

This document contains proposed edits to the Arden Corridor Local Area Plan to be consistent with the draft OCP. Many changes are 'housekeeping' in nature. Where substantive changes are proposed, they are described by City of Courtenay staff in the comment boxes on the right. Any questions may be directed to planning@courtenay.ca / 250 703 4839

Arden Corridor Local Area Plan

~~9.6.1~~ **1. Project Objective**

The overarching goal of the Local Area Plan (LAP) was to engage the community in conducting comprehensive planning along the City's western boundary in order to respond to development pressure and anticipated growth in the Settlement Expansion Area (SEA). See Map 1 for the boundaries of the LAP area. All reference material including consultation findings, additional maps and illustrations and all analysis can be found in the *Arden Corridor Local Area Plan – Reference Plan*.

The objective of the LAP is to project and respond to anticipated growth in the Arden Corridor through regulation of land use and servicing that is in keeping with the values of the community, the identity of the City and the City's commitment to environmental protection.

A foundational principle of the Plan is that development must not be permitted to compromise environmental features of high ecological value. This principle is reflected through the policies that are contained within the Plan. Recognizing that development necessarily has some degree of environmental impact, the goal of the Plan is to limit the extent that site disturbances have on:

- Other properties
- Critical habitats of rare and endangered species
- Fish, the waters they inhabit and the riparian areas that support them
- Nesting birds and the nests (whether occupied or not) of all raptors
- Hydrological features and function
- Watershed health at the site level and cumulatively over the entire Plan area including adjacent neighbourhoods

The Plan contains a strong emphasis on protecting environmental values in part due to the work of the Millard Piercy Watershed Stewards and Morrison Creek Streamkeepers who for over 20 years have amassed biophysical data on the watershed. Their scientifically based work has concluded that there is increasing evidence that the declining health of elements of the Millard/Piercy Watershed can be linked to land use practices and related policy. The community consultation exercises also revealed strong support for environmental values, which are expanded upon further in the Plan.

~~9.6.2~~ **2. Plan Process**

The Plan was created through the following five processes:

1. Site analysis and community vision
2. Concept options

Commented [GN1]: Renumbering convention to reflect organization of the draft OCP. Same comment applies to all following numbering formatting.

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3. Preferred land use plan development
4. Review of policy and implementation options
5. Council adoption

The public consultation strategy was designed to provide an opportunity for the entire community to participate directly in the formulation of the Arden Corridor Local Area Plan. The public consultation strategy contained the following elements:

1. Introductory workshop on site analysis, formulating plan opportunities and constraints.
2. Series of three workshops to provide opportunity for community to participate in 'design charette' of the LAP. A separate stakeholder workshop was held parallel to this process.
3. Survey
4. Final public open house to vet the findings from the survey and the final plan principles and land use concept plan to the community

Both the survey and workshops provided valuable information which has been the foundation of the Arden Corridor Local Area Plan.

~~9.6.3~~ **3. Vision statement**

To maintain the rural character of the community while allowing for environmentally responsible new developments that respond to the community's growth, that support a network of trails and rural roads, parks, cost-effective infrastructure systems and a diversity of housing and small home-based businesses.

~~9.6.4~~ **4. Plan Implementation**

The following sections provide the policies of the Plan, which will be used to implement the vision of the Arden Corridor LAP. The following section contains a number of overarching strategies and design principles that inform the approach and layout to the Plan. In addition, a number of more specific policies, actions, and in some cases illustrative examples, are included for each of the topic areas:

- Environment
- Mobility
- Land use (Housing; Commercial, Industrial and Institutional; Parks and Greenways)
- Servicing

Maps are provided to illustrate the study area in context with the City and adjacent Settlement Expansion Area. Data used to create the maps have come from a variety of sources including the City, Project Watershed, the Comox Valley Regional District and the Ministry of Environment. The background information, analysis and consultation

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outcomes for each topic area are presented in a separate reference Plan entitled *Arden Corridor Local Area Plan – Reference Plan*.

9.6.4.15. Plan strategies

The Plan is founded on a number of strategies that inform the range of policies contained within the Plan. The strategies are meant to ground decision making about development in the core values and vision the Plan is intended to uphold. These strategies are:

- a) Use the Precautionary Principle as a basis upon which to make decisions about changes to land use, within reason. This means seeking out the best available, evidence-based information to inform a decision, particularly pertaining to the environmental impact of development proposals, recognizing that the protection of the environment and regulating for environmentally sensitive development is a key objective of this Plan.
- b) Use Low Impact Development site layout, patterning and building form to guide and evaluate development in the study area. This principle recognizes that the building and development form supported by this Plan should aim to understand the interrelationships between drainage, landforms, soils, habitat and land use and that there is an explicit desire to depart from the 'conventional' approach of stormwater servicing, road widths and layouts including single family 'tract' housing developments.
- c) Involve the community in decisions pertaining to the implementation of the Plan. While the community cannot be expected to be consulted on every change to take place in the neighbourhood the key changes that shall seek public consultation are:
 - Boundary extensions including servicing and taxation implications
 - Re-zoning and OCP amendments, as per standard land use amendment procedure ~~(see boxes on Development Application Procedures Bylaw and Local Government Act public consultation requirements)~~
 - Activities that may have significant environmental impact on public lands including culverts over fish bearing streams and in parks
 - Any major amendments to this Plan

Commented [GN2]: This information is in the 'reference' (non-bylaw) version of this plan and therefore this statement is not necessary in the bylaw version of this Local Area Plan.

9.6.4.2-6. Plan Design Principles

The Plan promotes a number of community design principles, which together enable a development pattern that supports the vision described in this Plan. These principles, and how they can be applied, are as follows. The drawing contained within Map 2 illustrates these principles.

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	Design Principle	How addressed in the Plan
1	Where infill development is permitted, it is in keeping with existing neighbourhood character.	Design guidance is provided within this Plan to provide direction on desirable building character.
2	Public trail networks should be secured especially along Piercy and Morrison Creeks and connect to key destinations within and beyond the study area.	An identified trail network in the OCP can ensure that trail opportunities are identified early in a development application process. The City may also pursue land acquisitions and access agreements to secure public use. Environmental professionals must advise on the suitability of trail locations.
3	Multiple mobility modes are provided along major roads including Arden Road, Cumberland Road and Lake Trail Road.	Updated standards that provide provisions for walkers and cyclists are identified as priorities in this Plan, and are being further explored in a City-wide Transportation Master Plan.
4	Preserve contiguous parcels of green space to protect against forest and habitat fragmentation.	Development proposals will be required to provide environmental studies that include ground truthed mapping of environmentally sensitive features and recommendations on how to maintain connectivity of those features.
5	Provide trail access, but not vehicle access, from new development to existing local streets.	Vehicular road access will be reviewed upon each development application in which new roads are proposed to ensure that new roads adhere to the vision of this Plan and that traffic impacts to the existing neighbourhood is reduced.
6	Create clustered family oriented housing on sites close to Arden Elementary School.	The land use plan focuses growth around existing destinations and on lands that are likely to physically best support development, within the study area.
7	Require rehabilitation of creeks and wetlands as part of new developments.	Development proposals adjacent to environmentally sensitive areas will be required to identify restoration opportunities.
8	Preserve the hydrological function of the landscape by using Low Impact Design principles.	Development proposals will be required to demonstrate how the hydrological functions and features of the site will be protected.
9	In general, support clustered forms of development, not typical tract housing.	Design guidance is provided within this Plan to provide direction on desired site layout approaches.
10	Limit crossings to streams. Where crossings are required, clear span bridge crossings are encouraged.	This is a stated policy of the Plan.

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9.6.4.3 7. Environmental Protection

Environmental protection objectives:

- Protect and restore watercourses
- Protect surface and groundwater quality and quantity
- Protect and restore fish and wildlife habitat
- Protect and restore trees and understory vegetation
- Maintain air quality
- Promote environmental education and land stewardship

Environmental protection policies:

- ~~1. All lands equal to or greater than 4000 Square metres (1 acre) in size will be subject to the Environmental Development Permit Guidelines unless otherwise deemed exempt. More information on the Arden Corridor Environmental Development Permit Area justification and guidelines see Section 10.~~
- ~~2.1.~~ All necessary studies required for development applications, and particularly environmental studies, should be conducted prior to site layout being designed to ensure that the information about the biophysical realities of the site may inform the development concept.
- ~~3.2.~~ Tree removal along Arden Road, Cumberland Road and Lake Trail Road will be minimized to maintain the rural character elements of these rural roads
- ~~4.3.~~ Retain an open-channel stormwater drainage system as the primary means of conveying water (rather than stormwater infrastructure pipes). The open-channel stormwater drainage system envisioned for the area does and will consist of natural watercourses and wetlands, ditches, and other water retention and detention opportunities to enhance water quality and environmental features including source controls where appropriate.
- ~~5.4.~~ Minimize surface run-off into watercourses and encourage rain-water infiltration by limiting the amount of impervious cover and maintaining trees and other vegetation. Where infiltration is deemed to be unsuitable by a hydrological study, maintaining existing tree and vegetation cover on the site should be considered at a minimum.
- ~~6.5.~~ Support studies that explore groundwater quality and quantity including recharge rates to the aquifer.
- ~~7.6.~~ The City encourages and in some instances requires the dedication of Environmentally Sensitive Areas as part of development proposals, but ESAs shall not be considered part of the 5% subdivision parkland requirement, where this requirement is triggered.
- ~~8.7.~~ When existing buildings and structures that are located within the 30m of the buffer of a stream (on either side) are decommissioned, restoration of the site under the direction of a Qualified Environmental Professional is encouraged.

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Commented [GN3]: This is now proposed as standard OCP policy and therefore not required to be specified for this area of Courtenay.

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~~9-8.~~ Where public trails are permitted near streams, watercourses and other Environmentally Sensitive Areas, trail location must follow the following guidelines:

~~10.a.~~ Where residential uses are adjacent to environmentally sensitive areas, public trails should be created between residential lots and the public properties in order to discourage encroachment into environmentally sensitive areas by private lots.

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~~11.b.~~ Trails must not be located within Streamside Protection and Enhancement Areas (SPEAs) as defined under the Riparian Area Regulations or any other critical buffer distance deemed necessary by a Registered Professional Biologist to maintain the habitat of endangered species or otherwise protected species.

~~12.c.~~ Trail alignment must aim to follow the least environmentally intrusive path. For example trails should avoid locating within areas of poorly draining soils which may indicate the presence of ephemeral wetlands, should be located away from identified valuable habitat features such as wildlife trees, and should route around tree roots wherever possible, as determined by an ISA arborist or other environmental professional. Boardwalks may be required in some instances.

Commented [GN4]: Indentation formatting for legibility.

~~13-9.~~ Both ecological and recreational greenways will be supported throughout the study area recognizing that each greenway type may provide different functions. For example, when designing ecological greenways special attention will be given to connectivity opportunities for wildlife where sufficient vegetation cover, connectivity and extent of native vegetation shall be maintained.

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~~14-10.~~ Should certain wildlife species become a nuisance (e.g. overabundance of deer, or increased bear activity), the City will work with appropriate partners such as local conservation groups, Provincial agencies and providers of programs such as "Bear Smart" to address nuisance wildlife.

Environmental Protection Actions:

1. Work with the nature stewardship sector to provide and compile all publically available environmental studies that have been conducted for individual properties within the study area.

~~2. Improve the effectiveness of the Tree Protection Bylaw to limit unnecessary tree removals within the study area to maintain character, nesting sites for raptors and wildlife habitat in general, while recognizing the right for personal enjoyment of one's yard including access to sunlight. The development of the bylaw shall:~~

~~a. Explore timing restrictions on land clearing at critical times of wildlife use (e.g. bird nesting);~~

~~b. Ensure that it includes policies regarding the affect of tree removal on neighbouring properties, including City properties;~~

Commented [GN5]: The Courtenay Tree Bylaw was updated in 2019 and therefore need not be listed as an action. Establishing a tree canopy target for the area would remain an action in the Local Area Plan (moved to number 2 position).

