses, along with ancillary commercial services such as cafés or restaurants.
2. Encourage a variety of employment-generating uses, including equipment sales, light manufacturing, offices, showrooms, and warehousing, in addition to technology uses such as biotechnology laboratories and media production studios.
3. Maintain and strengthen the Business Park as a dynamic employment hub, supporting a diverse range of uses and ancillary services—including, but not limited to, lower-impact industrial and related commercial activities such as manufacturing, distribution, technology, agricultural support services, aerospace, showrooms, and storage.

ACTIONS

A7. Ensure that there is adequate water, sewer, stormwater, and transportation infrastructure in place for further development in the Business Park designation and consider the development of a Business Park engineering services plan to support ongoing and future development.

A8. Direct the development of an industrial and employment lands strategy that includes targeted incentives, policy tools, and partnership opportunities to support business attraction, retention, and expansion, while ensuring a sufficient supply of serviced and market-ready employment lands.

Aviation

The Campbell River Airport (YBL) lands are located approximately 8 km south of Campbell River, just off the Inland Island Highway (Highway 19). This Aviation designation is intended to support aviation-related and airport-dependent uses and associated industrial, commercial, and service uses. Development should be planned to complement and protect airport operations, recognize any applicable Crown Grant requirements, and be coordinated with servicing and infrastructure upgrades required to support future growth.

Policies:

1. Support initiatives that enable the Campbell River Airport to expand daily flight frequency and destinations, and to improve flight reliability and passenger facilities.
2. Support business and industry expansion in and around the airport lands as an economic driver for the region.
3. Continue to promote the airport's transportation options and share information with the public and development community through clear and consistent marketing initiatives.
4. The City will work with senior levels of government to explore opportunities to amend or remove Crown Grant restrictions on lands adjacent to the airport to support a broader range of employment uses, while maintaining the long-term function of the airport.
5. The City recognizes the emerging role of Advanced Air Mobility (AAM), including electric vertical take-off and landing (eVTOL) aircraft, as a future component of regional transportation systems. Given Campbell River's geographic location and proximity to remote coastal communities, AAM has the potential to enhance regional connectivity, support tourism, improve access to major transportation hubs such as Vancouver International Airport, and strengthen economic resilience. The City supports continued monitoring of AAM technologies and regulatory frameworks and may explore opportunities to accommodate related infrastructure, such as vertiports or associated facilities, in appropriate locations including the airport, waterfront, and key employment or institutional areas.

ACTIONS

A9. Develop a master Airport study and infrastructure capacity analysis to support continued development at Campbell River Airport.

A10. Consult with the SRD to plan for future airport needs.

A11. Participate in joint land use planning with adjacent landowners (private timber companies, SRD, First Nations), to coordinate growth, support infrastructure analysis, and identify opportunities to partner on infrastructure investment.



Marine

Campbell River's identity is closely tied to the ocean, shaped by the coastal First Nations whose communities centered on salmon harvesting, and later by early marine industries such as commercial fishing and float logging. Throughout the OCP engagement process, residents emphasized the ocean's physical, social, and cultural importance in shaping the community's character.

The Marine designation encompasses waterfront-related commercial, industrial, and recreational uses.

Policies:

1. Public access to the shoreline will be maintained, and expanded as feasible, to serve as a defining public amenity for recreation and tourism in Campbell River.
2. The City will continue to prioritize the acquisition of waterfront lands to expand parks and recreational opportunities, and to proactively plan for the impacts of a changing climate.
3. In general, re-designation of lands to permit residential uses immediately adjacent to existing industrial and commercial marine operations, such as along Spit Road, will not be supported.
4. Support Campbell River's marine service industry with efficient access and servicing infrastructure.
5. Collaborate with relevant stakeholders to enhance the Campbell River Ferry Terminal as a key marine transportation hub by supporting ongoing improvements to terminal infrastructure, access routes, and wayfinding systems.
6. Prioritize and advocate for marine tourism and public amenities near the ferry terminal, including commercial services, hotels, recreation, active transportation infrastructure, and public transit.
7. Encourage Green Shores/soft shores approaches on waterfront parcels to improve resilience to environmental conditions.



Resource Lands

The Resource Lands designation supports agriculture, forestry, and resource extraction activities essential to the long-term economic vitality of the region. These areas are recognized for their agricultural value, forested landscapes, and diverse ecosystems biodiversity. The preservation of these natural areas is maintained through responsible stewardship by residents, alongside growth management strategies, natural areas management, and land use policies that promote the conservation of rural, forested, and environmentally sensitive lands.

Policies:

1. The Resource Lands designation allows for agricultural and rural resource uses, including agriculture, silviculture, forestry, and sand and gravel extraction, as well as park and open space uses, including natural parks, recreation areas and Environmentally Sensitive Areas.
2. Any transition of land from Crown Land to private tenure requires zoning amendment approval to appropriately review impacts on the environment, public services, roads, sewage and waste disposal and community water resources.
3. Where subdivision, long-term lease or transfer of tenure to private ownership is proposed in the Resource Land area, encourage the boundaries to be defined by natural terrain features.
4. Sand and gravel extraction and forestry activities in or adjacent to Environmentally Sensitive Areas or within riparian areas are not supported.
5. Consider support for zoning amendments to Rural Recreational on Resource Lands. Noisier uses, such as motocross tracks, should be located a sufficient distance from any Residential zones and land use designations to avoid impacts, with additional noise mitigation measures implemented to minimize impacts. All recreational uses abutting residential uses on Resource Lands shall maintain large vegetative buffers (approximately 20-30 metres wide) along lot lines comprised of existing trees and vegetation where present, or planted where not present.

Agricultural Lands

The Agricultural Lands designation applies to lands within the Agricultural Land Reserve (ALR) that are primarily intended for farming and food production. These areas are protected for agricultural use under provincial legislation and are governed by the Agricultural Land Commission (ALC), which oversees land use and subdivision approvals within the ALR.

This designation supports agricultural operations and recognizes the role of these lands in sustaining local food systems over the long term. A variety of uses are permitted in accordance with the ALR Use Regulation, including both farm and non-farm activities. The City's policies and zoning regulations guide the appropriate siting and scale of these uses to ensure compatibility with the surrounding rural and agricultural character.

Where an ALR exclusion is sought, the City must be the applicant as per the *Agricultural Land Commission Act*, whereas landowners can apply to directly to the Agricultural Land Commission for subdivision and non-farm use.

Policies:

1. The City will generally not apply to exclude land from the ALR when requested by a land owner, except where evidence demonstrates that land is unsuitable for agricultural use as permitted under the *Agricultural Land Commission Act and Regulations*. This evidence should include, at minimum, and report prepared by a Professional Agrologist and other Qualified Professionals as required, addressing:
    - » Soil capability and agricultural potential, including agricultural uses that do not rely on soil capability (e.g. poultry barns).
    - » An evaluation of whether improvements (e.g., drainage, irrigation) could reasonably enhance agricultural viability.
    - » A rationale demonstrating that ALR subdivision or non-farm use approvals cannot achieve the desired outcome(s).
    - » A rationale showing how the proposed exclusion aligns with the City's long-term growth objectives and OCP policies.
2. The City may provide resolutions to support "use or subdivision applications" as defined in the *Agricultural Land Commission Act* for land within the ALR where there is a strong rationale that the proposal will not negatively impact current or future agricultural viability and is consistent with the vision and guiding principals of the OCP, recognizing that final approving authority rests with the Agricultural Land Commission.



3. The City will work closely with the ALC to plan proactively for agriculture and manage interface areas between agricultural and non-agriculture uses.
4. Support major ALR landowners in developing strategies in respect to land tenure options such as cost-effective leases.
5. Support the ALC's objective of preserving agricultural lands in larger parcels to ensure long-term viability for farming and promote the consolidation of farmland where appropriate to enhance agricultural productivity and land use efficiency.
6. Consider the impacts on existing or potential agriculture in land use decisions.
7. Encourage the diversification of the agricultural economy through such activities as farm-gate farm sales and other agri-tourism opportunities, which are ancillary to primary farming activities and do not impact the agricultural capability of farmland, where consistent with ALC policies and regulations.

ACTIONS

A12. Consider an amendment to the D*evelopment Application Procedures Bylaw* to provide further details on required information for landowner ALR exclusion requests.

A13. Consider developing terms of reference for agrologist reports submitted with an ALC exclusion application.



Private Recreational: Golf Course

Private Recreational Lands are privately owned properties that serve as a complement to Campbell River's publicly managed parks. These lands provide designated outdoor recreational opportunities and play a supportive role in enhancing the overall quality of life for Campbell River residents and visitors. In addition, golf courses often function as wildlife refuge areas within or close to urban areas, providing ecological value.

Successful modern golf course operation requires a year-round variety of uses to make them economically viable. The trend has been to enable these facilities to operate as resorts offering hotel and spa uses to offset the non-golf season. These uses often include conference centers, residences, restaurants and retail uses.

Policies:

1. Consider permitting additional commercial uses, such as hotels, spas, and other tourist and recreational commercial uses where full golf courses are retained and such uses can be adequately serviced to the satisfaction of the City, where not already permitted by zoning.





SECTION 5

COMMUNITY POLICIES

1.0 Indigenous Partnerships

Collaboration with local Indigenous Peoples is essential to realizing the full potential of Campbell River. The Liǧʷiɬdaxʷ people and the City of Campbell River share a common vision for wellbeing and prosperity rooted in our diverse cultures, histories, and values. Advancing reconciliation through meaningful engagement with First Nations is key to building trust, fostering innovation, and achieving shared strategic goals. By strengthening government-to-government relationships, celebrating cultural heritage, and pursuing mutually supportive planning and actions, we can enhance the well-being of all who live in and visit the region, ensuring long-term prosperity for future generations.

Celebrating our cultures begins with understanding. Creating opportunities to learn about governance structures, jurisdictions, histories, and decision-making systems fosters trust and mutual respect. Engagement with First Nations ensures perspectives are reflected in Campbell River's plans and strategies, while collaboration supports shared goals. Through proactive, collaborative communication, these relationships enable better decision-making and strengthen trust and respect.

Objective 1.A. The City will continue to work on a government-to-government basis and have strong Council-to-Council and staff relationships.

1.1. The City is committed to maintaining respectful, cooperative, and open communication with First Nations as part of all government-to-government, Council-to-Council, and staff relationships.

INDIGENOUS PARTNERSHIPS

OBJECTIVES

1.A. The City will continue to work on a government-to-government basis and have strong Council-to-Council and staff relationships.

1.B. Meaningfully collaborate on plans and strategies, especially as they relate to land use and management, within the City.

1.C. Respect, honour, and promote expressions of First Nations cultures and heritage in Campbell River.

1.2. Follow the existing protocol agreement and engage with First Nations on improved protocols for engagement and collaboration to ensure that communication, consultation, and invitations for involvement are carried out in ways that respect their policies, procedures, and cultural practices.

Objective 1.B. Meaningfully collaborate on plans and strategies, especially as they relate to land use and management, within the City.

1.3. The City supports Indigenous Peoples' cultural, social, environmental, and economic development goals and will extend offers to collaborate on areas of mutual interest.

1.4. Work to expand the number of cultural, social, environmental, and economic development projects undertaken in collaboration with First Nations and Indigenous organizations.

1.5. The City will seek to engage with local First Nations early in the planning of significant capital projects where there is potential for impacts to lands, waters, cultural values, or interests. First Nations perspectives will be considered in project planning, where appropriate and feasible.

1.6. The City will support and encourage partnerships with local First Nations to advance the delivery of culturally appropriate affordable and non-market housing. The City will consider opportunities for collaboration in planning, land use, and project financing and development.

1.7. The City will continue to review and refine its Integrated Stormwater Management Plans and associated works and servicing bylaws to reduce post-development stormwater flows and associated downstream impacts, including potential impacts to First Nations lands. The City will seek to collaborate, where appropriate and within its jurisdiction, with First Nations in long-term infrastructure planning to support improvements to stormwater management systems and mitigate the effects of flooding and inundation, while maintaining its statutory authority and discretion in decision-making and without limiting Council's ability to make decisions in accordance with applicable legislation.

1.8. Provide ongoing acknowledgment of shared efforts to advance relationships between the City and local First Nations through public celebration and formal recognition.



Objective 1.C. Respect, honour and promote expressions of First Nations cultures and heritage in Campbell River.

1.9. Integrate Indigenous-focused placemaking, arts, and cultural elements into the planning and design of public spaces.

1.10. Acknowledge and respect the heritage and culture of local First Nations, and work collaboratively to ensure their cultures are appropriately reflected and integrated into the community and built environment.

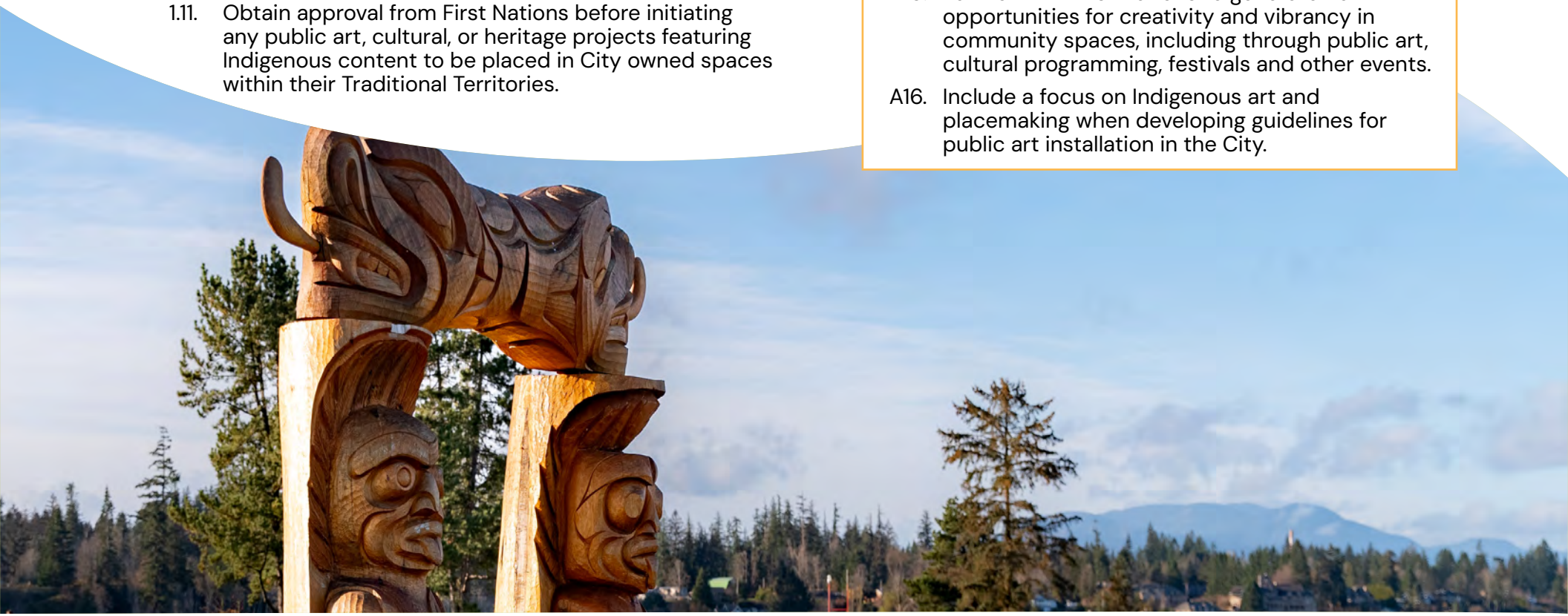
1.11. Obtain approval from First Nations before initiating any public art, cultural, or heritage projects featuring Indigenous content to be placed in City owned spaces within their Traditional Territories.

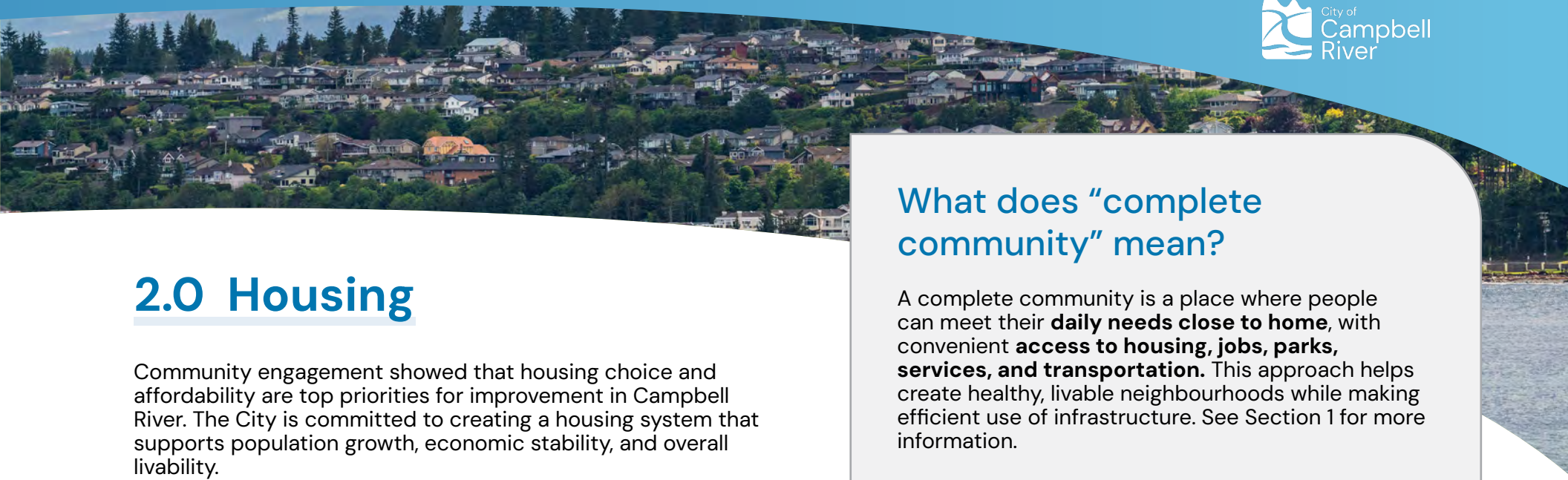
ACTIONS

A14. Work with First Nations and other partners to promote Indigenous histories, cultural values, and practices, and ensure broad public awareness and recognition of the history of Campbell River's lands and the Nations who have stewarded them since time immemorial.

A15. Partner with First Nations to generate new opportunities for creativity and vibrancy in community spaces, including through public art, cultural programming, festivals and other events.

A16. Include a focus on Indigenous art and placemaking when developing guidelines for public art installation in the City.





2.0 Housing

Community engagement showed that housing choice and affordability are top priorities for improvement in Campbell River. The City is committed to creating a housing system that supports population growth, economic stability, and overall livability.

Under Section 473(1)(a) of the *Local Government Act*, OCPs must include statements and maps showing where and how much residential development is expected over the next 20 years. The OCP's Land Use Map (Map 4-1) identifies land use designations that exceed 20-year housing need in Campbell River: 8,294 additional housing units from 2021 to 2041 according to the Interim Housing Needs Report (IHNR).

The following objectives and policies outline strategies to meet housing needs over the next 20 years.

Objective 2.A. Encourage development that supports a more "complete" Campbell River.

2.1. Concentrate higher-density development in proximity to daily needs and community services to foster a more walkable community.

2.2. Support the full build-out of development sites along the Dogwood Street Corridor, Willis Road and Hilchey Avenue, in accordance with the OCP land use designations, to advance transit-oriented development objectives.

What does "complete community" mean?

A complete community is a place where people can meet their **daily needs close to home**, with convenient **access to housing, jobs, parks, services, and transportation.** This approach helps create healthy, livable neighbourhoods while making efficient use of infrastructure. See Section 1 for more information.

HOUSING



OBJECTIVES

2.A. Encourage development that supports a more complete Campbell River.

2.B. Support a variety of housing types, tenures and densities.

2.C. Support the evolving housing needs of individuals and families of all sizes, income levels, age groups and support requirements.

2.3. Promote the development of multi-family residential development in areas with existing infrastructure to reduce lifecycle costs and support long-term financial resiliency.

2.4. Introduce mixed-use development in established neighbourhoods that have lower access to daily needs (e.g. Quinsam Heights, Maryland Estates).

2.5. Support affordable, rental and non-market housing, including seniors housing, in neighbourhoods that provide amenities and services, and transit.

Objective 2.B. Support a variety of housing types, tenures and densities.

2.6. Explore options to further support and incentivize the development of new purpose-built rental housing to increase the availability of secure rental housing for a diverse range of households and incomes.

2.7. Continue to work with BC Housing to encourage the development of supportive housing west of Dogwood Street.

2.8. Promote underrepresented forms of tenure, such as cohousing, fee-simple row housing, co-ops, and rent-to-own.

2.9. Continue the practice of permissive tax exemptions for the construction, or substantial improvements, to buildings used for multi-family residential or mixed-use multi-family in the Downtown.

2.10. Consider leasing underutilized public lands to non-profit developers for the construction of co-op, rental, subsidized rental, and/or supportive housing units.

2.11. Continue the practice of permissive tax exemptions for housing which is governed by a non-profit society in accordance with the *Community Charter*.

2.12. Prioritize retention of mobile home parks as an important source of affordable housing. Only consider redevelopment of mobile home parks if 1:1 replacement of affordable units is included.

2.13. Advocate for additional provincial funding for low-barrier housing solutions to address encampments and assist priority populations and unhoused individuals.

2.14. Advocate for greater investment in treatment facilities and abstinence-based transition housing, such as Second Chance Recovery House.

2.15. Support Indigenous-led urban housing initiatives through partnerships and use of municipal tools and resources.



Objective 2.C. Support the evolving housing needs of individuals and families of all sizes, income levels, age groups, and support requirements.

2.16. Promote complete communities that enable people to remain in their neighbourhood and community through all life stages, even as their housing needs or economic circumstances shift, such as seniors housing that supports "aging in place".

2.17. Encourage larger, family-sized units in new multi-family developments.

2.18. Support universal or adaptable design standards in housing so that people can remain in their homes as they age or become mobility impaired.

2.19. Encourage the development of affordable and supportive seniors' housing that ensures appropriate care, nutrition, safety, and opportunities for social connection.

2.20. Ensure the needs of our aging population are met by increasing the diversity of housing options in all parts of the community, with emphasis on integrating housing variety in areas with access to transit, community services and daily needs.

2.21. Continue to advocate to senior levels of governments and other partners for funding and development of more subsidized seniors housing, including long-term care, complex care, assisted living and independent living units.

2.22. Support and incentivize subsidized non-profit or lower-rent housing facilities for seniors and adults living with disabilities.

ACTIONS

A17. Undertake proactive, long-range infrastructure planning to ensure capacity and readiness to meet current and future housing needs.

A18. Balance the protection of long-term housing, while providing opportunities to permit short-term rental opportunities given the City's low hotel vacancy rate.

A19. Consider implementing rental-only zoning for current and future purpose-built rental housing.

A20. Continue to support the *DCC Reduction Bylaw* for non-market housing.

A21. Implement application fee reductions for non-market and supportive housing developments.

A22. Continue to build on incentives that promote the development of missing middle housing.

A23. Consult with the Multicultural & Immigrant Services Association of North Vancouver Island to address housing needs and barriers for newcomers to the community.

A24. Undertake a business case analysis to evaluate the feasibility, governance structure, and financial implications of establishing a Municipal Development Corporation (MDC). Where viable, pursue the creation of an MDC as a mechanism to facilitate City-led development, partnerships, and delivery of affordable and non-market housing.

A25. Establish a monitoring framework to track and evaluate the local housing system on an annual basis, reviewing the following key indicators:

- Median rental affordability
- Entry-level ownership affordability
- Housing production by type
- Serviced residential land inventory
- Development approval timelines
- Affordability outcomes for young families, workforce households and seniors.



3.0 Transportation and Mobility

TRANSPORTATION AND MOBILITY

OBJECTIVES

3.A. Ensure the road network evolves over time in response to growth forecasts, improving safety, efficiency, and connectivity for people and goods, particularly in Quinsam Heights.

3.B. Create and manage a safe, integrated transportation system that supports all ages, abilities, and modes of travel.

3.C. Make it easier, safer, and more comfortable for people to choose active transportation when travelling to, from, and within Campbell River.

3.D. Support public transit as a safe, comfortable, affordable, and convenient option for local and regional travel.

3.E. Provide a safe, efficient, and connected goods movement network that is integrated with provincial highways, the airport, and the ferry system.

Transportation and land use are fundamentally connected. The way Campbell River grows significantly impacts how people move throughout the City. Communities that offer a mix of densities and land uses help create more efficient transportation networks, support better transit, and foster a wider range of businesses. Every resident should have safe, comfortable access to jobs, education, healthcare, and social opportunities. While most residents currently drive, encouraging active modes of transportation, such as walking and cycling, brings important benefits: more efficient use of roadway space, reduced pollution and congestion, healthier individuals and communities, and improved neighbourhood livability.

Policies and objectives that help to address transportation issues, including traffic calming, frequent transit, improved cycling and pedestrian infrastructure, and parking management, will contribute to a more affordable, efficient and safe transportation system. However, most residents currently rely on passenger vehicles, and there will also be a need to upgrade roads and construct new road connections to ensure the safe and efficient movement of goods and people as the City grows.

This OCP was developed alongside the latest *Master Transportation Plan*, and both share a consistent vision for Campbell River. The 2026 *Master Transportation Plan* includes details on how the transportation network in the City will evolve, and additional policies to support the OCP and overall vision of the City.

Objective 3.A. Ensure the road network evolves over time in response to growth forecasts, improving safety, efficiency, and connectivity for people and goods, particularly in Quinsam Heights.

3.1. Identify and pursue multi-asset renewal projects to reduce costs and minimize community disruption.

3.2. Consider both efficiency (time-space costs) and practicality (feasibility of use) when evaluating investments in the transportation network.

3.3. Implement measures to reduce both the volume and speed of through traffic in residential neighbourhoods.

Objective 3.B. Create and manage a safe, integrated transportation system that supports all ages, abilities, and modes of travel.

3.4. Work with regional and provincial partners to ensure community connectivity through coordinated transportation infrastructure planning.

3.5. Promote investment in the City's transportation network to make walking, cycling, and public transit accessible and reliable mobility choices.

3.6. Incorporate strategies and standards to reduce conflicts between all types of users, including pedestrians, cyclists, persons with disabilities and other forms of active transportation in the design of roads, trails, and active transportation infrastructure.

3.7. Consider the feasibility of carshare/e-bike share programs in Campbell River.

3.1 Active Transportation

Objective 3.C. Make it easier, safer, and more comfortable for people to choose active transportation when travelling to, from, and within Campbell River.

3.1.8. Where feasible, require pedestrian or bicycle connections to be developed as a condition of development approvals, including land acquisition where necessary.

3.1.9. Consider applying universal design principles to all new pedestrian facilities, where consistent with City standards and servicing requirements, with reference to the BC Active Transportation Design Guide and CSA Accessible Design for the Built Environment.

3.1.10. Prioritize sidewalk improvements within school catchment areas and on key routes to schools.

3.1.11. Continue to upgrade the city's sidewalk network with a focus on improving accessibility for people with mobility issues (i.e., ensuring space for wheelchairs and mobility scooters to pass by obstructions).

3.1.12. Promote actions and initiatives to make active transportation safer and more convenient year-round, such as prioritizing year-round maintenance of active transportation routes, including timely snow removal and ice clearing, drainage improvements and surface repairs on sidewalks, multi-use paths, and cycling routes.

3.2 Transit

Objective 3.D. Support public transit as a safe, comfortable, affordable, and convenient option for local and regional travel.

3.2.1. Continue to regularly review transit demand and work with BC Transit on future infrastructure and facility upgrades via the *Transit Future* planning process.

3.2.2. Continue to promote public transit as a transportation option to improve resident awareness, reduce parking demand, and promote safe rides home.

3.3 Goods Movement

Objective 3.E. Provide a safe, efficient, and connected goods movement network that is integrated with provincial highways, the airport, and the ferry system.

3.3.1. Designated truck routes consist of those arterial and major collector roads highlighted on Map A-1 – Road Network.

3.3.2. All trucks are required to remain on designated truck routes until reaching a point that minimizes the travel distance on other roads to reach the truck's local delivery or collection location.





ACTIONS

A26. Implement the *Master Transportation Plan*.

A27. Consider starting transportation modelling based on build-out scenarios to inform future road infrastructure decision-making.

A28. Monitor the use of new active transportation infrastructure over time to consider whether uptake is consistent with expectations; utilize this information to guide future investments where there is insufficient right-of-way available for upgrades to address vehicles and active transportation infrastructure.

A29. Undertake a transportation review to better understand transportation-related challenges in Quinsam Heights by reviewing existing conditions, future growth projections and anticipated impact on the transportation network and recommended improvements to promote safety. Assess options and prioritize investments to improve network connectivity and reduce congestion, particularly along Petersen Road.

A30. Maintain ongoing communication and cooperation with MOTT, regional partners, user and service groups with respect to expanding, enhancing, and maintaining the City's active transportation network.

A31. Collaborate with SD72 to explore how the *Active School Travel Program* can be piloted with schools in the city.

A32. Consult BC Transit on reserving locations that may be required for future transit stops when completing road improvements and facilitating land dedications for road improvements.

A33. Work with SRD and BC Transit to implement the *Transit Future Plan* and seek opportunities to advocate for improvements that are in the public interest of Campbell River residents.

