

ELECTORAL AREA C – COBBLE HILL LOCAL AREA PLAN

PART 1	VISION & GOALS	3
1.1	Vision	3
1.2	The Local Plan Area	3
1.3	Relationship to Other Jurisdictions	4
1.4	South Cowichan and Cobble Hill, Past and Present	4
1.5	Population and Demographics	10
1.6	Housing	10
1.7	Local Planning Processes	11
PART 2	LAND USE PLANNING DESIGNATIONS	12
2.1	Growth Containment Boundary	13
2.1.1	Growth Containment Boundary Objectives	13
2.1.2	Growth Containment Boundary Policies	13
2.2	Renewable Resource – Agriculture Designation	13
2.2.1	Village Agriculture Objectives	14
2.2.2	Village Agriculture Policies	14
2.3	Renewable Resource – Forestry Designation	14
2.3.1	Renewable Resource – Forestry Designation Objectives	15
2.3.2	Renewable Resource – Forestry Designation Policies	15
2.4	Industrial Designation	15
2.4.1	Village Industrial Objectives	16
2.4.2	Village Industrial Policies	16
2.5	Institutional Designation	16
2.5.1	Village Institutional Objectives	16
2.5.2	Village Institutional Policies	16
2.6	Parks Designation	17
2.6.1	Parks Objectives	17
2.6.2	Parks Policies	17
2.6.3	Village Parks Objectives	17
2.6.4	Village Parks Policies	17
2.7	Freshwater and Marine Designations	18
2.7.1	Freshwater Objectives	18
2.7.2	Freshwater Policies	18
2.7.3	Marine Objectives	18
2.7.4	Marine Policies	18
2.8	Commercial Designation	18
2.8.1	General Commercial Objectives	19
2.8.2	General Commercial Policies	19
2.8.3	Highway Commercial Objectives	20
2.8.4	Highway Commercial Policies	20
2.8.5	Mixed-Use Village Commercial Objectives	20
2.8.6	Mixed-Use Village Commercial Policies	20
2.8.7	Tourist Commercial Objectives	20

2.8.8	Tourist Commercial Policies	20
2.8.9	Village Commercial Objectives	21
2.8.10	Village Commercial Policies	22
2.9	Residential Designation	22
2.9.1	Future Development Objectives	23
2.9.2	Future Development Policies	23
2.9.3	Comprehensive Residential Objectives	23
2.9.4	Comprehensive Residential Policies	23
2.9.5	Manufactured Home Park Objectives	23
2.9.6	Manufactured Home Park Policies	23
2.9.7	Rural Residential Objectives	24
2.9.8	Rural Residential Policies	24
2.9.9	Village Manufactured Home Park Objectives	24
2.9.10	Village Manufactured Home Park Policies	24
2.9.11	Village Mixed-Use Residential Objectives	24
2.9.12	Village Mixed-Use Residential Policies	24
2.9.13	Village Residential Objectives	25
2.9.14	Village Residential Policies	25
2.10	Railway Transportation	25
2.10.1	Railway Transportation Objectives	25
2.10.2	Railway Transportation Policies	25
2.11	Settlement Nodes	25
2.12	Roads and Servicing	25
2.12.1	Roads and Servicing Objectives	26
2.13	Temporary Use Designations	28
2.14	Heritage	28
2.14.1	Heritage Objectives	28
2.14.2	Heritage Policies	28
PART 3	IMPLEMENTATION AND EVALUATION	29
3.1	Monitoring and Review of the Plan	29
3.2	Performance Measures	29
LIST OF TABLES		32

PART 1 VISION & GOALS

1.1 Vision

The vision statement in the Cowichan Valley Regional District (CVRD) Official Community Plan for the Electoral Areas (OCP) describes the Cowichan Valley as the regional board imagines it in the year 2050:

The Cowichan Valley in 2050 enjoys a vibrant, diverse and sustainable economy, natural environment and society in a resilient community that has adapted effectively to climatic, technological and other change.

This regional vision represents a composite of the separate vision statements included in each of the nine local plans for the CVRD's electoral areas and villages.

The South Cowichan is a place of extraordinary beauty and unique socio-economic, cultural and environmental significance, where residents wish to retain the rural character, plan for sustainable village communities, and protect their quality of life and natural environment.

Cobble Hill Village is an agricultural community with a rural, heritage character—slow, steady population growth is anticipated, helping to build an active, welcoming commercial core and an abundance of public open space, making it one of the most desirable places to live on Vancouver Island.

1.2 The Local Plan Area

The local plan area includes all of electoral area C of the Cowichan Valley Regional District within the southeast quadrant of Vancouver Island. Encompassing approximately 2,241 hectares (ha) or 5,537 acres (ac) of land area and 974 ha (2,406 ac) of water area, electoral area C is one of three southerly electoral areas in the Cowichan Valley Regional District. The plan area includes the unincorporated communities of Cobble Hill and Arbutus Ridge, and portions of Satellite Channel.

The plan area is bound on the south by electoral areas A and B (Mill Bay/Malahat and Shawnigan Lake), on the east by Satellite Channel, on the north by electoral area D (Cowichan Bay) and on the west by Cobble Hill Mountain. First Nations reserves are outside the jurisdiction of the official community plan.

South Cowichan OCP is essentially a four-document local plan that includes a main OCP document and three village local plans. The transition to a harmonized OCP recognizes the South Cowichan OCP with some overlap with the area A, B and C local plans. The local plan for area C includes the Cobble Hill Village local plan from the South Cowichan OCP. It is recognized that with the Modernized Official Community Plan for the Electoral Areas (MOCP), the local plan for area C may reconsider an area A, B and C master local plan.

1.3 Relationship to Other Jurisdictions

The influence of the Capital Regional District (CRD) in the growth, development and present character of the local plan area has been profound. The CRD is a major employment centre, with comparatively expensive housing. Median prices of single-family residences in the CRD were well over half a million dollars at the time this plan was written. There is a considerably lower entry point to the single-family residential market in the South Cowichan, although this gap appears to be closing. Because of this, and because of the rural lifestyle and natural beauty offered by the South Cowichan, the local plan area is seen by many people employed in the CRD as a viable location to live, with a commute to Victoria being part of the daily routine. This phenomenon has kept growth rates in the South Cowichan at a consistently high level for decades, and as road improvements are continually made, the effect has been reinforced.

Lands within the plan area are within the traditional territory of several Coast Salish Nations, including the Cowichan, Tsawout, Malahat, Pauquachin and Tsartlip Nations. The Malahat, Pauquachin and Cowichan First Nations have members residing within and adjoining the plan area. Today the Cowichan Tribes is also one of the single largest employers in the region.

1.4 South Cowichan and Cobble Hill, Past and Present

Human settlement in Cobble Hill area dates back over 8,000 years to the Coastal Salish First Nations people who fished, hunted and settled in villages in the area. Drawn by the area's abundant natural resources, homesteaders from Europe, the United States and other parts of Canada began to arrive in the Cowichan Valley in the late 1840s. In 1858, Royal Engineers of the British Admiralty surveyed the area (despite some resistance from the Cowichan people) into large sections. Commercial logging quickly became the region's major economic activity. Logging camps and sawmills were scattered throughout the area. Mining (copper and coal) and fishing were also important economic activities.