~~e-2.~~ Establish a tree canopy target for the area.

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3. Develop a Watershed Blueprint in partnership with community associations, residents, environmental groups, neighbouring local governments and other governments and agencies to preserve the natural environment within each the Piercy Creek and Morrison Creek watersheds. The City supports the work of any data collection and compilation work on the watershed even in the absence of a work plan dedicated to a watershed blueprint, provided that the data collection follow scientifically defensible methods.

9.6.4.4 8. Housing

Housing Objectives:

- Strive for a housing form that maintains a 'rural aesthetic'
- Maintain housing opportunities for a diversity of resident demographic profiles including young families, family members and seniors
- Continue to allow for live-work or home occupation opportunities

Housing policies:

~~1. Adopt the accepted land use concept for the Arden Corridor as shown in Map 8 into the OCP (lands outside of the City's jurisdiction to be adopted at time of Boundary Extension). Follow the land use concept plan as shown in Map 8 when considering zoning amendments.~~

Commented [GN6]: Given that the land use concept plan is conceptual, the more appropriate language is 'follow' rather than 'adopt'.

~~2.1.~~ Use the illustrative examples provided in Appendix B of this Plan to inspire and provide guidance on acceptable development patterning, building massing, housing densities and character.

~~3.2.~~ Concentrate higher density housing along Arden Road, near the intersection of Arden and Cumberland and near the Arden Elementary school. ~~Aim for 10 units/acre as desired density in these locations to support transit services~~ Encourage higher densities in line with the land use designations in the OCP.

Commented [GN7]: With the proposed OCP now drafted, the specificity of unit densities is not required.

~~4.3.~~ Promote a "clustering" form of development, including of single family housing developments, adjacent to roads to facilitate conservation of sensitive ecosystems, provision of open space and economical infrastructure costs. ~~Support for this clustering form includes support for panhandle lots upon review, notwithstanding the policy regarding panhandle lots within the OCP.~~

Commented [GN8]: This is now proposed as standard OCP policy and therefore not required to be specified for this area of Courtenay.

~~5.4.~~ Allow infill development on all lots. Infill development includes:

- a. detached, one-story units (e.g. 'granny flats') or 'carriage house' units above detached garages.
- b. secondary suites within the principal building.

~~6.5.~~ Support rental and ~~other~~ special needs housing.

Commented [GN9]: Housekeeping amendment: rental housing is not special needs housing.

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~~7.~~ Appropriate lot sizes will be designated upon re-zoning application and shall be in accordance with the OCP. The following general guidance is provided to inform the range of acceptable lot sizes within the Arden Corridor:

~~a.~~ Within the areas designated as Single Family Residential: 300-850 square metres

~~b.~~ Within the areas designated as Infill Single Family Residential: 850-1250 square metres minimum lot size

~~8.~~ Lot sizes are not designated for areas shown as multi-family, although a density of 10 units/acre is desired and shall be translated into the appropriate Floor Area Ratio for a given parcel.

~~9.6.~~ Energy efficient housing construction including the use of passive design principles will be supported.

~~10.7.~~ Sound attenuation treatments shall be accomplished within the architecture; the use of tall walls is not supported within the study area.

9.6.4.5 9. Commercial, industrial and institutional land uses

Commercial, industrial and institutional land use objectives:

- Limit new commercial/heavy industrial development.
- Allow for some small scale home based businesses.
- Maintain local institutional uses as community assets to be retained (e.g. Arden Elementary School).
- Restrict new institutional uses that are not consistent with the rural character.

Commercial, industrial and institutional land use policies:

1. Work with SD71 to promote Lake Trail community school as a centre for community interaction, recreation and learning.
2. The City will support the development of a community school at Arden Elementary should the SD71 choose to pursue this option.
3. Other private schools are permissible within the Arden Corridor, subject to community consultation and other site design and servicing considerations.
4. Support the establishment of home-based businesses in existing residential areas including light industry provided it conforms to neighbourhood character and good neighbour considerations (noise, odor, etc.), and all necessary zoning regulations.
5. Re-visit the need and appropriateness of commercial uses in keeping with the neighbourhood character, as the area develops, and further boundary extension is considered, in consultation with the community.

Commercial, industrial and institutional land use action:

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Commented [GN10]: Lot size guidance recommended to be removed as the draft OCP directs the Zoning Bylaw to update lot sizes to support the OCP goals of a more compact community within the Courtenay boundaries (and therefore, smaller lot sizes, in general).

Commented [GN11]: Multi-residential density guidance recommended to be removed as the draft OCP provides land use direction which supports higher density, although the Arden Corridor is not a focus area of such density.

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~~1. Review City's Zoning bylaw to consider allowing farm gate sales in all zones.~~

Commented [GN12]: Farm gate sale policy was updated City-wide in 2021.

9-6.4.6 10. Parks and Greenways

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Parks and Greenways Objectives:

- Expand the network of greenways as part of the municipal and regional greenways system that is connected and accessible to multiple users.
- Ensure that all homes are within service distances as stated by the OCP (~~400m for neighbourhood parks and 1500m for community parks~~).
- Acquire natural parks to preserve and restore watercourses, wildlife habitat, rural landscapes, and viewscales.

Commented [GN13]: Standards have been amended and simplified in the draft OCP to be a 10 minute walk to a park (400-800m).

Parks and greenway policies:

1. Develop the trail network in accordance with the general connections shown on Map 8.
2. The City will continue to provide future acquisition and development of park lands in a variety of ways including:
 - a. 5% dedication of land or cash-in-lieu at the time of subdivision. The City's OCP contains guidelines for when cash-in-lieu will be considered.
 - b. Dedication of environmentally sensitive areas to the City. ESAs are excluded from the 5% dedication.
 - c. Development cost charges.
 - d. Restrictive covenants.
 - e. Working with the SD71 on a conceptual parks plan for Arden Elementary.
 - f. Purchase where appropriate.

~~f.g. Community Amenity Contributions.~~

Commented [GN14]: This is another possible tool for acquiring and improving park lands.

3. Large parcel nature parks and smaller neighbourhood parks (possibly with playgrounds) will be the park provisions in the Arden Corridors. The installation of community gardens will be considered if there is sufficient demand by residents. Sports fields are not supported.
4. Parks shall be designated within neighbourhoods in a manner that provides a highly visible presence from the public street system and connected to greenway and pedestrian routes. This includes ensuring that the majority of the park perimeter is open to the street.
5. The City will pursue securing public access to the Comox Logging Road right of way as a public trail, ~~although first its relative priority in relation to community wide greenway and parks needs, as identified in a Parks Master Plan, must be determined.~~

Commented [GN15]: The community wide Parks and Recreation Master Plan was updated in 2019.

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6. Maintain unused road right-of-ways as informal greenspaces with potential to be incorporated into a formal park or greenway.
7. All trails adjacent to ESAs must be on-leash.

Parks and Greenways Actions:

~~1. Develop a more refined understanding of park needs, approximate park locations and implications for Development Cost Charges through the creation of a Parks Master Plan for the City.~~

Commented [GN16]: The community wide Parks and Recreation Master Plan was updated in 2019.

~~2.1.~~ The Parks Master Plan should include a concerted effort to establish consistent Valley-wide greenway standards, and connected greenways between jurisdictions, as defined by the Regional Growth Strategy, in particular in relation to the form and function of ecological greenways as distinct from recreational greenways. Aim to develop consistent standards regarding greenways such as minimum buffer distances from environmentally sensitive areas, trail width and materials, and maintenance prescriptions. Ecological greenways will likely be wider than recreational greenways and will require intact vegetation cover. Human activity will be limited in ecological greenways.

~~3.2.~~ Where road rights-of-way are to be retained for park, prepare a road closure bylaw and rezone to an appropriate park zone. The City will consider and may pursue a land swap where it is deemed in the public interest to do so including the protection of environmental values.

~~4.3.~~ Work with landowners to acquire trail rights-of-way or easements as necessary to complete the trails network.

~~5.4.~~ Establish a committee comprised of local residents to create management plans for any special use parks in the area including Tarling Park and any newly established special use parks.

~~6.5.~~ The City will encourage and provide in-kind and where appropriate limited financial support to volunteer groups that identify and work towards key parks and greenway priorities such as signage, furnishings, revegetation and habitat enhancement goals. ~~Guidelines for providing in-kind and financial support will be further refined in the Parks Master Plan.~~

Commented [GN17]: The community wide Parks and Recreation Master Plan was updated in 2019.

~~7.6.~~ The City will conduct a cost benefit analysis of adopting smaller trail and park maintenance equipment and of establishing less mechanized forms of trail and park maintenance.

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9.6.4.711. Mobility

Mobility objectives:

- Contribute to a multi-modal regional transportation network with an explicit goal of increasing cycling, walking, transit and carpooling mobility modes and decreasing single occupancy vehicle modes.
- Maintain the character of rural roads.
- Maintain safe mobility networks for all road users.

Mobility policies:

1. The rural road character will be maintained where feasible for collector and residential roads within the study area. Variances to the engineering specifications for roads within the study area will be supported where they are necessary to maintain the rural character.
2. When local roads, that are currently within the CVRD/MOTI jurisdiction, become under the City's jurisdiction upon approved Boundary Extension, the local roads will primarily remain 'as is' and will not be developed to an urban standard, recognizing that the character of roads have impact on the overall character of the community.
3. Protect and promote the rural character of local roads by encouraging informal native landscaping, roadside ditches, narrow road widths and pervious surface treatments on public lands and private lands.
4. Require that large trees be maintained, wherever it is safe to do so as indicated by an ISA certified arborist, along Arden Rd, Lake Trail Rd and Cumberland Rd in order to preserve the rural character of these roads and provide a visual buffer between these roads and adjacent land uses.
5. Balance safety, 'dark skies', wildlife and aesthetic considerations when reviewing requests for the installation of street lights.
6. Ensure that safe provisions for walking and cycling are provided on Cumberland Rd, Arden Rd and Lake Trail Rd, recognizing that the primary strategy for accommodating walking and cycling in the Arden Corridor is through the development of a functional and safe greenway network that complies with Crime Prevention Through Environmental Design (CPTED) best practices.
7. Work with BC Transit to maximize access to transit by considering new routes, frequency and timing of service improvements, non-conventional transit service options, and/or park and ride facilities if there is sufficient demand from residents.
8. Should the opportunity arise to obtain right of ways along Cumberland Rd, Lake Trail Rd, Arden Rd and Comox Logging Rd to support a separated multi-path, this option shall be considered.

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9. The City's preference for crossings over streams include clear spanned bridges. Such approaches to stream crossings shall be first explored before alternatives are considered.
10. A vehicular crossing over Morrison Creek along Arden Rd is not desired. A cycling/pedestrian bridge is supported.
11. Roundabouts will be considered for intersection treatments.

Mobility Actions:

1. Amend Subdivision and Development Servicing Bylaw to include engineering specifications for rural collectors and rural residential roads that are in keeping with the character and use of these roads.
- ~~2. Review emergency routing, cycling and trucking routes upon review of the road network re-classification to follow adoption of the Transportation Master Plan.~~
- ~~3-2.~~ Work with School District 71, the school principal and Parent Advisory Committees to designate safe walking/cycling routes to school plans to Arden Elementary and to address issues related to student drop-off/pick-up.

Commented [GN18]: This is the full name of the Bylaw.

Commented [GN19]: The community wide Transportation Master Plan was updated in 2019.

9.6.4.812. Servicing

Servicing Objectives:

- Retain effective open channel stormwater management in order to promote natural hydrological functioning of the area, specifically stream health.
- Ensure safe, environmentally responsible and cost effective methods of sewage waste management.
- Ensure safe drinking water to all residents within the City's jurisdiction in the form of private wells and/or municipal servicing.