A34. Work with the CVRD and BC Transit to explore improvements to transit connections to the Comox Valley system.

A35. Update the Neighbourhood Traffic Management Procedures Policy per current best practices.

4.0 Economic Development

A strong and resilient economy is essential to Campbell River's prosperity and quality of life. It provides stable employment, attracts investment, sustains local goods and services, and generates property tax revenues that fund infrastructure, services, and amenities. Campbell River's economy has deep roots in the resource sector. Forestry, fishing, aquaculture, and mining remain important contributors, while healthcare, tourism, technology, and service industries are increasingly shaping a more adaptive economic base.

In recent years, the City's economic development efforts have focused on retaining and expanding businesses, attracting investment, and supporting workforce development, helping to build a foundation for future growth. The *Economic Development Strategic Plan* guides these efforts, focusing on both short- and long-term strategies to strengthen the local economy and adapt to changing conditions.

The OCP supports these objectives by aligning land use, infrastructure, and community amenities with economic growth priorities. Significant investments in downtown revitalization, including streetscape upgrades, mixed-use developments, and community programming, are creating a vibrant, welcoming core that attracts residents, visitors, and businesses, reinforcing Campbell River's role as a regional hub for commerce and community life.

Objective 4.A. Apply informed and adaptive approaches to economic development policy and programming.

4.1. To generate and sustain economic prosperity for Campbell River, the City recognizes the importance of strong partnerships and will actively pursue ongoing collaboration with First Nations, other levels of government, and community partners.

ECONOMIC DEVELOPMENT

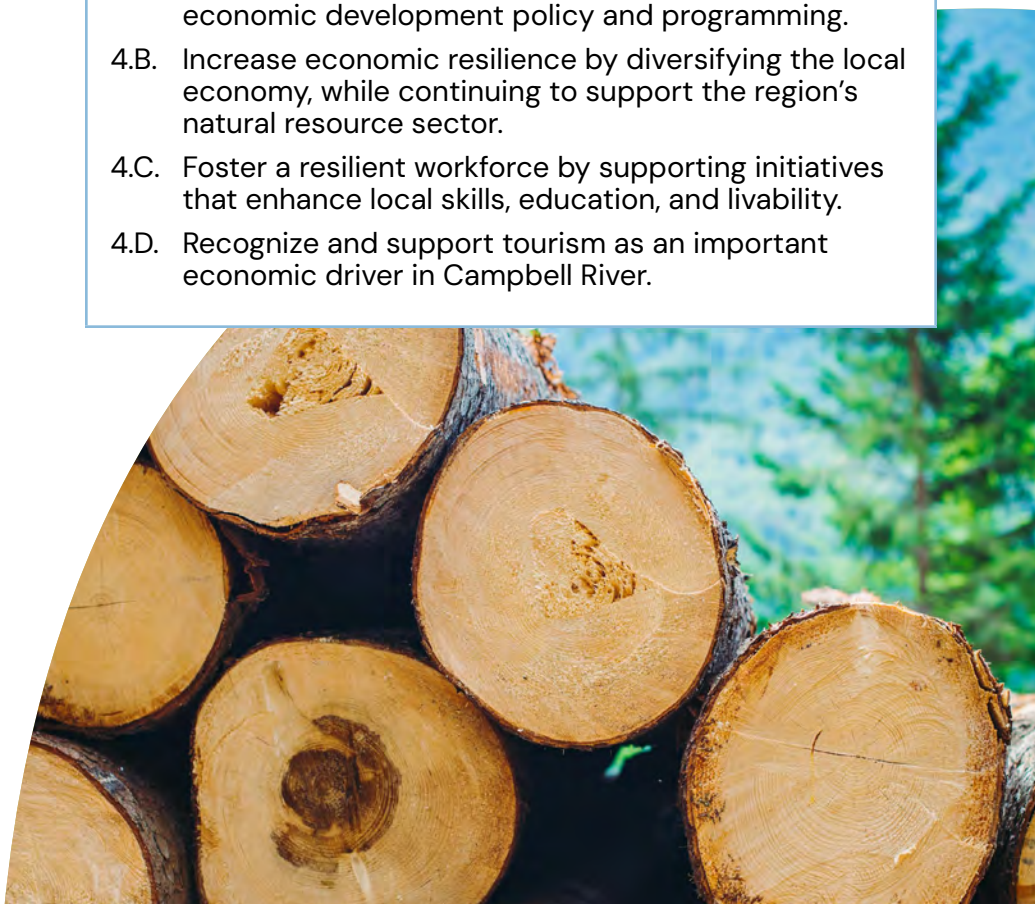
OBJECTIVES

4.A. Apply informed and adaptive approaches to economic development policy and programming.

4.B. Increase economic resilience by diversifying the local economy, while continuing to support the region's natural resource sector.

4.C. Foster a resilient workforce by supporting initiatives that enhance local skills, education, and livability.

4.D. Recognize and support tourism as an important economic driver in Campbell River.



4.2. Continue supporting the resource sector to maintain stable and consistent local employment.

4.3. In alignment with the *Economic Development Strategic Plan*, the City will continue to support the Business Improvement Associations in advancing community and business initiatives, organizing local programs, and promoting a strong community identity that aligns with City objectives.

4.4. Support economic development that recognizes and promotes Campbell River's natural assets.

4.5. Encourage industrial and multi-storey mixed-use development to diversify the tax base and improve the City's long-term financial position.

4.6. Support the ongoing operation, expansion and service provided by the Campbell River Airport as a strategic economic driver and essential business service for Campbell River.

Objective 4.B. Increase economic resilience by diversifying the local economy, while continuing to support the region's natural resource sector.

4.7. Encourage new mixed-use commercial and residential development in the Key Neighbourhood Centres to create vibrant, pedestrian-friendly centres; discourage underdevelopment in these locations, such as single-storey commercial buildings.

4.8. Support and facilitate partnerships and pilot investments that target emerging sectors such as renewable energy, food and agriculture, arts and culture, and creative industries.

4.9. Support mass timber construction, an emerging sector of BC's economy.

4.10. Ensure light industrial zones in the *Zoning Bylaw* support new and emerging industries and update over time as needed.

4.11. Consider innovative ways to increase the supply of live-work spaces in Campbellton that provide affordability for artists and industrial design-related uses.

4.12. Establish partnerships with community organizations such as volunteer groups, heritage and cultural partners, BC Parks, and collaborate on initiatives that attract tourism and business.



Objective 4.C. Foster a resilient workforce by supporting initiatives that enhance local skills, education, and livability.

4.13. Collaborate with local partners (e.g. the SRD, School District 72, and North Island College) to support implementation of workforce transition strategies and skill development opportunities.

4.14. Support the operation, expansion and promotion of North Island College as a key employer and driver of innovation in Campbell River.

4.15. Support affordable housing initiatives that facilitate worker relocation and retention, especially in the healthcare industry.

4.16. Support investment in new and existing industries through appropriate land use and policy decisions.

Objective 4.D. Recognize and support tourism as an important economic driver in Campbell River.

4.17. Continue to promote Campbell River as a "gateway to the outdoors" through tourism initiatives that feature sport fishing, watersports, wildlife viewing, skiing, hiking, camping, and other recreation attractions.

4.18. Participate in local and regional initiatives that positively promote the city and the surrounding region as an all-season travel destination.

4.19. Identify opportunities that support local businesses and expand tourism in Campbell River.

4.20. Support the development of festivals and community events that will build Campbell River as a tourist destination for a broad range of visitors.

4.21. Leverage the city's heritage features that can contribute to supporting local tourism, especially in and around downtown and the waterfront.

4.22. Support agri-tourism initiatives, as well as food cultivation, production and processing activities within the City, in alignment with provincial regulation.

ACTIONS

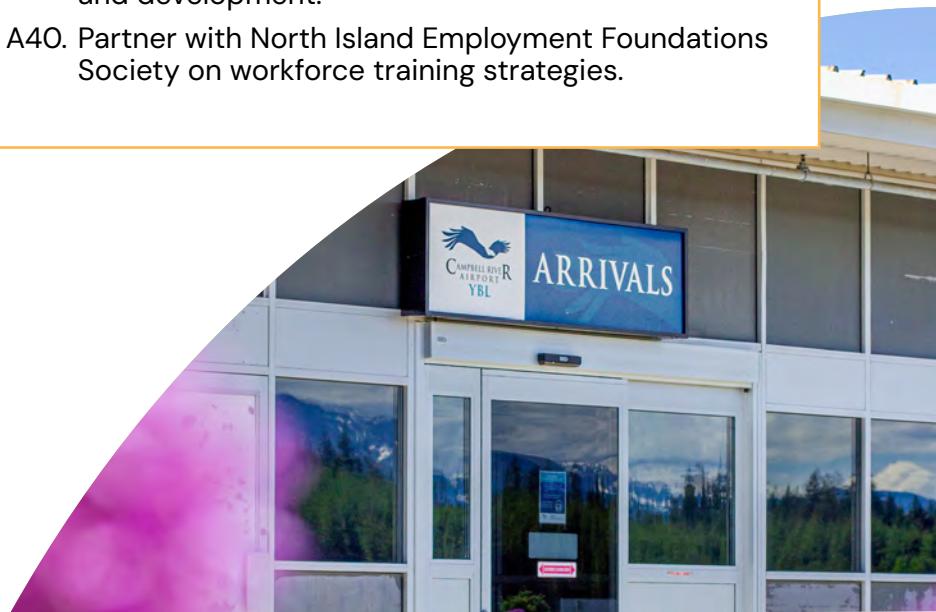
A36. Review business licensing and commercial/industrial development application processes and find ways to improve user experience and lessen approval timelines, including consideration of event licensing for festivals, markets, and community events.

A37. Implement and update the *Economic Development Strategic Plan* every 5 years, or as necessary.

A38. Develop a tourism master plan.

A39. Complete financial analysis to consider the feasibility of development fee reductions in Downtown Campbell River to attract new business and development.

A40. Partner with North Island Employment Foundations Society on workforce training strategies.



5.0 Parks, Trails, and Recreation

Campbell River's parks and recreation facilities play a vital role in the city's high quality of life, supporting active lifestyles, community connections, and environmental health. Over 133 hectares of developed municipal parkland provides residents with access to nature and outdoor recreation opportunities within the city limits. What sets Campbell River apart is the abundance of nearby lands, owned and managed by the Province and other landholders, that add another 1,657 hectares and over 50 kilometres of trails for public use. Indoor recreation facilities, such as the Sportsplex and Community Centre serve as community hubs for indoor sports and recreational programs. Trails are a key part of the parks and recreation network, connecting parks and recreation destinations along walking and biking routes.

PARKS, TRAILS, AND RECREATION

OBJECTIVES

5.A. Campbell River residents have access to a mix of parks and natural areas that support a wide range of community needs.

5.B. Parks, natural areas, and recreation facilities are connected through an accessible network of trails and greenways that supports active transportation and improves mobility for residents.

5.C. Parks and natural areas are planned, designed, and managed in ways that protect Environmentally Sensitive Areas and support their long-term health.

5.D. Recreation options and programming for parks and recreation facilities continue to improve and expand to serve the community.

Objective 5.A. Campbell River residents have access to a mix of parks and natural areas that support a wide range of community needs.

5.1. Secure parkland through the development application process and strategic acquisitions to support future growth and maintain the municipal standard of 3.2 hectares of parkland per 1,000 residents. Dedication of land or cash in lieu, equal to at least 5% of the proposed subdivision area, is required. *Environmentally Sensitive Areas* will not be accepted as part of this dedication.

5.2. Support the equitable distribution of high-quality public parks, greenways, and trails within the UCB by securing parkland in neighbourhoods designated for additional density and neighbourhoods that have existing park space deficiency, including but not limited to:

Additional density

- Dogwood Corridor (Central Campbell River)
- Downtown
- Quinsam Heights

Existing park space deficiency (as identified in the Parks, Recreation, and Culture Master Plan)

- Maryland Subdivision
- Charstate Subdivision
- Ocean Grove
- Cambridge Estates
- Georgia Park
- Painter Barclay

5.3. Use strategic land acquisition, development approvals, and other financial tools to secure public land and public access for uses such as, but not limited to:

- parks,
- new trails and greenways
- formalizing existing trails, and
- waterfront access.

5.4. Consider collecting cash-in-lieu of the 5% parcel area dedication if one or more of the following applies to the parcel proposed for subdivision:

- 5% of the total parcel area would not be large enough for a park, greenway, or trail.
- No part of the parcel would support strategies identified in the *Parks, Recreation, and Culture Master Plan*.
- Parks, trails, and greenway connections already exist nearby, and the neighbourhood would not benefit from an additional park space, greenway, or trail.
- Cash-in-lieu offers a more effective way to advance the strategies identified in the *Parks, Recreation, and Culture Master Plan*.

5.5. As part of priority park projects identified in the *Parks, Recreation, and Culture Master Plan* and future parks and open spaces, integrate accessible amenities and infrastructure for all ages, abilities, and genders. Provide universal accessibility in parks and recreation areas wherever possible.

5.6. Seek opportunities to include seniors and people with disabilities early in the planning and design of new parks, amenities, and facilities.

5.7. Work with community groups and other agencies to implement strategies for parks and natural areas identified in the *Parks, Recreation, and Culture Master Plan*.

Objective 5.B. Parks, natural areas, and recreation facilities are connected through an accessible network of trails and greenways that supports active transportation and improves mobility for residents.

5.8. Support the completion of the Recreational Greenways Loop, recognizing its importance as a key community attraction and active transportation route.

5.9. Incorporate design features into the trails and greenways system to create safe, enjoyable, and accessible opportunities to walk, roll, or cycle, such as landscape buffers, accessible surface types, seating, shade, and other amenities.

Objective 5.C. Parks and natural areas are planned, designed, and managed in ways that protect Environmentally Sensitive Areas and support their long-term health.

5.10. Ensure trail and greenway planning and design support access to natural areas without compromising natural values.

5.11. Plan and design trails and greenways to support hazard mitigation (e.g., wildfire and sea level rise protection), emergency access routes, and maintenance.

Objective 5.D. Recreation options and programming for parks and recreation facilities continue to improve and expand to serve the community.

5.12. Complete recreation facility improvements and programming strategies as identified in the *Parks, Recreation, and Culture Master Plan*.

5.13. Maintain a 1.2 square foot per capita ratio of publicly accessible community space (including gymnasiums, fitness centres and program rooms) as the city grows through land acquisition and other finance tools available to municipalities.

5.14. Support the Vancouver Island Regional Library Board to expand the provision of library space as part of addressing the community's increasing recreation and facility needs.

5.15. Encourage joint use agreements with School District 72 and post-secondary institutions, as well as facilities on First Nations Lands, to maximize efficient and cost-effective use of parks, recreation, and school facilities.

5.16. Develop sponsorship strategies and policies that support parks and recreation programming.

5.17. Strengthen relationships and support non-profit partners to enhance cultural events programming offered in City-owned facilities and with other local non-profit organizations.

5.18. Support the delivery of more City-led cultural and events programs, particularly outside of the summer season.





ACTIONS

A41. Implement strategies outlined in the *Parks, Recreation, and Culture Master Plan* (as amended) including:

- Securing parkland through development applications and strategic acquisitions to maintain 3.2 ha per 1,000 residents
- Maintaining 1.2 sq. ft. per capita of publicly accessible indoor community space
- Adopting the Parks Classification Framework as recommended in the *Parks, Recreation, and Culture Master Plan*
- Creating a long-term vision and action plan to create a connected and contiguous urban parkland that includes the Beaver Lodge Lands, Woods Creek and adjacent public lands
- Working with the Province and the Beaver Lodge Trust Society to create a long-term management plan for the Beaver Lodge Lands

A42. Develop a City lands strategy that identifies priority areas for parkland acquisition, particularly lands:

- In neighbourhoods designated for additional density;
- In neighbourhoods with existing park space deficiency, including those identified in the *Parks, Recreation, and Culture Master Plan*; and
- Along the waterfront to enhance public access and protect natural areas.

A43. Ensure that park investments in the Quinsam Heights and Ocean Grove neighbourhoods are prioritized.

A44. Identify opportunities to enhance parks with amenities and features that broaden their appeal to a wider range of ages, abilities, and interests.

6.0 Community Safety and Well-Being

Planning and land use decisions play a critical role in supporting the social well-being and quality of life in Campbell River. A well-designed city provides opportunities for people of all ages to connect, feel safe, access essential services, and enjoy environments that support both physical and mental health. The policies in this section aim to maintain and enhance quality of life and include specific direction related to:

- Community Safety
- Education, Childcare and Youth
- Accessibility
- Seniors

6.1 Community Safety

A safe community is essential to the well-being and quality of life for Campbell River residents. The community has identified community safety as the top priority, particularly in the downtown. When people feel secure, they are more likely to use public spaces and access commercial, recreational, and community services in their neighbourhoods and downtown. The City is committed to creating a safe and welcoming environment for everyone.

COMMUNITY SAFETY AND WELL-BEING

COMMUNITY SAFETY

OBJECTIVE

6.A. Foster a healthy and welcoming community by collaborating on and advancing initiatives that strengthen public safety and community well-being.



Objective 6.A. Foster a healthy and welcoming community by collaborating on and advancing initiatives that strengthen public safety and community well-being.

6.1.1. Prioritize the City-led projects as recommended in the *Community Safety and Well-Being Action Plan* such as:

- » Expanding bylaw hours and coverage to enhance the response to public safety issues.
- » Increasing collaboration between social and health services, the RCMP, bylaw, fire and other City departments for interventions in priority locations and situations.
- » Using public investment strategically to attract and leverage private investment in the downtown area, such as the "Re-imagine the Row" downtown revitalization project.

6.1.2. Employ placemaking initiatives to revitalize and make welcoming spaces in Campbell River, such as the installation of parklets/bistro seating along Shopper's Row, the Rail Yard Market, Spirit Square programming, and the *CR Street Eats Food Truck Pilot Program*.

6.1.3. Support initiatives and services that implement evidence-based approaches to crime prevention and reduction, including community policing, restorative justice programs, community safety audits, and *Neighbourhood Block Watch* initiatives.

6.1.4. Crime prevention strategies such as "Crime Prevention Through Environmental Design" (CPTED) will be considered in the review process for development applications, as well as in lighting improvements, beautification measures, and community clean-ups.

6.1.5. Continue to build community capacity and resilience by increasing emergency preparedness through public awareness campaigns, effective planning, emergency exercises, and partnering with local First Nations and through the SRD's *Emergency Preparedness Program*.

6.1.6. Continue to advocate for effective use of health resources, adequate funding, and appropriate programs to address the root causes and effects of mental health challenges and substance use disorders.

6.1.7. Support coordinated, multi-agency responses among emergency services, bylaw, police, and mental health and substance use professionals through information sharing, collaborative case management where appropriate, and shared awareness of emerging trends and priority areas.

6.1.8. Ensure there is intergovernmental cooperation to provide and fund year-round adequate housing for the unhoused with social programs and services, and planning for dedicated warming centres, shelter space, and second-stage housing to meet demands in the future.

ACTIONS

A45. Implement the actions from the *Community Safety and Well-Being Action Plan*.

A46. Continue to advocate to senior levels of government for investment in housing with wrap around supports.

A47. Continue to invest in community policing, bylaw enforcement and security presence to prevent and reduce crime and provide for safe spaces.

6.2 Education, Childcare, and Youth

Educational, childcare, and youth-focused supports help community members engage in employment, civic life, and personal growth throughout their lives. After seniors, the largest population group in Campbell River is children aged 0–14 (14.6%). Childcare spaces and school facilities are essential for early development, family well-being, and workforce participation, as many residents are unable to pursue or maintain employment due to limited access to childcare. Adequate childcare also supports the local economy by enabling labour force participation and supporting local employers. Youth programs provide opportunities to build skills, participate in the community, and explore future pathways, while access to adult training and education supports career development and advancement.

COMMUNITY SAFETY AND WELL-BEING

EDUCATION, CHILDCARE, AND YOUTH

OBJECTIVES

6.B. Residents have access to the childcare and educational resources they need throughout their lifetime.

6.C. Youth are supported with opportunities to participate in civic life, access community spaces, and contribute to the local economy.



Objective 6.B. Residents have access to the childcare and educational resources they need throughout their lifetime.

6.2.1. Explore strategies to encourage the transformation of underused spaces into childcare facilities (e.g. underutilized City properties, schools, religious assembly spaces, and amenity spaces in strata developments).

6.2.2. Support the creation of childcare spaces by supporting commercial childcare as a use in all multi-unit and mixed-use land use designations.

6.2.3. Continue to encourage the development of quality, affordable early learning and childcare opportunities.

6.2.4. Support educational institutions that provide opportunities for learning at all ages and stages of life.

6.2.5. Prioritize active transportation infrastructure improvements on routes close to schools.

ACTIONS

A48. Assess the availability of childcare spaces and consider creation of childcare creation action plan.

A49. Explore potential incentives for the creation of new childcare spaces.

A50. Pursue provincial and federal funding opportunities for the creation of new childcare spaces.

A51. Update the *Youth Engagement Strategy*.

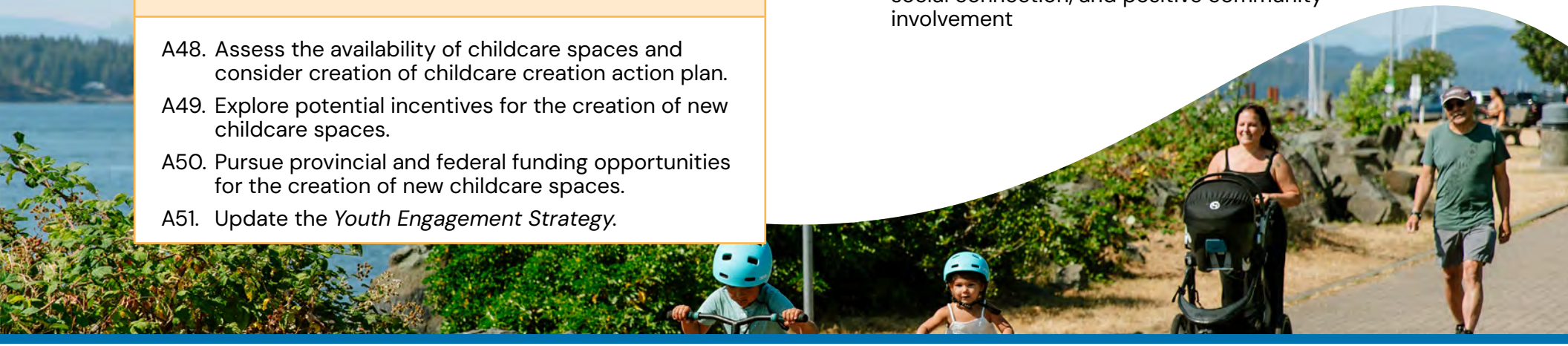
Objective 6.C. Youth are supported with opportunities to participate in civic life, access community spaces, and contribute to the local economy.

6.2.6. Regularly engage youth, in partnership with schools and community organizations, to inform the planning and delivery of recreational programs and community spaces that reflect their needs, interests, and aspirations.

6.2.7. Explore alternative civic engagement opportunities, such as youth committees, social media, and partnerships with local schools, to promote meaningful youth participation in community planning and decision-making processes.

6.2.8. Prioritize youth-focused public amenities for recreation upgrades.

6.2.9. Support the provision and expansion of accessible, inclusive, and year-round recreational and programming opportunities for youth to promote physical and mental well-being, skill development, social connection, and positive community involvement



6.3 Accessibility

By removing barriers and creating accessible spaces, people of all abilities can fully participate in community life. Prioritizing accessibility strengthens social connections, improves quality of life, and fosters a community where everyone can thrive.

COMMUNITY SAFETY AND WELL-BEING

ACCESSIBILITY

OBJECTIVE

6.D. Ensure accessibility for residents of all ages and abilities.

Policies

Objective 6.D. Ensure accessibility for residents of all ages and abilities.

6.3.1. When the City's public facilities are due for upgrades, complete accessibility audits and implement recommendations as part of renovations and upgrades where feasible.

6.3.2. Work with seniors and people with disabilities to review and update relevant municipal policies, bylaws, and development guidelines, including land use, building, and development permit regulations, to ensure they meet the needs of seniors and people with disabilities.

6.3.3. Design all future City public facilities to be universally accessible.

6.3.4. Access to information regarding community services and amenities, including local government services, will ensure the use of plain language and accessible formats for a range of communication technologies (ex. speech to text, text to speech, reader compatibility, etc.).

6.3.5. Locate social health and wellbeing programs and services close to higher frequency transit corridors and make them accessible to all transportation and mobility modes (i.e. electric scooters, wheelchairs, walkers).

6.3.6. Consider subsidies for transit, program costs, and user fees to support access and opportunities for social health and well-being programs and services.

6.3.7. Continue to provide and promote the *Leisure Involvement for Everyone (L.I.F.E) Program* for subsidized recreation program access.

ACTIONS

A52. Review accessibility options for barrier-free access to City-run recreation, arts and culture programs.

A53. Continue to participate in the Strathcona Accessibility and Inclusion Advisory Committee.

A54. Create an accessibility action plan to identify, remove and prevent barriers to accessibility.

A55. Continue to work with service-providing agencies and not-for-profit partners to ensure equitable access to sport, recreation and other active living programs.

6.4 Age-Friendly

Between 2013 and 2023 the share of people aged 65 and older in Campbell River increased from 18% to 27% of the total population. As the proportion of seniors in Campbell River continues to grow, it is essential that housing and community planning respond to their evolving needs. This section outlines policies to support aging in place, increase access to accessible and adaptable housing, and ensure seniors can live safely and comfortably with connections to transit, services, and community life.

COMMUNITY SAFETY AND WELL-BEING

AGE-FRIENDLY

OBJECTIVES

6.E. Reduce social isolation.

6.F. Increase awareness of services, programs and resources for seniors.

6.G. Increase health and community services that support seniors.

Objective 6.E. Reduce social isolation.

6.4.1. Encourage and support coordination of funding and actions by senior levels of government, healthcare providers, and not-for-profit organizations to improve health outreach and services to isolated, disadvantaged, and/or marginalized members of the community.

6.4.2. Continue to engage with older adults and seniors about the type, amount, and location of social and recreational programming they desire.

6.4.3. Work with community partners, transit providers, and City recreation services to support transportation options for seniors, including program-based transportation and accessible transit services, to enable participation in community programs, events, and activities.

6.4.4. Ensure older adults and seniors are actively included and invited to community activities, events and engagement opportunities.

Objective 6.F. Increase awareness of services, programs and resources for seniors.

6.4.5. Ensure information on City events and activities is readily available, easy to understand and posted well in advance.

6.4.6. Support digital literacy training and provide access to technology for seniors to help them confidently use online services and tools, such as the Umo app for transit. This includes partnering with community organizations to deliver training programs and ensuring resources are accessible and user-friendly.

6.4.7. Work with community health partners to develop and promote educational materials to City staff, service providers, and the broader community on the effects of aging and the needs of older adults (including resources to help people communicate effectively with seniors with hearing or visual impairments, or other communication or cognitive issues).

6.4.8. Advocate to senior levels of government and other partners for more funding for health and support services for seniors.

Objective 6.G. Increase health and community services that support seniors.

6.4.9. Work with community partners to attract more medical professionals and other healthcare workers to Campbell River.

6.4.10. Advocate for community health partners to develop Senior Health Liaisons to assist seniors and their families in navigating healthcare systems and accessing the services and equipment they need.

6.4.11. Work with community partners to implement the Dementia Friendly Community Training initiative by the Alzheimer's Society of BC (for municipal staff, professionals, and others involved in senior care).

ACTIONS

A56. Develop a healthcare professionals attraction and retention strategy.

A57. Continue to work with BC Housing to support the development and operation of subsidized housing with on-site support for seniors.



7.0 Environment and Resilience

Campbell River is situated in a naturally rich and diverse bioregion with an extensive marine foreshore and watershed. Natural areas reduce demands on City and private infrastructure by delivering essential services such as slope stabilization, stormwater retention, groundwater recharge, and reducing the urban heat island effect. Additionally, the natural environment provides extensive recreation opportunities for residents and visitors and is one of the defining characteristics of Campbell River.

Throughout community engagement, residents consistently identified enhancing natural areas and reducing emissions as key priorities for Campbell River's identity, livability, and long-term resilience. As the city grows, we will preserve, and enhance natural areas through informed land-use decisions and best management practices, while ensuring these actions are balanced with a regulatory framework that expedites housing creation to meet provincial and City targets. Strategies to improve resilience will address increasing hazards such as wildfire, flooding, and extreme weather.

ENVIRONMENT AND RESILIENCE

OBJECTIVES

7.A. Promote actions that preserve and enhance natural areas while supporting development.