Later arrivals to the area included workers from China, India and Japan, who came to work in the logging and mining camps and to help build the Esquimalt & Nanaimo Railway (E&N Railway). Built by coal baron Robert Dunsmuir, the railway helped connect the region to Victoria. With the completion of the railway, Cobble Hill grew into a resort destination for Victoria residents and a hotel was constructed in Cobble Hill Village.

Through the 20th century, the area's population and economic activity ebbed and flowed with regional and global events, at least two major forestry booms, two World Wars and, in more recent times, the construction of the Trans-Canada Highway, which shortened driving times to Vancouver Island's principal employment and retail centres in Victoria and Nanaimo. The transportation improvements, combined with limited economic growth in the area, has gradually led to Cobble Hill becoming, at least partially, a bedroom community to Victoria, Nanaimo, Duncan and other larger, nearby centres.

The agricultural sector is also expanding and diversifying, especially in the winery and organic food producer sectors.

Cobble Hill Past



The first people to inhabit the lands surrounding Cobble Hill were the Coast Salish Nations of Malahat, Cowichan, Tsawout, Tsartlip, Pauquachin and others, who used this locale for settlement purposes as well as for camping, fishing and gathering. Lands in the village area are within the traditional territory of the First Nation bands that originally inhabited them.

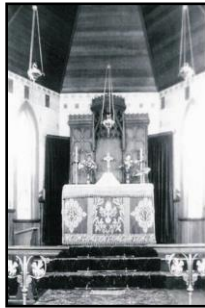
The unincorporated village of Cobble Hill was first developed around 1850, when the earliest settlers of European descent began to arrive. Initially, these pioneers had to walk or travel by horse and buggy to Harrisville (Cowichan Bay) to purchase supplies. When the railway was built through Cobble Hill in 1887, the small settlement began to evolve into what was, in the late 1800s and early 1900s, the main community in the Cowichan Valley. A railroad construction engineer by the name of J.W. Graff had a seven-room home built called the “white house,” which served as a boarding house and landmark for many years. It was located near the site of the Cobble Hill School on Watson Avenue. The Cobble Hill Railway Station was another central feature at that time, boasting a baggage room, ticket office, telegraph office and a waiting room with a pot-bellied stove. Today’s road network reflects the historic layout of the community in which all trails and roads in the area led to the railway station. It was a main focal point of the community—even the first post office operated out of an old boxcar.

As a railway community, Cobble Hill was complete and compact, with a wide variety of services, including a bank, telephone office, creamery, feed store, blacksmith, bakery and other businesses. In 1892, the Station Hotel (later called the Wilton Place Hotel) was built across from the train station on Cobble Hill Road. It was a popular and thriving enterprise, with several hotel rooms, a saloon and a tea room. The entry hall was impressive with its large player piano that provided lively entertainment. A year later in 1893 the first community hall was constructed, on the corner of Hutchinson and Cobble Hill Road.

The population grew quickly, and commercial enterprises arose to support it. The Garland Block on the north side of Fisher Road and the west side of Garland Avenue, the Walton Building (the Cobble Hill Market) on the south side of Fisher Road, Pat Barry’s blacksmith shop and the Bonner Block were all completed by 1916. There was a butcher, a baker, a general merchant, a shoe repair shop, a bank, a lumber store and a hardware store among other services. The first school was completed on Watson Avenue in 1915, and over 500 residential lots were created on 300 acres by the Jeune Brothers of Victoria.

The first Cobble Hill community water system was established in 1914. The system comprised a 5,000-gallon earthen reservoir and a two-inch water line that delivered 60 pounds of pressure to 25 homes and businesses in the core area. Of the water quality, the owner of the system (George Bonner) is quoted in the *Daily Colonist* stating, “a recent report from the sanitary inspector showed the water test sample was No. 1—about the best you can get”. The system was

operated by the Bonner family until 1986 when it was turned over to the Cobble Hill Water Improvement District.



Cobble Hill was a prosperous and busy community until the 1940s. The Wilton Place Hotel burned down in 1942 and was never rebuilt. Meanwhile, the automobile began to surpass railway transit as the preferred mode of transportation. The highway was moved to its current location in the middle of the last century. Its new location bypassed Cobble Hill and with the increased dominance of the automobile a deceleration of development in the village was inevitable. Mill Bay and Duncan became the areas of growth. As large trucks began moving lumber and freight, trains that had attracted so many to Cobble Hill Village became fewer and fewer, and over time the buildings that helped form the lively community began to disappear.

Cobble Hill Present



The defining characteristics of Cobble Hill Village include its rural nature, plentiful greenspace, agricultural orientation and rich history. Farmers' markets, craft fairs and a spring seed exchange are all part of this diverse community where the citizens actively participate in its affairs. The annual Cobble Hill Fair is held on the grounds of the Farmers Institute at Cobble Hill in the centre of the village. Usually held on the fourth Saturday in August, it brings people together to celebrate with family and friends, creating a strong sense of neighbourhood identity.

There are about 900 residents in Cobble Hill Village, living primarily in single-family residential neighbourhoods. The business community includes the retail core and industrial areas on Cobble Hill and Fisher Roads. In all there are about 50 businesses—many home-based—located in the village.



Although the population in the outlying areas of Cobble Hill has grown steadily, the community has retained its rural, agricultural and heritage character. The village remains small, with a quiet, atmosphere and an abundance of open space and public institutions. It is relatively peaceful, clean and unspoiled, in part because of its location away from the Trans-Canada Highway.



Although it is not without constraints, Cobble Hill has a good water supply, effectively operated by the Cobble Hill Water Improvement District. Much of the village area is also serviced by a high-quality sewage treatment facility with capacity for expansion.

Heritage

In recognition of the Cowichan Valley's rich historical and cultural resources, the CVRD Board established heritage conservation as a service to electoral areas in 1999 and a Community Heritage Register (CHR) in 2009. The intent of the heritage program is to promote public awareness of community heritage values and to support heritage conservation and heritage tourism initiatives. The CVRD is committed to heritage conservation by documenting significant historic places on the Community Heritage Register.

It is an objective that the CVRD will implement the Community Heritage Register of buildings, structures, cemeteries, landscape features, sites and objects. At the time of adoption of this OCP, there are two South Cowichan historic places listed:

1. *Memorial Park*: Located within the core of Cobble Hill Village, this commemorative park is dedicated to those who fought in World War I. The cenotaph was unveiled in February of 1920 by Premier John Oliver. In attendance were 30 cadets from Shawnigan Preparatory School, 40 returned World War I soldiers, members of the Ancient Order of Foresters in their regalia and a large crowd of spectators. The monument was inscribed with 25 names of those who did not return from The War. The well-cared for cenotaph still stands after many years, unchanged except for the added names of those who fell in the Second World War. To this day, the site is used as a gathering place during Remembrance Day and other celebrations. The Ancient Order of Foresters organization dissolved in 1963, and the property reverted to the Crown. In 2009 the CVRD revitalized the existing cenotaph, which is managed as a community park, through a grant from Veteran Affairs and very generous assistance from the community.
2. *The Shearing Tree*: Believed to be one of the largest remaining Douglas-fir trees on Vancouver Island, The Shearing Tree stands on land originally pre-empted by William Shearing in 1872, land that until recent years remained in his family. When the rest of his farm was logged to create farmland, Mr. Shearing left this massive example standing as a reminder of the huge forest that once covered the area. It is located off Telegraph Road in Cobble Hill.