Commented [GN20]: Private wells are not supported within the City boundaries where municipal water services are available.

Servicing policies:

For all municipal services (Stormwater, Sanitary Sewer and Water)

1. Prior to Boundary Extension within the Arden Corridor, conduct studies to ensure that the condition of servicing assets and need for new servicing commensurate with growth are understood. (This is established City of Courtenay OCP policy).
2. Any private servicing infrastructures (including, but not limited to, strata developments) are required to create and submit to the City maintenance manuals for the maintenance of said servicing infrastructures.
3. Municipal service and private service intrusion into Environmentally Sensitive Areas shall be minimized. The location of the necessary roads and other facilities required to maintain such services shall take into consideration environmental impact.

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Sanitary Sewer

On lands within the study area, support the efforts of the Vancouver Island Health Authority (and the Comox Valley Regional District where septic systems are within their geographical boundaries) to:

1. Enforce regulations respecting approval, the correct operation, maintenance, and inspection of on-site sewage disposal systems; and
2. Provide ongoing public education program about the correct operation, maintenance, and inspection of on-site sewage disposal systems.

Potable Water

Maintain potable groundwater by:

1. Supporting the CVRD and the Province to monitor groundwater quality and quantity;
2. Supporting education campaigns about protecting groundwater quality, water conservation for private well and municipal water users.

Electricity

Work with BC Hydro to establish a road standard that accommodates underground electrical services as well as the open channel stormwater system.

Stormwater Management

1. Retain an open-channel stormwater drainage system comprised of watercourses, ditches, flood plains, storm ponds of varying designs (dry, wet, wetland, on-stream, off-stream) and other water quality and environmental features, some of which are privately owned while others are publically owned.
2. The stormwater management approach shall follow the follow 'hierarchy' on all sites:
 - a. Firstly, every attempt shall be made to introduce source controls, and must be demonstrated by an engineering study that such an attempt has been made;
 - b. Introducing upstream detention facilities is a second preferred option;
 - c. Enclosing stormwater in a piped, underground system should be considered only as a last resort.
3. Stormwater capacity studies must demonstrate that a site's stormwater approach will not result in added pressure on downstream stormwater infrastructure.
4. Where stormwater detention ponds are created the design of such ponds shall follow these guidelines:
 - a. Aim for a decentralized stormwater pond system of many ponds located suitably to service localized needs;

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- b. More and smaller ponds is preferred over few larger ponds, including on individual sites where such an approach is appropriate;
 - c. Ponds shall be designed to be 'natural' and aesthetic and should ensure that there is adequate topsoil and planting with a variety of native aquatic and riparian species under the guidance of a landscape architect and/or Registered Professional Biologist proficient in wetland landscaping practices;
 - d. Stormwater ponds and other stormwater facilities that service strata or commercial developments shall be privately owned.
5. Where the stormwater approach to a site contains ~~non-standard~~ practices such as bioswales, raingardens, added topsoil requirements, on private lots, a covenant may be required to be registered on title to ensure that property owners are aware of their stormwater features and how to properly maintain them. The City may consider an educational approach in some instances instead of a covenant.

Commented [GN21]: The stated practices are increasingly becoming considered a standard.

Servicing Actions:

1. Complete area specific studies (in order of priority) on Stormwater, Sanitary Sewer and Water servicing.
2. Incorporate updated studies of Stormwater, Sanitary Sewer, Water as they are completed to ensure the Arden Corridor LAP remains current.

9.6.5 Arden Area development checklist

A list of questions is provided within the *Arden Corridor Local Area Plan – Reference Plan* to guide development applicants through the range of performance metrics that staff will be evaluating the development proposal on.

~~9.6.6 Arden Corridor Environmental Development Permit Area~~

~~1. Designation~~

~~Pursuant to Section 919.1 (1)(a) of the Local Government Act the Arden Corridor Environmental Development Permit Area (AC-EDP) applies to all properties within the Arden Corridor as shown on Map 1 unless otherwise exempted under Section 3 below.~~

~~For specific guidelines related to developing near freshwater ecosystems, Raptor and Great Blue Heron Nests and Hazardous Conditions, consult the Environmental Development Permit section of the OCP. All definitions pertaining to the AC-EDP are also contained in the EDP section of the OCP.~~

~~The following prohibitions apply to areas designated AC-EDP unless otherwise exempt under section 3 or the owner first obtains a development permit under this section:~~

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- a. ~~land within the area must not be subdivided;~~
- b. ~~construction of addition to or alteration of a building or other structure must not be started;~~
- c. ~~land within the area must not be altered.~~

~~2. Justification~~

~~The primary function of the Arden Corridor Environmental Development Permit (AC-EDP) area designations is to ensure that decision makers have the ability to secure the necessary information and are able to establish conditions on development that minimize as much as possible development impacts on sensitive ecosystems, rare or endangered plants and animals, and fisheries and wildlife resources.~~

~~Recognizing that not all the lands within the Arden Corridor have been inventoried for ESAs and recognizing that the area is known to contain high densities of drainage networks, natural streams, complex hydrological patterns, and mature stands of trees, a precautionary approach is taken to determining appropriate development within the Arden Corridor.~~

~~Recognizing that not all parcels will be equally environmentally sensitive, the Arden Corridor EDP is structured into two categories which reflect the relative environmental sensitivity of the site, size of the parcel and complexity of the proposed development application:~~

- ~~— **Minor AC-EDP** will be required for sites less than 4000 square metres in size with known ESAs and for sites of any size in which the Environmental Impact Assessment indicates that the development application poses minimal risk to ESAs.~~
- ~~— **Regular AC-EDP** will be required for sites equal to or greater than 4000 square metres in size in which the Environmental Impact Assessment identifies a number of potential risks the development application may pose to the ESAs.~~

~~Each category is governed by separate fee structures. Report requirements are described in Section 5.~~

~~3. Exemptions~~

- 1. ~~Properties less than 4000 square metres in size that do not contain a previously identified ESA.~~
- 2. ~~Properties greater than 4000 square metres in size, where the total development footprint does not exceed 100 square metres and does not impact any known or discovered ESA. Note, a bio inventory will be required on all properties greater than 4000 square metres, whether they contain a known ESA or not to prove the lack of presence of an ESA. See Section 4.4 for more detail on bio inventory requirements.~~

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- ~~3. If upon field review, staff conclude that no ESA is likely in the proposed development footprint.~~
- ~~4. Properties for which a report prepared by a Registered Professional Biologist (R.P. Bio), has been submitted and accepted by the City of Courtenay concluding that the land is not environmentally sensitive or the ecosystem or natural feature is no longer present. The report must also certify that the proposed project will have no impacts to existing groundwater or surface water conditions, and that there are no opportunities for habitat enhancement or restoration identified on site.~~

~~The report must be based on the Ministry of Environment Bio Inventory Terms of Reference contained within the *Develop with Care 2012* document, or updated version. The Preliminary Survey is sufficient for demonstrating that there are no ESAs on the property. In instances where an ESA had been previously identified on maps, but is no longer present, the City will take into account whether the ESA is no longer present due to its alteration. Where alteration in the form of land clearing, drainage or any alteration that affected the ESA is known to have occurred, the City will require that an EDP be registered on title to include ecological restoration provisions. See Section 4 for description of Application Requirements as presented in the AC EDP Guidelines.~~

- ~~5. Pre-existing protection: Where a development permit of this type has already been issued or a conservation covenant under section 219 of the *Land Title Act* is registered against title, is granted to the City or a recognized conservancy and includes provisions which protect the environmentally sensitive area in a manner consistent with the current applicable EDP guidelines, to the satisfaction of the City of Courtenay.~~
- ~~6. Farm use: Any Farm use as defined under the *Farm Practices Protection (Right to Farm) Act* for lands zoned for agricultural uses and/or within the Agricultural Land Reserve (ALR). Note that individual agricultural buildings are subject to the Zoning Bylaw which regulate setbacks from *watercourses*. Note that non-farming activities and buildings on lands that may otherwise be used, designated, or zoned for agriculture are subject to *Riparian Area Regulations (RAR)*.~~
- ~~7. Emergency procedures: to prevent, control, or reduce erosion, or other immediate threats to life and property, including:
 - ~~a. Clearing of an obstruction from bridge, culvert, or drainage flow, repairs to bridges and safety fences.~~
 - ~~b. The removal of trees deemed hazardous by an ISA (International Society of Arboriculture) Arborist that threaten the immediate safety of life and/or buildings. In such cases the ISA Arborist must submit documentation to the City following the tree removal; and~~
 - ~~c. An activity that is conducted under direction of the Provincial Emergency Program including emergency flood or protection works.~~~~

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~~Any emergency works are to be undertaken in accordance with the Provincial Water Act, Water Protection Act and Wildlife Act and the Federal Fisheries Act. Emergency actions by anyone other than City staff must be reported to the City of Courtenay Operational Services Department immediately.~~

- ~~8. Public infrastructure: including the repair, maintenance of and improvements to all existing public structures, facilities, open spaces, trails, roads, and utilities, meant to include: sanitary sewer, storm sewer, water, natural gas, cable, hydro electric and telephone as governed by:
 - ~~a. For public infrastructure works that are within the jurisdiction of the City of Courtenay: adopted Standard Operating Procedures and Tender agreements, including the provision of monitoring;~~
 - ~~b. For other utilities including but not limited to natural gas, cable, hydro electric and telephone: the submission of established procedures and/or the submission a report from an environmental professional confirming that Best Management Practices regarding impact to the environment are being followed;~~~~
- ~~9. Gardening and yard maintenance activities within an existing landscaped area, such as lawn mowing, tree and shrub pruning, vegetation planting and minor soil disturbance that do not alter the general contours of the land or cause erosion into adjacent watercourses.~~
- ~~10. Paths for personal use by the parcel owners, provided that the following conditions are met:
 - ~~a. Only one trail is built~~
 - ~~b. The trail is used for personal, non-vehicular use only~~
 - ~~c. The trail is less than one metre in width~~
 - ~~d. No native trees will be removed~~
 - ~~e. The trail's surface will be pervious with no concrete, asphalt or pavers and no creosoted or otherwise treated wood~~
 - ~~f. The trail does not involve structural stairs~~
 - ~~g. The overall slope of the trail is less than 10%; where portions are greater than 10%, the trail is designed to prevent erosion~~~~
- ~~11. The construction of a small accessory building such as pump house, gazebo, garden shed or play house if all of the following apply:
 - ~~a. The building is not located in a Streamside Protection and Enhancement Area (SPEA), or other ESA Target Buffer Distance, where these boundaries have been delineated;~~
 - ~~b. The building is located within an existing landscaped area;~~
 - ~~c. No native trees are removed;~~~~

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- ~~d. The total area of small accessory buildings is less than 10m²;~~
- ~~e. The construction of the building follows Best Management Practices regarding Erosion and Sediment control.~~
- ~~12. Renovations, repair and maintenance to existing buildings, structures and utilities provided the structure remains on its existing foundation and is in compliance with the Local Government Act.~~
- ~~13. Additions to existing buildings and structures that do not encroach into the present setback between the existing building and the defined ecologically sensitive feature.~~
- ~~14. Repair and maintenance of existing roads, driveways, paths and trails, provided there is no expansion of the width or length of the road, driveway, path or trail, and no creation or additional impervious surfacing, including paving, asphaltting or similar surfacing.~~
- ~~15. The removal of *invasive* plants or *noxious* weeds on a small scale. For more information on *invasive* plants and *noxious* weeds consult with the Invasive Species Council of British Columbia.~~
- ~~16. The planting and maintenance of *native* species trees, shrubs or groundcovers for the purpose of enhancing the *habitat* values and/or soil stability provided the planting is carried out in accordance with the most recent B.C.S.L.A./ B.C.N.T.A landscape standards.~~
- ~~17. Works approved by the City of Courtenay, Department of Fisheries and Oceans, and/or the Ministry of Environment with respect to the installation of public utilities, sewer and water lines, trail construction, stream enhancement, and fish and wildlife *habitat* restoration or site inspection.~~
- ~~18. Ecological restoration and enhancement projects undertaken or approved by the City of Courtenay, Ministry of Environment or Department of Fisheries and Oceans.~~