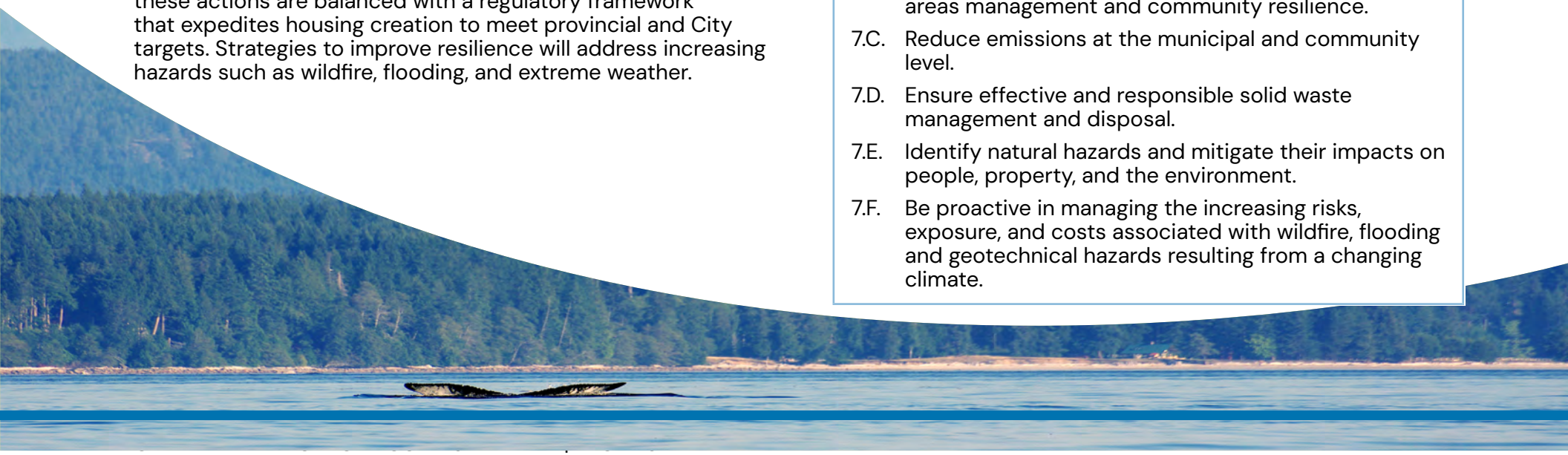
7.B. Foster collaborative partnerships to enhance natural areas management and community resilience.

7.C. Reduce emissions at the municipal and community level.

7.D. Ensure effective and responsible solid waste management and disposal.

7.E. Identify natural hazards and mitigate their impacts on people, property, and the environment.

7.F. Be proactive in managing the increasing risks, exposure, and costs associated with wildfire, flooding and geotechnical hazards resulting from a changing climate.



7.1 Environment

Objective 7.A. Promote actions that preserve and enhance natural areas while supporting development.

7.1.1. Enhance natural areas while preserving recreation opportunities for residents and visitors.

7.1.2. Continue to raise awareness of the benefits of enhancing natural assets, including their ability to reduce costs for services such as stormwater management.

7.1.3. Maintain and enforce high-performance design standards and best management practices to mitigate the impact of new development on natural areas.

7.1.4. Preserve Environmentally Sensitive Areas and their connections by keeping these areas free from development and human activity.

7.1.5. Encourage water conservation by educating residents, builders, and developers of the benefits and potential cost savings achieved through:

- Low-flow plumbing fixtures
- Drought-tolerant landscaping
- Grey water recirculation systems
- Rainwater capture systems

7.1.6. Protect and restore natural areas such as streams, wetlands, estuaries, and the foreshore, along with their supporting upland riparian habitats, to maintain ecosystem function and biodiversity.

7.1.7. Continue to update and implement an Integrated Watershed Management approach to improve the health and resilience of the city's watersheds.

7.1.8. Discourage the use of chemical fertilizers, pesticides and herbicides for cosmetic purposes and promote the use of environmentally friendly alternatives to protect water resources and adjacent ecosystems.

7.1.9. Maintain and promote integrated pest management practices while incorporating strategies to prevent, control, and manage invasive species.

7.1.10. Maintain, restore, and enhance ecosystem connectivity through parks, open spaces, and riparian areas.

Objective 7.B. Foster collaborative partnerships to enhance natural areas management and community resilience.

7.1.11. Support partnerships with non-government organizations and private landholders to protect and minimize impacts on natural areas through subdivision, donation, land trade, cash acquisition, conservation covenants, development incentives, and education.



7.1.12. Support outreach and education initiatives that promote awareness of natural areas and sustainable practices among residents, landowners, businesses, and the development industry.

Objective 7.C. Reduce emissions at the municipal and community level.

7.1.13. Implement the *City of Campbell River Carbon Neutral Plan* to reduce municipal operations emissions by 85% below 2008 levels by 2050.

7.1.14. Monitor and report annually on progress towards achieving the City's emissions targets.

7.1.15. Promote the reduction of community emissions related to mobility by supporting transit-oriented development and implementing active transportation infrastructure recommendations outlined in the *Master Transportation Plan*.

7.1.16. Improve energy efficiency and reduce emissions from municipal buildings, facilities, infrastructure, and fleets where opportunities exist, including through investments in lower-emissions energy sources, while recognizing lifecycle considerations for facilities anticipated to be replaced.

Objective 7.D. Ensure effective and responsible solid waste management and disposal.

7.1.17. Move toward the implementation of an automated solid waste program, with biweekly collection of recycling and garbage and weekly collection of organics, to promote landfill diversion.

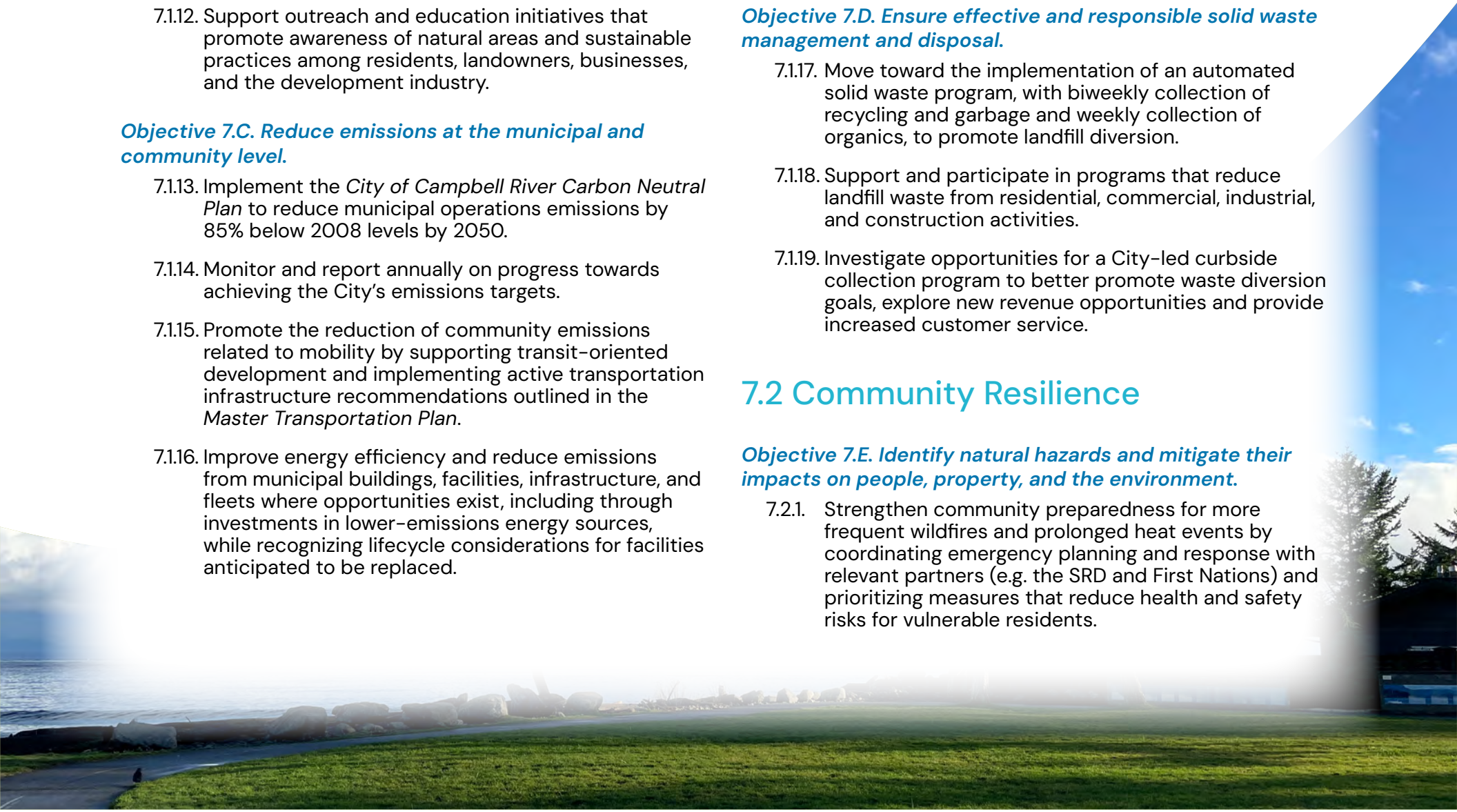
7.1.18. Support and participate in programs that reduce landfill waste from residential, commercial, industrial, and construction activities.

7.1.19. Investigate opportunities for a City-led curbside collection program to better promote waste diversion goals, explore new revenue opportunities and provide increased customer service.

7.2 Community Resilience

Objective 7.E. Identify natural hazards and mitigate their impacts on people, property, and the environment.

7.2.1. Strengthen community preparedness for more frequent wildfires and prolonged heat events by coordinating emergency planning and response with relevant partners (e.g. the SRD and First Nations) and prioritizing measures that reduce health and safety risks for vulnerable residents.



7.2.2. Regularly update floodplain mapping to reflect more regular extreme rainfall events.

Objective 7.F. Be proactive in managing the increasing risks, exposure, and costs associated with wildfire, flooding and geotechnical hazards resulting from a changing climate.

7.2.3. Advocate to senior levels of government for capital funding to deliver sea-level rise adaptation and flood protection infrastructure that supports long-term resilience.

7.2.4. As public infrastructure undergoes maintenance and/or renewal processes, review potential sea level rise risk and opportunities to reduce that risk. Evaluate adaptation options to maximize resilience to sea level rise long-term.

7.2.5. Plan for long-term improvements in anticipation of sea-level rise associated with a changing climate, and ensure that development does not preclude improvements to flood protection infrastructure.

7.2.6. Enhance community resilience by increasing awareness of a changing climate, its local impacts, and how people can contribute to mitigation and adaptation.

ACTIONS

A58. Adopt a flood protection bylaw that outlines risk mitigation measures within the City based on 200-year floodplain modelling that accounts for sea level rise.

A59. Update and Implement the *City of Campbell River Carbon Neutral Plan*.

A60. Update and implement the *Community Wildfire Protection Plan* recommendations.



8.0 Arts, Culture, and Heritage

A thriving cultural community provides opportunities for residents to celebrate cultural diversity and express community values. Campbell River boasts a vibrant arts and culture scene, supported by an active arts community and facilities such as the Campbell River Museum, Art Gallery, Maritime Heritage Centre, Tidemark Theatre, and many others. The City is committed to arts, culture, and heritage through collaboration with local not-for-profit partners and First Nations. Numerous arts and cultural events, programs and activities are organized and hosted by the City and local groups.

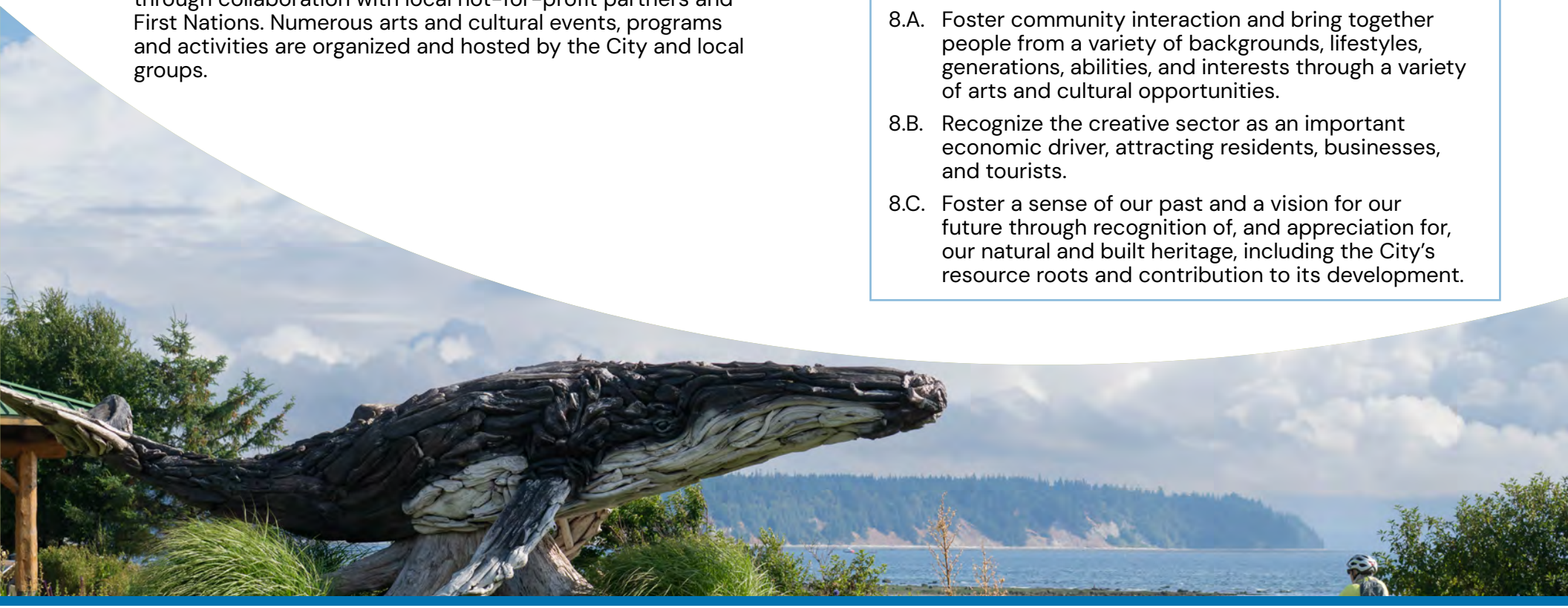
ARTS, CULTURE, AND HERITAGE

OBJECTIVES

8.A. Foster community interaction and bring together people from a variety of backgrounds, lifestyles, generations, abilities, and interests through a variety of arts and cultural opportunities.

8.B. Recognize the creative sector as an important economic driver, attracting residents, businesses, and tourists.

8.C. Foster a sense of our past and a vision for our future through recognition of, and appreciation for, our natural and built heritage, including the City's resource roots and contribution to its development.



8.1 Arts & Culture

Objective 8.A. Foster community interaction and bring together people from a variety of backgrounds, lifestyles, generations, abilities, and interests through a variety of arts and cultural opportunities.

8.1.1. Support arts and cultural events and activities that benefit tourism and enhance community spirit.

8.1.2. Encourage educational and cultural programming across the city that provides a wide range of opportunities for all residents.

8.1.3. Encourage the efforts of volunteers and organizations that operate community facilities and services which strengthen Campbell River's arts, cultural and historical character.

Objective 8.B. Recognize the creative sector as an important economic driver, attracting residents, businesses, and tourists.

8.1.4. Encourage and support the coordination and promotion of annual festivals, markets, and other community events, including supporting local volunteer networks.

8.1.5. Support projects and programs that highlight the City's natural environment, culture, and history.

8.1.6. Encourage and support the use, development, and maintenance of theatres, venues, and other indoor spaces that support public participation, education, and enjoyment of arts and culture.

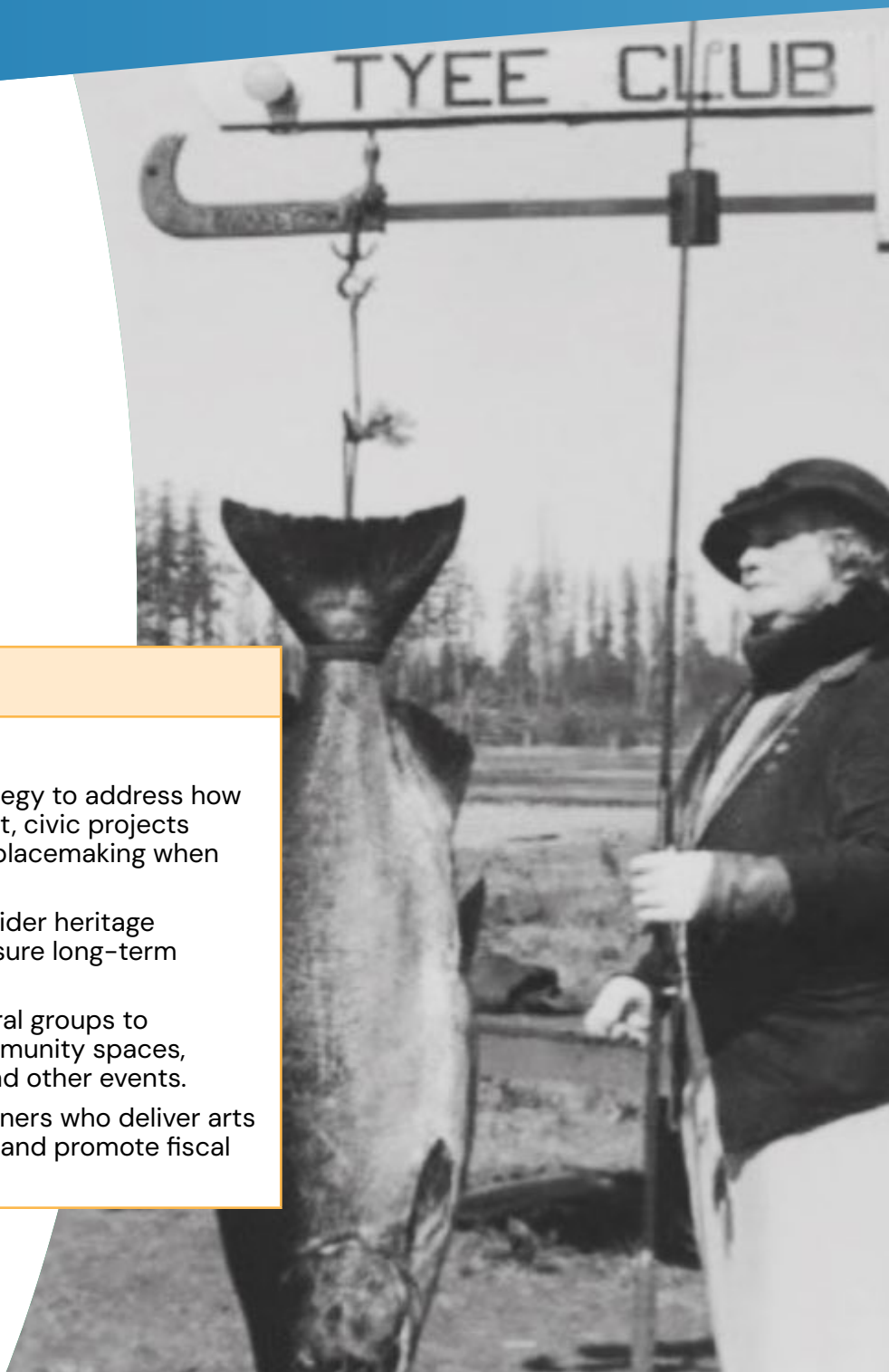


8.2 Heritage

Objective 8.C. Foster a sense of our past and a vision for our future through recognition of, and appreciation for, our natural and built heritage, including the City's resource roots and contribution to its development.

8.2.1. Support efforts within the community to maintain and develop the historical collection of the Campbell River Museum and Archives.

8.2.2. Undertake regular updates to the City's Heritage Inventory and Heritage Register to ensure accurate documentation and protection of heritage resources.



ACTIONS

A61. Implement the *Parks, Recreation, and Culture Master Plan*.

A62. Review Council's Public Art Policy and consider a funding strategy to address how to support the establishment of public art in new development, civic projects and key public spaces. Include a focus on Indigenous art and placemaking when developing guidelines for public art installation in the City.

A63. Update the Heritage Inventory and Heritage Register and consider heritage designation of properties with exemplary heritage value to ensure long-term celebration and conservation.

A64. Partner with community groups, First Nations, and other cultural groups to generate new opportunities for creativity and vibrancy in community spaces, including through public art, cultural programming, festivals and other events.

A65. Continue ongoing collaboration with the City's non-profit partners who deliver arts and culture programming, to ensure alignment with City goals and promote fiscal resiliency.

9.0 Infrastructure and Servicing

The infrastructure systems that serve Campbell River, such as roads, water, sewer, and stormwater, are the foundation of our community. As Campbell River continues to grow and evolve, thoughtful investment and long-term planning are essential to ensure the ongoing function and maintenance of these systems. The capacity of our infrastructure will play a key role in supporting future development and enhancing the quality of life for residents.

Continuing to diversify land use and development in Campbell River will strengthen the long-term economic viability of the city's infrastructure. Property tax revenues from low-density residential areas often do not fully cover the costs of installing and maintaining publicly owned infrastructure, while revenues from higher-density, mixed-use developments typically exceed these costs. Employment-based land uses also play a key role in creating a stable and diversified tax base.

The City will prioritize infrastructure investments that enable mixed-use residential, multi-unit residential, business park and industrial development to support long-term economic resilience. In addition, projects that promote mixed-use and multi-unit residential growth within existing built-up areas will be emphasized to improve community completeness, accessibility, and livability.



INFRASTRUCTURE AND SERVICING

OBJECTIVES

9.A. Follow a financially responsible service delivery approach to reduce the lifecycle cost of designing, maintaining and renewing infrastructure through strategic and cost-effective investments.

9.B. Short-term infrastructure investments target "priority growth areas".

9.C. Integrate natural assets into the City's approach to infrastructure management

9.D. Ensure a safe and cost-effective drinking water supply by reducing water use, minimizing operational and capital costs, and protecting natural water systems through conservation and responsible management.

9.E. Reduce the impacts of stormwater runoff through proactive planning and design that supports watershed health, resiliency, and water quality.

9.F. Protect potable water and natural watercourses from contamination from wastewater and encourage efficient wastewater practices.

9.G. Ensure effective and responsible solid waste management and disposal.



9.1 General Infrastructure Policies

Objective 9.A. Follow a financially responsible service delivery approach to reduce the lifecycle cost of designing, maintaining and renewing infrastructure through strategic and cost-effective investments.

9.1.1. Encourage the development of a more compact and efficient land use and servicing system that emphasizes higher densities, energy conservation, and fiscal responsibility.

9.1.2. Apply integrated asset management practices to optimize capital and renewal investments by identifying opportunities for co-located multi-asset renewal projects. This approach will reduce costs, minimize service disruptions, and maximize long-term value for the community.

9.1.3. Complete minor annual *Development Cost Charge Bylaw* updates based on the consumer price index to ensure new development fairly funds growth-related infrastructure.

9.1.4. Complete major *Development Cost Charge Bylaw* updates every five years to ensure that infrastructure planning reflects development context changes and new capital projects endorsed by Council.

9.1.5. Regularly update the existing infrastructure master plans to inform decision-making.

Objective 9.B. Short-term infrastructure investments target "priority growth areas".

9.1.6. Determine infrastructure upgrades required to accommodate development in priority growth areas to meet 20-year housing needs via the completion and implementation of the City's Operations Management System.

Objective 9.C. Integrate natural assets into the City's approach to infrastructure management and planning.

9.1.7. Evaluate the potential for rain gardens within road rights-of-way to reduce the need for other forms of stormwater management infrastructure when planning road construction or upgrades, particularly in areas with known or potential stormwater management challenges.

9.1.8. Consider opportunities to maximize permeable space to reduce demands on stormwater management infrastructure in the evaluation of development applications.

9.1.9. Utilize a watershed approach for neighbourhood plans, where the plan area boundaries are similar to watershed boundaries, to improve the efficiency of infrastructure upgrades.

9.4.1. Ensure that the latest best practice methods are utilized in data collection and statistical analysis, recognizing that Natural Capital and Environmental Economic Accounting are new and evolving fields.

9.4.2. Utilize ecological services provided by natural systems wherever practical, applying and integrating natural capital in asset management plans to ensure they are maintained, or restored to a natural state, where degraded by human activity.

9.2 Water

Objective 9.D. Ensure a safe and cost-effective drinking water supply by reducing water use, minimizing operational and capital costs, and protecting natural water systems through conservation and responsible management.

9.2.1. Maintain an updated *Watershed Management Plan* and support multi-disciplinary efforts to mitigate risks to drinking water sources.

9.2.2. Explore the implementation of a range of measures to reduce community water consumption, such as outdoor water use restrictions, universal water metering, rainwater harvesting and conservation-oriented water rates.

9.2.3. Maintain and update the City's water system model on an ongoing basis, incorporating new development and infrastructure changes as they occur, and complete comprehensive water master planning updates at least every five years to clarify servicing requirements and inform updates to the *Development Cost Charge Bylaw* and *Financial Plan*.

9.3 Stormwater

Objective 9.E. Reduce the impacts of stormwater runoff through proactive planning and design that supports watershed health, resiliency, and water quality.

9.3.1. Ensure that stormwater infrastructure investments align with the City's approved *Integrated Stormwater Management Plans*.

9.3.2. Create stormwater sewer modelling and master planning updates at least every five years to inform capital planning, requirements for new development, and updates to the *Development Cost Charge Bylaw*.

9.3.3. Ensure new developments include stormwater collection systems that protect land and buildings from flooding.

9.3.4. Include maximum impermeable coverage rates in the *Zoning Bylaw*. Re-evaluate the rates two years after implementation and consider lowering rates over time if feasible.

9.3.5. Ensure stormwater meets applicable BC surface water objectives at the time it is discharged into receiving water bodies.

9.3.6. Maintain and enhance the environmental quality of the stormwater management system to improve watershed function and increase climate resilience.

9.5 Wastewater

Objective 9.G. Protect potable water and natural watercourses from contamination from wastewater and encourage efficient wastewater practices.

9.5.1. Create the City's wastewater modelling and master planning and update it at least every five years to inform capital planning, requirements for new development, and updates to the Development Cost Charge Bylaw.

ACTIONS

A66. Complete an asset management plan, including infrastructure and natural assets, and implement and maintain it to inform the City's financial planning.

A67. Track development and building permit applications for proposed and approved units by housing type, number of units, and industrial/ commercial/ institutional floorspace, by infrastructure servicing catchment, to track existing demand for services throughout the City.





SECTION 6

IMPLEMENTING THE PLAN

Implementing the Plan

Meeting long-term, community-wide plan objectives requires collective effort. This effort involves not only residents but also businesses and workers within our community, as well as higher levels of government, community groups, boards, and agencies. OCP policies are implemented through a range of strategies, regulations and plans that are approved through decisions of Council, including area specific plans, housing strategies, infrastructure master plans, and park plans. Section 478 of the *Local Government Act* clarifies that an OCP does not commit or authorize a local government to proceed with any project specified in the plan. However, all bylaws and works must be consistent with the OCP upon its adoption.

Financial Planning

Section 477 of the *Local Government Act* requires a proposed OCP bylaw that has received first reading of Council to be considered in conjunction with the local government's financial plan. Following adoption, the City's financial planning and budget process would then be conducted in alignment with the OCP.

A strong financial framework supports the long-term vision, livability, and resilience of the community by ensuring that infrastructure and services are delivered efficiently and in alignment with community priorities. Responsible financial planning, including asset management, cost recovery for growth, and transparent budgeting, helps maintain quality public services and infrastructure, while minimizing the financial burden on residents.

OCP Reviews

According to Section 473.1 of the *Local Government Act*, the OCP must be reviewed every five years to consider the latest housing needs report, ensuring that at least 20 years of anticipated housing units are supported by the planned land use and housing policies in the OCP.



OCP Amendments

The OCP is a living document that provides direction on how Campbell River will evolve to 2045. While policies and decisions should be consistent with the principles, objectives and the policies of the Plan, the OCP should also be recognized as a flexible and adaptable document. The City may therefore amend the Plan in accordance with the *Local Government Act* to adapt to new trends and changing conditions in the community at the discretion of Council, where such changes are consistent with the community vision and goals of the OCP.

Where the changes are substantial or are inconsistent with the community vision and goals, Council may wish to conduct a comprehensive review and update of the OCP. The vision and goals will thus be utilized to consider and to evaluate applications for OCP amendments.

OCP amendments to the land use designations (Map 3-1) shall be evaluated based upon the following criteria:

a. Consistency with the OCP vision, guiding principles, objectives, and policies.
b. Consideration of information received through public consultation with impacted community members.
c. Potential Impact on the natural environment and potential risk associated with hazardous conditions.
d. Demonstration of suitable transportation access and infrastructure servicing to accommodate the proposed development.
e. Identified community need and market demand for the proposed development.
f. Identification of how the public interest would be better served by the proposed land use designation than the existing land use designation.

OCP Language and Interpretation

The language used throughout the Plan is intended to clearly communicate both policy direction and implementation expectations.

Within this Plan, the terms “must” and “shall” indicate mandatory requirements. Terms such as “encourage”, “support”, “promote”, “enhance” and similar language are used to articulate the City’s intent and desired direction over time. These terms are aspirational and are not, on their own, intended to establish specific or enforceable requirements.



Development Approval Information

The *Local Government Act* enables municipalities to establish Development Approval Information Areas within their OCPs. This framework facilitates the collection of information regarding the anticipated impacts of proposed developments on the community. By gathering Development Approval Information for all types of development applications, municipalities can support informed and responsible decision-making guided by community interest. The entire City of Campbell River is designated as a Development Approval Information Area to guide and support new development that contributes to the goals and objectives of the OCP. In accordance with the *Development Applications Procedures and Delegation Bylaw*, the Director of Development Services, or designate, may require development approval information pursuant to the *Local Government Act*.

