

Bevan Industrial Lands – From Concept Plan to Implementation Plan December 2021

INTRODUCTION

The Bevan Industrial Lands Concept Plan and Report (Concept Plan) was developed by the Village in cooperation with Hancock Timber in 2019-2020 with input from key stakeholders in the community. The Bevan Industrial Lands contain approximately 500 hectares (1,235 acres) of land and representing the largest supply of industrial lands in the Comox Valley. The CVRD Waste Facility and gravel extraction sites are current uses located within this area. These lands are not currently serviced and contain significant environmental assets, including regionally significant groundwater aquifer, Comox Lake and headwaters to Morrison Creek. The Concept Plan considers the protection of these assets in its land use and servicing recommendations.

The Concept Plan was approved by Village Council on September 14, 2020.

Motion 20-238 (September 14, 2020)

THAT Council approve the Bevan Industrial Lands Conceptual Master Plan Report and direct staff to include the recommendations within the report into economic development work plans for the Bevan area; and to include in future budget workshops for Council's consideration the recommendations outlined in the Bevan Industrial Lands Conceptual Master Plan Report.

Carried Unanimously

Council's 2021 review of its 2020 to 2023 Strategic Priorities confirmed Economic Development as one of its key priority areas with the focus being on "Bevan Industrial Area Development."

EARLY PHASE OF IMPLEMENTATION

Subdivision Application

The implementation of the Bevan Industrial Area was initiated in 2019 with an application to the Village from Acciano Development Inc for a 6-lot industrial subdivision. The Concept Plan identifies market demand for land suitable for "food production and processing" and a "food processing hub" is one of the identified future land uses within the Bevan Industrial Lands. This use is supported by the Village's current zoning in this area. This first phase subdivision will accommodate the relocation of the Tree Island Yogurt facility to one of the new lots.

The subdivision application was subsequently modified by the developer and an updated Preliminary Layout Review (PLR) letter was issued by the Approving Officer in August 2021. The PLR lays out the conditions for final subdivision approval. The approvals process for the 6-lot subdivision also involved issuance of Development Variance Permits for on-site septic and lot size and Development Permits for Environmental Protection and Industrial Form and Character (new building) by Village Council.

Municipal Services

Municipal water, sanitary sewer and storm sewer services are currently not available within the Bevan Industrial lands. Given the land's proximity to Comox Lake, the headwaters of Morrison Creek and for groundwater aquifer protection, a proactive approach to servicing is proposed in the Concept Plan to protect these sensitive areas.

Providing services to these lands is a significant cost. The first infrastructure project being constructed is the extension of the municipal watermain along Bevan Road to the first phase subdivision lands. This watermain extension will ultimately serve other lands within the Bevan Industrial Area. Consideration of cost recovery can be an important means to ensuring fairness between new development and existing development which may also connect to and benefit from the watermain extension or other infrastructure. The Concept Plan examined site servicing at a high level and recommended various development finance tools that could be explored. Further analysis is recommended.

The review of the first 6-lot subdivision created the opportunity to look at engineering standards and specifications for infrastructure, e.g., stormwater management, multi-use trail, subdivision road, etc. The Village and the developer's engineer worked in collaboration to create standards for the subdivision. Further review and codification for application beyond the first subdivision is recommended. The Concept Plan identifies the importance of greenway and trail connections, wildlife corridors and protection of SEI lands. Establishing these park priorities within the Villages planning documents will assist with the subdivision approval process.

The first phase subdivision did not require any land use amendments. The proposed land use scheme and recommendations of the Concept Plan should be considered in the context of upcoming OCP review. While a separate Area Plan has been considered, weaving the Bevan Industrial Lands into existing OCP policies and updating maps, as needed, is recommended. This approach is similar to the way other development areas have been addressed, such as the Highway Interchange Lands and Coal Valley Estates. The implementation plan provides ways for staff to address applications which may be received prior to or during this process.

IMPLEMENTATION PLAN

As a next step towards Concept Plan implementation, a workshop was held on October 14, 2021 with key staff representing all departments to review the outcomes of the initial 6-lot subdivision application process and the recommendations in the Concept Plan for servicing, transportation, land use, and parks and trails. The agenda of the workshop focused on identifying:

- short to long-term actions
- changes needed to Village bylaws (i.e. plans, regulations) or processes to facilitate the implementation of the concept plan
- linkages to Village projects, and
- issues that need to be tackled.

The results of the workshop included the identification of key actions to move from concept to a more formal recognition within Village plans and bylaws, where appropriate, and to be prepared for the next and future subdivisions. Working with the CVRD and landowners/developers on overall servicing and transportation plans for the Bevan Industrial Park and surrounding areas was identified as an important implementation action. During the workshop, future phases of the current development and other vacant lands located between the built-up Village and the Bevan Industrial Area were considered.