~~4. Guidelines~~

- ~~1. Prior to any *development* work on lands designated as AC EDPA, including site preparation, an Environmental Impact Assessment (EIA) shall be prepared by a R.P. Bio and with input from other professionals of specific expertise where required. The EIA may be conducted by a Qualified Environmental Professional under the supervision, and signature, of an R.P.Bio. The applicant will undertake the review at his or her expense based on the required level of assessment described below.~~
- ~~2. The EIA shall be coordinated with the development proposal. A confirmation of what information shall be included in the EIA may be confirmed in a pre-submission meeting with planning staff based on the guidelines contained herein.~~

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~~and will be written into a Terms of Reference (TOR) between the applicant and the City.~~

3. ~~Any and all of the following information may be required as part of the EIA:~~
 - a. ~~Bio-inventory Assessment (details described in Section 4.4 below)~~
 - b. ~~Tree Inventory and Assessment (details described in Section 4.5 below)~~
 - e. ~~The hydrology of the site including the stormwater management approach in keeping with the guidelines established in the City's OCP and Arden Corridor Local Area Plan as described by a Professional Engineer with experience in the field of hydrology. Where stormwater is to be retained on-site, the physical layout of the stormwater features shall be shown in the layout plan.~~
 - d. ~~Habitat connectivity opportunities within the property and to adjacent properties, including connectivity of native vegetation and trees.~~
 - e. ~~The EIA must contain geospatially referenced delineation and identification of any sensitive ecosystems for inclusion in the City's mapping system.~~
 - f. ~~Recommendations on the optimal time for doing works based on least impact to the environment taking into account the timing windows of least impact for erosion and sediment control, bird-nesting, fish and other identified species.~~
 - g. ~~Recommendations on Tree and ESA protection during construction including communication protocols, by the appropriately qualified professional.~~
 - h. ~~Recommendations on the control of invasive plant species and use of appropriate species in landscape/enhancement works.~~
 - i. ~~Identification of restoration opportunities to ensure that the 30 metres within a stream is restored to its original condition.~~
 - j. ~~Monitoring recommendations and anticipated cost of monitoring.~~
 - k. ~~An implementation focused Construction Environmental Management Plan (CEMP), delineating the non-disturbance areas, erosion and sediment control measures, tree protection measures within the proposed development footprint, and other pertinent recommendations from the EIA, to direct environmental management, including monitoring, during construction. Location of site accesses shall be included in the Plan. The submission of the CEMP may be deferred until a later date after details of zoning, development servicing, etc. have been determined, at the discretion of the Director of Development Services. The CEMP may also be submitted in a phased approach to reflect the phasing of works on the ground, at the discretion of the Director of Development Services. In all instances, however, the CEMP must be submitted and accepted by the City prior to site disturbance occurring, including any land clearing for any given phase.~~
 - l. ~~All other standard application material as listed in the application form.~~

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4. ~~The level of bio-inventory assessment required in conjunction with any development application on land designated AC-EDPA will be governed by the following criteria (this information also presented in the Table 1 below):~~
 - a. ~~For sites less than 4000 square metres in size with a previously identified ESA, a Detailed Assessment as described in the Develop with Care 2012 Bio-Inventory Terms of Reference is required. Where the R.P.Bio establishes that there is no longer an ESA on the site, or that it has been mapped incorrectly, a completed Preliminary Site Survey is sufficient documentation;~~
 - b. ~~For sites equal to or greater than 4000 square metres in size with no previously identified ESAs, a Preliminary Site Survey must be conducted as described in the Develop with Care 2012 Bio-Inventory Terms of Reference. If the Preliminary Site Survey reveals that there are ESAs on or near the site, a Detailed Assessment is required, as described in the Develop with Care 2012 Bio-Inventory Terms of Reference.~~
 - e. ~~For sites equal to or greater than 4000 square metres in size with a previously identified ESA, a Detailed Assessment as described in the Develop with Care 2012 Bio-Inventory Terms of Reference is required. Where the R.P.Bio establishes that there is no longer an ESA on the site, or that it has been mapped incorrectly, a completed Preliminary Site Survey is sufficient documentation.~~

Table 1

Comparison of what types of properties trigger types of bio-inventory assessment and tiers of EDP.

Size of lot	Is there a previously known ESA on the property?	Is development footprint greater than 75m ² ?	Is development proposed within the Target Buffer Distance of a known ESA?	Is an EIA/Bio-Inventory required?	Is an EDP required? And is it Minor or Regular?
Less than 4000 square metres	No	N/A	N/A	No	No
Less than 4000 square metres	Yes	N/A	N/A	Yes—Detailed Bio-Inventory. Preliminary Bio-Inventory sufficient to demonstrate ESA does not exist.	Yes—Minor, unless ESA is shown not to exist

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Size of lot	Is there a previously known ESA on the property?	Is development footprint greater than 75m ² ?	Is development proposed within the Target Buffer Distance of a known ESA?	Is an EIA/Bio-Inventory required?	Is an EDP required? And is it Minor or Regular?
Greater than or equal to 4000 square metres	No	No	N/A	No	No
Greater than or equal to 4000 square metres	No	Yes	Is determined in the Bio Inventory	Yes—Detailed Bio-Inventory. Preliminary Bio Inventory sufficient to demonstrate ESA does not exist.	Yes—IF an ESA is shown to exist. Minor or Regular EDP will be decided upon based on the complexity and extent of the development disturbance.
Greater than or equal to 4000 square metres	Yes	No	No	No	No
Greater than or equal to 4000 square metres	Yes	No	Yes	Yes—Detailed Bio-Inventory required. Preliminary Bio Inventory sufficient to demonstrate ESA does not exist.	Yes—Minor
Greater than or equal to 4000 square metres	Yes	Yes	Is determined in the Bio Inventory	Yes—Detailed Bio-Inventory. Preliminary Bio Inventory sufficient to demonstrate ESA does not exist.	Yes—Regular

~~5. For any application that must prepare an EIA, whether it be a Preliminary Site Survey or Detailed Assessment, a Tree Inventory and Assessment must be~~

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~~conducted for trees within the proposed development footprint. The tree inventory and assessment must conform to the following report requirements:~~

- ~~a. On sites less than 4000 square metres in size, a tree inventory must be conducted for all trees over 20cm DBH (Diameter at Breast Height) that are within the proposed development footprint as well as those trees under 20cm DBH.~~
 - ~~b. On sites equal to or greater than 4000 square metres in size, the inventory may be conducted using an International Society of Arboriculture (ISA) industry accepted sampling methodology and therefore does not need to inventory every single tree on the property. Tree inventory need only be conducted for trees within the proposed development footprint as well as those trees over 20cm DBH that are within 10m of the development footprint.~~
 - ~~c. For properties of any size, the inventory portion of the tree report may be conducted by a surveyor.~~
 - ~~d. In addition to the inventory, an assessment of trees for retention potential must be conducted by an ISA Arborist. All trees that have retention potential within the proposed development footprint must be identified including smaller trees (less than 20cm DBH).~~
 - ~~e. The Arborist shall comment on the impact that proposed removal of trees would have on the retention potential of remaining trees including trees on neighbouring properties.~~
 - ~~f. The Arborist shall comment on any mitigation measures that may be conducted to reduce impacts on remaining trees.~~
 - ~~g. A grading plan is required to address how grading may affect retention of trees. The Arborist must make comment on the plan and how it affects to be retained trees. Where grading changes are minimal a statement is sufficient, at the discretion of the Director of Development Services.~~
 - ~~h. Special attention shall be paid to the presence and retention value of mature stands of trees when conducting the tree assessment where mature stands of trees means "a group of trees in which the contiguous canopy area is greater than 100 square metres and where at least 3 trees are at least 50 years old."~~
 - ~~i. A plan for connectivity of leavestrips and natural areas may be required and may be required to be coordinated with the Registered Professional Biologist. The Arborist is encouraged in any event to make comment on the opportunities for retaining connectivity through forested corridors.~~
- ~~6. For EIAs that identify habitat enhancement and/or compensation project opportunities, information on the specifics of those habitat enhancements (how many of the feature, how they will be installed, when etc.) must be submitted to the City. Examples may include:~~
- ~~a. A planting plan including tree planting where appropriate, listing each species to be planted and each plant's size;~~

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- ~~b. Details on other proposed mitigation measures such as nesting boxes, wildlife snags or habitat piles;~~
 - ~~e. A cost estimate of completing the habitat enhancement and/or compensation prescriptions. Securities for the habitat enhancement prescriptions will be taken before time of AC EDP issuance, should habitat enhancement be a condition of the AC EDP;~~
- ~~7. The applicant shall consider dedication of the environmentally sensitive feature, including a watercourse and surrounding areas to the City of Courtenay for the preservation of the area, prior to development or subdivision of land containing or within the Target Buffer Distance of an ESA on an adjacent property. These lands may not be donated in lieu of 5% parkland requirement for subdivision applications. The registration of conservation covenants over areas requiring protection shall be required where dedication of land is not possible or unsupportable. Dedicating the ESA eliminates the requirement for an EDP. Submission of an EIA however is still required.~~
- ~~8. The City may consider zoning bylaw variances such as setback reductions and parking requirement reductions to minimize overall development encroachment into the EDP area.~~
- ~~9. The following Target Buffer Distances will be accepted as a minimum, however, in extenuating circumstances consideration may be given to relaxing these setbacks subject to the recommendations of an R.P.Bio. and compensation/restoration works:~~
- ~~a. Riparian areas including wetlands: 30m setback regardless of the SPEA calculation and regardless of what setbacks may have been previously accepted by the City. Recognizing that the SPEA may be less than 30m, where trail development is part of the development proposal, the trail may not infringe within the SPEA unless otherwise justified by an R.P.Bio and subject to compensation/restoration works.~~
 - ~~b. All other ESAs: 30m setbacks.~~
 - ~~c. Ditches that are not channelized streams: 5m, whether they are fish bearing or not.~~
 - ~~d. Species specific setback guidelines shall follow the Target Buffer Distances as identified in the Ministry of Environment's Develop With Care 2012 guidelines. A summary of the information provided in that document is provided here for reference only. Consult the Develop with Care 2012 for definitions and other details (note the Urban Target Buffer Distance for Raptor nests has been modified from the Develop with Care standards to read 60m~~

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~~instead of 1.5 tree lengths or 50m from cliff. Note that the undeveloped and rural designations have been removed):~~

Table 2

List of Target Buffer Distances for specific ESAs.