Information on the anticipated community impacts of a proposed development, such as those related to transportation patterns, local infrastructure, public facilities, community services, or the natural environment requirements and procedures, is set out in the *Development Applications Procedures and Delegation Bylaw*. The conditions that justify this designation are as follows:

- Campbell River is a growing community, and this growth impacts neighbourhoods, businesses, service provision and infrastructure. Information is required to assess impacts on nearby and adjacent development, including shadowing, noise, visual impacts and scale, impacts on community services, such as parks, schools and protective services, socio-economic impacts, and impacts on the transportation and utility network and infrastructure.
- Campbell River's landscape includes hillsides, floodplains, and wildfire interface areas and other unique landscapes. Information is required to assess impacts on these landscapes and to protect people, property and infrastructure.
- Campbell River is home to many sensitive natural areas, forested areas, agricultural lands and water bodies. Information may be required to guide and inform the protection of these areas.
- Campbell River is located in the traditional, ancestral and unceded territory of the We Wai Kai and Wei Wai Kum First Nations, who have occupied these lands since time immemorial. As such, the area is home to many important heritage assets, both known and unknown. Settlement of the area by non-indigenous residents has also provided the city with many heritage assets. Information may be required to identify the heritage value of these assets, including but not limited to landscapes, archaeological sites, buildings and properties, and to guide their protection and conservation.



Temporary Use Permits

In accordance with *Local Government Act* (Section 492), an OCP may designate areas where Council may consider allowing temporary uses and may specify general conditions regarding the issuance of temporary use permits in those areas. The temporary use designation is intended to apply to uses that are temporary in nature, and the designation does not in itself permit specific uses on the designated sites. Within these areas, Council may, by resolution, issue a Temporary Use Permit and specify the conditions under which the temporary use may be carried on. Upon the expiration of a Temporary Use Permit, the permitted uses revert to those outlined in the *Zoning Bylaw*.

Temporary Use Permits may be considered on all lands within the City of Campbell River. Temporary Use Permits should consider the fit within the character of the neighbourhood and surrounding uses to minimize conflicts and nuisances, and as such should consider any mitigating strategies such as landscape buffering, screening and operational details. Terms and conditions of the permit should specifically address an appropriate time duration up to the maximum limit under the *Local Government Act*.

Temporary Use Permit applications shall be evaluated against the following criteria:

a. Compatibility of the proposed use with the Land Use Designation of the subject land and the policy direction of this OCP.
b. Public consultation with impacted community members.
c. Impact on the natural environment.
d. Demonstration of impact mitigating strategies, suitable access and servicing to accommodate the proposed development.
e. Identified community need and market demand for the proposed use.
f. The proposed alterations to the site may be deemed temporary in nature.
g. The proposed use is of a temporary or seasonal nature.

Monitoring and Annual Reporting

The City will monitor implementation of this OCP by tracking **targets** and **actions** identified throughout the Plan.

The OCP establishes a series of targets and commitments that reflect the community's long-term goals for growth, development, and service delivery. These targets provide overall direction for the Plan and help measure progress toward achieving the OCP Vision.

Implementation of the OCP is supported by the Action Table, which consolidates actions from across all policy areas into a single, coordinated framework. The Action Table:

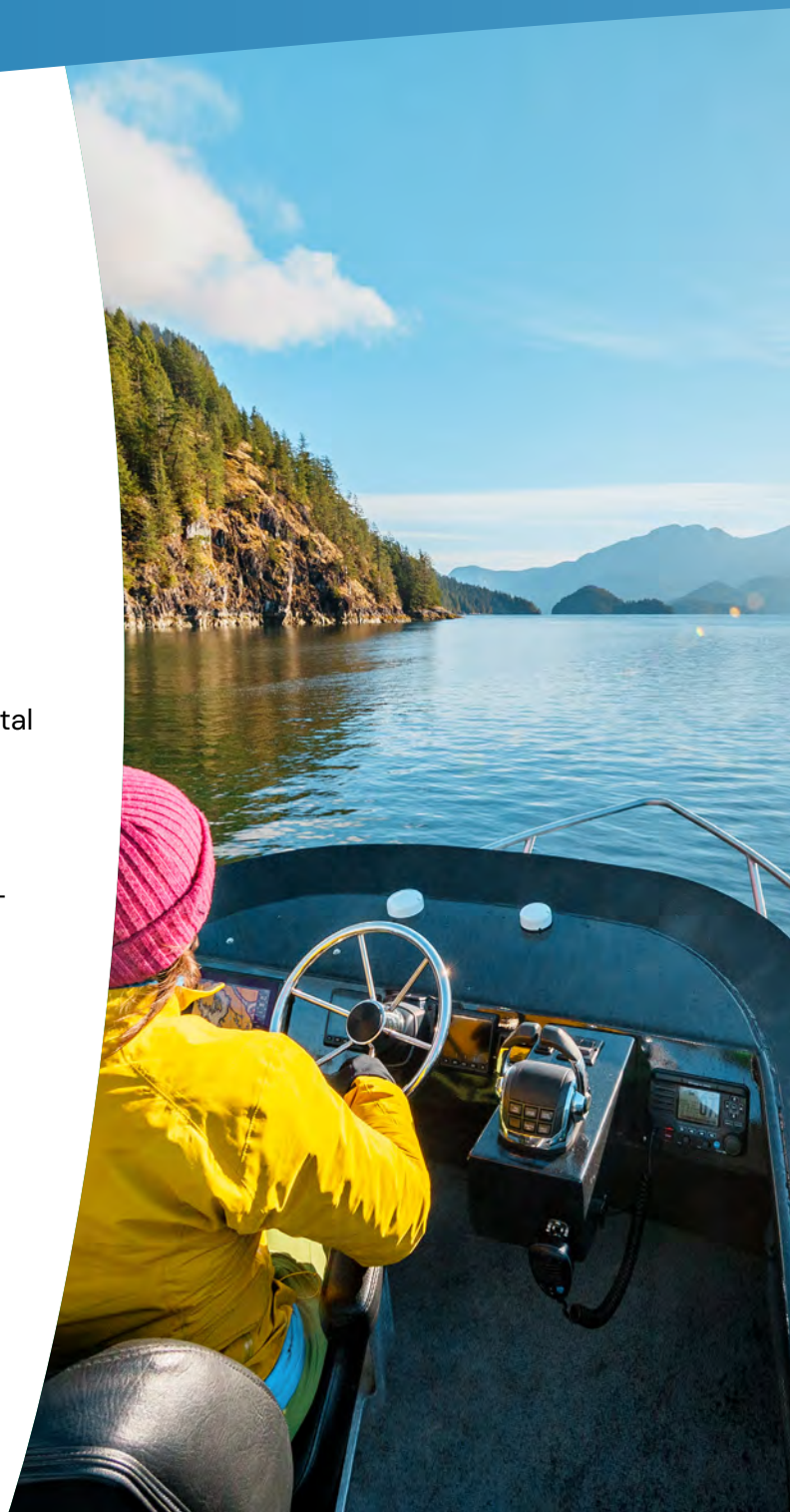
- Identifies key actions required to implement the Plan.
- Organizes actions by theme and timeframe.
- Supports integration with Council priorities, financial planning, and departmental work programs.

The City will prepare an Annual Report to:

- Track progress on targets and actions identified in this OCP.
- Monitor trends related to growth, housing, infrastructure, and community well-being.
- Identify emerging issues or changing priorities.
- Inform updates to Council strategic priorities, budgets, and work plans.

The Annual Report provides an opportunity to assess whether the Plan's targets and commitments are being advanced, and to identify where adjustments may be required.

Monitoring will be adaptive and responsive to changing conditions. The City may refine actions, priorities, or tracking methods over time to ensure the OCP remains effective and aligned with community needs.



Actions

The table below outlines all actions identified in the OCP to support implementation of the Plan. Actions are grouped by timeframe—ongoing, short-term (up to 2 years), medium-term (2–5 years), and long-term (5–10+ years), as well as by actions that directed by supporting master plans and related strategic documents. The timing and priority of these actions may change based on future Council direction through strategic planning and budget processes. Listing an action in this table does not commit the City to specific timelines, funding, or priority levels.

	Actions	Timeframe
	Residential Land Use Designations	
A1	Within three years of adoption of this OCP, undertake a comprehensive review of the UCB to evaluate its effectiveness in achieving intended growth management objectives.	Medium-Term
A2	Consider developing neighbourhood plans and engineering services plans for Campbellton, Ironwood, and the Dogwood Corridor to provide cohesive, implementable, and fine-grained land-development and vitalization concepts.	Medium-Term
A3	Update neighbourhood plans as needed where they are outdated or being replaced through new planning work.	Ongoing
A4	Update the *Refresh: Downtown Campbell River* plan and incorporate recommendations into the City's financial planning	Medium-Term
A5	Undertake a Downtown Parking Demand Study to guide parking management, curbside/loading, and access improvements that support businesses, housing growth, and a more walkable downtown.	Medium-Term
A6	Complete a Downtown servicing and infrastructure readiness review to identify upgrade priorities and inform capital planning to support redevelopment.	Medium-Term
	Non-Residential Land Use Designations	
A7	Ensure that there is adequate water, sewer, stormwater, and transportation infrastructure in place for further development in the Business Park designation and consider the development of a Business Park engineering services plan to support ongoing and future development.	Medium-Term
A8	Direct the development of an industrial and employment lands strategy that includes targeted incentives, policy tools, and partnership opportunities to support business attraction, retention, and expansion, while ensuring a sufficient supply of serviced and market-ready employment lands.	Short-Term
A9	Develop a master Airport study and infrastructure capacity analysis to support continued development at Campbell River Airport.	Medium-Term
A10	Consult with the SRD to plan for future airport needs.	Medium-Term
A11	Participate in joint land use planning with adjacent landowners (private timber companies, SRD, First Nations), to coordinate growth, support infrastructure analysis, and identify opportunities to partner on infrastructure investment.	Ongoing
A12	Consider an amendment to the *Development Application Procedures Bylaw* to provide further details on required information for landowner ALR exclusion requests.	Medium-Term
A13	Consider developing terms of reference for agrologist reports submitted with an ALC exclusion application.	Medium-Term

Actions		Timeframe
	Indigenous Partnerships	
A14	Work with First Nations and other partners to promote Indigenous histories, cultural values, and practices, and ensure broad public awareness and recognition of the history of Campbell River's lands and the Nations who have stewarded them since time immemorial.	Ongoing
A15	Partner with First Nations to generate new opportunities for creativity and vibrancy in community spaces, including through public art, cultural programming, festivals and other events.	Ongoing
A16	Include a focus on Indigenous art and placemaking when developing guidelines for public art installation in the City.	Medium-Term
	Housing	
A17	Undertake proactive, long-range infrastructure planning to ensure capacity and readiness to meet current and future housing needs.	Ongoing
A18	Balance the protection of long-term housing, while providing opportunities to permit short-term rental opportunities given the City's low hotel vacancy rate.	Ongoing
A19	Consider implementing rental-only zoning for current and future purpose-built rental housing	Medium-Term
A20	Continue to support the *DCC Reduction Bylaw* for non-market housing.	Short-Term
A21	Implement application fee reductions for non-market and supportive housing developments.	Short-Term
A22	Continue to build on incentives that promote the development of missing middle housing.	Ongoing
A23	Consult with the Multicultural & Immigrant Services Association of North Vancouver Island to address housing needs and barriers for newcomers to the community.	Ongoing
A24	Undertake a business case analysis to evaluate the feasibility, governance structure, and financial implications of establishing a Municipal Development Corporation (MDC). Where viable, pursue the creation of an MDC as a mechanism to facilitate City-led development, partnerships, and delivery of affordable and non-market housing	Medium-Term
A25	Establish a monitoring framework to track and evaluate the local housing system on an annual basis, reviewing the following key indicators: » Median rental affordability » Entry-level ownership affordability » Housing production by type » Serviced residential land inventory » Development approval timelines » Affordability outcomes for young families, workforce households and seniors.	Short-Term

Actions		Timeframe
	Transportation and Mobility	
A26	Implement the *Master Transportation Plan*.	As directed in the Master Plan
A27	Consider starting transportation modelling based on build-out scenarios to inform future road infrastructure decision-making.	Medium-Term
A28	Monitor the use of new active transportation infrastructure over time to consider whether uptake is consistent with expectations; utilize this information to guide future investments where there is insufficient right-of-way available for upgrades to address vehicles and active transportation infrastructure.	Long-Term
A29	Undertake a transportation review to better understand transportation-related challenges in Quinsam Heights by reviewing existing conditions, future growth projections and anticipated impact on the transportation network and recommended improvements to promote safety. Assess options and prioritize investments to improve network connectivity and reduce congestion, particularly along Petersen Road.	Medium-Term
A30	Maintain ongoing communication and cooperation with MOTT, regional partners, user and service groups with respect to expanding, enhancing, and maintaining the City's active transportation network.	Ongoing
A31	Collaborate with SD72 to explore how the Active School Travel program can be piloted with schools in the city.	Short-Term
A32	Consult BC Transit on reserving locations that may be required for future transit stops when completing road improvements and facilitating land dedications for road improvements.	Ongoing
A33	Work with SRD and BC Transit to implement the *Transit Future Plan* and seek opportunities to advocate for improvements that are in the public interest of Campbell River residents.	Short-Term
A34	Work with the CVRD and BC Transit to explore improvements to transit connections to the Comox Valley system.	Ongoing
A35	Update the Neighbourhood Traffic Management Procedures Policy per current best practices.	Medium-Term
	Economic Development	
A36	Review business licensing and commercial/industrial development application processes and find ways to improve user experience and lessen approval timelines, including consideration of event licensing for festivals, markets, and community events.	Long-Term
A37	Implement and update the *Economic Development Strategic Plan* every 5 years, or as necessary.	Ongoing
A38	Develop a tourism master plan.	Medium-Term
A39	Complete financial analysis to consider the feasibility of development fee reductions in Downtown Campbell River to attract new business and development.	Medium-Term
A40	Partner with North Island Employment Foundations Society on workforce training strategies.	Short-Term

Actions		Timeframe
	Parks, Trails, and Recreations	
A41	Implement strategies outlined in the *Parks, Recreation, and Culture Master Plan* (as amended).	As directed in the Master Plan
A42	Develop a City lands strategy that identifies priority areas for parkland acquisition.	Medium-Term
A43	Ensure that park investments in the Quinsam Heights and Maryland neighbourhoods are prioritized.	Ongoing
A44	Identify opportunities to enhance parks with amenities and features that broaden their appeal to a wider range of ages, abilities, and interests.	Ongoing
	Community Safety and Wellbeing	
A45	Implement the actions from *the Community Safety and Well-Being Action Plan.*	Short-Term
A46	Continue to advocate to senior levels of government for investment in housing with wrap-around supports.	Ongoing
A47	Continue to invest in community policing, bylaw enforcement and security presence to prevent and reduce crime and provide for safe spaces.	Ongoing
A48	Assess the availability of childcare spaces and consider creation of childcare creation action plan.	Medium-Term
A49	Explore potential incentives for the creation of new childcare spaces.	Medium-Term
A50	Pursue provincial and federal funding opportunities for the creation of new childcare spaces	Medium-Term
A51	Update the *Youth Engagement Strategy.*	Medium-Term
A52	Review accessibility options for barrier-free access to City-run recreation, arts and culture programs.	Medium-Term
A53	Continue to participate in the Strathcona Accessibility and Inclusion Advisory Committee.	Ongoing
A54	Create an accessibility action plan to identify, remove and prevent barriers to accessibility	Medium-Term
A55	Continue to work with service-providing agencies and not-for-profit partners to ensure equitable access to sport, recreation and other active living programs.	Ongoing
A56	Develop a healthcare professionals attraction and retention strategy.	Medium-Term
A57	Continue to work with BC Housing to support the development and operation of subsidized housing with on-site support for seniors.	Ongoing



Actions		Timeframe
	Environment and Resilience	
A58	Adopt a flood protection bylaw that outlines risk mitigation measures within the City based on 200- year floodplain modelling that accounts for sea level rise.	Short-Term
A59	Update and Implement the *City of Campbell River Carbon Neutral Plan*	Medium-Term
A60	Update and implement the *Community Wildfire Protection Plan recommendations*.	Short-Term
	Arts, Culture and Heritage	
A61	Implement the *Parks, Recreation, and Culture Master Plan*.	As directed in the Master Plan
A62	Review Council's *Public Art Policy* and consider a funding strategy to address how to support the establishment of public art in new development, civic projects and key public spaces. Include a focus on Indigenous art and placemaking when developing guidelines for public art installation in the City.	Medium-Term
A63	Update the Heritage Inventory and Heritage Register and consider heritage designation of properties with exemplary heritage value to ensure long-term celebration and conservation.	Medium-Term
A64	Partner with community groups, First Nations, and other cultural groups to generate new opportunities for creativity and vibrancy in community spaces, including through public art, cultural programming, festivals and other events.	Ongoing
A65	Continue ongoing collaboration with the City's non-profit partners who deliver arts and culture programming, to ensure alignment with City goals and promote fiscal resiliency.	Ongoing
	Infrastructure and Servicing	
A66	Complete an asset management plan, including infrastructure and natural assets, and implement and maintain it to inform the City's financial planning.	Medium-Term
A67	Track development and building permit applications for proposed and approved units by housing type, number of units, and industrial/commercial/institutional floorspace, by infrastructure servicing catchment, to track existing demand for services throughout the City.	Medium-Term



SECTION 7

DEVELOPMENT PERMIT AREAS

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Introduction

Development Permit Areas (DPAs) are applied to areas or land uses to manage development, reduce the potential for negative impacts, and ensure development is compatible with its physical context. A development permit is required prior to commencing any development in a DPA, including land alteration, construction, and subdivision. There are circumstances and activities exempt from development permit requirements as outlined in each DPA.

The City reviews applications for development permits based on the development's alignment with DPA Guidelines. Guidelines may reference or incorporate other City policies and regulations, and federal and provincial legislation. Issuance of a development permit is a form of authorization to proceed with the proposed development subject to issuance of other approvals and permits.

Overlapping Development Permit Areas

Where land is subject to more than one DPA designation only one Development Permit application is required. However, the application is subject to the requirements of each applicable DPA, including applicable fees for each respective DPA as well as the General Guidelines. Applicants must submit proposals in accordance with the City's *Development Applications Procedures And Delegation Bylaw 3955, 2024*, as amended.

Where land lies within multiple DPAs requiring reports prepared by Qualified Professionals, the Qualified Professionals should collaborate, where practical, to provide one technical report that addresses overlapping areas.

Relevant Development Activities

Unless otherwise stated in an individual DPA, a property owner must obtain a development permit prior to commencing the following within a DPA:

- subdivision of land;
- construction of, addition to, or alteration of a building or structure; and
- alteration of land, including vegetation.

Permit Exemptions

Each DPA forming part of this OCP contains a list of exemptions outlining conditions under which a development permit would not be required for lands within a DPA.

Meaning of Language

Use of the terms "should" and "encourage" in DPA Guidelines does not indicate that compliance is at the option of the applicant. Rather, compliance will be required as a condition of issuance of a development permit unless there are exceptional reasons why the guideline should not be applied to its fullest extent.

Use of the terms "must" and "shall" indicates that compliance is mandatory. Where Guidelines are emphatic without the use of a modal verb (e.g. should, encourage, must, shall), compliance is mandatory.

Interpretations of Development Permit Area Guidelines

The City's Director of Development Services has the discretion to interpret the DPA Exemption Criteria and Guidelines, and to determine whether and how they apply to specific proposals. The City's procedures and authority for requiring development approval information are set out in the *Development Applications Procedures and Delegation Bylaw*.

Variances

As per Section 490(1)(a) of the *Local Government Act*, zoning variances may be considered as part of development permit applications where development is consistent with the intents of the *Zoning Bylaw*, OCP, and applicable Development Permit Area Guidelines. As outlined in the Development Application Procedures and Delegation Bylaw, a Development Permit with variances may be considered in circumstances outlined in the Bylaw.



1. FORM AND CHARACTER DEVELOPMENT PERMIT AREA

1.1 AREA

Unless an exemption applies (see the Exemptions Section below), a Form and Character Development Permit addressing the Guidelines must be approved before any construction, addition, or alteration of a building or structure on property that is, or will be, developed for commercial, mixed-use, or multiple-unit residential development with more than four dwelling units per parcel or building. This DPA also includes industrial use development inside the UCB.

1.2 DESIGNATION

This DPA is designated pursuant to the following sub-sections of 488(1) *Local Government Act*:

a. Revitalization of an area in which commercial use is permitted.
b. Establishment of objectives for the form and character of intensive residential development.
c. Establishment of objectives for the form and character of commercial, industrial, or multi-family residential development.
d. Establishment of objectives to promote energy conservation.
e. Establishment of objectives to promote water conservation.
f. Establishment of objectives to promote the reduction of greenhouse gas emissions.

1.3 JUSTIFICATION

Urban design is the thoughtful integration of buildings, streets, and open spaces into a cohesive whole. At its core, good urban design is shaped by the relationship between the public and private spaces, particularly at street level. Creating pedestrian-oriented, human-scaled streets, squares, and plazas is essential to developing spaces that are functional, visually appealing, and lively

Guidelines will outline strategies to ensure development is aligned with the OCP in the following ways:

a. Maintain a form and character complementary to the objectives of the OCP.
b. Provide for efficient circulation of all modes of transport.
c. Ensure the design respects the locational context (i.e. responds to neighbourhood character through preserving views, landscaping, safety, etc.).
d. Reduce energy use and emissions from buildings.
e. Moderate urban water demand in the City to reduce demand on existing infrastructure and water resources.

1.4 EXEMPTIONS

A Development Permit for Form and Character is not required for any of the following:

1. Development comprising four (4) or fewer dwelling units, where the parcel was not created through subdivision within the past three (3) years, or, if it was created within that period, the cumulative number of dwelling units across all parcels derived from the parent parcel does not exceed four (4).
2. Subdivision limited to a lot line adjustment, consolidation, or road or park dedication.
3. Subdivision where no buildings are proposed.
4. Repair or maintenance of, or renovations to, existing legal buildings or structures within the existing building footprint, including those structures described in Section 532 (1) of the *Local Government Act*, provided that it is consistent with the objectives of the Development Permit Guidelines.
5. Interior Alterations.
6. Maintenance or repair of existing roads, paths, parking areas, driveways, fences or landscaping provided there is no excavation or removal of trees.
7. Construction of, or regular and emergency City maintenance of municipal infrastructure or buildings, performed by the City or its authorized agents and contractors, where the proposed works are conducted in a manner that is consistent with the objectives of the Development Permit Guidelines.
8. Minor additions, defined as additions of less than 55 square metres (592 square feet) of gross floor area to an existing building, or the construction of a detached ancillary building, are exempt from this DPA, provided the proposed works:
    a. Are consistent with the existing building, with no substantial changes to materials, colours, or façade articulation; or
    b. Are consistent with the applicable Development Permit Guidelines related to Siting, Massing and Orientation, Circulation, Site Access and Parking, Accessibility, and Architectural Design, as determined by the Director of Development Services.
8. Temporary buildings or structures that are erected for offices, construction, or marketing purposes for a period that does not exceed the duration of construction.

1.5 GENERAL GUIDELINES

The following General Design Guidelines apply to all development requiring a Development Permit:

Siting, Massing & Orientation

1. Position buildings to protect and retain mature trees to the greatest extent possible, except within the Wildfire Interface Area of the Hazardous Condition DPA where this may conflict with *FireSmart BC Landscaping Guidelines*.
2. Orient buildings and entrances towards streets, and where applicable, abutting public spaces and sidewalks.
3. Orient prominent building components, such as main lobbies, principal entrances, entrance plazas, and/or active interior spaces, towards the primary street frontage.
4. Position windows, patios, and balconies so they are clearly visible from the street and overlook public sidewalks and open spaces.
5. Buildings should refrain from having the side wall of an

end unit facing the primary frontage. Should it not be feasible to change the building layout, the side wall of the end unit should be designed as though it is front wall and interact with the street through the addition of doors, windows, gable ends, and similar treatments.

6. Developments should, where possible, use natural materials such as wood timbers and plants that reflect the local landscape and include decorative features that show the city's history.
7. On corner sites, buildings should be oriented to both street frontages and architectural details on the flanking street should have the same level of detail as the primary street.
8. Where mixed-use sites abut residential sites, orient and design buildings to minimize noise and visual overlook of commercial uses on residential uses.

Circulation, Site Access, and Parking

9. Safe, convenient, well-lit, attractively finished and efficient vehicular and pedestrian circulation, internal to a development, must be provided, to ensure adequate access for emergency vehicles, definable separation of parking and walkways from loading and service areas and to provide pedestrian connection to other public walkways and neighbouring sites, where relevant.
10. Concrete and pavers should be the primary materials used for on-site pedestrian circulation.
11. Developments should consolidate service functions where possible, including the use of shared public and private lanes, main aisle driveways, parking areas, and service courts.
12. Parking lots must be landscaped for visual interest, to buffer adjacent properties and to minimize heat gain caused by large contiguous paved surfaces (i.e. landscape islands, berms, trees, low walls and decorative fences) without compromising the safety and security of the public inside the lot and on public streets.
13. Minimize the surface area of blacktop parking by using alternate treatments and by complementing the asphalt with a variety of paving materials such as concrete, decorative pavers, and landscaping.
14. Wherever possible, create rear lane access for vehicles and leave front access for pedestrians only.
15. Where mixed-use sites abut residential sites, locate and design site access, circulation, and parking to minimize impacts of noise, overlook, and emissions generated from commercial uses on residential uses.

Site Servicing

16. Locate uses such as loading, garbage collection, utilities and mechanical equipment, away from public view and screen with landscaping or architectural screens.

Solid Waste Management

17. New multi-unit, commercial, and industrial developments must provide onsite waste stream collection and separation facilities by:
    a. Incorporating full recycling options for the completed development (e.g., mixed recycling, and when feasible organics), as well as garbage collection.
    b. Designing new developments to include adequate on-site waste diversion facilities located at grade for convenient access, and site them so they do not

interfere with public access, circulation routes, or parking areas.

c. Locating at the rear of the site where outdoors, out of public view from the street and existing residential development.

d. Designing them to be barrier free and easily accessible for all users.

e. Providing recycling, organics, and waste disposal areas sized to accommodate the full build-out of the proposed development. For phased developments, waste management areas must be designed to allow for future expansion to serve additional units.

Accessibility

18. Apply universal design principles to primary building entries, sidewalks, plazas, mid-block connections, lanes, parking and courtyards through the appropriate selection of materials, stairs, and ramps as necessary, and the provision of wayfinding and lighting elements. Visual, tactile and acoustic elements and barrier-free changes in grade and road crossings should be considered in all aspects of design.
19. Provide curb-cuts or curb let-downs in appropriate locations to facilitate convenient and direct access from the parking space(s) to the building(s) for people with disabilities. Pedestrian movement should be designed to avoid any obstruction by parked vehicles.
20. All parking spaces allocated for people with disabilities should be located as close as possible to the main entrance to a building and easily identified.

Bicycle Parking

21. Provide covered short-term bicycle parking in highly visible locations, such as near primary building entrances; and provide long-term bicycle storage facilities within buildings for residents' use.
22. Bike racks shall be made of sturdy, theft-resistant material, securely anchored to the ground; and shall be designed to support the bicycle frame, not the wheels, and allow both the frame and the front wheel to be locked to the rack with a U-style lock.

Landscape Design

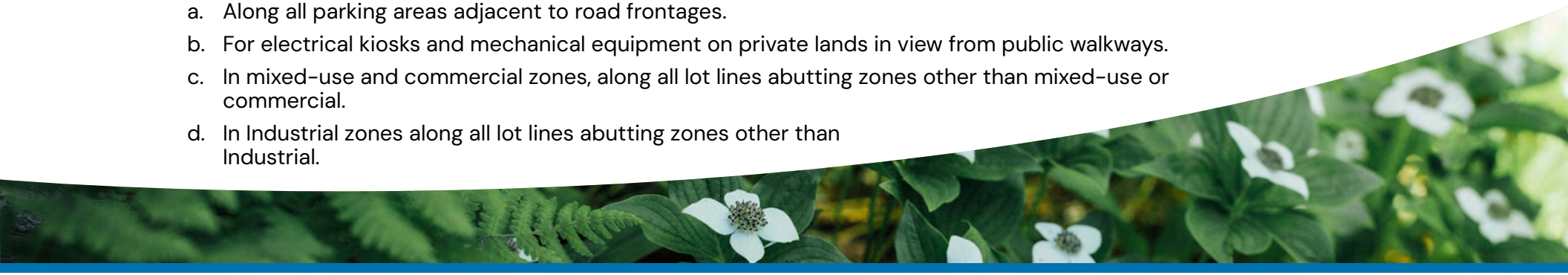
23. Landscaping is a major, integral part of a project design and should be coordinated to create a pleasing composition and cohesive look, define and enliven public spaces, moderate building massing, emphasize and frame important building features and natural focal points, screen and buffer parking and utility areas, and provide shade for comfort.
24. Encourage site layouts that preserve existing mature trees and viable planting sites for medium/large trees in the adjacent public realm.
25. Design open and landscaped areas to preserve and highlight existing mature trees wherever feasible. Where not feasible, consider utilizing a tree spade to relocate significant vegetation.
26. Areas of existing, undisturbed native vegetation that wholly or partially satisfy landscaping requirements, and areas specifically designed as xeriscape or planted with drought-resistant native species, may be exempt from the requirement to install a permanent, fully automatic irrigation system, provided the applicant demonstrates

how the vegetation will be successfully established and maintained.