Other heritage resources that may have significant heritage value and will be considered for inclusion on the CVRD Community Heritage Register include but are not limited to the following:

1. *Cobble Hill Village Core*: The commercial core area of Cobble Hill is one of the most significant concentrations of commercial historic resources on Vancouver Island. It corresponds with the earliest pioneer settlement and reflects Cobble Hill's early merchant activity, giving Cobble Hill its unique heritage flavour—the distinctive small-scale lots and buildings symbolizing the

architecture of the 1800s. The Cobble Hill Village core area includes a legacy of history, including the post office, the telephone exchange, Cobble Hill School House 1, Cobble Hill School House 2, the Cobble Hill train station, the Cobble Hill market, the Bonner Block, the Cobble Hill bakery, the Cobble Hill hall, the cenotaph, Home Gas, the Baptist Church, Barry's Blacksmith, the creamery and other potential heritage resources.

2. *Railway Station*: With the coming of the railway in 1886, the Cobble Hill Village area boomed. All roads led to Cobble Hill's new railroad station that was complete with baggage room, ticket office, telegraph office, waiting room housing an old pot-bellied stove and accompanying stockyards. When train traffic shifted to highway transportation, the deteriorating station was replaced with the kiosk. The surrounding area fell into disrepair and did not offer a very pleasant visual entrance to the village core. In the winter of 2009, a revitalization project was undertaken resulting in the new attractive park-like setting that is managed as part of Quarry Nature Park.
3. *Station Hotel*: Later known as the Wilton Place Hotel, it was built in 1893 and stood on Cobble Hill Road across from the train station. This grand structure was one of the South Island destination spots before being razed to the ground by a devastating fire in 1942. The fire that destroyed the hotel was gallantly fought during the night by Cobble Hill's bucket brigade; however, by morning only smoldering rubble remained. This fire prompted the first Cobble Hill fire hall to be built. The hall with its firefighting equipment was located in a small building next to Barry's garage on Fisher Road.
4. *Post Office*: Cobble Hill's post office is the second oldest continuously running post office in all of Canada. The first post office in Cobble Hill was established in an old boxcar across the road from the railway tracks in 1887. The current post office, which is located on Garland Avenue, was built in 1949.
5. *The Walton Building*: Now known as the Cobble Hill market, this building was built by Tom Walton in 1911. When it opened, it housed a grocery store downstairs, and the upstairs held an art studio by day and a very popular dance hall by night. The Cobble Hill Women's Institute held their meetings in the upstairs hall when they first formed their chapter. Currently, the upper floor of this historic old structure is home to the owners of the store.
6. *Telephone Office*: First listed in the British Columbia Long Distance Toll Directory on August 1, 1908, the Cobble Hill telephone office was originally housed in the Garland Block. In 1917, the telephone office moved to a newly constructed building at the corner of Fisher Road and Garland Avenue. The Minstrels Conservatory of Music is currently housed within the old telephone office. In 1917 there were 61 subscribers to the service but, as a sign of how rapidly the area was growing, that number was over 160 by 1921.
7. *Good Templars Hall*: The first community hall built in Cobble Hill was constructed by the Good Templars (a temperance group) in 1893 at the corner of Cobble Hill and Hutchinson Road, and the first Cobble Hill Fall Fair was held there in 1908. With a rapidly growing community, it was not long before the Good Templars hall was deemed too small and not befitting the many activities undertaken in Cobble Hill. When the building began to deteriorate, a committee was formed to explore the possibility of erecting a larger facility complete with recreation grounds. The Good Templars Hall served the community until the Cobble Hill hall was built in 1921.
8. *The Farmers' Institute at Cobble Hill Hall*: The existing Cobble Hill hall on Watson Avenue was built in 1921 by community subscription and assistance from the Ancient Independent

Order of Foresters, Court Shawnigan, the Women's Institute, the Girl Guides, the Boy Scouts and the Farmers' Institute. The first function in the hall was a pageant put on by the Girl Guides on May 24, 1921. The Cobble Hill hall serves as a primary focal point for the community. The hall and the adjacent fairgrounds are alive with activity throughout the year, and particularly when the Farmers Institute hosts the Cobble Hill Fair at the end of August each year.

9. *Cowichan Bakery*: The aroma of freshly baked bread hung in the air over the Cobble Hill Village for many years as Cowichan Bakery was one of the village's most vibrant businesses. Operated for decades by the Scales family, this popular bakery was complete with a delivery truck to provide service to outlying areas. Historical records show that in 1925 one could purchase 12 loaves of bread for \$1.00. Still located on Garland Avenue, the bakery now acts a private residence.
10. *Barry's Garage*: Barry's Blacksmith was established in the village in the early 1920s when Patrick Barry moved his blacksmith shop from Cobble Hill Road to its existing location in the middle of the Cobble Hill Village. Without realizing it this move placed the business in an ideal location to service the automobiles that would soon grace the narrow streets of Cobble Hill. Barry's Garage soon became a gathering place for residents in the area.
11. *Cobble Hill's Schools*: Construction began on Cobble Hill's first school in 1914 and until its completion in 1915 students were accommodated in the Good Templars Hall just down the block. It was a one-room school having just one teacher for grades one to eight. In later years the basement was used as a high school. The building is located on Watson Avenue and it now houses Evergreen Independent School. Soon after the high school was built, a second school was located in the village on Cobble Hill Road. Old School House Coffee and a few other local businesses now operate in this structure.
12. *Home Gas*: The Island Gateway home gas station can still be seen at the corner of Cobble Hill and Shawnigan Lake Roads. This station was a popular gathering place on a Saturday evening as, in addition to its gas pumps, there was a small coffee bar and grocery outlet in the station. It was converted to a house shortly after it closed.
13. *Cobble Hill Lime Quarry*: In 1946, Norm and Ralph Bonner established a lime quarry on the east side of Cobble Hill Mountain. Rock was blasted from the side of the mountain then put through crushers and a hammer mill after which it was screened and shipped across the Island. This lime was used for agricultural purposes, but it was also used by Bapco Paints as an ingredient for putty. The quarry closed in 1981 but it is still visible in Quarry Nature Park—a 23-ac block of land purchased by the CVRD in 1985 and managed as a community park.
14. *Knocking Shops*: These houses are well known in England for the night services offered to gentlemen callers. Cobble Hill had three such houses: an uptown house that still stands today, a mid-town house and the small cottage on the other side of the village with a sign over the door reading, "Oh So Easy".
15. *St. Mary's Church*: In 1916, several parishioners from St. John's Anglican Church built a church of their own in the Cobble Hill Village. This church was located on Hutchinson Road at the south easterly corner of the present-day playground of Evergreen Independent School. Built through donation and volunteer labour, St. Mary's had both leaded windows and architectural grace. In 1939 the church was in decline; after a particularly heavy snow fall damaged the roof it was dismantled, and the windows were used at St. John's and at the Mill Bay United Church Hall.