Environmentally Sensitive Resource	Measure buffer from:	Target Buffer Distances	
		Urban	Additional – Breeding season 'quiet' buffer
Raptor nests	The base of the tree, cliff top or base	60m	100m
Great Blue Heron nests	A line drawn around the outer perimeter of all nest trees	60m	200m
Amphibians	The outer perimeter of wetlands under fully saturated conditions	30m	n/a
Reptiles	Snake hibernacula; prime habitats	30m	n/a
Wetlands	The outer perimeter under fully saturated conditions (or at high water)	30m	n/a
Other Sensitive Ecosystem Inventory sites	The outer perimeter	30m	n/a
Species at risk	Follow the Recovery Plans or, where not available, an appropriately Qualified Professional's recommendation for each species		

10. ~~Windfirming treatments to a buffer edge will be required where the R.P.Bio indicates it is required.~~
11. ~~Plan, design and construct all development to avoid encroachment on sensitive ecosystems identified in the EIA. This includes habitat values for individual species, entire ecosystem communities, mature stands of trees, as well as connectivity between habitats including wildlife travel corridors.~~
12. ~~Existing, native vegetation is to be retained as much as possible on the parcel(s).~~
13. ~~Development standards for stormwater source controls, erosion and sediment control, and stormwater ponds shall be included in the development proposal and shall be in accordance with the City of Courtenay Subdivision Bylaw and where appropriate as directed by a P.Eng Geotechnical Engineer and/or Hydrologist.~~
~~Erosion and sediment impacts must be managed during and after construction according to measures prescribed in provincial Best Management Practices and standards or guidelines used by the City of Courtenay.~~

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- ~~14. Grades immediately outside the protected area (including the Target Buffer Distances) should be treated in such a way as to meet existing natural grades. Slopes adjacent to protected areas shall not exceed 3:1 for a distance of 5 metres from the setback boundary.~~
- ~~15. A phased clearing approach may be required on large developments that are expected to be developed over a number of years. The specifics of this condition will depend on the nature of the development, its servicing requirements, environmental and neighbourhood aesthetic considerations.~~
- ~~16. If a Development Permit is to be issued the to be retained trees and ESA boundaries shall be geospatially located and this information must be made available to the City.~~
- ~~17. The EIA is subject to appropriate City of Courtenay, Provincial and Federal agency review.~~
- ~~18. The Director of Development Services may require that the EIAs be peer reviewed by a third body qualified professional, at the expense to the applicant.~~
- ~~19. If the nature of a proposed project within an AC EDP area changes, the R.P.Bio and/or Arborist (depending on what environmental features are impacted) may be required to re-assess changes to the proposal with respect to its impact on the ecologically sensitive area, at the expense of the permit holder.~~
- ~~20. The City will require monitoring reports prepared by the qualified environmental monitor, at the expense of the applicant, during and after construction, the purpose of which are to confirm the required conditions of the development permit have been met. The City will establish the length of the monitoring obligations for each proposed project based upon the nature of the site disturbance, proposed mitigation and/or maintenance.~~
- ~~21. The City may require security to ensure all required mitigation measures will be completed and furthermore continue to function properly as prescribed. The City requires securities for monitoring duties by a qualified environmental monitor. The City shall indicate what professional designation is required to oversee the monitoring work depending on the environmental values present on site and complexity of development works. Where financial security is required it shall be administered in accordance with Development Applications Procedures Bylaw No. 2699, 2012 as amended and replaced from time to time.~~
- ~~22. All replanting shall be maintained by the property owner for a minimum of 2 years from the date of completion of the planting. Maintenance may require the removal of invasive plant species and irrigation. The permit holder must contact the City when the replanting has taken place.~~
- ~~23. Areas designated as non-disturbance zones, including individual trees, in the EIA must be identified on the property with flagging and/or protected with temporary and possibly permanent fencing during construction as recommended by the R.P.Bio and/or Arborist, and confirmed by the City.~~

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- a. ~~Where temporary fencing is required it should be a minimum height of 1.2m and supported by poles placed at 2.5m intervals. The fence will remain in place throughout clearing, site preparation, construction, or any other form of disturbance.~~
 - b. ~~Where wildlife corridors are known to exist, the fencing will allow appropriate opportunities for wildlife movement along the corridor.~~
 - c. ~~Temporary fencing should be routinely inspected for its integrity with respect to the development activities.~~
24. ~~Should damage occur to the identified ecologically sensitive area during construction, the City may require a professional assessment of the damage and a report on recommendations for rehabilitation to the satisfaction of the City, at the expense of the permit holder. The City will require the permit holder to conduct the rehabilitation works under the supervision of a QEP and/or Arborist.~~

5.0 Definitions

~~For a complete set of definitions that apply to all EDPs, consult the Definitions section in Section 8 of the OCP. Additional definitions specific to this EDP include:~~

~~*Breeding season quiet buffer:* is an additional buffer distance that should be used where land contouring, construction, or any unusual or sudden loud activities (e.g., blasting, tree felling, chain saws, concrete cutters, large trucks, whistles, fireworks or banging devices) is to take place during the active breeding season.~~

~~*Development footprint:* includes the total area of disturbance directly or indirectly affected by the development activity.~~

~~*Non disturbance area:* includes the areas where no development activities are to take place unless as permitted by the Director of Development Services, and in consultation with environmental consultants.~~

~~*Target buffer distance:* is the desired buffer distance for a specific Environmentally Sensitive Feature, as defined in Table 1 or otherwise by an R.P.Bio, regardless of what the current buffer may be.~~

Commented [GN22]: The OCP proposes a similar Environmental Development Permitting framework to the Arden Corridor Local Area Plan and therefore a separate Arden Corridor Environmental Development Permit need no longer be specified for this Plan and area.



Appendix A – Arden Corridor LAP Maps

A note on the accuracy of mapping and its intended use:

In some cases information displayed on the maps is based on aerial photography and remote sensing data. Where data has not been ground-truthed, these maps provide a conceptual understanding of the information presented and may require further ground-truthing to determine accurate boundaries of features shown in the maps. The maps should be used as information only and not as basis for legal land survey.

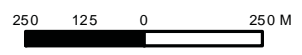
Arden Local Area Plan Orthophoto (Fall 2012)

Legend

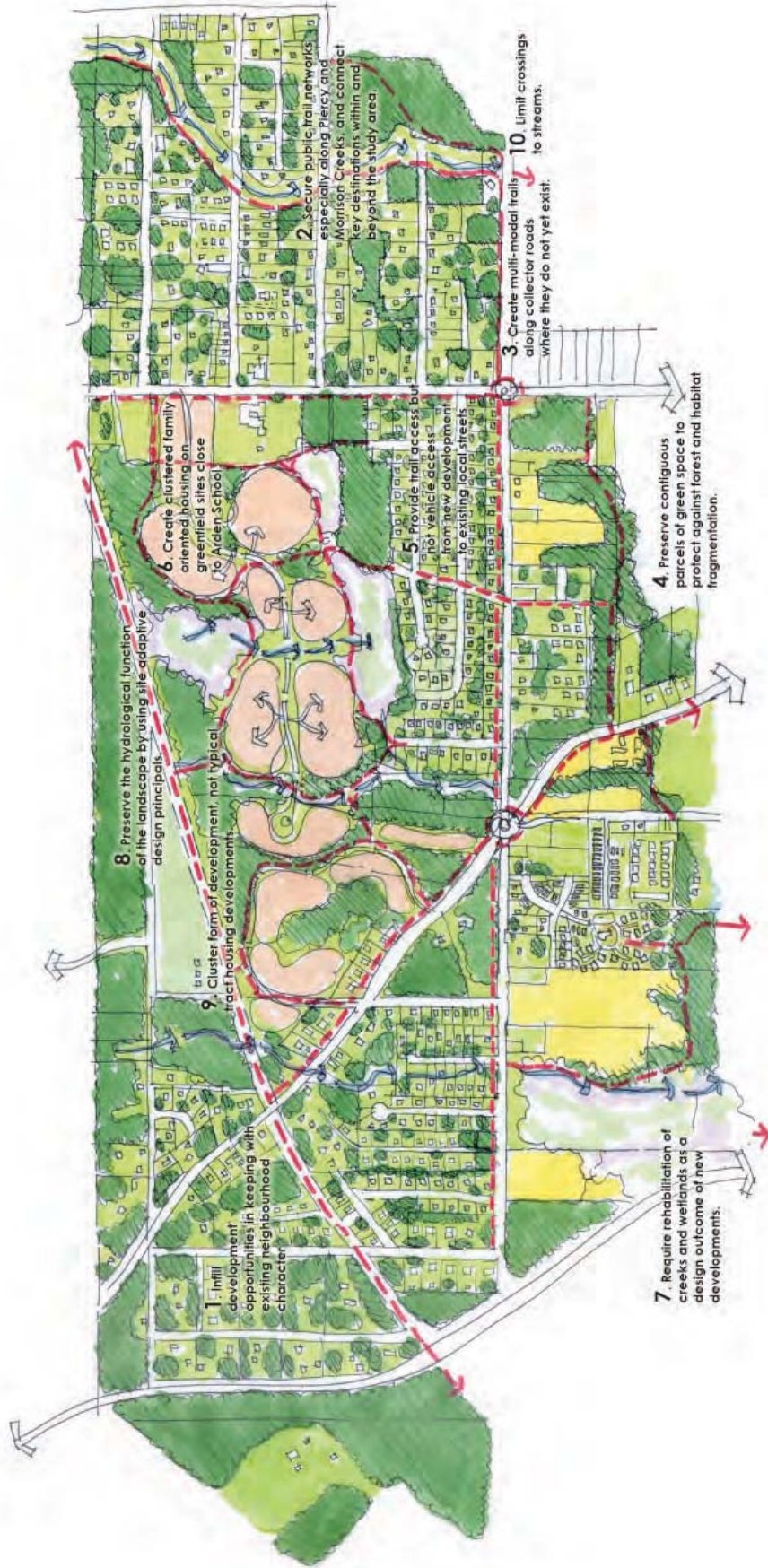
-  Arden Area Boundary
-  City of Courtenay Boundary



Date: 12/07/2013
Map Base: Orthophoto 10cm; 20x



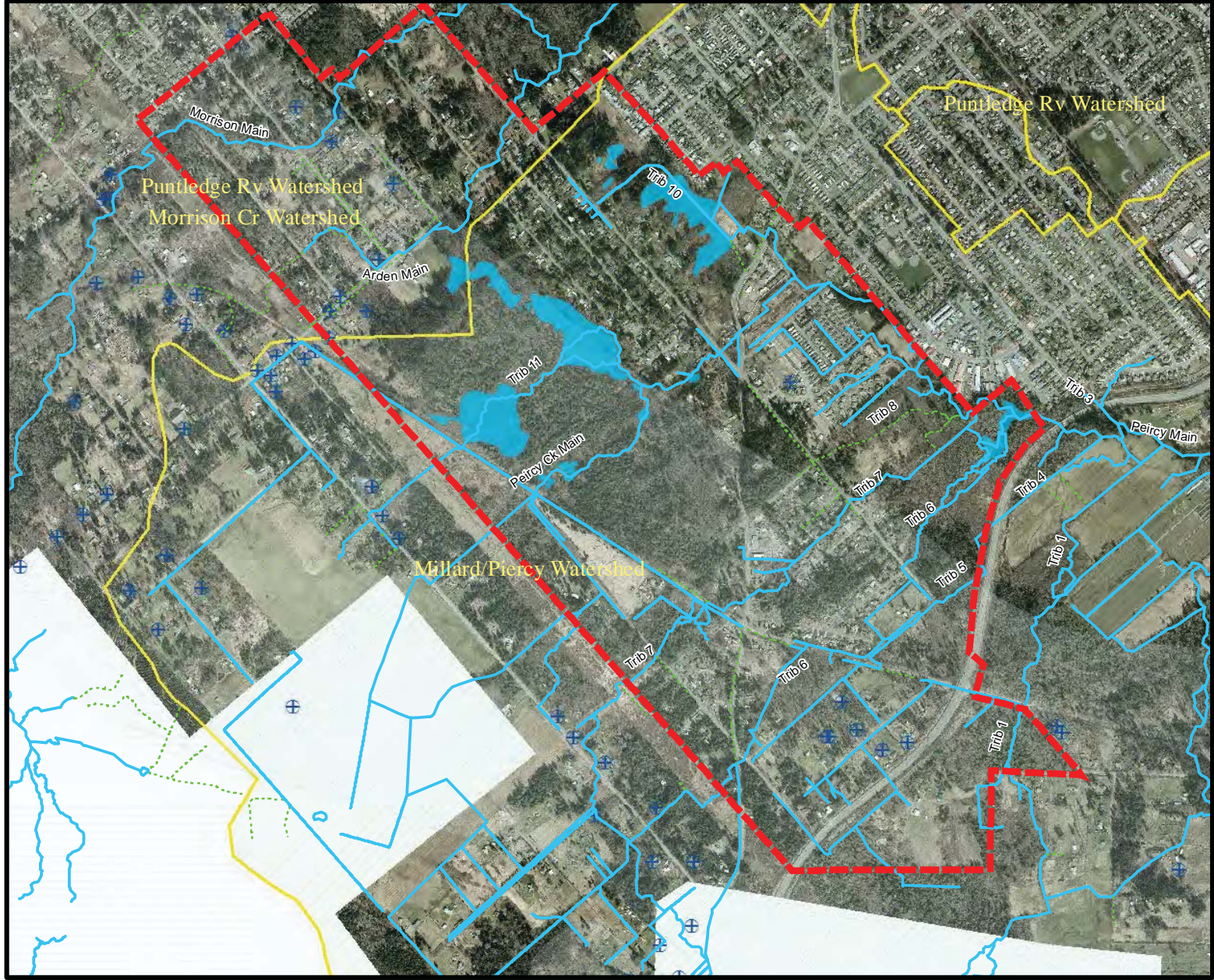
Map 2 - Demonstration Plan and High Level Design Principles










Note: Areas coloured yellow represent properties already rezoned. Some of these areas are developed.