27. Landscaped areas should primarily feature trees, shrubs, perennials, grasses, and similar plantings. Lawn areas should be used minimally (no more than 25 percent) of overall landscaping.
28. 75% of all Landscape Areas shall be planted with soft landscaping.
29. All horizontal areas between each tier of a retaining wall shall be fully planted with soft landscaping.
30. Use CPTED principles to ensure good visual surveillance of all outdoor open spaces.
31. Provide screening through landscaping for parking areas adjacent to road frontages and for electrical kiosks and mechanical equipment on private lands in view from public walkways.
32. Design sites to minimize water use for irrigation by using strategies such as:
    a. Designing planting areas and tree pits to passively capture rainwater and stormwater run-off.
    b. Selecting drought-tolerant species.
    c. Using lower water requirement systems such as drip irrigation.
    d. Using recycled water for drip irrigation systems.

Soft Landscaping: Means the living and planted elements of a site, including trees, shrubs, hedges, perennials, groundcovers, lawns, and other naturally occurring vegetation.

33. Landscaped areas that can infiltrate and manage stormwater, including planting beds, bioswales, and rain gardens, are encouraged to reduce runoff from surface parking lots and rooftops. The use of permeable paving materials for parking areas and other hard surfaces should also be considered to support on-site infiltration.
34. Where landscaping is installed with a permanent, fully automatic irrigation system, the system must be designed and installed in accordance with, or exceeding, the standards of the Irrigation Industry Association of British Columbia (IIABC).
35. Fences and landscaped edges shall be used to visually screen outdoor storage areas and other visually unattractive land uses from public view. Landscape screening is also required in the following situations:
    a. Along all parking areas adjacent to road frontages.
    b. For electrical kiosks and mechanical equipment on private lands in view from public walkways.
    c. In mixed-use and commercial zones, along all lot lines abutting zones other than mixed-use or commercial.
    d. In Industrial zones along all lot lines abutting zones other than Industrial.



e. Around all rear and side yards used by a residential care facility or child care facility.

f. Around all utility boxes and transformers, provided that no landscape screen is located within

g. 2.5 metres of access doors or within 0.3 metres of any other portion of the equipment.

h. Around any heating, ventilation, or air-conditioning equipment located within 3.0 metres of a window or door of a dwelling unit on an adjacent Lot.

36. Where fences are used for screening purposes, they shall meet the following requirements:

a. Be constructed of wood, stone, masonry, or high-quality composite materials.

b. Where combined with landscape screening, decorative metal or wrought-iron fencing is encouraged, provided the design is wildlife-friendly and does not pose a risk of impalement.

c. Where a chain-link fence is proposed on lands used for commercial or industrial purposes and abuts a parcel zoned for residential use, a minimum of 75% of the fence surface area shall be screened through massed planting or landscaping.

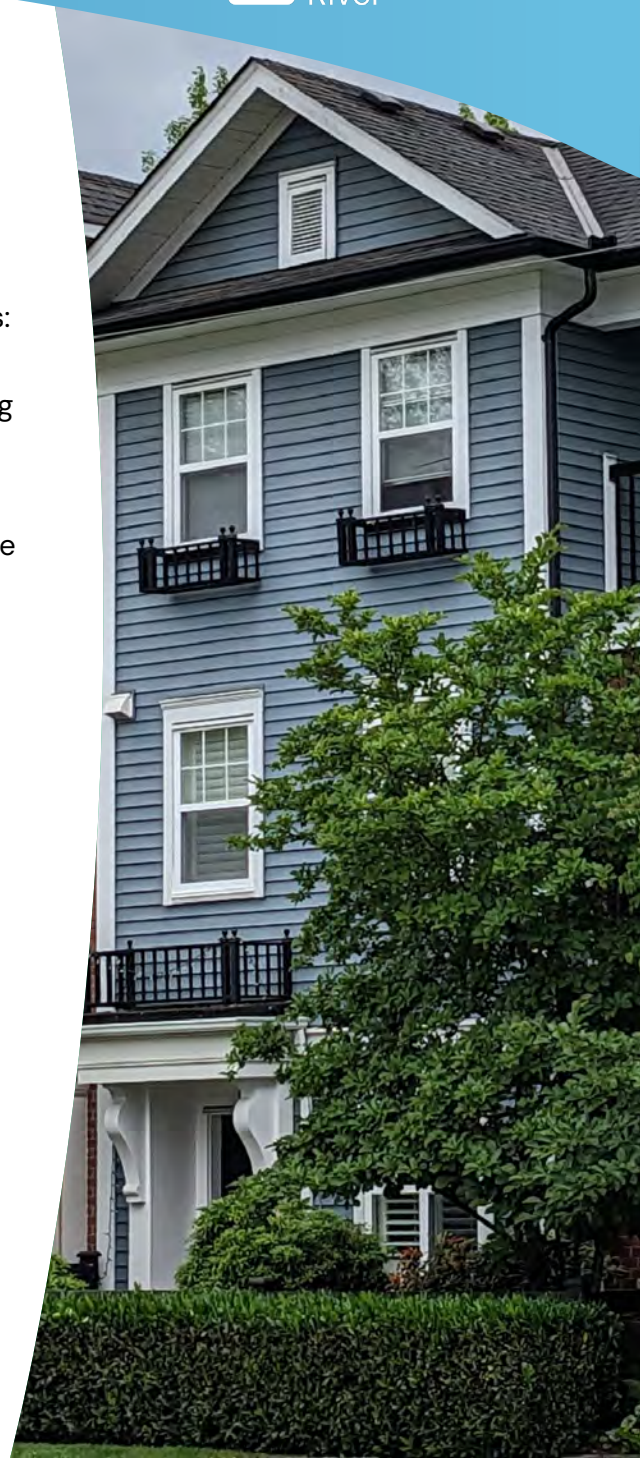
d. All fencing materials shall comply with the City's *Zoning Bylaw*, which generally prohibits barbed wire, razor wire, or other high-security fencing, except where necessary for agricultural or industrial uses.

1.6 MULTI-UNIT RESIDENTIAL GUIDELINES

In addition to the General Guidelines above, these guidelines apply to all multi-unit developments with more than four units per parcel, or more than four units in a building.

Siting, Massing, and Orientation

1. Design new multi-unit residential developments to incorporate indoor and/or outdoor common amenity areas that are appropriately sited and oriented to serve intended occupants, such as play areas, shared meeting spaces, and storage facilities.
2. Design and orient buildings to maximize access to natural light for all units in the development and adjacent developments.



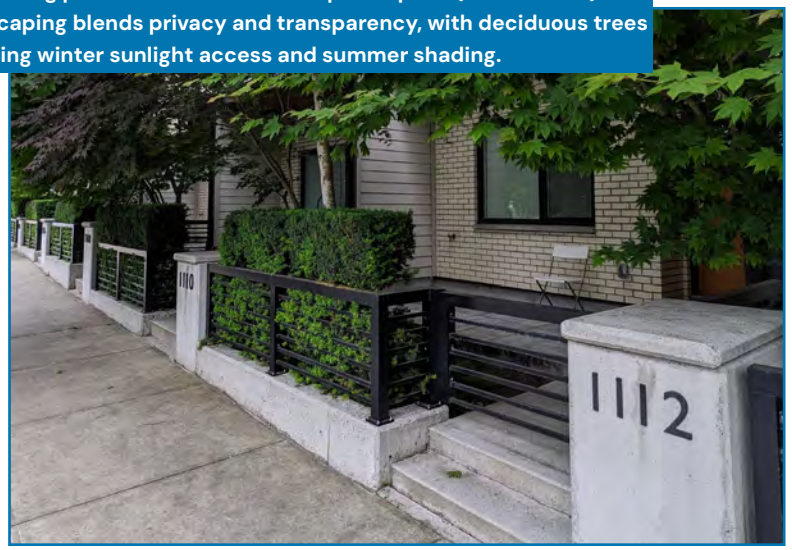
Circulation, Site Access, and Parking

3. Garage and ancillary units should be accessed via rear lanes, alley ways or mews where possible.
4. On corner parcels, common vehicular access to parking areas should be from the flanking road as opposed to the primary frontage road, or the road with the lower road classification (e.g. collector road on a corner parcel with arterial and collector frontages).
5. Provide mid-block public pedestrian circulation on street blocks longer than 180 metres between perpendicular streets.
6. Provide pedestrian circulation throughout townhouse developments to avoid the need for pedestrians to walk on drive aisles.
7. Where apartment developments do not have rear lane access or street parking on the fronting street, provide vehicular access to accommodate temporary parking for moving trucks and deliveries.

Architectural Design

8. Where a development includes more than one building on a single parcel, each building must employ a distinct architectural design. Variations should be evident in building form, massing, façade articulation, rooflines, materials, or detailing to avoid repetitive or uniform building designs across the site.
9. Residential buildings should incorporate individual entrances to ground floor units accessible from the fronting public street with usable patio or terrace space throughout Downtown, and on collector and local road frontages outside Downtown. Such entrances shall include landscaping elements for shading and privacy.

Figure 2. Individual entrances to ground floor units accessible from the fronting public street with usable patio space (Guideline 10). Landscaping blends privacy and transparency, with deciduous trees providing winter sunlight access and summer shading.



Amenity Areas

10. Medium and high-density residential developments are required to provide amenities that are scaled in size and complexity to match the scope and scale of the proposed development, to support a high quality experience for residents and visitors as per Table 5:
    a. High-quality, functional outdoor public amenity spaces, such as plazas, parks, or other gathering areas, that are accessible to all residents and directly connected to the public realm. These spaces should be designed, constructed, and maintained at the expense of the developer or property owner.
    b. Private indoor and outdoor amenity spaces, including courtyards, social or event rooms, accessible terraces or green roofs, fitness facilities, or similar features. These spaces should be designed to be accessible to occupants of all ages and abilities.
12. Multi-unit residential developments comprising five (5) dwelling units or more must provide private and/or communal amenity space for resident use. Outdoor amenity spaces should be designed to be safe and usable, with grades not exceeding a 5% slope.

Landscape Design

13. Exterior private-use areas should be screened (landscaping, fences) from common-use areas, adjacent dwellings, pedestrian circulation, vehicular access or parking areas.
14. Buildings fronting arterial roads or provincial highways should provide enhanced setbacks (4.5 metres or more) and significant landscaping with a mixture of trees and shrubs to achieve privacy and minimize noise and air pollution from vehicular traffic.
15. Child and youth play features should be integrated into on-site amenity areas.

Table 4. Outdoor Amenity Space Requirements Developments with 5 or More Dwelling Units

Criteria	Private Amenity Space	Communal Amenity Space
Minimum Amenity Space	3.5 square metres per dwelling unit, provided as a contiguous space	3.0 square metres per dwelling unit or 70.0 square metres per lot, whichever is greater
Minimum Dimensions / Size	No dimension of a contiguous Private Amenity Space shall be less than 1.25 m	No Communal Amenity Space shall be smaller than 35.0 square metres of contiguous area
Location	N/A	May be provided in the form of a rooftop patio
Access	N/A	Communal Amenity Spaces shall be available at all reasonable times to all residents of the Development



Figure 3. Youth play features integrated in on-site amenity area (Guideline 15).

1.7 COMMERCIAL & MIXED-USE GUIDELINES

In addition to the General Guidelines above, these guidelines apply to all commercial and mixed-use developments.

Siting, Massing, and Orientation

1. On corner sites, develop both street facing facades as front elevations with pronounced entrances oriented to the corner and/or primary streets.
2. Locate and design entrances to create building identity and to distinguish between individual ground floor units and/or commercial and residential entrances (in mixed use buildings). Alcoves, varied doorway materials and varied compatible colours are encouraged.

Circulation, Site Access, and Parking

3. Buildings shall provide pedestrian access to storefronts and businesses from the adjacent public street or rear parking area and orient upper story windows and balconies to overlook adjoining public open spaces and capture views.
4. On corner lots, off-street parking and services are permitted only in the shaded area (as shown in Figure 5), unless subterranean (rear of the building with parking access from the lane or side street).
5. Provide mid-block public pedestrian street connections on street blocks longer than 180 metres between perpendicular streets.

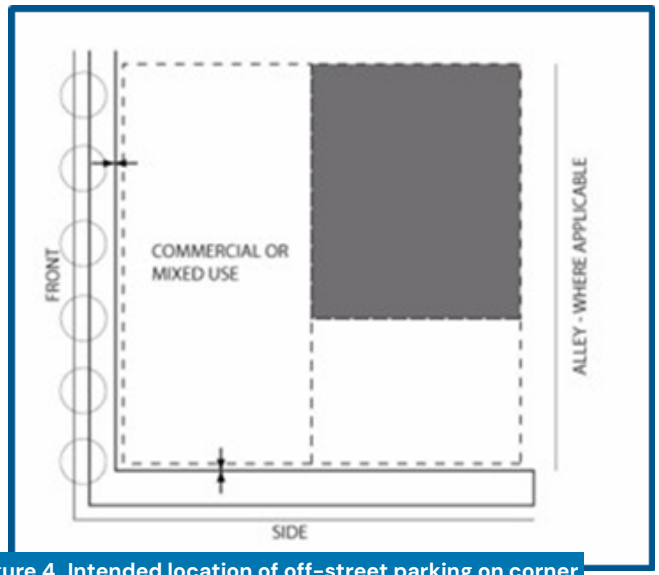


Figure 4. Intended location of off-street parking on corner parcel.

Parking Structures

6. Where possible, all garage structures and parking should be located to the rear or beneath buildings. Surface parking shall not be located between a mixed-use building and the primary street frontage.
7. In developments with above-grade parking, non-parking uses or special façade treatments should be provided along street frontages to improve the building's appearance, activity, and character. On façades that do not face the street, parking structures should be screened with landscape elements such as berms, mass planting, vertical vegetation, and decorative panels to soften their visual impact.
8. Rooftop parking structures should include landscaping to reduce the visual impact as seen from above, including around the perimeter.
9. Unfinished ceilings, lights, pipes, etc. should not be visible from a public street or sidewalk.
10. In situations with little or no surface parking, the ground-level parking areas in a parking structure should have sufficient height clearance to accommodate most pickup trucks and work vans.
11. Clear signage to delineate commercial, residential, and residential visitor parking spaces must be integrated throughout parking areas.

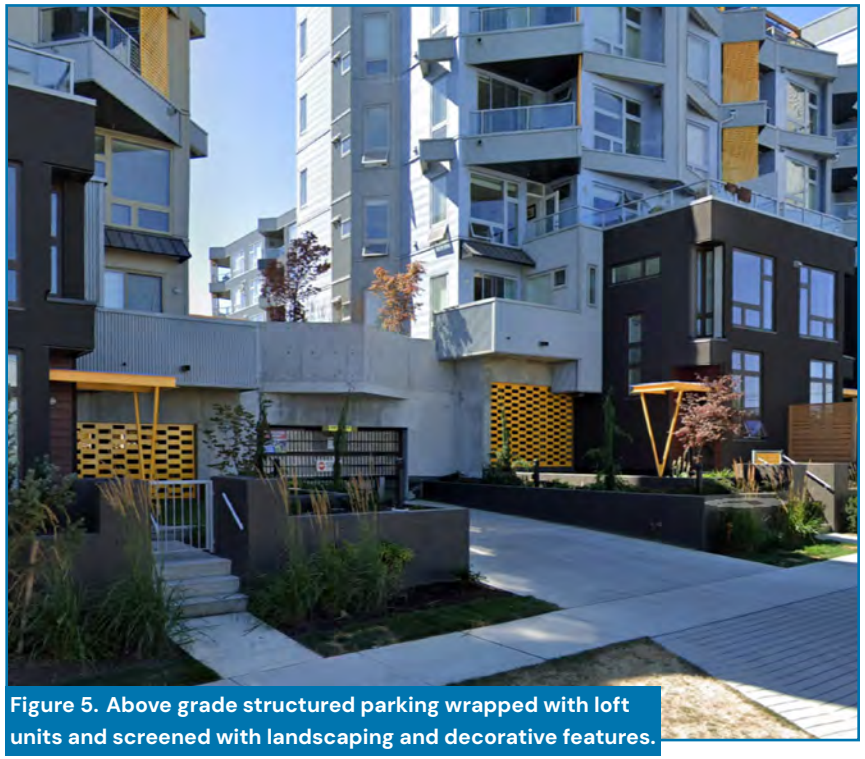


Figure 5. Above grade structured parking wrapped with loft units and screened with landscaping and decorative features.

Architectural Design

12. The integration of outdoor seating areas adjacent to sidewalks is encouraged.
13. Shop fronts (including large floor plate commercial developments) shall be transparent to allow visibility of (private) uses from the (public) sidewalk and allow for casual surveillance from inside out.
14. Primary buildings shall recess entries from the sidewalk or property line by 1.2 metres to provide for door swings, visual relief and weather protection with attractive facades, canopies and awnings on primary retail streets. Incorporate frequent entrances into commercial frontages facing the street with a maximum spacing dimension of 15 metres.
15. In mixed-use buildings, architecturally differentiate residential entrances from business entrances.
16. Minimize walls without window, door, or patio relief to the greatest extent possible. Where unavoidable, such walls shall include a variety of cladding materials and landscaping, or murals to improve visual interest.
17. Commercial signage should be attractive, clearly identify building uses and addresses, be scaled to pedestrians rather than motorists, and comply with the City's *Sign Bylaw*.



Figure 6. Integration of an outdoor seating area adjacent to a sidewalk.

1.8 DOWNTOWN GUIDELINES

In addition to the General Guidelines above and other form and character guidelines as applicable for the development type, these guidelines apply to all developments in the Downtown.

1. Waterfront development sites should orient active commercial uses, particularly food and beverage service, toward the waterfront and public realm, and incorporate patios and plazas at grade to animate these edges.
2. Developments along the waterfront edge should provide a range of active and passive public spaces, such as seating areas, plazas, and outdoor gathering areas, to the maximum extent possible.
3. All Downtown developments should contribute to a strong street presence by locating active building frontages, entrances, and glazing along public streets and waterfront promenades to enhance pedestrian interest, safety, and vibrancy.

1.9 INDUSTRIAL GUIDELINES

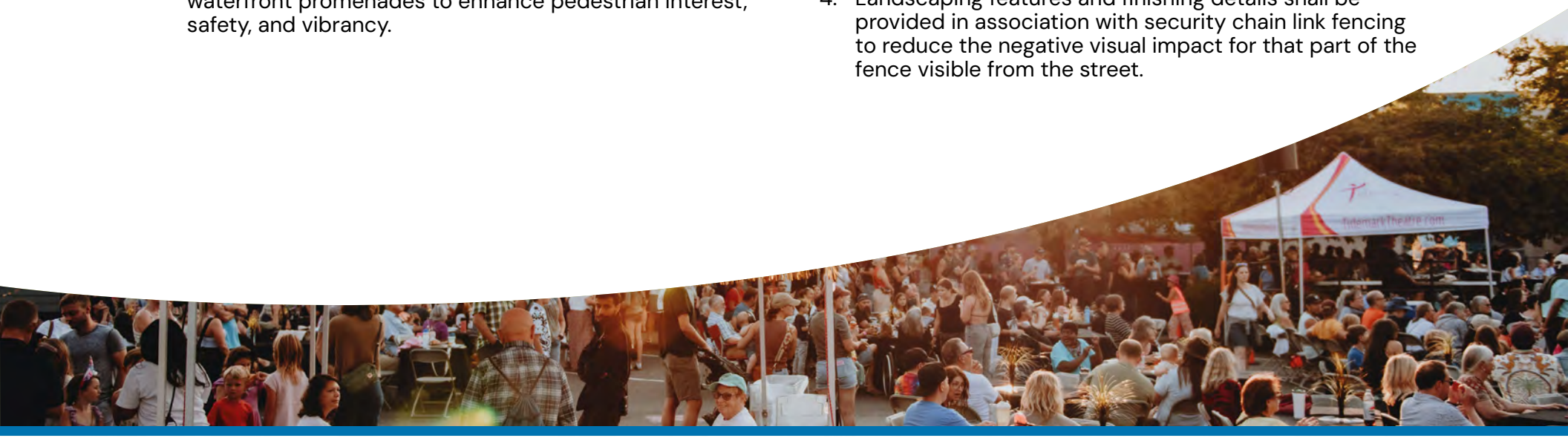
In addition to the General Guidelines above, these guidelines apply to all Industrial developments within the UCB.

Massing and Orientation

1. The siting, massing, shape, pattern, roof line and exterior finish of buildings should be sufficiently varied to provide visual interest.

Landscape Design

2. Refuse and recycling areas shall be screened from surrounding roads.
3. Outdoor storage of equipment or materials should be placed at the rear of the site and provide perimeter screening from surrounding roads and any visible residential areas.
4. Landscaping features and finishing details shall be provided in association with security chain link fencing to reduce the negative visual impact for that part of the fence visible from the street.



1.10 BUSINESS PARK GUIDELINES

In addition to the General Guidelines above, these guidelines apply to all commercial and industrial use development within the Business Park land use designation.

Massing and Orientation

1. The siting, massing, shape, pattern, roof line and exterior finish of buildings should be sufficiently varied to provide visual interest.

Circulation, Site Access, and Parking

2. Outdoor parking and loading areas relating to operations of the business should be located to the sides and rear of buildings where possible.

Architectural Design

3. Painted or unpainted concrete may be used but must be combined with at least two other exterior materials on building faces that are visible from the public realm, such as wood, stone, brick, masonry, fibre cement siding or metal.
4. Refuse and recycling areas shall be screened from surrounding roads.

Landscape Design

5. Outdoor storage of equipment or materials should be placed at the rear of the site to provide screening from surrounding roads and any visible residential areas.
6. Landscaping shall be provided to enhance the appearance of buildings and screen other necessary features. Landscaping shall be provided along all property lines abutting perimeter roads. All areas not used for buildings, outdoor storage or parking shall be landscaped. Irrigation of landscaping should be installed where drought tolerant or xeriscape landscaping is not provided.
7. Landscaping features and finishing details shall be provided in association with security chain link fencing to reduce the negative visual impact for that part of the fence visible from the street.



2. GENERAL ENVIRONMENTAL DEVELOPMENT PERMIT AREA

The General Environmental DPA also applies to the following DPAs:

- Foreshore DPA
- Watershed DPA

2.1 AREA

This DPA is designated in accordance with the provisions of Sections 488 (1)(a) and (b) of the *Local Government Act* for protection of the natural environment, its ecosystems and biological diversity. It applies to all Environmentally Sensitive Areas in the City and all land identified on DPA Map 7-1 - General Environmental, DPA Map 7-2 – Foreshore, and DPA Map 7-3 - Watershed. For all land within the General Environmental DPA, a development permit meeting the guidelines is required prior to subdivision and alteration of land, and construction of, addition to, or alteration of a building or structure, unless exempted.

2.2 JUSTIFICATION

Environmentally Sensitive Areas are critical components in maintaining the community's natural attributes and liveability. Ecosystem functions minimize risk for hazard lands, particularly those areas at risk of flooding or geo-technical instability. They maintain resources that contribute to the local economy and culture, such as fisheries, hunting, eco-tourism, and outdoor sports.

Environmentally Sensitive Area

An is any parcel of land, under public or private control, that provides, contains, or includes productive, rare or sensitive habitat or species, ecosystems or landforms. These designated areas are sensitive to disturbance by human activity and they require special treatment in order to protect their value. Environmentally Sensitive Areas in Campbell River include the following:

1. Bald Eagle Nest Trees and Great Blue Heron Nest Trees.
2. Sensitive Ecosystem Inventory sites: rare woodlands; older forests; older second growth forests; seasonally flooded agricultural fields; terrestrial herbaceous; coastal bluff; sparsely vegetated; and wetland ecosystems.
3. Watersheds, watercourses and their associated aquatic habitats.
4. Estuaries and the ocean foreshore.
5. Habitat for plant and animal species and ecosystems protected or managed by federal and provincial legislation.
6. Habitat for protected, endangered, or at-risk species and ecosystems identified in provincial or federal databases and inventories.

The goals are as follows:

- Minimize development impacts to Environmentally Sensitive Areas.
- Minimize air, land and water pollution.
- Minimize the loss of sensitive ecosystem inventory sites.
- Increase protection for provincially listed red and blue listed species and ecosystems
- Add to the collective ecological knowledge base through contributions to the BC Conservation Data Centre.

2.3 OBJECTIVES

Identify and mitigate impacts to Environmentally Sensitive Areas resulting from subdivision and alteration of land, and development within or close to Environmentally Sensitive Areas.

Qualified Environmental Professional (QEP): A Qualified Environmental Professional (QEP) is an applied scientist or technologist who, acting alone or with other qualified professionals, has the appropriate education, training, and experience to conduct environmental assessments and provide recommendations. A QEP must be registered and in good standing with a recognized professional organization, adhere to a code of ethics, and be subject to a disciplinary process. Depending on the scope of work, a QEP may include, but is not limited to, a Registered Professional Biologist (RPBio), Professional Agrologist (PAg), Registered Professional Forester (RPF), Environmental Scientist, Professional Engineer (P.Eng.), Applied Science Technologist (AScT), or Professional Geoscientist (P.Geo).

2.4 EXEMPTIONS

The following activities shall be exempt from the development permit application process:

1. Subdivision involving only lot line adjustment. For lot line adjustment to be exempt there must be sufficient developable area outside the development permit area as confirmed by the City, BC Land Surveyor, or QEP, and there are no works proposed within the development permit area.
2. Subdivision that does not result in disturbance of the DPA, where all of the following conditions are met:
    a. all proposed lots can achieve minimum zoning requirements and reasonable building envelopes entirely outside of the DPA, as confirmed in writing by a QEP;
    b. ii. no site alteration or development within the DPA is required to facilitate subdivision, including access, servicing, drainage, or construction-related activities;
    c. iii. the boundaries of the DPA and required setbacks are clearly identified on the subdivision plan; and
    d. iv. a restrictive covenant, statutory right-of-way, or other legal mechanism is registered to permanently protect the DPA from disturbance, consistent with the applicable guidelines.
3. Procedures to prevent, control or reduce flooding, erosion or other immediate threats to life, public or private property, are exempt from the requirement to obtain a Development Permit in advance of the emergency works. Following completion of emergency procedures, submission of a development permit application may be required depending on the degree of

the works and based on the discretion of the Director of Development Services or other delegate. Emergencies eligible for an exemption include:

a. Works to prevent damage to, repair or replace public utilities;
b. Clearing of an obstruction, e.g. from a bridge, culvert or drainage flow;
c. Repairs to bridges or safety fences;
d. Actions required to remove a hazard, including a tree, or to address an unstable steep slope, that presents an imminent danger to the safety of persons or are likely to damage public or private property, as determined by a Qualified Professional .
e. Removal of a hazard tree as identified and confirmed in writing by an International Society of Arboriculture (ISA) Certified Arborist.

Note: All actions used to resolve emergency situations must be reported to the City and the appropriate federal/ provincial authorities immediately prior to removal or disturbance of the subject property.