16. *The Creamery*: Located close to where the Cobblestone Pub is now located, the Creamery played an important role in the life of Cobble Hill, providing milk, feed and supplies for the village and surrounding area. The Creamery also housed Cobble Hill's first library of sorts.
17. *James Dougan Memorial Cemetery*: This pioneer cemetery is nestled in a peaceful meadow, surrounded by trees, just east of the Douglas Hill subdivision off Cowichan Bay Road. It is one of the few privately-owned cemeteries in Canada. Named after one of the Cowichan Valley's first pioneer families, this cemetery exists on land first owned by James and Annie Dougan in 1887. Care and control of the James Dougan Memorial Cemetery rests with a Society incorporated in 1927.
18. *The Chapman Memorial*: The Chapman Memorial is located on Telegraph Road across from Arbutus Ridge Golf Course. It marks the grave of Richard Chapman, who died at the age of 20 after being injured in a barn raising on his parents' farm. The nearest doctor was at Ladysmith, hence he succumbed to his injuries without medical attention and was buried by his parents on the side of a field, as was often done at that time. The site became overgrown and dilapidated and was refurbished by the Cobble Hill Boy Scouts in the 1970s, and again by Chapman descendants in the late 1990s.
19. *The Anglican Church of Saint John the Baptist on Cobble Hill Road*: The Anglican Church of Saint John the Baptist on Cobble Hill Road was dedicated for worship in 1889 and continues to serve its parishioners' needs today. Its cemetery, the largest in Cobble Hill, is the final resting place for many prominent and interesting local individuals and has been the site of many organized historical tours.

1.5 Population and Demographics

The regional official community plan includes the harmonized population, housing and employment projections from all local area plans (LAP). The MOCP and local plans will include regional, sub-regional and electoral area projections. These projections are an important consideration in the development of local plans.

1.6 Housing

Existing housing projections are included in the OCP as Appendix I. Housing projections will be updated concurrently with population and employment projections.

As the community grows, Cobble Hill Village has the potential to become a more complete community where residents can live, work and enjoy many recreational amenities. A mix of residential and commercial development will be encouraged in the village core while commercial businesses will continue to be oriented around a heritage theme. Strict guidelines will ensure that new development is consistent with the village character. The types of commercial development found to be desirable to residents through the public input process include uses such as a bakery, restaurant, organic market, museum, tea room, coffee shop, bank/credit union and medical office, among others. The commercial core area will be expanded, through rezoning applications, along Garland Road.

Lands between the Evergreen School and the commercial core will be designated as Mixed-Use Residential, where additional small-scale commercial uses can be introduced. A farmers' market

and other secondary agricultural uses will be encouraged between the Fisher Road industrial area and the residential area. This will support agriculture and help to mitigate impacts of existing industrial uses on the village residential areas.

Industry will continue to flourish along Cobble Hill Road and in the northeast at the Fisher Road industrial area. Industrial development will be supported by encouraging uses that are compatible with the rural village setting and can provide employment opportunities.

Single-family residential neighbourhoods will remain predominant in Cobble Hill Village; however, the OCP recognizes the need for other forms of housing that can better accommodate a diverse population. Diverse housing types are required to address the changing demographics of the community, in particular the aging population on Vancouver Island, the high price of housing in relation to average family incomes, and the need to retain young people in the community to support a healthy economy.

1.7 Local Planning Processes

The OCP includes the local planning process for the harmonization of all LAPs. All nine LAPs are being harmonized through the creation of the OCP, which includes each local plan in Schedule B.

PART 2 LAND USE PLANNING DESIGNATIONS

All future development must be consistent with the objectives and policies of the OCP and the area C Cobble Hill local plan. The regional land use designations are intended to reflect electoral area and regional commitments and aspirations. Both the regional designations and the local plan designations should be considered.

Except as shown on the Land Use Designation maps (see Schedule L, LC1 map series), land use designations generally follow parcel boundaries, and though not shown on the maps, the land use designations extend to the centre line of adjacent roads. Where land use designations split parcels, the boundary will be considered approximate.

Symbol Legend:

- Designations in both the OCP, Part 4 and area C Cobble Hill local plan.
- Designations in the OCP, Part 4.
- › Designations in the area C Cobble Hill local plan.

- Renewable Resource – Agriculture
 - › Village Agriculture
- Renewable Resource – Forestry
- Industrial
 - › Village Industrial
- Institutional
 - › Village Institutional
- Parks
 - › Village Parks
- Freshwater
- Marine
- Commercial
 - › General Commercial
 - › Highway Commercial
 - › Mixed-Use Village Commercial
 - › Tourist Commercial
 - › Village Commercial
- Residential
 - › Future Development
 - › Comprehensive Residential
 - › Manufactured Home Park
 - › Rural Residential
 - › Village Manufactured Home Park
 - › Village Mixed-Use Residential
 - › Village Residential
- Railway Transportation
- Settlement Node
- Roads and Servicing
- Temporary Use
- Heritage

2.1 Growth Containment Boundary

Growth containment boundary is a land use policy area that includes the village containment boundaries and urban containment boundaries in LAPs. It identifies lands that will support housing and employment growth.

The housing projections will be considered with technical assessments in scenarios in the modernization. Development outside of the containment boundary will also be considered.

2.1.1 Growth Containment Boundary Objectives

To be considered in the modernization. These objectives should complement the OCP objectives, not duplicate them.

2.1.2 Growth Containment Boundary Policies

The regional board:

1. Does not support servicing to lands outside of the village growth containment boundary.
2. Supports the South Sector Liquid Waste Management Plan to determine wastewater infrastructure requirements to service growth through 2050 with a cost-effective, resilient wastewater infrastructure plan and a long-term strategy to provide sustainable wastewater service.

2.2 Renewable Resource – Agriculture Designation

The Cowichan Valley has one of the warmest climates in Canada and some of the most diverse and fertile soils, suited to a wide variety of agricultural enterprises. Agriculture is an important sector of the economy and essential to the rural ambiance and beauty of the landscape. A primary goal of this local plan is to protect agricultural resource lands and the agricultural industry. Lands designated as Agricultural include areas with potential for a wide range of agricultural production and include land in the Agricultural Land Reserve as shown on Schedule D, DC1.1 Agricultural Land Reserve – Area C.

The Agriculture designation is also intended to support the agricultural sector by accommodating supplemental employment opportunities, home-based businesses and value-added opportunities to maintain the viability of farm businesses. Lands designated as Village Agriculture are specific to the area C local plan.

Renewable Resource - Agriculture Designation

Lands designated as Agricultural include areas with potential for a wide range of agricultural production and include land in the Agricultural Land Reserve as shown on Schedule D, DC1.1 Agricultural Land Reserve – Area C. The Agriculture designation is also intended to support the agricultural sector by accommodating supplemental employment opportunities, home-based businesses and value-added opportunities to maintain the viability of farm businesses.

The OCP has the Agriculture objectives and policies. Additional objectives and policies specific to the local area may be considered in the modernization.

Village Agriculture Designation

The Village Agricultural designation applies to a parcel of land on the north side of Fisher Road. Although the parcel is within the Cobble Hill growth containment boundary, it is also in the Agricultural Land Reserve. The farm use is consistent with the agricultural heritage of the village and will continue to be supported.

2.2.1 Village Agriculture Objectives

1. Encourage a thriving agricultural industry with a wide range of agricultural and related uses.
2. Provide opportunities for a healthy, high quality diet for the community and visitors.
3. Encourage small lot agriculture and organic farms.
4. Encourage senior governments to require the labelling of trans-species and genetically modified organisms intended for human consumption.
5. Improve access to water for farmers.
6. Request the Province to update and digitize the Land Capability maps and prepare a document that describes the types of crops that can be grown on each soil type.
7. Develop a Cowichan Valley Food Charter, the Regional Agricultural Plan and other programs aimed at ensuring that residents have access to safe, nutritious food and that the agricultural industry continues to thrive, diversify and grow.