Arden Local Area Plan Water Courses, Wells, and Aquifers

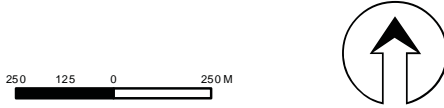
Map 3



-  Arden Area Boundary
-  Watershed Boundary
-  Ground Water Wells
-  Aquifer
- Wetlands**
-  Confirmed fish presence
- Comox Valley Watercourses**
-  Confirmed fish presence
-  Unknown fish presence

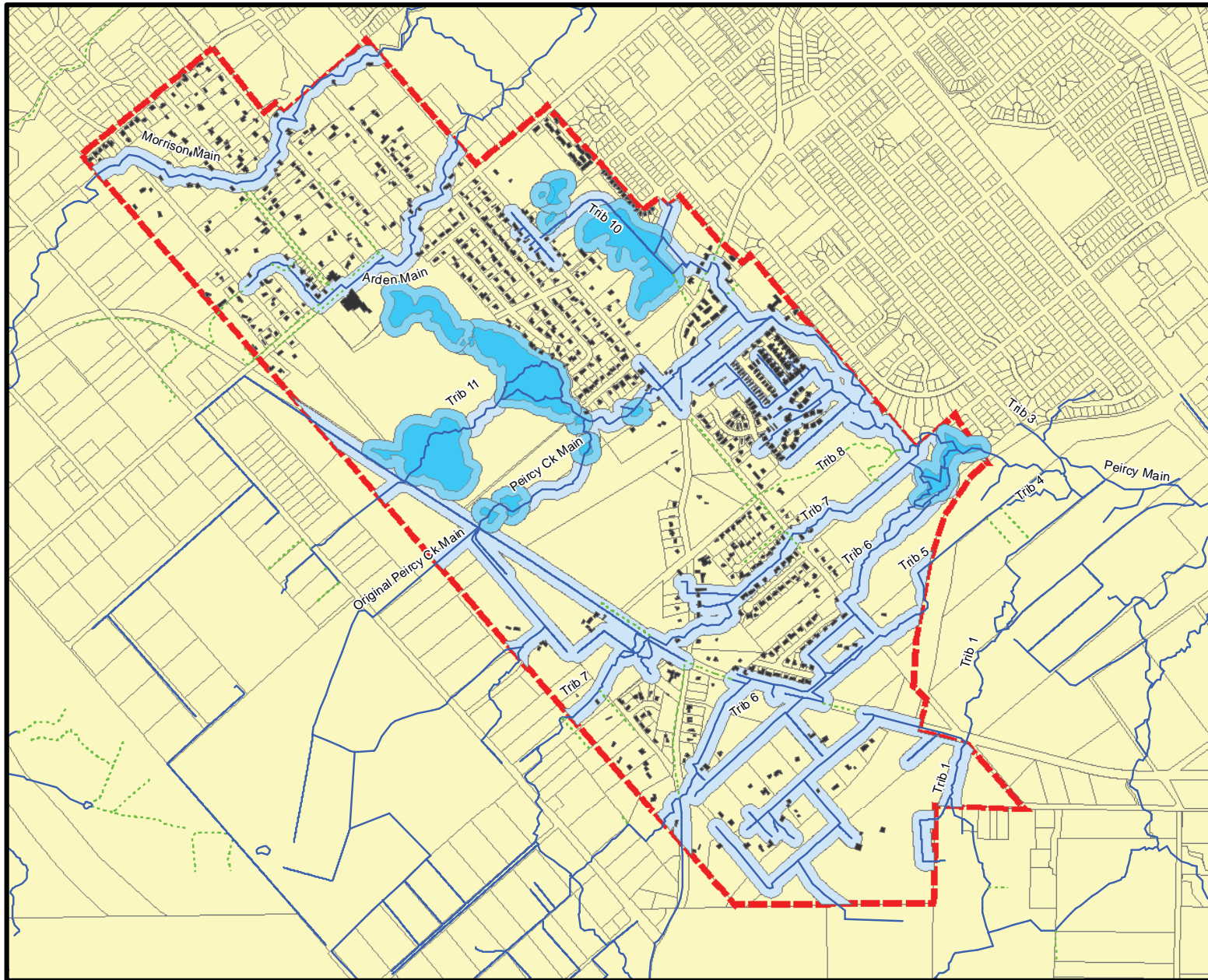
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Date: 12/07/2013
Map Base: Orthophoto 10cm; Project Watershed



Arden Local Area Plan Proposed 30m Riparian Buffer (30 m each side)

Map 4



	Wetlands
	Proposed Wetland Buffer (30m)
	Proposed Stream Buffer (30m)
Comox Valley Watercourses	
	Confirmed fish presence
	Unknown fish presence
	Parcels
	Primary Building Footprints
	Arden Area Boundary

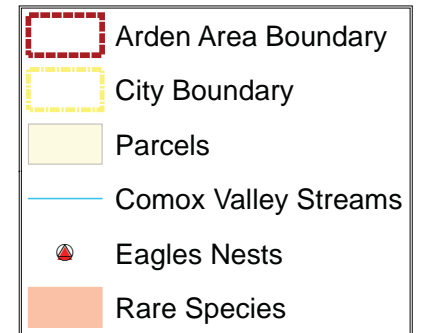
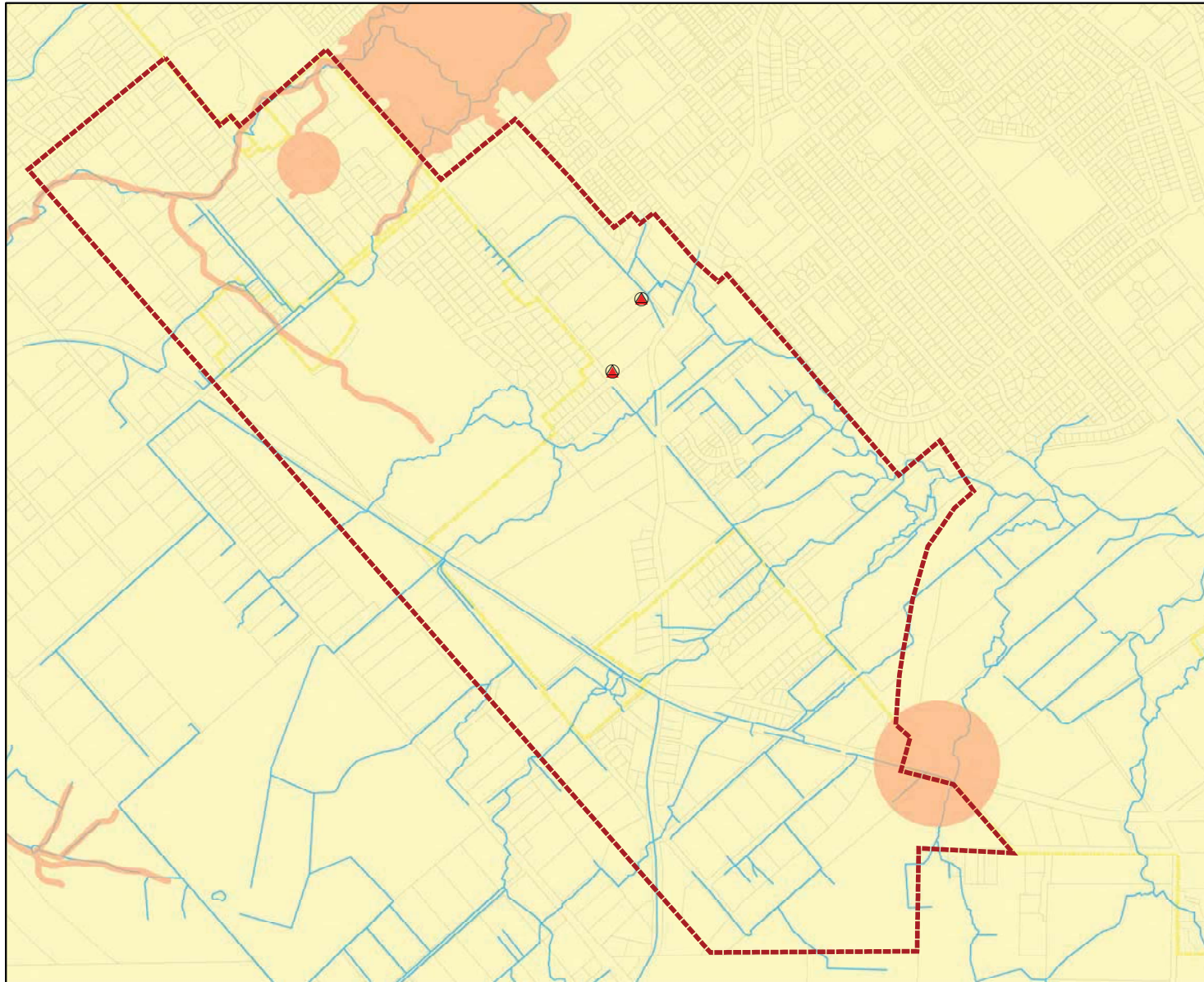
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Date: 12/07/2013
Map Base: CVRD and City of Courtenay Parcels, Project Watershed