4. Construction, repair, and maintenance works carried out by the City or its authorized agents and contractors are exempt from the formal development permit approval process. However, these works should be completed in accordance with the assessments and recommendations of a QEP, following the *Riparian Areas Protection Regulation Assessment Methods Manual* and other applicable environmental regulations and best management practices.
5. Restoration of Environmentally Sensitive Areas by planting native vegetation and/or removing non-native invasive vegetation and/or removing garbage with the use of hand tools following a plan that considers disposal, safety, planting, and erosion and sediment control to the satisfaction of the City. If heavy equipment is necessary for the restoration, a detailed Environmental Management Plan prepared by a QEP to the satisfaction of the City is required.
6. Initial geotechnical investigation and evaluation in the Hazard Conditions, Foreshore, and Watershed DPAs is exempt from the Development Permit process provided that no mature trees (greater than 15 centimeters

Environmental Management Plan

Means a plan to mitigate environmental impacts throughout site works, and articulates:

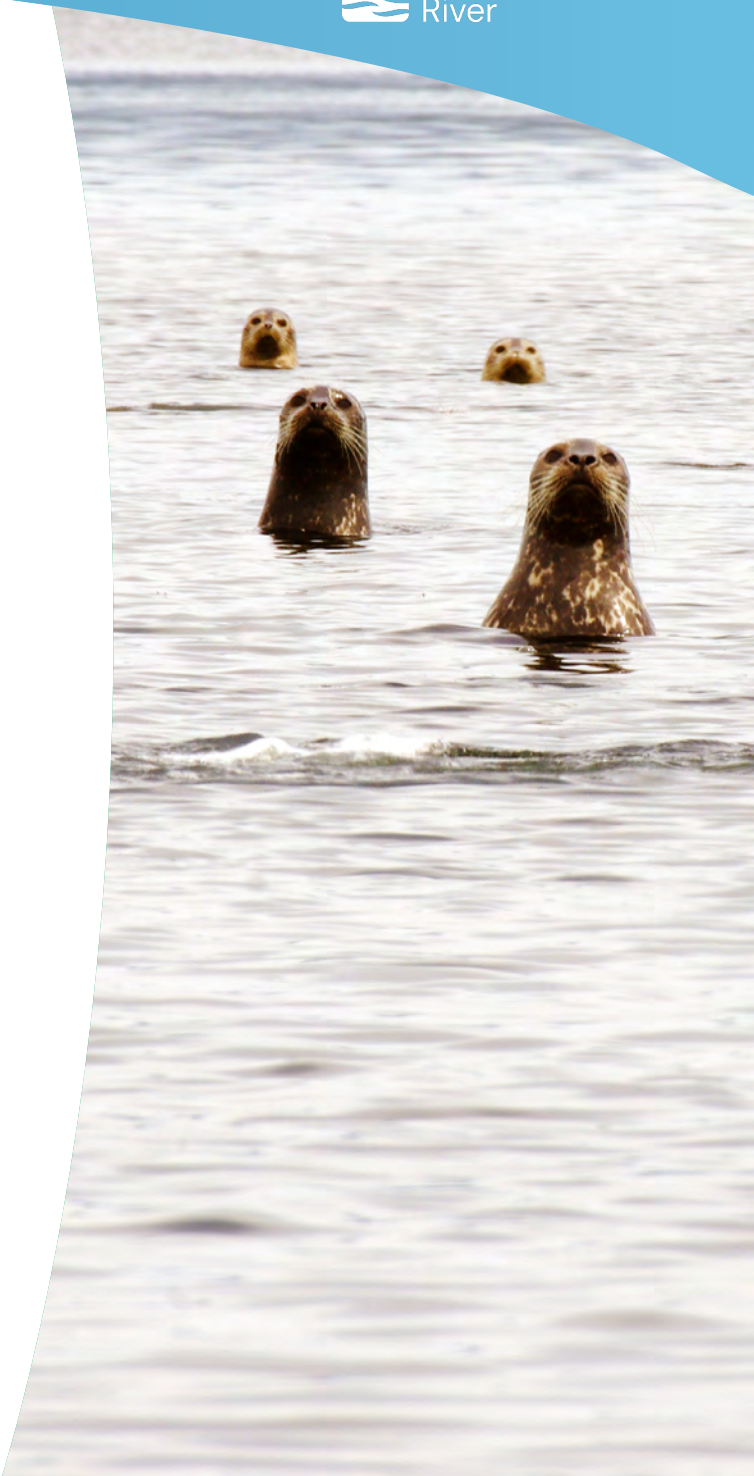
a. site and project description;
b. erosion and sediment control measures;
c. roles and responsibilities for construction manager and QEP;
d. environmental monitoring protocol for the QEP, including pre-, during, and post-construction monitoring;
e. sequence of major construction activities;
f. scaled site map;
g. spill management protocol;
h. site replanting plan where vegetation is altered;
i. waste management protocol; and
j. management protocol for hazardous materials.

diameter at breast height) are removed and the works are overseen by a QEP under the guidance of an Environmental Management Plan and to the satisfaction of the City.

7. Works within an existing area of human disturbance are permitted, provided no trees are removed and the disturbed area is not expanded. Areas of human disturbance include:
    a. Building and structure footprints;
    b. Areas modified for agricultural use, including crops, pasture, rangeland, hayfields, and normal farm practices;
    c. Areas used for resource extraction that have not been restored to natural conditions; and
    d. Areas occupied by invasive plant species where native species cannot reestablish without assistance.

2.5 GUIDELINES

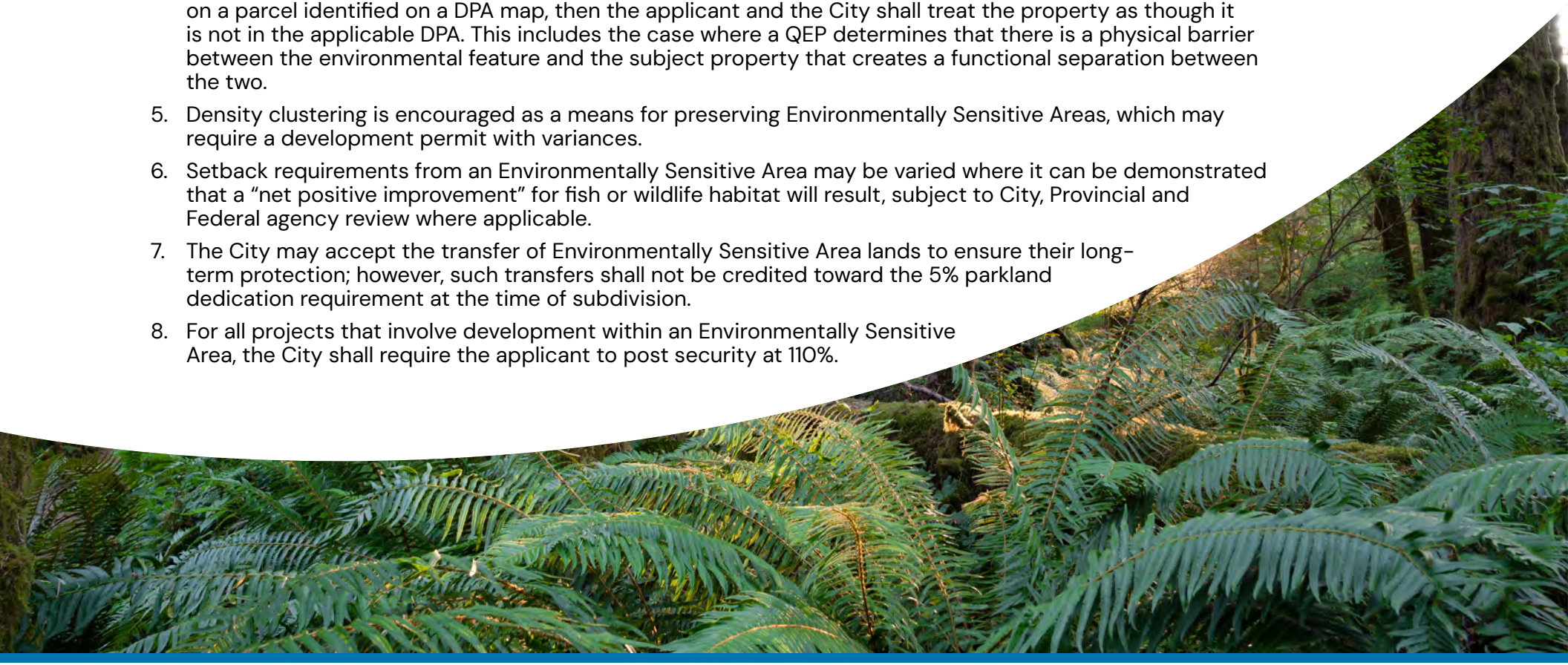
1. Conserve Environmentally Sensitive Areas to the greatest extent possible while still developing as per the OCP land use designation and zoning and complying with senior government legislation. Variances that facilitate higher conservation levels are encouraged and can be facilitated through a development permit with variances as per the *Development Applications Procedures and Delegation Bylaw*.
2. An Environmental Assessment Report prepared by a QEP is required and may be used to establish conditions for the issuance of a development permit. The Environmental Assessment Report must be based on site visits in addition to desktop review, and identify:
    a. Environmentally Sensitive Areas on the site.
    b. Applicable measures for compliance with provincial and federal legislation relating to Environmentally Sensitive Areas on site.
    c. Recommended measures to mitigate impacts of proposed development, including where variances would be required.
    d. A site plan prepared by a BC Land Surveyor that identifies:
        i. The proposed development relative to Environmentally Sensitive Areas and property lines, and
        ii. The applicable buffer or setback recommended by the QEP to



separate the proposed development from Environmentally Sensitive Areas.

e. Confirmation that all required pre-development federal and provincial environmental approvals have been granted for the proposed development.

3. If the QEP report described in Guideline 2 (see above) identifies Environmentally Sensitive Areas not shown on any DPA map, then the applicant and the City shall treat those Environmentally Sensitive Areas as if they are shown on the applicable DPA map for the purposes of applying requirements of the more specific environmental DPAs.
4. If the QEP report described in guideline 2 above confirms that there are no Environmentally Sensitive Areas on a parcel identified on a DPA map, then the applicant and the City shall treat the property as though it is not in the applicable DPA. This includes the case where a QEP determines that there is a physical barrier between the environmental feature and the subject property that creates a functional separation between the two.
5. Density clustering is encouraged as a means for preserving Environmentally Sensitive Areas, which may require a development permit with variances.
6. Setback requirements from an Environmentally Sensitive Area may be varied where it can be demonstrated that a "net positive improvement" for fish or wildlife habitat will result, subject to City, Provincial and Federal agency review where applicable.
7. The City may accept the transfer of Environmentally Sensitive Area lands to ensure their long-term protection; however, such transfers shall not be credited toward the 5% parkland dedication requirement at the time of subdivision.
8. For all projects that involve development within an Environmentally Sensitive Area, the City shall require the applicant to post security at 110%.



3. FORESHORE DEVELOPMENT PERMIT AREA

Read this section in conjunction with the General Environmental Development Permit Guidelines which also apply in this Development Permit Area.

3.1 AREA

In accordance with the provisions of Sections 488 (1) (a) and (b) of the *Local Government Act*, all land alteration, shore line modification, subdivision, and construction of buildings and structures on a parcel identified on DPA Map 7-2 – Foreshore shall be subject to approval of a development permit unless an exemption under this DPA or the General Environmental DPA applies.

3.2 JUSTIFICATION

A healthy shoreline typically provides a concentration of ecological services. In the Campbell River area in particular, a natural sediment shore serves to:

- Filter pollutants;
- House photosynthesis/primary productivity/carbon cycling in shallow productive zones;
- Support diverse marine shoreline ecologies, including:
  - » Nursery rearing and migration;
  - » Shoreline aesthetic;
  - » Forage fish spawning along sediment shorelines;
  - » Eelgrass beds, salt marsh and kelp beds – these are important food production areas (primary producers) and critical habitats for a wide variety of marine species that include forage fish, salmonids and marine invertebrates).
- Dissipate wave energy, protecting property values and reducing risks from sea level rise.

In general, hardening the shoreline through the construction of seawalls and rip rap revetment is strongly discouraged because seawalls disrupt beach formation and reduce ecological values. Seawalls generate reflective or plunging waves that dramatically lower the beach cross section below the seawall over time, resulting in the destruction of critical habitat for forage fish spawning (particularly surf smelt and sand lance). Seawalls and rip rap revetments can also lead to increased rates of erosion for adjacent sections of shoreline.

Setbacks from the marine shore and higher construction elevations will become increasingly important as sea level rise escalates the risk of coastal flooding, erosion and associated impacts.

The marine foreshore has important historical values. First Nations communities frequented the shoreline as is evidenced by numerous midden deposits and other artifacts commonly found along the shoreline on the east coast of Vancouver Island. Portions of the Campbell River shoreline may contain archaeologically significant features.

3.3 DEFINITIONS

Within this DPA, a QEP as defined in the General Environmental DPA must also be a coastal geomorphologist, marine, or metocean engineer with experience in coastal zone engineering. Other professionals with experience in coastal processes and soft shore restorations may be considered on a case-by-case basis.

Within the Foreshore DPA, "High-Water Mark" refers to the High-Water Level Large Tide, as defined by the standardized chart datum for Campbell River.

3.4 EXEMPTIONS

In addition to the exemptions listed in the General Environmental DPA, the following exemptions apply:

1. Routine maintenance to hardened foreshore structures, such as rip rap, provided that no new material (other than replacement material) is added to the structure and no materials are taken away. The works must not alter the footprint, including the height or slope, of the existing structure. The property owner is responsible for contacting the provincial and federal governments to secure permission and determine conditions that must be met. The City must be notified of the proposed works (as the protection of City infrastructure may be of concern) and all senior government agency permissions must be provided to the City to support the exemption.
2. Construction of accessory buildings and structures that are clearly more than 30 metres from the High-Water Mark. A site plan prepared by a BC Land Surveyor may be required to demonstrate that proposed buildings or structures are more than 30 metres from the High-Water Mark where they are not clearly outside of 30 metres.

3.5 GUIDELINES

In addition to the General Environmental Development Permit Guidelines, the following specific guidelines shall be addressed for Foreshore DPAs:

1. A detailed description of the shoreline's current physical and ecological condition shall be prepared by a QEP and included in the Environmental Assessment Report required by General Environmental DPA Guideline 2. The High-Water Mark must be determined by a QEP and delineated by a BC Land Surveyor.
2. In addition to the minimum Environmental Assessment Report requirements of General Environmental DPA Guideline 2, Environmental Assessment Reports for developments proposed within the Foreshore DPA shall include the following:
    a. Identification of any marine Environmentally Sensitive Areas seaward of the parcel and development measures on the parcel that could ensure no negative impacts, or the fewest possible negative impacts from proposed development, so long as the development would still comply with senior government legislation and regulations.
    b. Identification of native plant species or plant communities dependent on a marine shoreline habitat that are specified as sensitive, rare, threatened or endangered by senior government legislation or included in a senior government conservation database must be noted by a QEP for protection and their habitat areas shall be left undisturbed. If disturbance cannot be entirely avoided, development and mitigation/compensation measures that will be undertaken under the supervision of a QEP with advice from applicable senior government agencies.

c. Identification of whether shoreline protection measures are required to mitigate risks to people, property, Environmentally Sensitive Areas, or species included in a senior government database. For clarity, this applies to the protection of existing waterfront buildings and structures that were built with a valid building permit or are legally non-conforming (including those on other waterfront parcels in the City that may be affected by shoreline modifications). New subdivisions, buildings, structures, and landscape plans shall be designed in a manner that does not require shoreline protection measures, or minimizes the need for shoreline protection measures.

d. In the determination of whether shoreline protection measures are required, the following shall be considered within a geotechnical analysis completed by a professional engineer:

    i. Conclusive evidence that the existing building or structure is at risk from shoreline erosion caused by tidal action, currents, or waves. Evidence of normal sloughing, erosion of steep bluffs, or shoreline erosion itself, without a professional engineering analysis, is not sufficient demonstration of need.

    ii. Whether erosion is being caused by upland conditions, such as the loss of vegetation and/or drainage conditions. The professional engineering analysis should evaluate on-site drainage issues and address drainage problems affecting the shoreline before considering structural shoreline stabilization.

    iii. Non-structural measures that could be completed to avoid the need for shoreline modifications, such as locating new buildings and structures further from the shoreline, planting vegetation, or installing on-site drainage improvements. Variances to setbacks may be approved through the development permit to minimize the need for shoreline modification where in the opinion of the City, the variance does not negatively impact adjacent properties.

    iv. Measures to ensure that shore protection works will not result in a net loss of shoreline ecological function, as determined by a QEP.

    v. Measures to ensure that shore protection works do not result in negative impacts to adjacent properties.

    vi. Where the professional engineer determines that shoreline protection measures are required, they shall be designed to be as soft and natural as possible while providing the required protection to people and property, including on down-current properties, and shall be designed in collaboration with a QEP.

3. An Environmental Management Plan shall be prepared prior to land disturbance and issuance of a Development Permit.

4. A stormwater management plan and erosion and sediment control plan prepared by a QEP are required and should be consistent with the City's *Works and Services Bylaw* and any geotechnical evaluations as required.

5. Development shall not impede public access along the shoreline below the natural boundary.

6. A minimum 30 metre setback from the High-Water Mark shall be maintained for new buildings and structures, additions to existing buildings and

structures, the placement and removal of fill other than beach nourishment fill, driveways, and septic systems, except where a QEP demonstrates a lesser setback is appropriate and to the satisfaction of the City, and maintains compliance with any relevant senior government and Vancouver Island Health Authority legislation and regulations.

7. When works are undertaken within the 30-metre setback area (guideline 6), existing trees and vegetation shall be retained to the greatest extent possible and clearly marked prior to development. Temporary fencing shall be installed at the drip line to protect them during clearing, grading and other development activities.
8. All habitable areas of buildings shall be constructed at an elevation at or greater than the flood construction level established by an appropriately-qualified professional and a professional engineer shall provide a statement that the proposed development is safe for intended purposes. For clarity, parking, loading, and storage areas may be located below this elevation if approved by a professional engineer.
9. Where native vegetation is disturbed during development it shall be restored. Vegetation species used in replanting and restoration shall be identified by a QEP and selected to suit the soil, light and groundwater conditions of the site, should preferably be native to the area, and be selected for erosion control and/or fish and wildlife habitat values as needed. Suitably adapted, non-invasive, non-native vegetation may also be considered acceptable.
10. All replanting shall be maintained and monitored until established for a time period as directed by a QEP.
11. Using geotechnical analysis of the site and shoreline characteristics, subdivision concepts shall ensure that the lots created will not require shore protection measures to provide useable, safe building sites. Only if all options to locate and design without the need for shore protection measures are exhausted will such works be considered for approval by the City.
12. Stairways, boardwalks, and other means of providing access down the beach face are discouraged and shall only be permitted where supported by an engineered design and a geotechnical evaluation. In all cases, an average shoreline protection zone of 30 metres (with a minimum of 5 metres) must be maintained over at least 50% of the length of the shoreline.
13. The following guidelines should be applied for the construction and replacement of existing docks and boat launch facilities:
    a. Docks and wharves shall ensure that public access along the shore is maintained, and should serve multiple users rather than one dock per property.
    b. Docks and wharves shall be sited to avoid impacts on sensitive ecosystems such as eelgrass beds, fish habitat, and natural processes such as currents and littoral drift.
    c. Docks shall be constructed in a manner that permits the free flow of water beneath.
    d. Floating docks shall not rest on the seabed at any time. Access to docks shall be provided by a minimal, moveable ramp rather than a fixed wharf or pier.
    e. Docks shall not use unenclosed plastic foam or other non-biodegradable materials that may degrade over time. All dock materials shall be stable and designed to prevent impacts to water quality.

4. WATERSHED DEVELOPMENT PERMIT AREA

Read this section in conjunction with the General Environmental Development Permit Guidelines which also apply in this Development Permit Area.

4.1 AREA

In accordance with the provisions of Sections 488 (1) (a) of the *Local Government Act*, all developments within those areas designated as Watershed on Map 7-3 shall be subject to approval for development permit in accordance with the following Development Permit Guidelines.

4.2 JUSTIFICATION

The designated area is part of the lakes system from which Campbell River obtains its drinking water supply. The water quality in the area is subject to possible degradation as a result of development occurring on and around the lake.

The geographic limit of the Watershed Protection DPA includes all lands within the drinking watershed boundary as identified on DPA Map 7-3–Watershed, which includes all land, roads and water conveyance routes within the City from which run-off enters the watershed. The objective of this DPA designation is to provide for long-term water quality protection within the drinking watershed and provide protection for the natural environment, its ecosystems and biological diversity.

4.3 EXEMPTIONS

Refer to General Environmental DPA for Exemptions that apply to this DPA.

4.4 DEVELOPMENT GUIDELINES

In addition to the General Environmental Development Permit Guidelines, the following specific guidelines shall be addressed for the Watershed DPA:

1. In this DPA, the Environmental Assessment Report required for the General Environmental DPA shall also define and evaluate the cumulative effects of a proposed development on lakes and watercourses, including impacts on:
    a. Water quality and quantity (ground and surface water);
    b. Hydrology;
    c. Air quality;
    d. Vegetation;
    e. Soils; and
    f. Micro-climate.
2. Prepare an Environmental Management Plan to the satisfaction of the City to mitigate any potentially negative impacts determined by the Environmental Assessment Report.
3. New buildings and structures shall be set back a minimum of 50 metres from the *High-Water Mark* of any watercourse or waterbody to maintain drinking water quality in the watershed.
4. Storm water shall be managed on-site and must ensure

that annual off-site runoff is below 10% of annual rainfall. To help achieve this, impervious surfaces are restricted to a maximum of 10% of the total site area.

5. Sediment drainage management plans for construction are required for all developments. This plan can be included as part of the EIA and mitigation measures. If submitted separately, the plan is required prior to development permit issuance and is subject to City review and approval.
6. Where previous human disturbance has significantly altered vegetation within a streamside protection and enhancement area (as identified by a QEP), a re-naturalization plan shall be prepared by a QEP to enhance or restore water quality.
7. Landscaping plans, both within and outside of a streamside protection and enhancement area, shall aim to protect, enhance or restore water quality, aquatic and terrestrial habitat, and minimize runoff and erosion impacts.
8. Vegetation management plans and native plant species lists must permit sufficient flexibility to retain views; prior to limbing or topping a tree that has not been previously limbed or topped, a letter must be provided from an ISA Certified Arborist confirming that works will not harm the long-term integrity of the tree, and that the works will be carried out by an ISA Certified Arborist to ensure minimal harm to the tree.
9. No removal of trees or clearing of vegetation within a watercourse landscaped setback of 50 metres from the high-water elevation will be permitted without the prior written approval of the City, except a hazard tree as determined and confirmed in a letter provided by an ISA Certified Arborist. Except for hazard trees, vegetation removal requires a QEP letter to confirm that there will be no impact to shoreline integrity or increased potential for turbidity release into the drinking watershed.
10. There will be only one float or dock per fee simple or bareland strata property. Where multi-unit stratas (e.g. townhomes or apartments) are proposed or existing, there shall be one float or dock as common property per development. Permit conditions for private floats, wharfs and docks include the following:
    a. Dock construction materials must be inert (e.g. natural untreated cedar, precast concrete or steel). Materials that can leach contaminants. For example, creosote treated or chromated copper arsenate (CCA) preserved wood are prohibited.
    b. No disruption to vegetation, slope or foreshore habitat from construction of the structure without demonstration of net positive improvement to the riparian areas. This includes the seasonal removal and storage of floating structures.
    c. Structures should be maintained to appropriate safety standards to avoid disruption to vegetation, slope or foreshore habitat.
    d. No storage of hydrocarbons (fuel, lubricating oils) on these structures or within 50 meters of the High-Water Mark.
11. Gravel extraction is prohibited where there is less than 50 metres between the associated disturbance and the closest surface water body (including ephemeral streams) or where run-off and ground water drain into the watershed. Pit water and runoff should be allowed to infiltrate rather than contributing to surface runoff, provided an adequate width of soils between the worked area and the surface water exists for adequate soil

filtration (at least 30 metres).

12. On-site oil/sediment/water separators are required for uses in all zones to remove point-source pollution from storm water runoff.
13. No sewage disposal system may be located so that the absorption field is within 100 metres of the surveyed High-Water Mark. If no suitable site exists, a reduced setback that is as far from the High-Water Mark as feasible (but never less than 30 metres) may be considered if a professional geotechnical engineer and public health inspector certify that the site is suitable for the proposed sewage disposal system, that it presents no risks to the quality of water within the adjacent lake, and that the system complies with both the applicable provincial regulations and the conditions specified in the "Permit to Construct".
14. Alteration of the natural drainage of the site should be minimized.
15. Adequate financial security, as determined by the Director of Development Services, or delegate, should be provided prior to beginning construction of any building or disturbance of a site located in the Watershed DPA. Prior to any development occurring, a cost estimate of the landscaping work within the vegetated riparian setbacks prepared by a qualified professional must be submitted to the City. Alternatively, this cost should be determined as part of the EIA preparation. The value of the financial security shall be 125% of the amount required to pay for the costs of repair caused by construction or site disturbance such as sediment drainage maintenance or dock/wharf construction.



5. BALD EAGLE AND GREAT BLUE HERON NEST TREE DEVELOPMENT PERMIT AREA

5.1 AREA

The Bald Eagle and Great Blue Heron Nest Tree DPA is designated pursuant to Section 488 (1) (a) of the *Local Government Act*, for the purpose of protection of the natural environment, its ecosystems and biological diversity.

The Bald Eagle and Great Blue Heron Nest Tree DPA consists of parcels that contain or are within a buffer area of a bald eagle or great blue heron nest tree as follows:

a. Within the UCB: all land within 60-metre radius of a bald eagle nest tree or a great blue heron nest tree; and

b. Outside of the UCB: all land within 200-metre radius of a bald eagle or great blue heron nest tree.

Distances are measured as a radius from the base of the nest tree or if multiple trees exist in a colony, distance is measured from the outer trees' bases. Bald Eagle and Great Blue Heron nest trees include trees that have a nest and includes a tree where a nest is under construction.

Nest locations that have been identified are shown on DPA Map 7-4–Bald Eagle and Great Blue Heron Nest Trees. The locations of the bald eagle and great blue heron nest trees identified on Map 7-4 are intended to provide an approximate location only. Field verification by professionals is required to accurately determine the location of the tree or trees and identify any new nest trees if present.

This DPA applies to bald eagle and great blue heron nest trees that contain nests protected under Section 34 of the *Wildlife Act*. Under the Act, the nests of eagles and herons are protected whether occupied or unoccupied.

DPA Map 7-4–Bald Eagle and Great Blue Heron Nest Trees is not a complete inventory. Because nesting activity changes over time, additional nest trees may be identified by the City and added to the City's website or online mapping application.

5.2 JUSTIFICATION

Great Blue Herons are Blue-Listed (vulnerable) provincially, and federally they are a species of Special Concern due to their small populations and productivity declines. This species is susceptible to eagle predation, human disturbance and development related habitat loss. Section 34 of the *Wildlife Act* provides for the protection of bald eagles, great blue herons and several other at risk bird species, their eggs and young while the nest is occupied, and the nest at all times. Both eagles and herons are susceptible to disturbance when human activity patterns near their nest are changed and disturbances are particularly disruptive to nesting birds early in the breeding season.

Bald eagles are large raptors that build large, heavy nests. This requires large, old trees with an open branch structure. Preventing the loss of nesting and perching trees is a key component in assuring the long-term viability of the eagle population. Great Blue Herons are colonial nesting birds that construct large stick nests in tall, mature trees near shorelines and wetlands. Protecting nesting trees and maintaining adequate forested buffers is essential to supporting the long-term viability of heron populations.

5.3 DEFINITIONS

Within this DPA a QEP, as defined in the General Environmental DPA, must be a registered professional biologist.

5.4 EXEMPTIONS

A development permit is not required if a QEP certifies in writing that the structure of a bald eagle or great blue heron nest tree has deteriorated to the point that the *Wildlife Act* does not apply.

A development permit is not required where a QEP provides written confirmation that the location of a historic great blue heron or bald eagle nest tree cannot be determined due to insufficient information.

5.5 GUIDELINES

1. Prior to alteration of land or development, a QEP shall provide a report that includes the following:
    a. All applicable provincial and federal legislation and regulations.
    b. Measures that will be taken for compliance with provincial and federal legislation and regulations.
    c. Measures that will be taken to minimize disruption to the DPA buffer areas to the greatest extent possible.
    d. Measures that should be taken, consistent with the provincial *Guidelines for Raptor Conservation during Urban and Rural Land Development in British Columbia* (or any future iteration thereof), to minimize development impacts on habitats.
    e. A statement confirming that the QEP will conduct site visits before, during, and after construction, as needed, to ensure compliance with these guidelines.
    f. A post-construction monitoring schedule for any vegetative modifications identified to ensure survival, health, and long-term effectiveness.
2. To ensure compliance, a QEP shall submit a form within 90 days of completion of the proposed activities certifying that to the best of their knowledge, the development complied with provincial and federal legislation and regulations for the protection of bald eagle and great blue heron nest trees, along with documentation of site visits conducted before, during, and after construction.



6. STREAMSIDE DEVELOPMENT PERMIT AREA

6.1 AREA

In accordance with the provisions of Sections 488 (1) (a) of the *Local Government Act*, all land alteration, subdivision or development within a *riparian assessment area* as defined in the BC *Riparian Areas Protection Regulation* (the Regulation) and works that result in "changes in or about a stream" as regulated in the *Water Sustainability Act* shall be subject to the approval of a development permit.

Without limiting the provisions and requirements of the *Zoning Bylaw*, a development permit is not required for development within *riparian assessment areas* of streams and ditches within City rights-of-way that have been mapped with setbacks identified within the *Zoning Bylaw* as amended from time to time.

6.2 JUSTIFICATION

Riparian areas function as natural water storage and purifying systems for improved water quality and provide safe corridors for wildlife movement. The riparian areas of municipal waterways, drainages and wetlands need to remain in a largely undisturbed state to protect habitat, prevent flooding, control erosion, reduce sedimentation and recharge groundwater. The integrity of riparian areas is also crucial in maintaining and improving the salmon population and fisheries, and wildlife that rely on them.

6.3 EXEMPTIONS

The General Environment Development Permit Exemptions also apply to this section.