2.2.2 Village Agriculture Policies

The regional board:

1. Does not support the rezoning of A-1 Agricultural Resource parcels to A-2 (Small-lot Agricultural) or to other zones that would result in subdivision of agricultural land or a loss of arable land.
2. Does not support poor capability climate and soil constraints as a viable reason to contemplate subdivision or removal of land from the designation. Lower capability lands may be used for pasture, farm buildings, feedlots, greenhouses, farm reservoirs, wood lots or other uses accessory to the farm operation but not requiring arable land.

2.3 Renewable Resource – Forestry Designation

The Renewable Resource – Forestry designation is intended to accommodate forest management and other resource land uses. Each past official community plan adopted for the Cobble Hill area and larger South Cowichan region has recognized the importance of the forest resource as a renewable resource, even with the cyclical nature of the forest industry, the history of ownership, changes to provincial policy and private sector applications to develop forest lands.

Vancouver Island rainforests are characterized by a maritime climate with warm dry summers, mild winters and abundant precipitation. There is considerable documentation related to the global and national importance of these rainforests; they represent some of the most bio-diverse watersheds in the world. Species such as Douglas-fir, hemlock and cedar make these forests important not only to the economy but also to the natural environment, water supplies, fish and wildlife habitat and carbon sequestration. They total about 72% of the South Cowichan land base and are designated in this plan as Renewable Resource – Forestry. Unlike mainland BC forests, lands on south eastern Vancouver Island have a history of private ownership, beginning with the E&N Railway grant. In the 1870s, as part of its commitment to build the railway, the Province granted some two million acres, between Sooke and Campbell River, to the company charged

with constructing the railway. Forest lands were subsequently sold or granted to private companies. Until recently, the local forest resource was linked to local manufacturing facilities and mills, providing employment and representing the most influential sector of the local economy.

Today, many of the economic ties no longer exist between the forest resource and the local community. Meanwhile, the economy is diversifying, and the relative importance of the service and tourism sectors is growing. Forestry will remain an important natural resource industry but will likely continue to decrease in absolute and relative terms, at least over the short and medium term, due to harvest declines and the closure of local sawmills. However, while the importance of forestry as an economic force has decreased, it will remain a critical economic sector over the long term, as a new generation of trees matures. Forestry management is a provincial responsibility and should be managed to support the sustainability of the industry, the resource and the natural environment. Private forest lands within tree farm licenses (TFL) cannot be used for other purposes, such as housing developments, and are assessed at low tax rates. Recently, the Province has allowed the release of large tracts of private forest lands from the tree farm licenses. Thousands of hectares of land have been sold on speculation, and new owners, or in some cases the real estate divisions of the forest companies, seek to develop housing or mixed-use commercial developments.

Renewable Resource – Forestry Designation

The OCP has the Forestry objectives and policies. Additional objectives and policies specific to the local area may be considered in the modernization.

2.3.1 Renewable Resource – Forestry Designation Objectives

1. Encourage the Province to manage forestry and resource activities to the highest environmental standards.
2. Encourage the Province to ensure invasive plant species are managed on Crown lands and on private forest lands, especially in areas that have been logged and are at risk for increased generation of invasive plants.

2.3.2 Renewable Resource – Forestry Designation Policies

The regional board:

1. Supports re-designation of Forestry lands to Agricultural only when they have a minimum parcel size of 8 ha where lands are designated as Rural Resource.

2.4 Industrial Designation

A strong, diverse local economy requires that the local plan provides a policy framework that encourages industry, while at the same time ensures that new industrial development is environmentally clean, contributes to the quality of life for residents and strives to utilize community resources. Industrial supports secondary forestry manufacturing, value-added agriculture and high-tech industries that have the capability of providing a high standard of employment. There is one Industrial designation in the plan.

Light industrial uses will continue to be located in the northeast portion of Cobble Hill Village. A major challenge for Cobble Hill is planning for industry in close proximity to the residential core of Cobble Hill Village.

Industrial Designation

The OCP has the Industrial objectives and policies. Additional objectives and policies specific to the local area may be considered in the modernization.

Village Industrial Designation

The Village Industrial provides for industrial uses that may enhance the village character by providing employment opportunities within the local community.

2.4.1 Village Industrial Objectives

1. Establish zoning standards to prohibit the use of dangerous or toxic materials.

2.4.2 Village Industrial Policies

The regional board:

1. Does not support proposals to expand the Industrial designation to adjacent lands.

2.5 Institutional Designation

Access to recreation and social infrastructure and the provision of community services is essential for the quality of life and social sustainability of the communities within the Cobble Hill plan area. There is also strong encouragement of institutional uses that provide services and enhance the well-being of the communities within the South Cowichan. There is one Institutional designation in the local plan area.

Institutional Designation

The OCP has the Institutional objectives and policies. Additional objectives and policies specific to the local area may be considered in the modernization.

Village Institutional Designation

As the Cobble Hill Village community grows, it will become even more important to ensure that appropriate institutional uses, such as schools and community halls, are provided for the needs of residents.

2.5.1 Village Institutional Objectives

1. Provide safe pedestrian and cycling linkages throughout the South Cowichan, with linkages between various land uses and neighbourhoods, to promote alternatives to automobiles and support active lifestyles.

2.5.2 Village Institutional Policies

To be considered in the modernization.

2.6 Parks Designation

Access to recreation and social infrastructure and the provision of community services is essential for the quality of life and social sustainability of the communities within the South Cowichan. There are numerous parks in the local plan area, and the CVRD actively encourages additional acquisitions as suitable lands become available. As the population continues to grow, a high priority will be placed on the maintenance of existing parks and trails, and the acquisition of new ones, including trail linkages. See Parks Master for Area C for more information. The CVRD supports a collaborative approach to planning for parks. The plan has one Parks designation, Village Parks. As the Cobble Hill Village community grows, it will become even more important to ensure that a variety of recreational uses and trails is provided.

2.6.1 Parks Objectives

1. Improve pedestrian and cycling linkages throughout the South Cowichan, with linkages between various land uses and neighbourhoods.
2. Encourage alternatives to automobiles and support active lifestyles.
3. Encourage the Province of BC to allow for the creation of parkland on all Crown land due to the general shortage of Crown land in the local plan area.

2.6.2 Parks Policies

The regional board:

1. Encourages a range of community parks, neighbourhood parks and tot-lots, for a diverse population.
2. Supports community participation in the planning, development and stewardship of community parks and trails.

2.6.3 Village Parks Objectives

1. Acquire new parkland and maintain and improve existing parks, including Galliers Road Park and Memorial Park, for the leisure and enjoyment of residents and visitors.
2. Develop a trail network that is aesthetically pleasing and encourages walking and cycling, between residential neighbourhoods and commercial, industrial, institutional and recreational areas.
3. Enhance and improve community interaction and vibrancy by providing additional parks.
4. Maintain and improve Galliers Road Park, including the basketball court, playground, picnic area, walking trails and restroom facilities within the park, for the recreation and enjoyment of residents and visitors.
5. Maintain and improve Memorial Park as a gathering place during Remembrance Day and other celebrations, as this park has historical and cultural significance to the community.
6. Provide Provincial Government with an expression of interest in any provincially held lands to be declared surplus within the village plan area.
7. Identify Cobble Hill Village area a potential park acquisition area.
8. Support development of an efficient trails and pathways network through the village from Quarry Nature Park to Cobble Hill School, with linkages to commercial and residential areas.