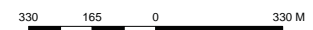


Arden Local Area Plan Rare Species

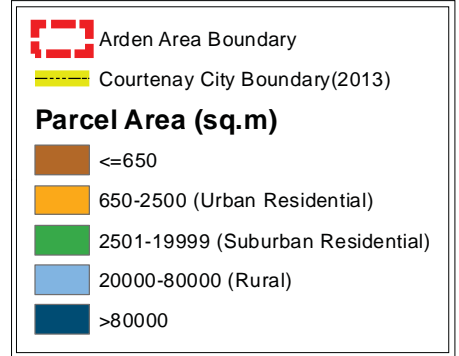
Map 5



Date: 23/08/2013
Map Base: CVRD and City of Courtenay Parcels



ArdenLocal Area Plan Parcels by OCP Lot Size Definitions



Map 6

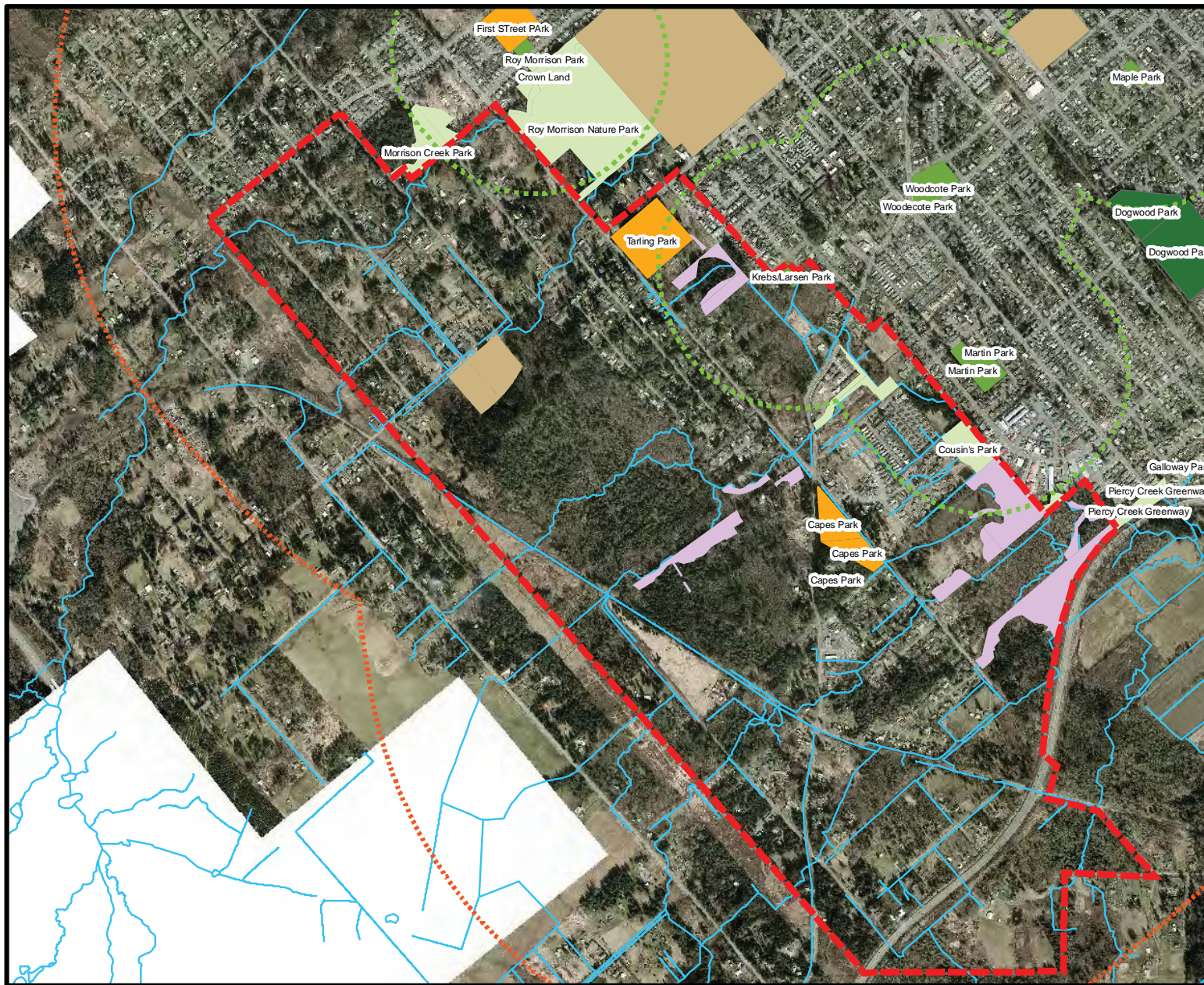
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Date: 12/07/2013
 Map Base: Orthophoto 10cm; City of Courtenay, CVRD



Arden Local Area Plan Community and Neighbourhood Parks Level of Service

Map 7



Legend

- Arden Area Boundary
- Neighbourhood Park Service Distance: 400m
- Community Park Service Distance: 1500m

Parks Classification

- Community Park
- Future Greenspace
- Neighbourhood Park
- Special Use Greenway
- Special Use Park
- School

A note on the accuracy of mapping and its intended use: In some cases information displayed on the maps is based on aerial photography and remote sensing data. Where data have not been ground truthed, these maps provide a conceptual understanding of the information presented and may require further ground truthing to determine accurate boundaries. The maps should be used as information only and not as basis for legal land survey.

Date: 12/07/2013
Map Base: Orthophoto 10cm; City of Courtenay



Map 8 - Conceptual Land Use Plan for the Arden Corridor



Appendix B – Arden Corridor LAP Illustrations

The illustrations on the following pages provide examples of the types of layout and building designs that are desired in the Arden Corridor.



Create a variety of housing rather than single 'model' developments.

Provide sidewalks or trails along side roads.

Design trail systems to connect up with neighbouring developments

Cluster buildings around garden courts or mews (pedestrian walkways) and utilize the space between buildings.

Front streets onto open spaces to create public 'park like' edges.

Wrap building fronts rather than backs around trails and open space to create public and not private edges.

Provide car ports rather than attached garages to simplify site planning and promote pedestrian oriented streets. Cluster buildings around parking courts rather than cul-de-sacs.

Leverage development to pay for new sidewalks and environmental restoration through rezoning amenity contributions.



Provide sidewalks or trails along side roads.

Front streets onto open spaces to create public 'park like' edges.

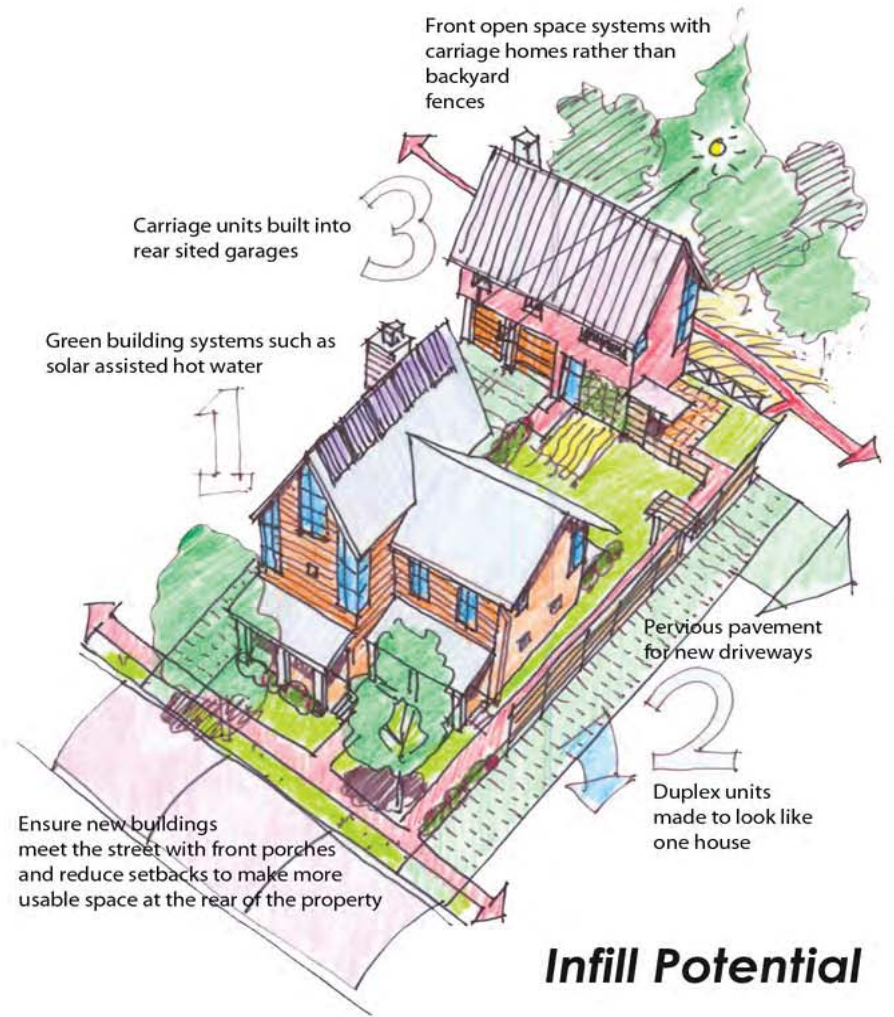
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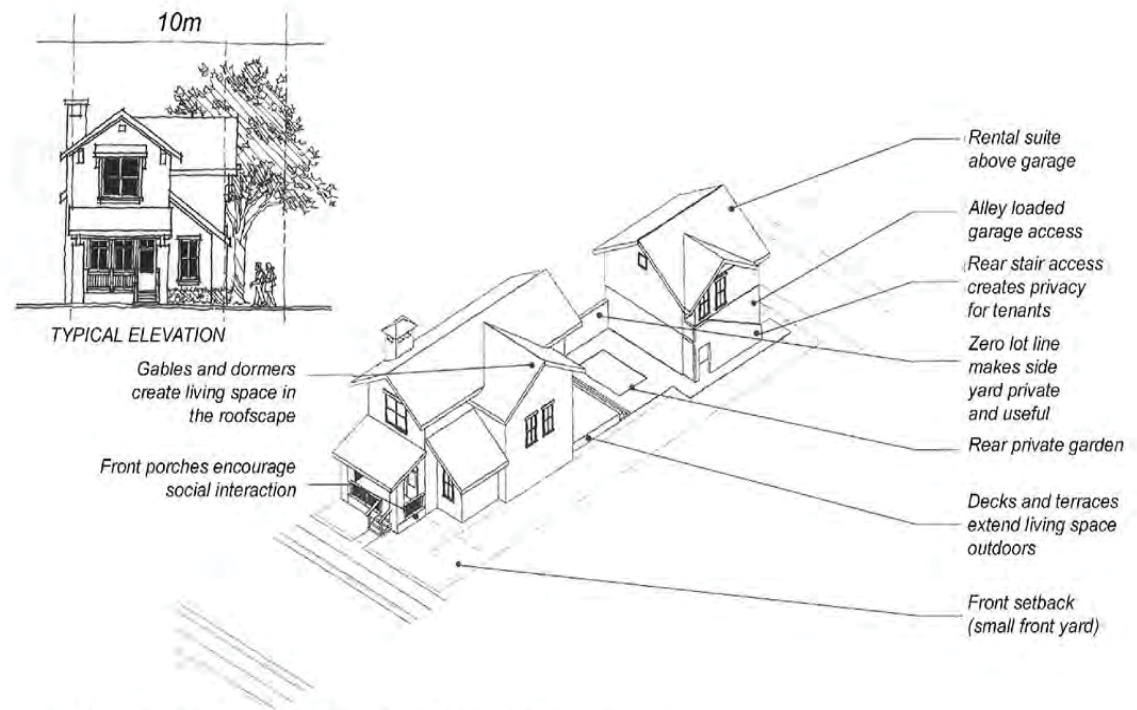
Design each home with usable and functional social space at the exterior of living areas. Orient for privacy utilizing grade change or privacy screens.

Infill development is permitted in a large part of the study area (subject to public process). Infill development generally occurs at an incremental pace, resulting in slow changes to the neighbourhood. Where infill is proposed, it must be consistent with the direction of this Plan. These illustrations show examples of the types of elements that can be modified on a property to help achieve the Vision of this Plan.