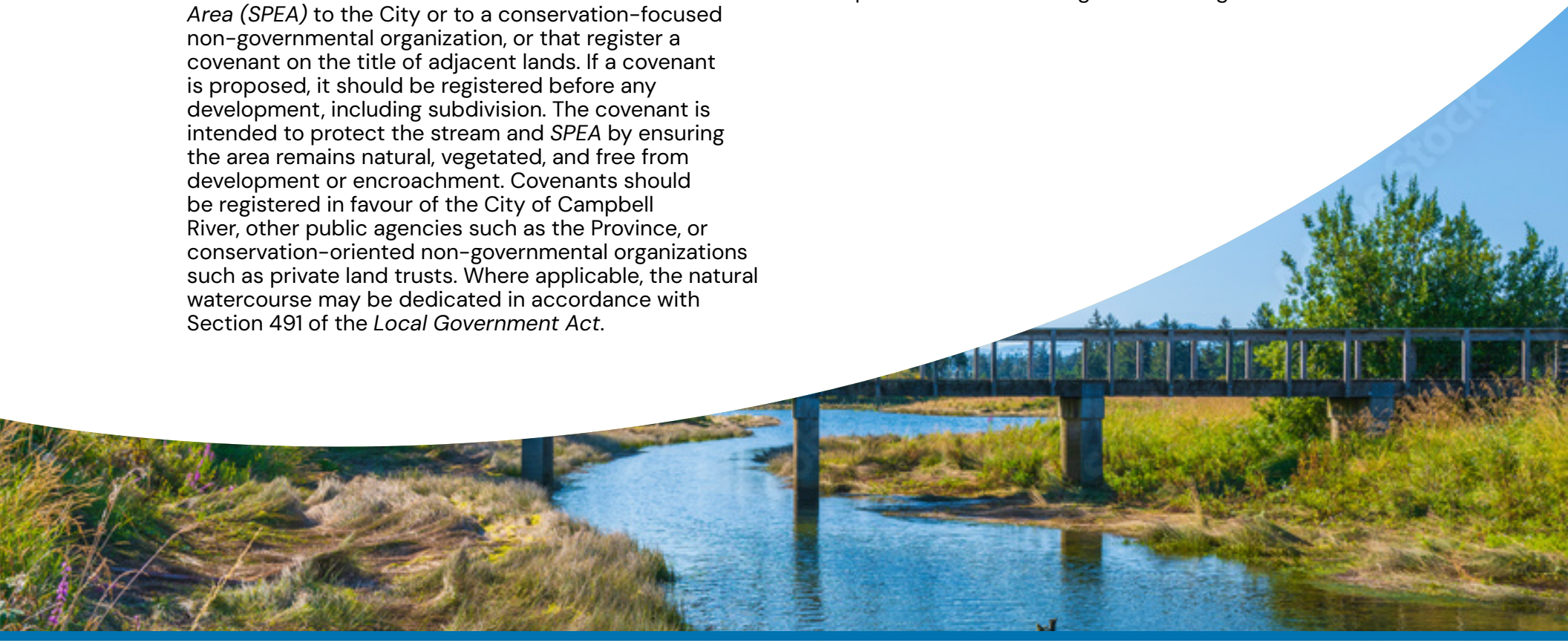
6.4 DEFINITIONS

Any terms used in this DPA that are defined in the *Riparian Areas Protection Regulation* [B.C. Reg. 32/2023] are as defined in the Regulation as amended from time to time, or any future iteration.

6.5 GUIDELINES

1. For any works that alter a stream or its surrounding area and are regulated under the *Water Sustainability Act*, provincial approval must be obtained before following these guidelines and before the City will approve a Streamside DPA application.
2. For any development within 50 metres of a stream or within 30 metres of an identified ditch not within a City right-of-way, a site visit shall be completed by a QEP to determine if the proposed development falls within a *riparian assessment area* as defined in the *Riparian Areas Protection Regulation*.
3. If the proposed development is not within a *riparian assessment area*, the QEP shall prepare a letter certifying that further QEP assessment is not required for compliance with the *Riparian Areas Protection Act* and *Regulation*.

4. If development falls within a *riparian assessment area*, an assessment report shall be completed in accordance with the Regulation and submitted to the Province. Upon provincial approval, the applicant shall submit a copy to the report to the City along with a development permit application. All development shall take place in accordance with the *assessment report*.
5. To protect aquatic habitat and water quality, the City may consider proposals that either dedicate the stream and its *Streamside Protection and Enhancement Area (SPEA)* to the City or to a conservation-focused non-governmental organization, or that register a covenant on the title of adjacent lands. If a covenant is proposed, it should be registered before any development, including subdivision. The covenant is intended to protect the stream and *SPEA* by ensuring the area remains natural, vegetated, and free from development or encroachment. Covenants should be registered in favour of the City of Campbell River, other public agencies such as the Province, or conservation-oriented non-governmental organizations such as private land trusts. Where applicable, the natural watercourse may be dedicated in accordance with Section 491 of the *Local Government Act*.
6. All new buildings shall be setback a minimum of 2 metres from the *SPEA* to provide for useable yard space outside the *SPEA*.
7. Where a net benefit for fish-habitat can be demonstrated, the City may consider proposals to enhance fish-habitat, including in-stream works or the creation of wetland areas, as part of alternative design options for development projects. Approval for these projects shall be subject to approval from applicable provincial and federal government agencies.



7. HAZARD CONDITIONS DEVELOPMENT PERMIT AREA

7.1 AREA

In accordance with the provisions of Sections 488 (1) (b) of the *Local Government Act*, all land alteration, subdivision and construction of buildings and structure in areas identified on DPA Map 7-6 - Hazard Conditions, shall be subject to approval of a development permit.

7.2 JUSTIFICATION

The purpose of designating these areas is to minimize harm to people and property as a result of development.

7.3 DEFINITIONS

Within this DPA, a QEP as defined in the General Environmental DPA must also be a professional engineer with experience in geotechnical and slope stability engineering, or in flood protection design, as required by the project.

7.4 EXEMPTIONS

The following activities are exempt from the requirement to obtain a development permit for hazardous conditions:

In Both Flood and Steep Slope Hazard Areas:

1. A subdivision undertaken solely for the purposes of lot consolidation, lot line adjustment, or road dedication and that does not create additional developable lots.
2. Minor renovations in the floodplain involving 25% or less of the façade of an existing building (but not including expansion of the floorplate or cantilevered elements).
3. Erecting fencing.
4. For trees:
    a. Removing dead trees provided that the stump remains undisturbed;
    b. Removing or pruning hazard trees as confirmed in writing by an ISA Certified Arborist;
    c. Planting new trees; and
    d. Removal of trees where the tree trunk diameter is less than 5cm (measured 1m from the base); and
    e. Domestic yard maintenance, gardening and planting, including:
        i. Planting new vegetation and maintaining existing vegetation through mowing, pruning, and similar activities;
        ii. Removing any dead vegetation provided the root structure is not disturbed; and
        iii. Removing any vegetation with stem diameter less than 5cm (measured 1m from the base), and not resulting in areas of exposed soil on a steep slope.
5. Proposed actions and activities necessary to address immediate threats to life or property may proceed. Where a tree has a trunk diameter greater than 5 cm, measured 1 m above the base, pruning, limbing, or

topping may be permitted if the work is consistent with previous pruning practices and an ISA Certified Arborist provides a written opinion confirming that the proposed activity will not increase the likelihood of the tree becoming a hazard in the future.

6. Development on parcels that are in the Hazard Conditions DPA but no other DPA.

In a Flood Hazard Area:

7. Additions which serve to increase the building footprint by less than 25%, or which serve to relocate sleeping areas above the calculated flood construction level.
8. The construction of accessory buildings less than 10 square metres in area.

In a Steep Slope Hazard Area:

9. Development, where a geotechnical report prepared by a QEP has been received in conjunction with an application for building permit or subdivision approval, outlining that the property will be safe for the intended use.
10. The construction of accessory buildings less than 10 square metres in area that do not require any ground disturbance.

7.5 GUIDELINES

11. In a flood hazard area:
    a. All buildings for residential occupancy shall require the underside of the floor system for living space to be above the identified flood construction level as determined by a QEP;
    b. All other development, including floor space ancillary to residential occupancies (such as underground or grade level parking), and floor space for commercial and industrial occupancies, may be permitted below the identified flood levels, on the condition that all electrical and mechanical equipment are either located above the identified flood levels or where a qualified engineer has confirmed they may be safely located below the calculated flood level;
    c. A development permit will be required to ensure that building foundations are designed by a QEP. In this regard, the applicants shall be required to submit a report that the land may be used safely for the use intended; and



d. In the designated 200-year floodplain area, subdivision approvals will require an engineer's report demonstrating that the land may be used safely for the use intended.

12. For a property whose boundaries lie within 20 m of a slope that is both at least a 30% grade and 10 m high from the crest to the toe (a "steep slope):
    a. Applicants shall submit a geotechnical report prepared by a QEP that includes development measures that will be undertaken to mitigate impacts to the subject property. At minimum, the following assessments and statements shall be included:
        i. being equal to or lesser than pre-development flows;
        ii. Soil slippage (surface and deep seated);
        iii. Seismic constraints;
        iv. Site clearing, vegetation retention, and how this relates to risk;
        v. Setbacks;
        vi. A statement that the proposed development as designed will be safe for the intended purpose; and
        vii. A Landslide Assessment Assurance Statement in accordance with Professional Practice Guidelines of Engineers and Geoscientists BC.
    b. Risk slope stabilization must address bioengineering approaches prior to hard engineering solutions.

8. WILDFIRE INTERFACE DEVELOPMENT PERMIT AREA

8.1 AREA

In accordance with the provisions of Sections 488 (1) (a) and (b) of the *Local Government Act*, all the lands shown within DPA Map 7-7-Wildfire Interface, shall be subject to approval of a development permit in accordance with the following Development Permit Guidelines for the purposes of:

a. Protection of the natural environment, its ecosystems and biological diversity;

b. Protection of development from hazardous conditions.

8.2 JUSTIFICATION

The City has designated all lands shown as a hazard on Map 11 as a DPA pursuant to provisions in the *Local Government Act*. The justification for this designation is to ensure that the City has the ability to regulate development within high wildfire hazard risk areas to minimize associated risk to people and property from wildfire hazards.

8.3 EXEMPTIONS

1. A subdivision undertaken solely for the purposes of lot consolidation, lot line adjustment, or road dedication and that does not create additional developable lots.
2. Minor renovations involving 25% or less of the façade of an existing building (but not including expansion of the floorplate or cantilevered elements).
3. Replacement of exterior wood cladding, trim, and fascia with fibre-cement, stucco, metal, or masonry materials.
4. Replacement of wood shake roofs with asphalt, metal, clay, composite, or rubber roofing materials.

8.4 GUIDELINES

1. For new development within Wildfire Interface DPA, applications must include a Wildfire Hazard Assessment (the Assessment) and Interface Mitigation Plan prepared by a QEP. The Assessment must demonstrate how wildfire risk is minimized for the proposed development or building concept, and all development must proceed in accordance with the Assessment.
2. If recommended by a QEP as part of the Assessment, registration of a restrictive covenant prohibiting outdoor burning may be required.
3. Ensure that development integrates fire vehicle access points.
4. Developments shall incorporate fire breaks adjacent to residential areas. These may be in the form of cleared parkland, roads, or trails.

Development Permit Area Maps



City of Campbell River

OCP General Environmental DPA

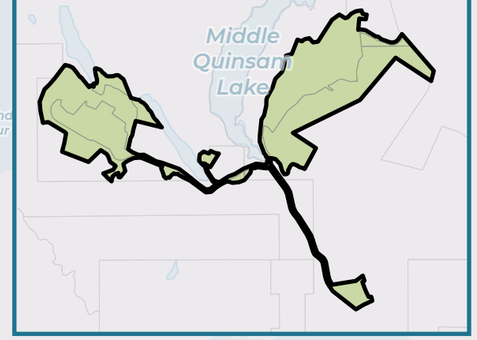
General Environmental DPA

Administrative Boundaries

- Urban Containment Boundary
- City of Campbell River
- Reserve Lands
- Parcel
- Potential Addition to Reserve

See Campbell River Inset

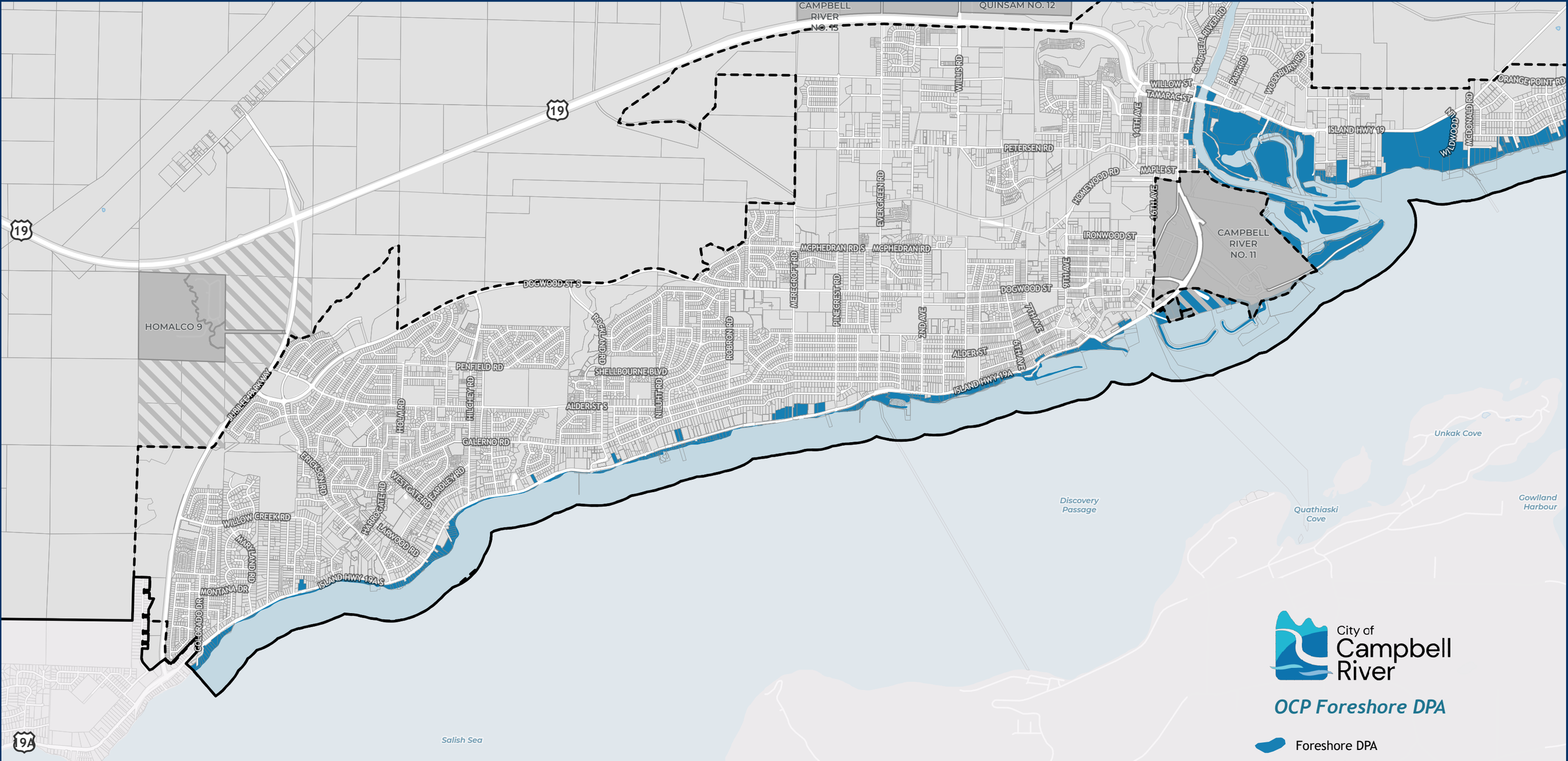
Campbell River Inset



0 500 1000 1500 2000 2500 3000
Metres

NAD 83 UTM Zone 10N

Map 7-1 – General Environmental DPA



City of Campbell River

OCP Foreshore DPA

- Foreshore DPA

Administrative Boundaries

- City of Campbell River
- Urban Containment Boundary
- Parcel
- Reserve Lands
- Potential Addition to Reserve

0 500 1000 1500 2000

Metres

NAD 83 UTM Zone 10N

Map 7-2 – Foreshore Development Permit Area

Campbell Lake

Echo Lake

Mirror Lake

28

McIvor Lake

28

John Hart Lake

Lost Lake

City of Campbell River

OCP Watershed DPA

Watershed DPA

Administrative Boundaries

City of Campbell River

Urban Containment Boundary

Parcel

0 500 1000 1500 2000

Metres

NAD 83 UTM Zone 10N

Map 7-3 – Watershed Development Permit Area

City of Campbell River

OCP Bald Eagle and Great Blue Heron Nest Trees DPA

Map 7-4 - Bald Eagle and Great Blue Heron Nest Tree Development Permit Area

Bald Eagle and Great Blue Heron Nest Trees DPA

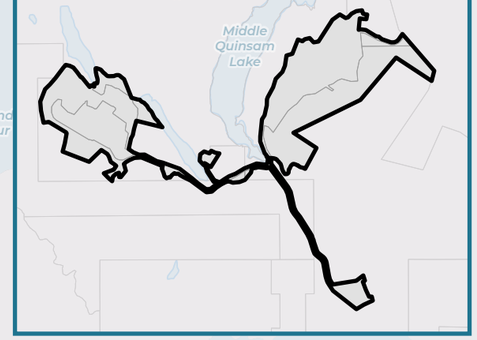
- Bald Eagle Nest Trees
- Heron Nest Trees

Administrative Boundaries

- Urban Containment Boundary
- City of Campbell River
- Reserve Lands
- Parcel
- Potential Addition to Reserve

See Campbell River Inset

Campbell River Inset



0 500 1000 1500 2000 2500 3000

Metres

NAD 83 UTM Zone 10N

City of Campbell River

OCP Streamside DPA

Map 4-5 - Streamside Development Permit Area

Streamside DPA

Environmental Features

- Waterbody
- Watercourse
- Wetland

Administrative Boundaries

- Urban Containment Boundary
- City of Campbell River
- Reserve Lands
- Parcel
- Potential Addition to Reserve

See Campbell River Inset

Campbell River Inset

0 500 1000 1500 2000 2500 3000

Metres

NAD 83 UTM Zone 10N

City of Campbell River

OCP Hazard Conditions

Hazard Conditions

- Flood Hazard
- Steep Slope

Administrative Boundaries

- City of Campbell River
- Urban Containment Boundary
- Parcel
- Reserve Lands
- Potential Addition to Reserve

Map 7-6 – Hazard Conditions Development Permit Area

See Campbell River Inset

CAMPBELL RIVER NO. 13

QUINSAM NO. 12

CAMPBELL RIVER NO. 11

HOMALCO 9

NENAGWAS NO. 12

Campbell River Inset

0 500 1000 1500 2000 2500 3000

Metres

NAD 83 UTM Zone 10N

City of Campbell River

OCP Wildfire Interface

Map 7-7 – Wildfire Interface Development Permit Area

- Wildfire Interface

Administrative Boundaries

- City of Campbell River
- Urban Containment Boundary
- Parcel
- Reserve Lands
- Potential Addition to Reserve

See Campbell River Inset

Campbell River Inset

0 500 1000 1500 2000 2500 3000
Metres

NAD 83 UTM Zone 10N



APPENDIX A

NEIGHBOURHOOD PLANS

Appendix A-1

Maryland Estates/Parkway Properties Conceptual Development Plan

BYLAW 3252 NOV/06

The subject area is located near the southern limits of the community, as noted on the attached Conceptual Development Plan, shown below as Map B - 1. This area is adjacent to existing larger-lot residential housing to the northeast, and to smaller lot single-family housing to the east and southeast. Long-range plans have now been developed for these lands to complete development to Jubilee Parkway, which forms the southern limits of the urban residential containment boundary. Adjacent to the northwest of the subject area are the Nature Trust Conservation Lands, which should be protected from future residential developments to ensure that future residential lots do not encroach into the Conservation Area lands.

The Conceptual Development Plan for Maryland Estates / Parkway Properties is intended to establish a future development pattern for the subject property, in a manner that is consistent with surrounding land uses and road patterns.

1.0 ROAD & PEDESTRIAN NETWORK

The proposed road network is based upon existing road linkages between the subject properties and adjacent lands. As such, Maryland and Oregon Roads are proposed to extend westward, with emphasis upon Maryland Road as a residential collector road.

Willow Creek Road is proposed as a primary north-south road linkage a residential collector road, and out-letting to Jubilee Parkway. Additional linkages southward exist with Montana Road, and further linkage between Maryland Estates and Parkway Properties is proposed west of Willow Creek Road, with some flexibility to better facilitate the location of future developments to the south.

A pedestrian network integrating sidewalks and walkways between neighbourhoods and the Nature Trust Lands should provide walkway connections as generally shown on the attached Conceptual Development Plan with some flexibility for location provided to better connect to established and future trails and pedestrian routes.

2.0 RESIDENTIAL LAND USE

The Conceptual Development Plan provides for single-family lot sizes consistent with single-family residential (R – 1) zoning. Rezoning requests for secondary suites and

duplexes for individual lots may be considered prior to final subdivision approval, subject to approval for zoning amendment. Rezoning applications after final subdivision approval are otherwise discouraged. Low profile and low-density strata developments may be considered subject to meeting the applicable zone designation criteria i.e. single-family bare land strata developments within the R – 1 zone, where appropriate. Otherwise, low density multi-family developments, consisting primarily of townhouse and/or patio home style developments are proposed for Parkway Properties where shown as "Strata Lot Areas" on Map B – 1.

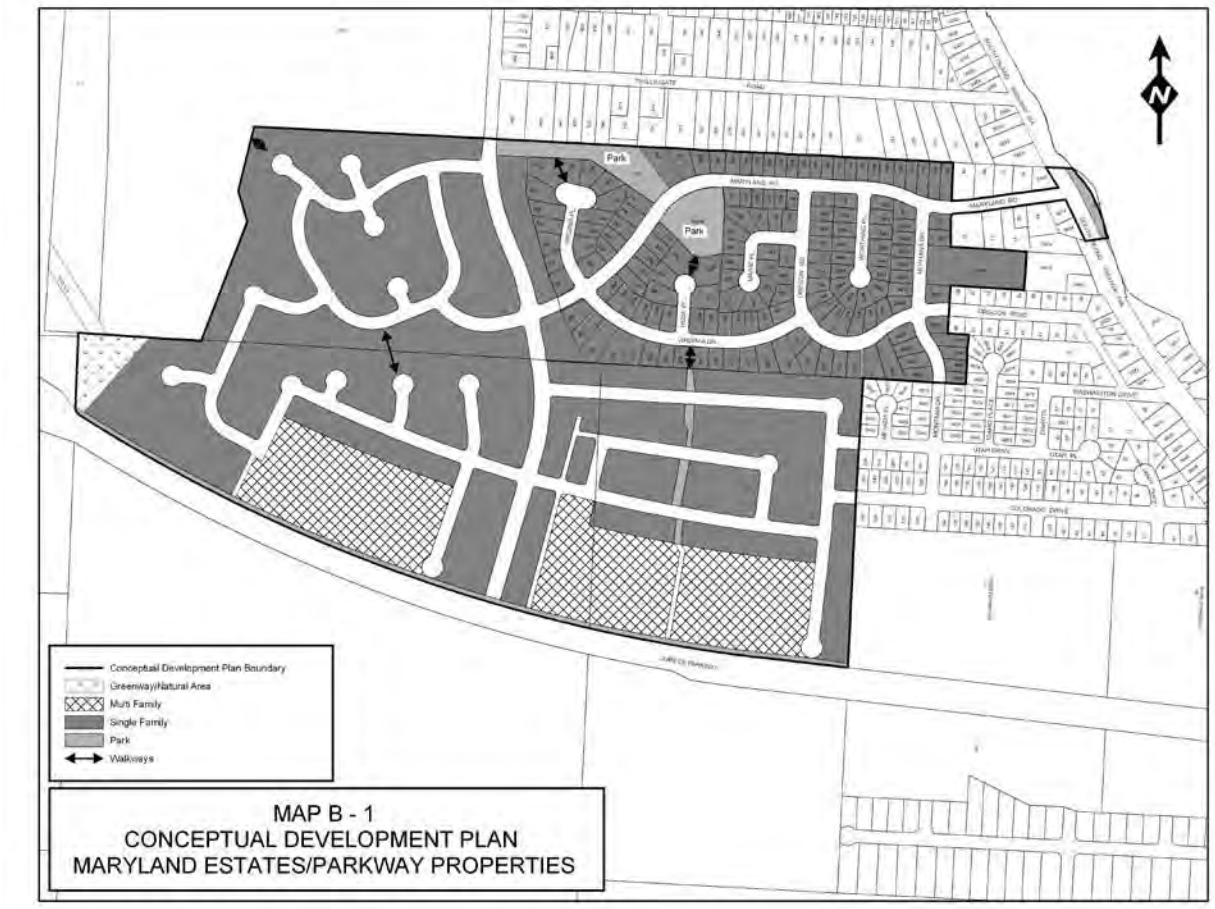
3.0 PARK AREAS

For the Maryland Estates portion of the plan area, in accordance with the provisions of Section 941 of the *Local Government* Act, a total of 5% of D.L. 222 (prior to approval of Phase 1) was accounted for as parkland dedication area. This parkland dedication area included the oceanfront portion previously dedicated with the approval of Phase 1. It also included provision for a future neighbourhood park area, initially intended to serve as a buffer area for protection of an eagle's nest tree, but which may be developed for future active park area following natural attrition of the tree. It also includes provision for a linear park area to facilitate pedestrian movement from the neighbourhood park to the Willow Creek Conservation Lands, as shown on the attached Conceptual Development Plan. The City encourages the donation of developed pedestrian connections through the linear park to facilitate the overall development in advance of City operational plans for parkland development.

For the Parkway Properties portion of the plan area, parkland dedications will also be in accordance with the provisions of Section 941 of the *Local Government* Act. The primary focus for parkland dedications will be on the provision of a linear park network to connect to the City's future Recreational Greenways Plan, with dedications along the north side of Jubilee Parkway, and other secondary connections to provide access to the primary greenways loop. Environmentally sensitive lands in the riparian assessment area for willow creek will not be accepted as part of the parkland dedication. Lands in the Greenway/Natural Area designation will require environmental assessment prior to consideration for acceptance as parkland dedication area.

4.0 PHASING OF DEVELOPMENT

Future phases of development shall proceed as logical and orderly extensions from existing developed areas in order to provide for the logical extension of services and service connections. For Mary land Estates, the connection of Willow Creek Road north to Twillingate Road should be completed prior to approval of developments west of Willow Point Road. For Parkway Properties, the connection of Willow Creek Road south to Jubilee Parkway should be completed prior to approval of developments west of Willow Point Road."


Park
Park
Conceptual Development Plan Boundary
Greenway/Natural Area
Multi Family
Single Family
Park
Walkways
MAP B - 1
CONCEPTUAL DEVELOPMENT PLAN
MARYLAND ESTATES/PARKWAY PROPERTIES

Appendix A-2

Jubilee Heights Neighbourhood Plan

BYLAW 3400, 2009 REPLACES PREVIOUS APPENDIX F SEP 13, 2011

1.0 NEIGHBOURHOOD CONCEPT

The development objective for the Jubilee Heights area is to create a complete neighbourhood with limited commercial uses in a neighbourhood centre. Figure A and Figure C of this Appendix contain a concept plan and vignettes, respectively, that illustrate how the neighbourhood may develop.

To build a complete neighbourhood the plan proposes a Comprehensive Development (CD) Zone as the most appropriate land-use tool to zone the property. CD Zones allow zoning to be customized to suit the specific context of a site. The Jubilee Heights Neighbourhood Comprehensive Development (CD1) Zone is based on existing City of Campbell River zoning with modifications to meet the goals of the OCP. The zone is comprised of four areas, each with specific regulations to suit the local context and objectives. They include: Mixed-use Neighbourhood Centre (Area I), Medium Density Residential (Area II), Low Density Residential (Area III), and School, Park, and Bog (Area IV). This zoning will provide options for more diverse housing forms along with the associated social, economic, and ecological benefits of compact communities.

The neighbourhood will also include a site for a fire hall, a site for attainable housing, and a site for an elementary school with an adjoining playfield to serve the active recreational needs of the community.

There are several natural features that will be protected from development including Beaver Creek along the west side of the property and a peat bog located in the northeast corner of the property. A parks and greenways path network will connect the Jubilee Heights Neighbourhood to surrounding areas such as the Beaver Lodge Trust Lands (see Figure B).

Specific Development Permit Area Guidelines will apply to the Jubilee Heights Neighbourhood including: Environmental Development Permit Area Guidelines, Commercial Design Guidelines, Multi-family Residential Design Guidelines, and Development Permit Area Guidelines for Interface Fire Hazards. These guidelines can be found within the relevant chapters of the Official Community Plan (OCP). The Environmental Development Permit Area Guidelines apply only to specific areas as shown in Map D. The other Development Permit Area Guidelines apply to the entire site.

Figure 1: Location of Plan Area



2.0 PLANNING POLICIES

OCP policies for the Jubilee Heights neighbourhood encourage development that is *"sensitive to the natural environment, and consisting of a mix of housing types and densities arranged around a pedestrian friendly neighbourhood commercial area."*

The OCP also designates Jubilee Heights as a future "tertiary" commercial area. These commercial areas are intended to serve residents in the immediate area. Commercial uses include "smaller retail stores, personal service, restaurant and fast foods, and convenience outlets with limited related office and satellite financial service."

3.0 LAND USE RATIONALE

The land-use rationale for development of the Jubilee Heights area is highlighted below. This development will provide the following benefits to the neighbourhood, and to the City of Campbell River as a whole.

- A new commercial area will provide convenient services for existing and future residents in the area along with a central community focus for the neighbourhood.
- Higher residential densities in Jubilee Heights will create more diverse housing choices for the City of Campbell River. Diverse housing types allow residents to "age in place," and create more affordable housing options.



