
Land Use Designation

Settlement Expansion Areas (SEA)

34. The settlement expansion areas have been identified as future growth areas for the adjacent urban municipalities. Development is limited in these areas to ensure the phased and timely development of lands that is consistent with the goals and objectives of the member municipalities. The areas contain a broad range of uses. Generally, significant change to the existing land use or further subdivision that increases the density, impact or intensity of use of land is not envisioned until these areas have been amalgamated with the adjacent municipality, except in those areas where public infrastructure is required to address environmental issues.

Objectives

35. In accordance with the RGS, development in settlement expansion areas must generally maintain a rural character with on-site servicing and low densities. Development must not detract from future municipal compact growth until such time as the adjacent municipal area has obtained an approved boundary expansion. The long term objective for the upland area east of Comox Road along the K'ómoks Estuary is to enhance and restore the environmental values and public access.

Policies (general)

36. The following policies apply to the lands designated as “settlement expansion area”.
- (1) The minimum parcel size for new lots within a settlement expansion area is four hectares.
 - (2) Any land use application for subdivision, or rezoning will be reviewed in light of the planning direction in the adjacent municipality in order to ensure that consideration is given to compatible planning and zoning requirements of that municipality.
 - (3) Density bonusing or density transfer provisions are not permitted within a settlement expansion area.
 - (4) Request a municipality proposing an extension into a settlement expansion area to demonstrate their efforts to intensify within existing boundaries prior to expanding into a settlement expansion area.
 - (5) Request a municipality seeking a boundary extension to provide to the CVRD a comprehensive assessment of potential costs and services including but not limited to water, sewer, street lighting and road improvements upon receipt of a referral from that municipality to seek a boundary extension.
 - (6) Provide this information to affected residents allowing for a reasonable amount of time for affected residents to consider the extension and to respond.
 - (7) The Ministry is encouraged to refer to its municipal boundary extension process and policy guidelines, requiring municipalities to demonstrate they have obtained consent for a municipal boundary extension from a majority of residents and property owners within the extension area.
 - (8) Discourage municipal boundary extensions intended to incorporate lands for green field development.

Policies (residential)

37. (1) Existing residential uses are permitted to continue.
- (2) Consider subdivision in the form of a lot line adjustment where parcels of less than four hectares are created. where:
- a. The adjustment does not create an opportunity for increased density on any parcel; and
 - b. The adjustment is proposed to accommodate servicing requirements (e.g. new well site, onsite sewage disposal field replacement) or address errors in survey or building encroachment; and,
 - c. Where no portion of a parcel whose boundaries are being adjusted lies beyond the settlement expansion area.
- (3) New residential development must not preclude future land assembly and subdivisions that are compatible with the standard of the adjacent municipality.

Policies (commercial)

38. (1) Existing commercial uses are permitted to continue.
- (2) Permit expansion or changes to an existing commercial development only when it can be demonstrated that the proposed use or expansion:
- (a) is compatible with the official community plan and any applicable local area plan of the adjacent municipality;
 - (b) is compatible with land uses in the adjacent municipality other than lawful non-conforming uses, and/or does not preclude redevelopment of the site in a manner that is consistent with a municipal local area plan affecting adjacent lands; and
 - (c) does not trigger an expansion of adjacent public servicing that was not otherwise planned.
- (3) Permit new commercial uses through temporary use permits where it can be demonstrated that the proposed use will not result in additional pressure on local servicing and infrastructure.

Policies (industrial)

39. (1) Existing industrial uses are permitted to continue.
- (2) Permit expansion or changes to existing industrial development only when it can be demonstrated that the proposed expansion or change:
- (a) is compatible with the official community plan and any applicable local area plan of the adjacent municipality;
 - (b) is compatible with land uses in the adjacent municipality other than lawful non-conforming uses, and/or does not preclude future redevelopment of the site in a manner that is consistent with a municipal local area plan affecting adjacent lands; and
 - (c) does not trigger an expansion of adjacent public servicing that was not otherwise planned.

- (3) Permit new industrial uses through temporary use permits where it can be demonstrated that the proposed use will not result in additional pressure on local servicing and infrastructure.

Policies (institutional)

40.
 - (1) Existing institutional uses are permitted.
 - (2) Consider new institutional uses following an assessment of the use with the goals, objectives and policies of the applicable OCPs of adjacent municipalities. Require proposals to demonstrate that the proposed use will not add pressure to local servicing and infrastructure.

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