2.6.4 Village Parks Policies

The regional board:

1. Encourages healthy, vibrant and aesthetically pleasing community with an abundance of indoor and outdoor public and open spaces.

2.7 Freshwater and Marine Designations

There are two water designations in the local plan area, Freshwater and Marine. These water designations are provided to ensure that lake water is conserved and habitat protected, and that the marine waters are managed and protected to the highest degree possible. Dougan Lake is the only lake within the plan area.

Freshwater Designation

The primary purpose of the Freshwater designation is to protect the quality and quantity of water for potential potable water use and the biodiversity of sensitive lake ecosystems.

Marine Designation

There is one marine water designation in the local plan area, Marine. This designation is provided to ensure that the marine waters are managed and protected to the highest degree possible. A marine OCP for electoral areas A, C, D, F, G and H will be developed in the modernization as a separate plan with robust objectives and policies for electoral areas with marine areas.

2.7.1 Freshwater Objectives

1. Conserve, manage and protect water supplies for human use and ecosystem health.
2. Protect freshwater ecosystems, wildlife habitat and species.

2.7.2 Freshwater Policies

The regional board:

To be considered in the modernization.

2.7.3 Marine Objectives

1. Recognize the international importance of Satellite Channel for fisheries, food security, tourism and marine wildlife.
2. Ensure that marine areas are protected from the impacts of human developments.
3. Protect marine ecosystems, wildlife habitat and species.

2.7.4 Marine Policies

The regional board:

1. Will not support the creation of bulkheads, seawalls with land fill and similar engineering works due to the deleterious effects this has on beach sediment transfer and accumulation zones.
2. Does not support foreshore leases for aquaculture.

2.8 Commercial Designation

The Commercial designations are intended to support a diverse range of commercial businesses, offices, convenience stores and personal services establishments. Within the Commercial

designations the implementing zoning bylaw will allow one dwelling unit per parcel, accessory to a commercial use. Commercial uses will be small scale and aimed toward serving the needs of the local community. New commercial uses will be in keeping with the small-scale, heritage character.

There are five Commercial designations in the local plan area.

General Commercial Designation

Lands are designed as General Commercial on Cowichan Bay Road (Valleyview Mall), on the northeast side of Fisher Road and the Trans-Canada Highway (TCH), on Fisher Road (between Fisher Road and the TCH), at Cobble Hill Road and the TCH (Laughing Llama), at Nightingale Road and the TCH, and at Arbutus Ridge.

Highway Commercial Designation

The Highway Commercial designation is intended to accommodate service stations, restaurants and other commercial uses that address the needs of motorists. Lands included in this designation are located along the Trans-Canada Highway in Cobble Hill.

Mixed-Use Village Commercial

The Mixed-Use Village Commercial supports mixed-use development with commercial uses on the main or ground floor and residential units above, and low-density multi-family residential uses, not exceeding 20 units per ha.

Tourist Commercial Designation

The Tourist Commercial designation is intended to accommodate a variety of tourist and recreational commercial uses, such as hotels, restaurants and campgrounds

Village Commercial Designation

The Village Commercial supports a diverse range of small-scale commercial uses in Cobble Hill Village. All commercial uses permitted in the village area should be compatible with the surrounding residential and agricultural community.

2.8.1 General Commercial Objectives

1. Locate commercial development in appropriate areas, ensuring that population densities and transportation access are considered when planning for commercial development.
2. Link heritage tourism and agri-tourism with commercial development.
3. Despite its designation as Commercial on the plan map (see Schedule L, LC1 map series), permit zoning the core area of Arbutus Ridge as Comprehensive Development (as opposed to Commercial) in the implementing zoning bylaw, with a mix of commercial and public uses being permitted on that site.

2.8.2 General Commercial Policies

The regional board:

1. Encourages additional future general commercial uses to locate within the Cobble Hill village containment boundary to encourage a complete, healthy village area where residential areas are located in close proximity to commercial uses.

2.8.3 Highway Commercial Objectives

1. Provide commercial development in appropriate areas, ensuring that population densities and transportation access is considered when planning for commercial development.
2. Link heritage tourism and agri-tourism with commercial development.

2.8.4 Highway Commercial Policies

The regional board:

1. Discourages additional Highway Commercial lands along the Trans-Canada Highway or the major network roads.

2.8.5 Mixed-Use Village Commercial Objectives

1. Encourage a vibrant and active commercial area in Cobble Hill Village.
2. Improve the aesthetic character of the commercial core and ensure that commercial establishments are in keeping with the small-scale, village atmosphere.
3. Encourage residential development above commercial businesses.
4. Increase commercial opportunities and employment within Cobble Hill Village.
5. Ensure commercial uses are located in the core area of the community, where they can be serviced efficiently and are accessible by alternative transportation modes such as cycling, walking and public transit.
6. Ensure commercial activities enhance the small-scale, heritage and agricultural character of Cobble Hill Village.
7. Develop a complete village area where there is a healthy mix of commercial and residential development.
8. Development is connected to community water and sewer system.
9. Height and scale of the development is in keeping the rural heritage character of Cobble Hill Village.
10. Encourage walkways or trails within the commercial core area as development or redevelopment proceeds.

2.8.6 Mixed-Use Village Commercial Policies

The regional board:

To be considered in the modernization.

2.8.7 Tourist Commercial Objectives

1. Provide commercial development in appropriate areas, ensuring population densities and transportation access are considered when planning for commercial development.
2. Link heritage tourism and agri-tourism with commercial development.

2.8.8 Tourist Commercial Policies

The regional board:

To be considered in the modernization.

2.8.9 Village Commercial Objectives

1. Cobble Hill Village is a vibrant and active commercial area.
2. Improve the aesthetic character of the commercial core and ensure commercial establishments are in keeping with the small-scale, village atmosphere.
3. Improve the local economy and raise quality of life by increasing commercial opportunities and employment within Cobble Hill Village.
4. Ensure commercial uses are located in the core area of the community, where they can be serviced efficiently and are accessible by alternative transportation modes such as cycling, walking and public transit.
5. Ensure commercial activities enhance the small-scale, heritage and agricultural character of Cobble Hill Village.
6. Encourage a complete village area where there is a healthy mix of commercial and residential development.
7. Identify and conserve heritage resources, including buildings, structures, cemeteries, landscape features, sites and objects.
8. Identify potential heritage resources and protect them from impacts that would destroy their heritage attributes.
9. Promote heritage resources as the distinct identity of the Cobble Hill area.
10. Implement the Community Heritage Register of buildings, structures, cemeteries, landscape features, sites and objects.
11. Develop a Community Heritage Strategic Plan to identify community heritage values, recognize heritage resources, establish linkages between socio-economic development and community heritage, and celebrate the history and unique identity of Cobble Hill.
12. Record the history of Cobble Hill. This may be through funding, inclusion of heritage resources on the Community Heritage Register and consideration of museums and heritage conservation as community amenity contributions.
13. Develop an archaeological overview assessment to identify areas of archaeological interest including consultation with First Nations whose traditional territories include lands within the local plan area, and with the Province.
14. Prepare a community heritage action plan to foster public awareness, understanding and appreciation of local cultural and architectural history.
15. Development of an action plan shall include a mapping strategy, heritage tours and promotional and educational materials such as interpretive signage and brochures, including the ancient archaeological pre-history of the local plan area.
16. Establish zoning standards for additional neighbourhood pub use will be considered based upon the following criteria:
 - a. There should be clear evidence that there is a local demand for a new neighbourhood pub facility;
 - b. The neighbourhood pub shall not generate excessive traffic on local residential roads and shall not create traffic safety problems;
 - c. The neighbourhood pub must be serviced by a community water system and a community sewer system;
 - d. The site is developed in a manner harmonious with adjacent development with respect to scale, building height and overall appearance;
 - e. Community amenity contributions are provided; and
 - f. Public trails and walkways are provided.