Convenient Neighbourhood Amenities and Services

- A site for attainable housing will aid the City in addressing issues related to homelessness and affordable housing.
- A compact, mixed-use node makes more efficient use of space and infrastructure, decreasing economic costs and negative ecological impacts.
- An elementary school along with playing fields will serve the school and the neighbourhood.
- Recreational greenways will connect Jubilee Heights to surrounding residential areas and the Beaver Lodge Forests Lands trail network.

4.0 PLANNING PRINCIPLES

Within the framework of relevant policy, development will be based on the following core principles that will aid in maximizing the benefits listed above and guide the form and design of future development.

- Provide opportunities for work and recreation close to homes along with the provision of alternative transportation options.
- Create a distinct Jubilee Heights Neighbourhood character while maintaining the small town feel of Campbell River.
- Design a pedestrian friendly neighbourhood.
- Create a safe and affordable community.
- Create a path network linking community nodes within Jubilee Heights and to surrounding areas.
- Provide access to nature and recreational parks.
- Allow for a diverse mix of housing types and opportunities.
- Provide development that responds to market needs and conditions.
- Promote sustainable practices that reduce negative ecological impacts.
- Provide opportunity for access to future development lands.

5.0 SITE ANALYSIS

Several consultants have been hired to examine the site with specific reference to topics noted in the OCP. This land use application and accompanying plan takes the resulting recommendations into account. The consultants included Mainstream Biological Consulting, I.R. Wilson Consultants Ltd., Highland Engineering and Boulevard Transportation Group.



Pedestrian Friendly Neighbourhood Centre

Mainstream Biological Consulting was retained to conduct a biological inventory and assessment of the area including an environmental scan and identification of any

environmentally sensitive areas. The resulting report confirmed the existence of a peat bog in the northeast corner of the property and suggested that a no disturbance setback of 15 m should be established to maintain the hydrology of this ecosystem. An additional 7.5 buffer adjacent to the 15m bog setback is provided for limited uses including utilities and/or a boardwalk for public access. It also noted that any recreational activity in the vicinity of Beaver Creek may impact the viability of this corridor and should therefore be carefully considered. The report determined that the property contained no other streams, wetland or other environmental features warranting protection.

Subsequent to completion of the biological inventory and assessment an Environmental Development Permit Area is included in the plan.

I.R. Wilson Consultants Ltd. was retained by the owner to identify potential cultural materials on the site. The consultants found no cultural resources and determined that the entire study area has low archeological potential. The report states that no further archeological investigation is recommended.

A Stormwater Management Plan was prepared by Highland Engineering and approved by the City's engineering department. The plan will be implemented as part of this development. Development of the subject property will apply alternate subdivision standards aiming to create an environmentally sound community.



Development that responds to natural features

Boulevard Transportation Group undertook a traffic impact assessment for the Jubilee Heights Neighbourhood. The study examined existing traffic volumes, trips generated for each phase of the proposed development, and the timing and nature of road improvements during each phase. The study determined that initial phases of development require no additional improvements to existing roads subject to the pace of development. Future phases will require signalization at South Alder Street and South Dogwood Street and left hand turn lanes off of South Dogwood Street, and a new access off of South Dogwood Street located towards the north end of the site. Traffic calming will be an important consideration in road layout and design.

6.0 KEY SITE FEATURES

There are several unique land-use features relating to the application that require specific mention and are described below:

- The plan calls for a commercial area that is approximately 9.3 hectares in size and is limited to 6,850m2 of commercial space in the neighbourhood centre. The commercial space will be accommodated within the mixed use neighbourhood centre, along with other uses including medium density residential and live/work.

The highest density within this plan will occur within the neighbourhood centre with decreasing densities moving outward. This type of land-use allows for the creation of a pedestrian friendly neighbourhood with amenities within convenient walking distances.

- The plan will allow live/work units in the neighbourhood centre to add to the vibrancy of the community without directly competing with the other commercial areas in the City. Allowing live/work outside of the limited commercial requirement (maximum 6,850m2) would provide a unique niche that is currently unrepresented in the Campbell River community.

- The plan proposes 90 sleeping units to allow more flexibility to better correspond to market demands. This approach would allow a viable business to be established and respond to the need for a hotel in the area.

- In response to environmental concerns, an Environmental Development Permit Area is included in the plan. The objective of this development permit area is to guide development in a manner that preserves and protects sensitive natural ecosystems in the north east portion of the site. Development Permit Guidelines are found in Chapter 9 of the OCP.

- The plan proposes to significantly expand the pathways and provide, among other open space initiatives, two linear parks to form a more useable and connected path network (See Figure B).

- The plan proposes to integrate an area still designated as a road right-of-way into the overall project requiring a realignment of services. The right-of-way is currently dedicated as Erickson Road and it extends from South Dogwood Street at Erickson Road through Lot 7 to Jubilee Parkway at Homathco Drive. A portion of South Dogwood Street at Erickson Road will also be realigned.

FIGURE A – CONCEPT PLAN



FIGURE B – PATHWAYS AND TRAILS



FIGURE C – VIGNETTES



FIGURE C – VIGNETTES



FIGURE C - VIGNETTES



FIGURE C - VIGNETTES



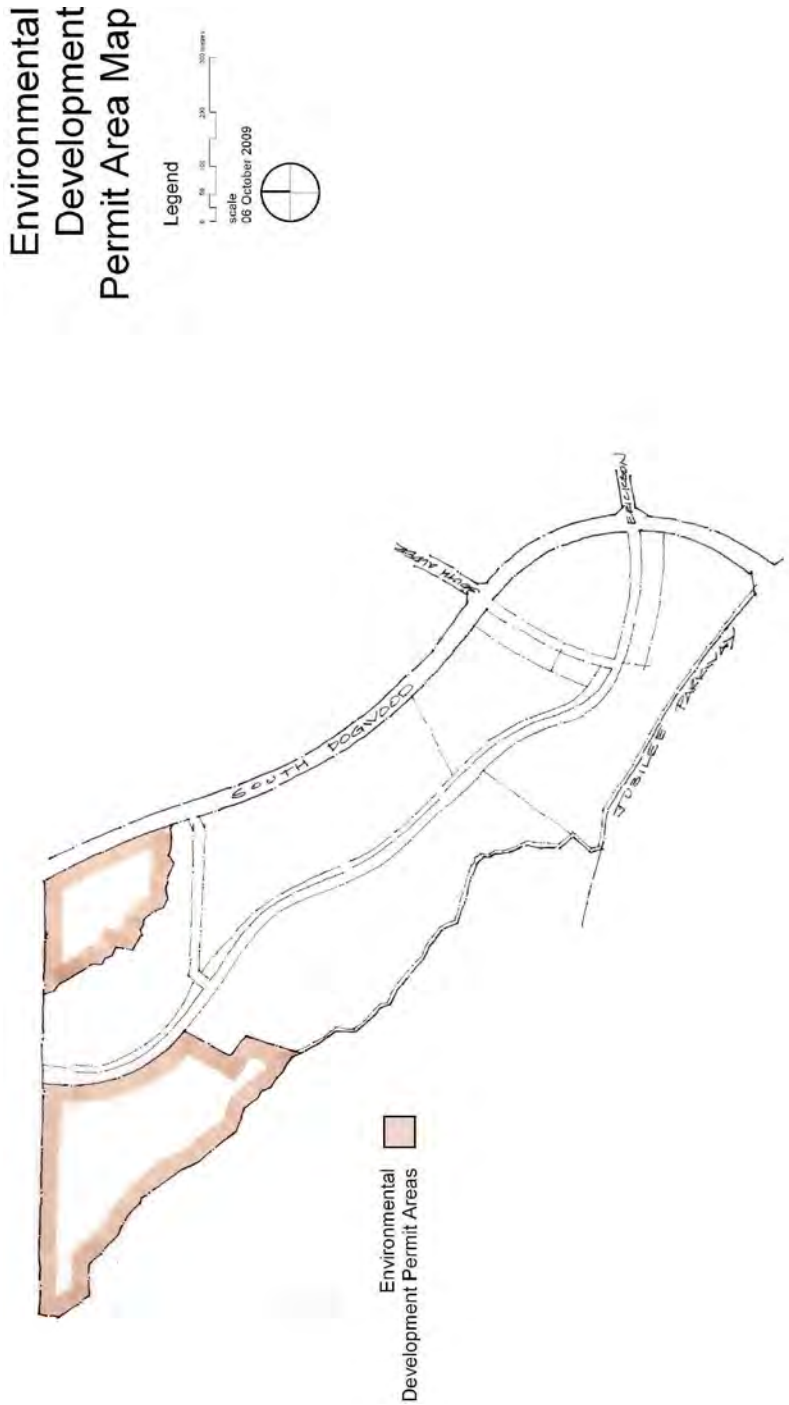
FIGURE D – ENVIRONMENTAL DEVELOPMENT PERMIT AREA

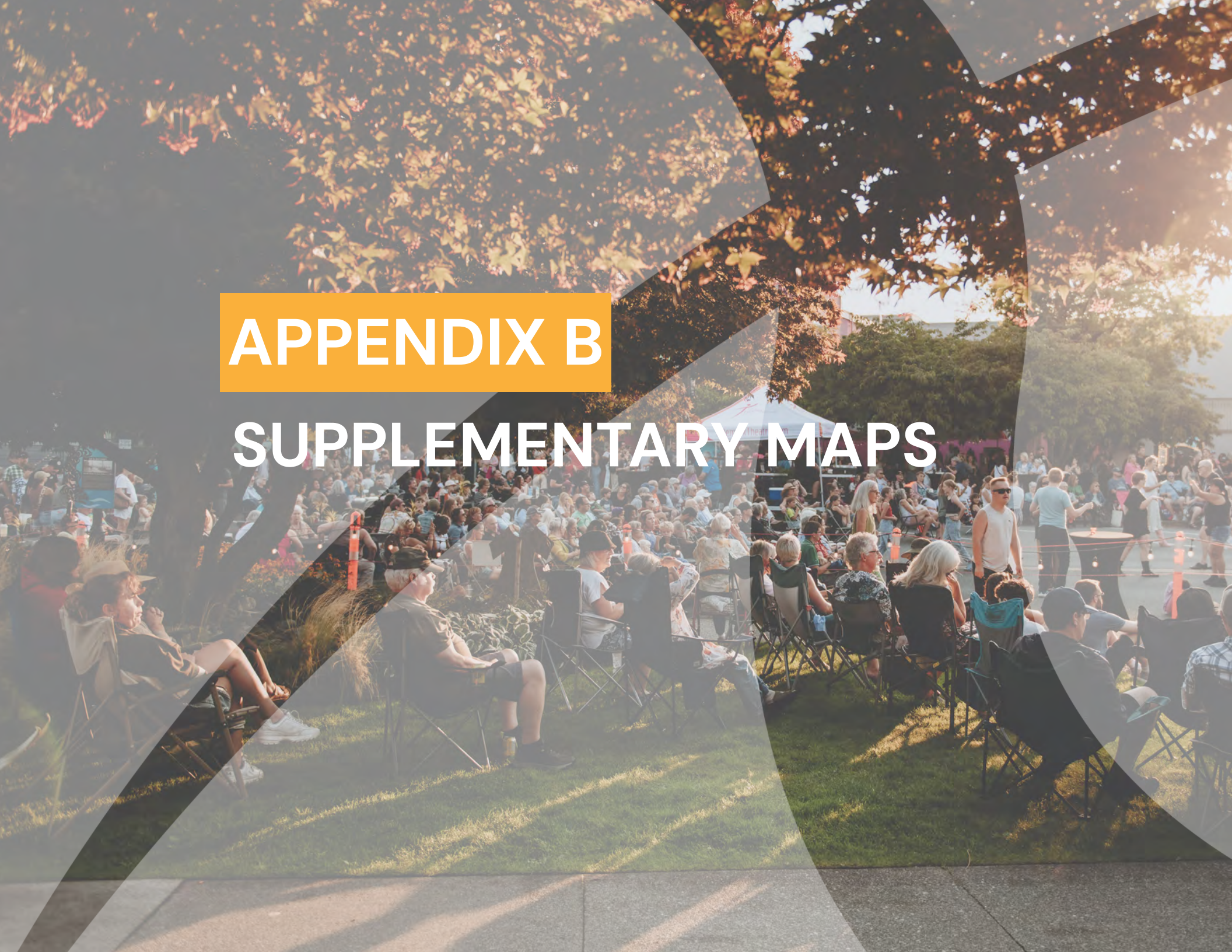
Pathway and Trail Network

View of trail network that will connect Jubilee Heights to surrounding areas and the Beaver Lodge Trust Lands trail network.



FIGURE D – ENVIRONMENTAL DEVELOPMENT PERMIT AREA





APPENDIX B

SUPPLEMENTARY MAPS

City of Campbell River

OCP Road Network

Map B-1 – Road Network

Road Network

- Highway
- Arterial Road
- Collector Road
- Local Road
- Other Road

Administrative Boundaries

- City of Campbell River
- Urban Containment Boundary
- Reserve Lands
- Potential Addition to Reserve

See Campbell River Inset

Campbell River Inset

0 500 1000 1500 2000 2500 3000
Metres

NAD 83 UTM Zone 10N

City of Campbell River

OCP Parks, Trails and Natural Areas

Map B-2 – Parks, Trails, and Natural Areas

Trail

Parks, Greenways and Natural Areas

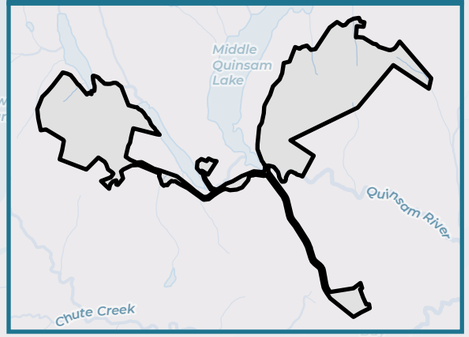
- Municipal Jurisdiction
- Provincial Jurisdiction
- Other Jurisdiction
- Nature Conservancy
- Nature Trust BC

Administrative Boundaries

- Urban Containment Boundary
- City of Campbell River
- Reserve Lands
- Potential Addition to Reserve

See Campbell River Inset

Campbell River Inset



0 500 1000 1500 2000 2500 3000

Metres

NAD 83 UTM Zone 10N

City of Campbell River

OCP Infrastructure

Sanitary Infrastructure
- Sanitary Main
- Sanitary Forcemain
- City Outfall

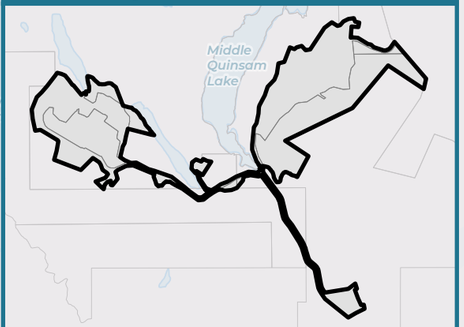
Water Infrastructure
- Main
- Transmission

Administrative Boundaries
- City of Campbell River
- Urban Containment Boundary
- Parcel
- Reserve Lands
- Potential Addition to Reserve

Map B-3 - Infrastructure

See Campbell River Inset

Campbell River Inset



0 500 1000 1500 2000 2500 3000
Metres

NAD 83 UTM Zone 10N

City of Campbell River

OCP Sand and Gravel

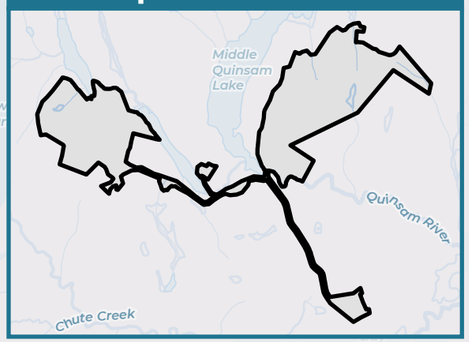
- Operating Sand and Gravel Locations
- Sand and Gravel Crown Tenures

Administrative Boundaries

- City of Campbell River
- Urban Containment Boundary
- Reserve Lands
- Potential Addition to Reserve

See Campbell River Inset

Campbell River Inset



0 500 1000 1500 2000 2500 3000

Metres

NAD 83 UTM Zone 10N

Map B-4 – Sand and Gravel

City of Campbell River

OCP Agricultural Reserve Lands

Agricultural Land Reserve

Administrative Boundaries

City of Campbell River

Urban Containment Boundary

Reserve Lands

Potential Addition to Reserve

Map B-5 – Agricultural Reserve Lands

See Campbell River Inset

Campbell River Inset

0 500 1000 1500 2000 2500 3000

Metres

NAD 83 UTM Zone 10N

Complete Communities Analysis
Access to Daily Needs (1200m)

Transportation Network

Access to Daily Needs (1200m)

Highest Access

Lowest Access

Administrative Boundaries

Campbell River Growth Area Reserve

Reserve Boundary

As part of the **Complete Communities Growth Assessment**, "daily needs" referred to the proximity of residents to **services and amenities commonly used on a daily or weekly basis**, such as grocery stores, parks, childcare services, and schools. Areas of the city with a high concentration of daily needs within 1,200 metres (about a 15-minute walk) were considered to have high access (shown in yellow) to these services, while areas with fewer nearby daily needs were considered to have low access (shown in blue).

0 500 1000 2000 3000

Meters

NAD 83 UTM Zone 10N

Scale: 1:35,000 (on 11" x 17")

Map B-6 – Complete Communities Growth Assessment: *Access to Daily Needs within a 1200m walk*

Complete Communities Analysis
Transportation Composite Score

Transportation Network

Transportation Composite Score

Highest Access

Lowest Access

Administrative Boundaries

Campbell River Growth Area Reserve

Reserve Boundary

As part of the **Complete Communities Growth Assessment**, transportation access was defined as a combined measure of factors such as proximity to **transit**, the presence of **sidewalks**, **cycling infrastructure**, and the density of the **transportation network**. Areas with the highest access to transportation options are shown in bright yellow, while areas shown in dark blue had the lowest level of access to transportation options.

0 500 1000 2000 3000

Meters

NAD 83 UTM Zone 10N

Scale: 1:35,000 (on 11" x 17")

Map B-7 – Complete Communities Growth Assessment: *Access to Transportation Options*

Complete Communities Analysis
Likelihood of Redevelopment

Administrative Boundaries
- Campbell River Growth Area Reserve
- Reserve Boundary
- Development Constraints

Likelihood of Redevelopment
Total Score
- 3 - 4
- 2 - 3
- 1 - 2
- < 1
- No Values

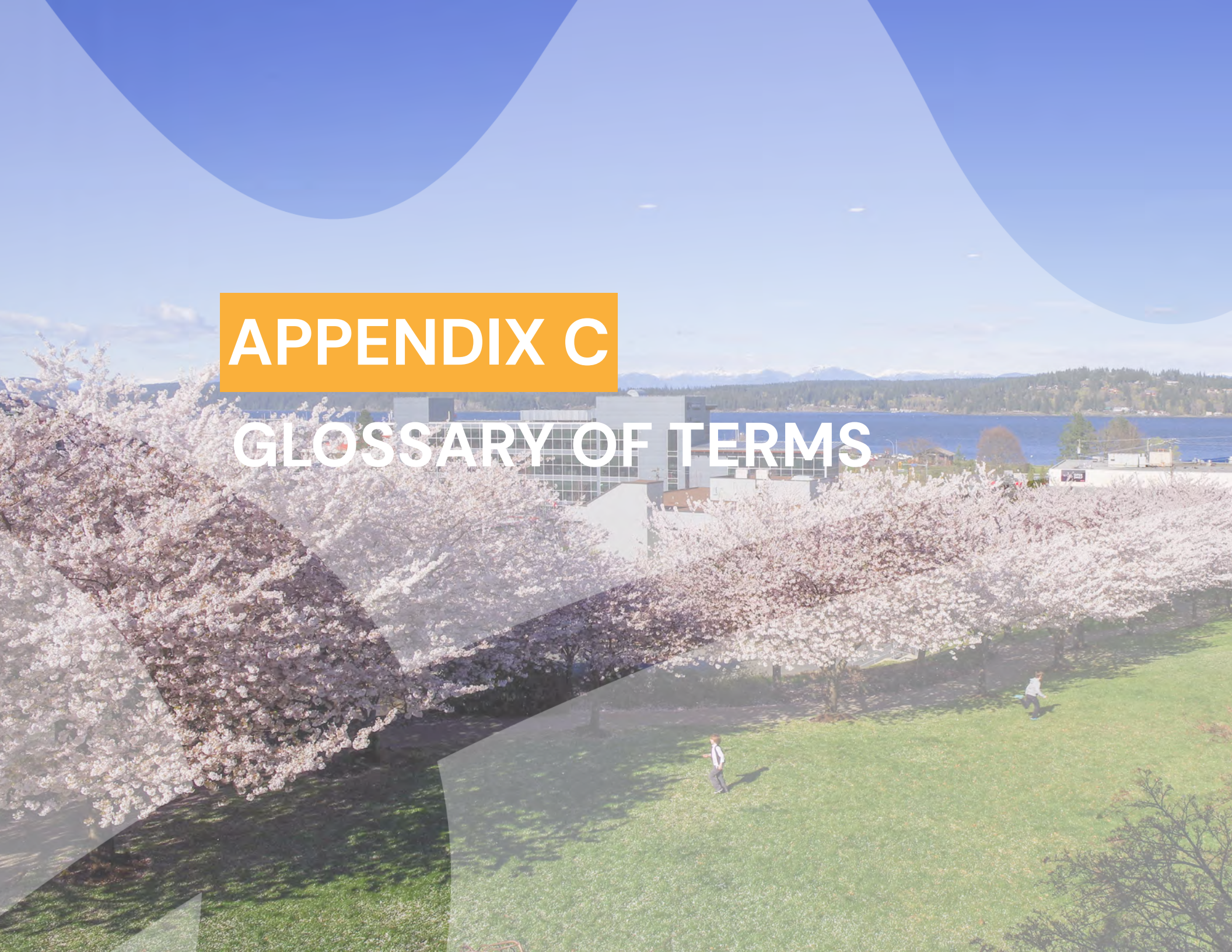
The "**likelihood of redevelopment**" component of the **Complete Communities Growth Assessment** illustrates where development potential exists across Campbell River. When considered alongside other aspects of a "complete community", such as infrastructure, housing, transportation, and daily needs, it provides insight into where future growth could occur and how the OCP can guide development to support a more "complete" Campbell River.

Each parcel was evaluated using four factors: **building age, lot size, improvement ratio, and assessed land value per square metre**. Parcels with a score below 1 (shown in dark blue) are considered to have the lowest probability of redevelopment, while parcels with a score of 4 (shown in yellow) are considered to have the highest probability.

0 500 1000 2000 3000
Meters

NAD 83 UTM Zone 10N
Scale: 1:35,000 (on 11" x 17")

Map B-8 - Complete Communities Growth Assessment: *Likelihood of Redevelopment*



APPENDIX C

GLOSSARY OF TERMS

Active Transportation

Any form of human-powered transportation: walking, cycling, wheelchairs, skateboards, and other non-motorized modes of travel.

Age-Friendly

Policies, services and structures related to the physical and social environment that are designed to help seniors "age actively".

Agricultural Land Reserve (ALR)

A provincial zone in which agriculture is recognized as the priority use. Farming is encouraged and non-agricultural uses are restricted.

Community Resilience

A community's capacity to prepare for, respond to, and recover from adverse situations like natural disasters, economic crises, or social disruptions.

Complete Community

Refers to a community, or areas within a community – that offer a variety of housing options to meet local needs, support people at all stages of life, and provide a range of employment opportunities, amenities, and services within a 15-20 minute walk.

Comprehensive Development Area

Refers to large potential development sites requiring further analysis for the City, and completion of a neighbourhood plan and subsequent amendments to the OCP before approving development applications.

Crime Prevention Through Environmental Design (CPTED)

A planning approach that recognizes how the proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime and an improvement in safety and quality of life.

Development

New construction and redevelopment, as well as subdivision and land and/or building alteration.

Development Permit Area (DPA)

An area that has been designated under the *Local Government Act* as requiring issuance of a Development Permit before the commencement of development.

Environmentally Sensitive Area

An Environmentally Sensitive Area is any parcel of land, under public or private control, that provides, contains, or includes productive, rare or sensitive habitat or species, ecosystems or landforms. These designated areas are sensitive to disturbance by human activity and they require special treatment in order to protect their value. Environmentally Sensitive Areas in Campbell River include the following:

1. Bald eagle nest trees and great blue heron nest trees.
2. Sensitive Ecosystem Inventory sites: rare woodlands; older forests; older second growth forests; seasonally flooded agricultural fields; terrestrial herbaceous; coastal bluff; sparsely vegetated; and wetland ecosystems.
3. Watersheds, watercourses and their associated aquatic habitats
4. Estuaries and the ocean foreshore.
5. Habitat for plant and animal species and ecosystems protected or managed by federal and provincial legislation.
6. Habitat for protected, endangered, or at-risk species and ecosystems identified in provincial or federal databases and inventories.

Greenway

A greenway is a designated corridor that supports recreational activities, ecological connectivity, and active transportation.

Façade

The front or exterior of a building that faces onto the street.

FireSmart

Refers to a set of principles established by FireSmart Canada to help increase neighbourhood resilience to wildfire and minimize its negative impacts, although it is noted that FireSmart is also a term used generically as well. Measures to reduce the potential impact of wildfire may include the use of non-combustible building materials, thinning and spacing vegetation around buildings, increasing setbacks to large treed areas, etc.

Foreshore

Land situated between the high and low water mark.

High-Density Mixed Use

Buildings with a combination of more than one use, such as residential, commercial (office and/or retail), or institutional uses, in the same building or development up to ten storeys in height.

High-Density Residential

Residential buildings that are up to six storeys in height.

Household

A person or group of persons who occupy the same dwelling.

Infill

More intensive development in areas well-served with public infrastructure, such as transportation, water, wastewater, and other utilities.

Leisure Involvement for Everyone (L.I.F.E) Program

A program that provides financial assistance to individuals and families on limited incomes, enabling them to participate in recreation programs and activities.

Live/Work

A mixed-use unit that contains both residential and commercial, office or light industrial components.

Low-Density Mixed Use

Buildings with a combination of more than one use, such as residential, commercial (office and/or retail), or institutional uses, in the same building or development up to three storeys in height.

Low-Density Residential

Residential buildings that are up to three storeys in height.

Mass Timber

Refers to an engineered, wood-based structural building material

Medium-Density Mixed Use

Buildings with a combination of more than one use, such as residential, commercial (office and/or retail), or institutional uses, in the same building or development up to six storeys in height.

Medium-Density Residential

Residential buildings that are up to four storeys in height.

Mixed-use

The combination of more than one use, such as residential, commercial (office and/or retail), or institutional uses, in the same building or development.

Multi-Unit Residential

Development where the building or buildings on a lot are used for three or more dwellings.

Natural Assets

The natural resources and ecosystems that provide valuable services to communities, such as clean air and water, flood control, and climate regulation, often replacing or supplementing the need for human-made infrastructure.

Permeable Surface

A material or feature designed to allow water to pass through it and into the ground, rather than running off.

Qualified Environmental Professional (QEP)

A Qualified Environmental Professional (QEP) is an applied scientist or technologist who, acting alone or with other qualified professionals, has the appropriate education, training, and experience to conduct environmental assessments and provide recommendations. A QEP must be registered and in good standing with a recognized professional organization, adhere to a code of ethics, and be subject to a disciplinary process. Depending on the scope of work, a QEP may include, but is not limited to, a Registered Professional Biologist (RPBio), Professional Agrologist (PAg), Registered Professional Forester (RPF), Environmental Scientist, Professional Engineer (P.Eng.), Applied Science Technologist (AScT), or Professional Geoscientist (P.Geo).

Redevelopment

Any proposed expansion, addition, or major façade change to an existing building or structure, or a proposed development on a formerly occupied site.

Riparian Area

The lands adjacent to watercourses, wetlands, lakes, and other natural water bodies, where the vegetation and soils show evidence of being influenced by the presence of water. Riparian areas are the green zones around lakes, rivers, and wetlands. They are the transitional zone between surface water and the drier uplands and play a vital role in the healthy functioning of both.

Sensitive Ecosystem

Areas that may contain rare, threatened and fragile ecosystems and support high levels of biodiversity.

Soft Landscaping

Means the living and planted elements of a site, including trees, shrubs, hedges, perennials, groundcovers, lawns, and other naturally occurring vegetation.

Townhouse

Side-by-side attached ground-oriented houses with individual entrances to the front or rear, and typically with small front and/or rear yards.

Transit-Oriented

Communities, development or designs that create places that, by their design, allow people to drive less and walk, cycle, and take transit more. This means concentrating higher-density, mixed-use, pedestrian-friendly development within walking distance of frequent transit stops and stations, in tandem with measures to discourage unnecessary driving.

Universal Design

The design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability.

Urban Containment Boundary (UCB)

Delineates the limits of urban growth and infrastructure development in Campbell River.

Watercourse

A natural source of water supply including a lake, pond, river, creek, spring, ravine, gulch, or wetland, whether or not usually containing water, including ice, but does not include an aquifer.

Xeriscaping

The process of landscaping or gardening that reduces or eliminates the need for supplemental water from irrigation. Also known as water-wise gardening and dryland gardening.



OCP Engagement Colouring Contest Winner – Flo Robinson