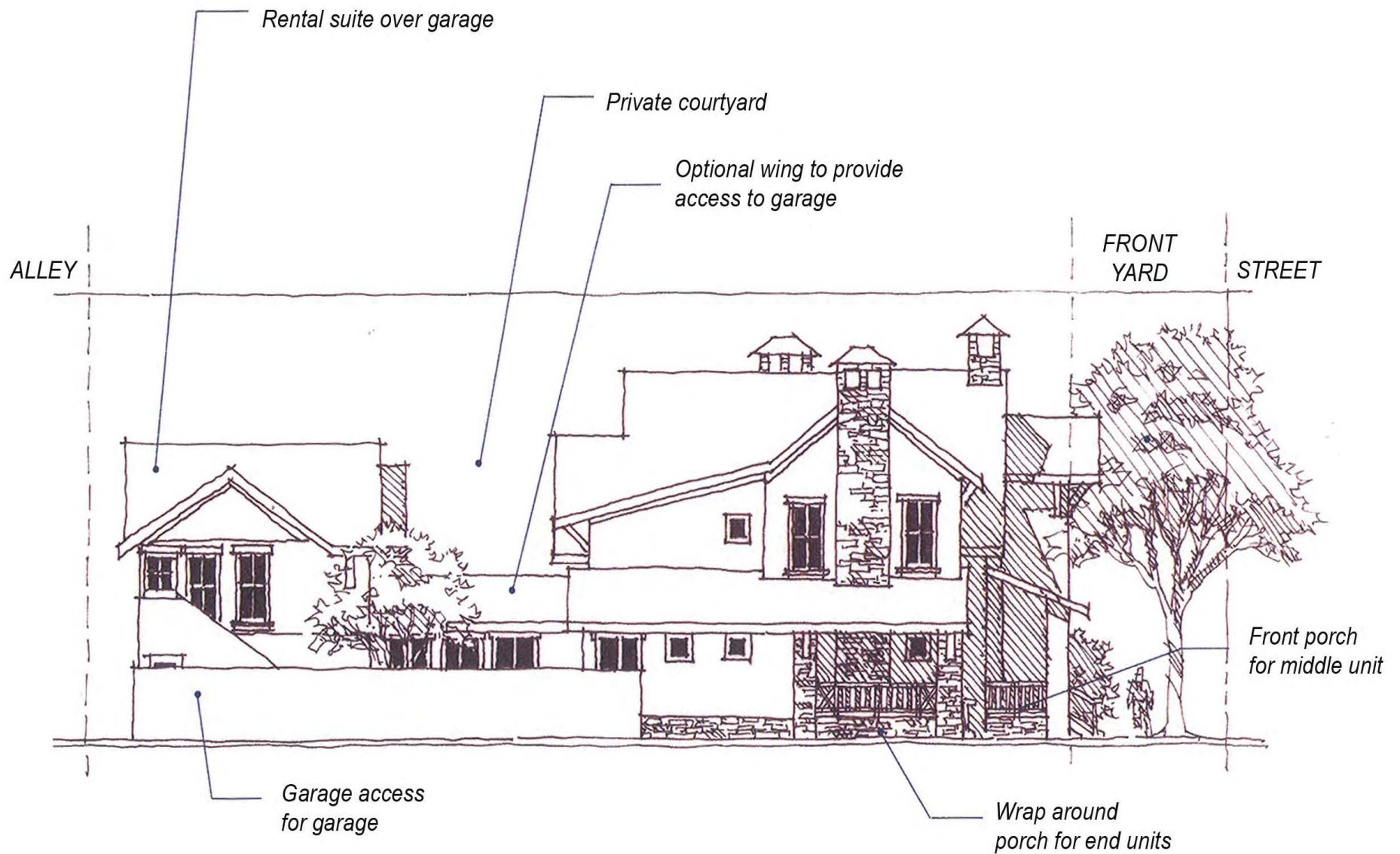




These images provide examples of building design that can help to achieve a suitable character for the neighbourhood.



Typical Traditional Neighbourhood Small Lot Housing



TYPICAL TARDINESS NEIGHBOURHOOD HOME - SIDE ELEVATION

12 units per acre in triplex configuration
 Requires 90' frontage x 120' depth lot dimensions
 Blends into single family neighbourhoods

*Chimneys encouraged
as design elements to
reinforce single family
appearance*

*Front setback
Center unit
has dominant porch*



*Rental suites built
above garage*

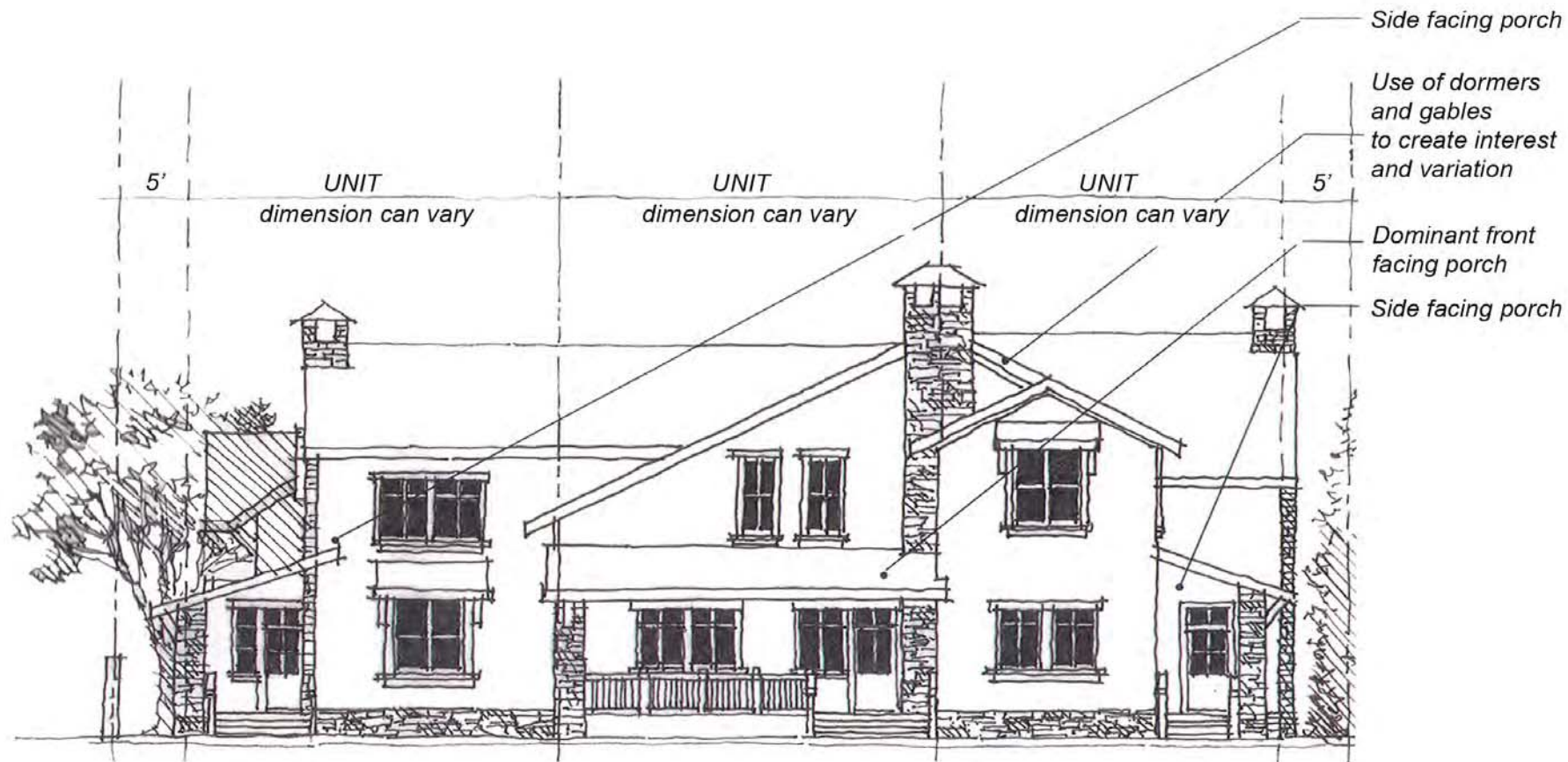
Rear garages

Private courtyard gardens

*Front porches encourage
social interaction and
'eyes on the street'*

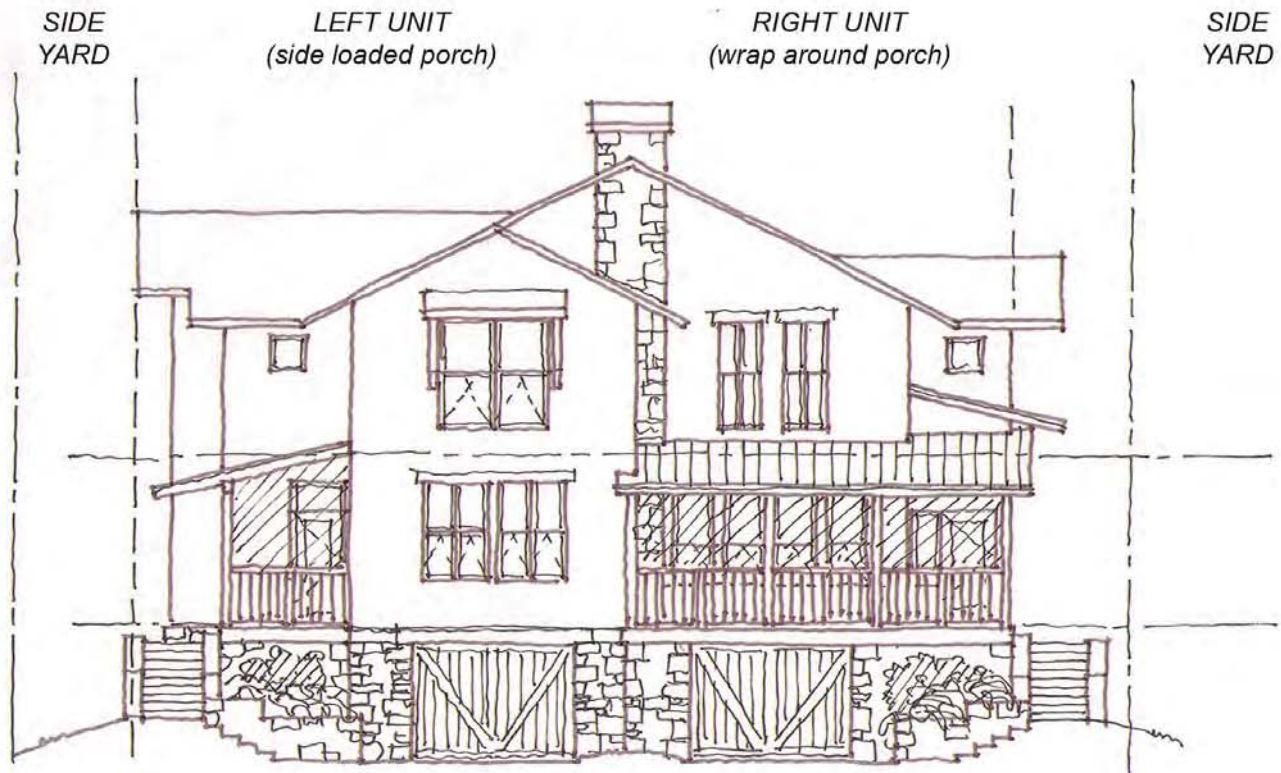
TYPICAL TRADITIONAL NEIGHBOURHOOD HOME - TYPICAL FORM BASED ZONING DIAGRAM

*12 units per acre in triplex configuration
Requires 70' frontage x 100' depth lot dimensions
Blends into single family neighbourhoods*



TYPICAL TRADITIONAL NEIGHBOURHOOD HOME - FRONT ELEVATION

*12 units per acre in triplex configuration
Blends into single family neighbourhoods*



TYPICAL TRADITIONAL NEIGHBOURHOOD HOME - FRONT ELEVATION - INFILL DUPLEX

12 units per acre in duplex configuration

Requires 70' frontage x 100' depth lot dimensions

Blends into single family neighbourhoods

Can be built without alley access



The images to the right show a more traditional form of density in the form of ground oriented row houses which are generally designed as a 'repeating pattern' of homes oriented in the same direction. The multiplexes on the previous pages may employ more creative designs to avoid the 'repetitious' look.

6M WIDE ROWNHOMES
Typical Elevation/ Volumetric





Low Rise Multi Family Housing Options