2.8.10 Village Commercial Policies

To be considered in the modernization.

2.9 Residential Designation

The OCP seeks to achieve a balanced mix of residential uses to better meet the needs of a diverse population within the village area. The majority of residential development will continue to be single-family dwellings. Emphasis will also be placed on providing housing opportunities for seniors through assisted care developments and multiple family housing. To provide for a livelier commercial core area and accommodate a diversity of housing, residential uses will be permitted above commercial businesses and rezoning applications will be encouraged to provide low-density (e.g. 18-20 units per ha).

There are seven Residential designations in the local plan area.

Future Development

The Future Development designation is intended for the growth containment boundary, which includes the commercial nodes and the residential settlement areas in general proximity to them. The Future Development designation will be developed in modernization.

Comprehensive Residential

The Comprehensive Residential designation is intended solely to accommodate a single-family residential lifestyle within the Arbutus Ridge Development east of Telegraph Road in Cobble Hill.

Manufactured Home Park

The Manufactured Home Park designation recognizes the importance of mobile homes to the range of housing options available in the local plan area. The Manufactured Home Park designation applies to mobile home parks located outside of growth containment boundaries, including the Fisher Road and Burnham mobile home parks.

Rural Residential

The Rural Residential designation is intended to accommodate a range of rural lifestyle options outside of the Cobble Hill growth containment boundary and to provide a buffer between resource lands (agriculture and forestry) and residential parcels, to reduce the potential for land use conflicts and provide a rural residential housing option.

Village Manufactured Home Park Residential

The existing manufactured home park in Cobble Hill Village is an essential component in providing for affordable and rental housing in Cobble Hill Village.

Village Mixed-Use Residential

The Village Mixed-Use Residential designation provides for a gradual increase in commercial activity in the Cobble Hill Village growth containment boundary by providing a commercial option within a residential area, while still allowing for a principal single-family residential use.

Village Residential

The Village Residential designation is intended to accommodate a range of housing types in the Cobble Hill Village growth containment boundary. The guiding principles for the Cobble Hill Village area have indicated that Cobble Hill residents wish to have a balanced mix of residential uses to better serve the interests of a diverse population in the future. Future residential development will be achieved through infilling in the existing residential areas. While most of the area will continue to accommodate a single-family dwelling lifestyle, priority will also be placed on providing housing opportunities for working families and for seniors within the village area, through aging in place developments and low-density multiple family housing. Lower residential densities will be encouraged farther from the core village commercial area; therefore, to a large degree residential land use patterns will be influenced by existing land use patterns as well as a slow, steady population growth rate. Additionally, secondary suites and secondary dwelling units will be encouraged within principal single-family dwellings. These diverse housing opportunities will serve to satisfy the needs of residents in terms of affordability, special needs, rentals and seniors' housing.

2.9.1 Future Development Objectives

To be considered in the modernization.

2.9.2 Future Development Policies

To be considered in the modernization.

2.9.3 Comprehensive Residential Objectives

1. Provide for comprehensive residential development.

2.9.4 Comprehensive Residential Policies

To be considered in the modernization.

2.9.5 Manufactured Home Park Objectives

1. Provide a wide range of housing and lifestyle options for various stages of life and different community lifestyles.

2.9.6 Manufactured Home Park Policies

The regional board:

1. Encourages adequate arrangements for the relocation of tenants, including into housing units within the new development, where redevelopment of a manufactured home park is contemplated.

2.9.7 Rural Residential Objectives

1. Maintain large parcels (generally over 4 ha) to accommodate a large lot rural residential lifestyle and, in some cases, to provide a buffer between resource lands and higher density residential lands.
2. Develop a development permit for solar orientation.

2.9.8 Rural Residential Policies

The regional board:

1. Will not permit new community water or sewer systems outside of the growth containment boundary. For parcels that are connected to an existing community water system, a minimum parcel size of 0.4 ha is required.
2. Permits day care centres for up to eight persons, within single-family residences.

2.9.9 Village Manufactured Home Park Objectives

1. Provide a wide range of housing and lifestyle options for various stages of life and different community lifestyles.
2. Provide incentives for developers to construct multi-family dwellings and, in turn, have a more vibrant village centre.
3. Mitigate conflicts between different densities of residential development arising from height, massing and design.

2.9.10 Village Manufactured Home Park Policies

The regional board:

1. Encourages owners applying to rezone manufactured home parks for redevelopment to make adequate arrangements for the relocation of manufactured home park tenants, including relocation to housing units in the new development.

2.9.11 Village Mixed-Use Residential Objectives

1. Provide a sufficient supply of housing to allow for anticipated growth.
2. Provide incentives for developers to construct multi-family dwellings and in turn have a more vibrant village centre.
3. Ensure that housing is clustered and scaled to encourage the continued development and enjoyment of greenspace, parks, trails and recreational lands.
4. Provide for residential development as a logical extension of the existing community, which maintains the small-scale, rural village character of the community and allows for a slow, steady population growth rate.
5. Mitigate conflicts between different densities of residential development arising from height, massing and design.

2.9.12 Village Mixed-Use Residential Policies

The regional board:

1. Supports new development maintains and promotes the unique heritage and rural character of Cobble Hill Village.

2.9.13 Village Residential Objectives

1. Provide a sufficient supply of housing to allow for future growth.
2. Provide incentives for developers to construct multi-family dwellings.
3. Enhance the vibrant village centre.
4. Ensure that housing is clustered and scaled to encourage the continued development and enjoyment of greenspace, parks, trails and recreational lands.
5. Maintain the small-scale, rural village character of the community and allows for a slow, steady population growth rate.
6. Design to mitigate conflicts between different densities of residential development arising from height, massing and design.

2.9.14 Village Residential Policies

The regional board:

1. Establish zoning standards for the parcels of land located to the north of Fairfield Road and south of Fisher/Ball Roads in Cobble Hill for residential purposes on Lots 5 and 7, section 13, range 6, Shawnigan District, Plan VIP1986 and Lot 1, section 13, range 6, Shawnigan District, Plan VIP32383

2.10 Railway Transportation

Objectives and policies specific to the local area may be considered in the modernization.

2.10.1 Railway Transportation Objectives

To be considered in the modernization.

2.10.2 Railway Transportation Policies

To be considered in the modernization.

2.11 Settlement Nodes

See Growth Containment Boundary and Village Residential objectives and policies. Cobble Hill Village is a Rural Centre.

2.12 Roads and Servicing

Specific layout of subdivisions and the road connections within the subdivision are approved by the Provincial Approving Officer of the Ministry of Transportation and Infrastructure as each subdivision phase is approved.

The transportation objectives and policies are intended to improve transportation and land use planning. A comprehensive transportation plan for areas A, B and C will be considered in the modernization.

See Growth Containment Boundary objectives and policies and the OCP for servicing.

2.12.1 Roads and Servicing Objectives

1. The Province is encouraged to find ways of improving the following unsatisfactory and potentially hazardous sections of road as follows:
 - a. On the Trans-Canada Highway, an advance left turn lane for south bound traffic onto Kilmalu Road is necessary to improve safety; and
 - b. On the Trans-Canada Highway, an advance left turn lane at Fisher Road, for both north and south bound traffic, would improve safety.
2. The Province is encouraged to name roads within the South Cowichan to reflect local identity and heritage and consult with local historical societies and the CVRD for recommendations.
3. The Province is encouraged to ensure that heavy truck traffic utilizes alternate routes through major network roads rather than the more densely populated village areas.
4. The Province is encouraged to implement the Major Road Network Plan, with roads classified according to the table below:

Table 2–1 Major Roads Current & Proposed

Name of Road	Controlled Access Highways	Major Network Roads	Proposed Major Network Roads	Local Roads
Barry Road (across Shawnigan Creek)			•	
Cobble Hill Road		•		
Cobble Hill-Shawnigan Lake Road		•		
Cowichan Bay Road		•		
Deloume Road		•		
(East) Shawnigan Lake Road		•		
Fisher Road		•		
Kilmalu Road (to Telegraph Rd.)		•		
Hillbank Road/Kingburne Drive connector			•	
Hutchinson Road		•		
Mill Bay Haul Road (now private)			•	
Mill Bay Road		•		
Shawnigan-Mill Bay Road		•		
Telegraph Road		•		
Trans-Canada Highway 1	•			
West Shawnigan Lake Road		•		
<i>All roads not named above</i>				•

2.13 Temporary Use Designations

Temporary Use Designations

Lands designated for temporary use designations are intended to ensure that temporary uses have a beneficial aspect for the community and that they have little or no negative effect upon residential uses or the natural environment. Forestry lands are designated for temporary industrial uses in area C Cobble Hill.

Policies

The regional board:

1. Supports considering issuance of a temporary use designation for the following industrial uses as designated on renewable resource - forestry lands
 - a. the establishment of temporary, small-scale logging operations, including the preparation of logs, fence posts, shakes, poles and firewood, and temporary employee accommodation, where such use may be demonstrated to have little or no effect on neighbouring residential uses or the natural environment; and
 - b. processing activities that are directly related to mineral or aggregate extraction and that are temporary in nature, such as asphalt batch plants.

2.14 Heritage

Heritage

There are no Heritage designations currently in area C. There are two registered sites and several sites identified as possible sites as outlined in section 1.4.

2.14.1 Heritage Objectives

1. Identify heritage resources and protect them from impacts that would destroy their heritage attributes.
2. Maintain the distinct identity of the South Cowichan and of its unique communities.
3. Recognize the long history and contributions of First Nations to local cultural heritage.
4. Recognize that the traditional and sacred places of First Nations, including the Cowichan, Malahat, Pauquachin, Tsartlip and Tsawout Nations, are an important component of the heritage of the South Cowichan area.
5. Support flexibility in CVRD heritage conservation.
6. Support for inclusion on the CVRD Community Heritage Register:
 - Cobble Hill Village Core: Railway Station
 - Station Hotel
 - Post Office
 - The Walton Building

2.14.2 Heritage Policies

The regional board:

To be considered in the modernization.

PART 3 IMPLEMENTATION AND EVALUATION

3.1 Monitoring and Review of the Plan

To be considered in the modernization.

3.2 Performance Measures

This section provides a means by which to measure the success of the official community plan in terms of the objectives and policies of this plan. The land use inventory statistics will outline the amount of land within the plan area designated as the following. The current amount of land within the growth containment boundary (shown on Schedule G, GC Growth Management Concept – Area C) is 145 ha (358 ac) or 6.47%, while the amount outside the growth containment boundary is 2,094 ha (5,175 ac). The total land area is 2,239ha (5,533ac), designated as follows:

A. *Renewable Resource – Agriculture*

The current amount of land designated for Renewable Resource – Agriculture use is approximately 1,373 ha (3,392 ac), or 61.31% of the plan area.

B. *Rural Resource – Forestry*

The current amount of land designated for Rural Resource – Forestry use is approximately 13 ha (32 ac), or 0.58% of the plan area.

C. *Industrial*

The current amount of land designated for Industrial use is approximately 42 ha (104 ac), or 1.88% of the plan area.

D. *Institutional*

The current amount of land designated for Institutional use is approximately 16 ha (40 ac), or 0.72% of the plan area.

E. *Parks*

The current amount of land designated as Park is approximately 115 ha (285 ac), or 5.15% of the plan area.

F. *Freshwater*

The current amount of the plan area designated as Freshwater is approximately 12 ha (30 ac).

G. *Marine*

The current amount of the plan area designated as Marine area is approximately 961 ha (2,374 ac).

H. *Commercial Area*

The current amount of land designated for Commercial use is approximately 29 ha (73 ac), or 1.32% of the plan area.

I. *Residential Area*

The current amount of land designated for Residential use is approximately 642 ha (1,586 ac), or 28.66% of the plan area.

J. *Railway Transportation Area*

The current amount of land designated for Railway Transportation use is approximately 9 ha (22 ac), or 0.39% of the plan area.

K. *Growth Containment Boundary*

The current amount of land within the growth containment boundary is approximately 145 ha (358 ac), or 6.47% of the total land.

Table 3–1 Regional Performance Measures

Electoral Area C - Cobble Hill Local Area Plan

Land Use Designations	Rural Area		Rural Area % of Local Plan	Cobble Hill Village		Village Area % of Local Plan
	Hectares	Acres		Hectares	Acres	
Renewable Resource - Agriculture	1,372	3,390	61.27	1	2	0.04
Renewable Resource - Forestry	13	32	0.58	0	0	0.00
Industrial	32	79	1.43	10	25	0.44
Institutional	6	15	0.27	10	25	0.45
Parks	107	265	4.80	8	20	0.36
Freshwater	12	30		0	0	
Marine	961	2,374		0	0	
Commercial	21	52	0.94	9	21	0.38
Residential	534	1,320	23.86	108	266	4.80
Railway Transportation	9	22	0.39	0	0	0.00
Total	2,094	5,175	93.53	145	358	6.47

	Hectares	Acres
Rural Area	2,094	5,175
Village Area	145	358
Grand Total	2,239	5,533

1. When calculating the land use designations, land within the ALR is included in the designation within which it sits.
2. In the plan area, the total amount of ALR land is approximately 1393 ha, or 43%.
3. In the plan area, the total amount of land within the growth containment boundary is approximately 145 ha, or 6.47%.
4. In calculating the total plan areas and percentages, Freshwater and Marine were not included.

LIST OF TABLES

[Table 2–1 Major Roads Current & Proposed](#)
[Table 3–1 Regional Performance Measures](#)