The **Implementation Action Plan** recommends next steps over the short to long term, who would undertake them (in-house or consultant), budget considerations and status of the action. It should be noted that the numerical reference is not intended to indicate the priority order of the action.

Legend:

Short-Term	2021 - 2022
Medium-Term	2023 - 2024
Long-Term	2025 +
\$	< \$25K
\$\$	\$25K - \$100K
\$\$\$	\$100K +

BEVAN INDUSTRIAL LANDS – IMPLEMENTATION PLAN

#	ACTION	WHO	WHEN	RESOURCES	STATUS
1	<p>Award the Bevan Industrial Servicing Strategy (water supply and sanitary sewer)</p> <p>Note: Council strategic priority – Bevan Lands Servicing Plan</p> <ul style="list-style-type: none"> • Improve understanding of watershed boundaries • Develop Class D cost estimates • Recommend model for development cost recovery for future phases 	<p>Engineering & Planning & Economic Development Staff</p> <p>Consultant</p>	Short-term	<p>\$</p> <p>Funding needs TBD</p>	Not started
2	<p>Transportation Master Plan - Include assessment of road network linking Bevan Industrial Park to surrounding lands and highway when considering “connections between neighbourhoods” in the Transportation Master Plan</p> <p>Note: Council strategic priority – Transportation Master Plan</p>	<p>Engineering & Planning Staff</p> <p>Consultant</p>	Short Term	<p>\$\$</p> <p>Funded</p>	Not started
3	<p>Complete the DCC Project / Bylaw Review</p> <ul style="list-style-type: none"> • Includes some Bevan related water, transportation (road) and park (greenway) projects 	<p>Engineering & Planning & Parks Staff</p> <p>Consultant</p>	Short Term	<p>\$</p> <p>Funded</p>	80% complete
4	<p>Ensure clear policy direction to the Approving Officer for future park dedication within the Bevan Industrial Lands.</p>	<p>Planning & Parks Staff</p> <p>In-house</p>	Short-term	<p>\$</p> <p>Funding needs TBD</p>	Not started

#	ACTION	WHO	WHEN	RESOURCES	STATUS
	<ul style="list-style-type: none"> Staff report to Council to confirm that Greenway (Multi-Use Trail); Wildlife Corridor; and SEI Lands are parks priorities for Bevan lands May require updates to OCP and Parks Master Plan Provides clarity to developers about park land or cash-in-lieu 				
5	<p>Develop Supplemental Standards and Specifications for Bevan Industrial Park (roads, drainage, etc.)</p> <ul style="list-style-type: none"> Utilize the standards and specifications being created for Phase 1 subdivision and Bevan Road Create a Rural Standard and possible Urban Standard that could be used for small lot industrial subdivision Include multi-use trail on Bevan Road and potential for on-road cycling facility within the subdivision road 	<p>Engineering Staff</p> <p>In-house</p>	Short-term	<p>\$</p> <p>Funding needs TBD</p>	Started
6	<p>Obtain long-term protection of SEI lands within the Bevan Lands</p> <p>Note: Council strategic priority – protection and enhancement of the natural environment</p> <ul style="list-style-type: none"> Staff report to Council to confirm direction 	<p>Parks & Planning Staff</p> <p>In-house</p>	<p>Short-Term for staff report</p> <p>Long Term for potential Acquisition</p>	<p>\$</p> <p>\$\$\$</p> <p>Funding needs TBD</p>	Not started

#	ACTION	WHO	WHEN	RESOURCES	STATUS
	<ul style="list-style-type: none"> • Work with landowners/developers and other interests to protect and/or acquire • Extent of the SEI lands is likely beyond the up to 5% statutory park dedication 				
7	<p>Include Bevan Concept Plan OCP amendments in the OCP Update which could include policy and map amendments, as opposed to a stand-alone area plan.</p> <p>Note: Council strategic priority – OCP Update</p> <ul style="list-style-type: none"> • In the short-term review potential conflicts between the OCP and Bevan Concept Plan to be prepared for rezoning proposals, if received. 	<p>Planning staff</p> <p>Consultant</p>	Medium-Term	<p>\$\$</p> <p>Funded</p>	Not started
8	<p>Include in the scope of the upcoming OCP Update the creation of one Development Permit Area for the Bevan Lands to combine and simplify the five existing DPAs</p>	<p>Planning Staff</p> <p>Consultant</p>	Medium-Term	<p>\$\$</p> <p>Funded</p>	Not started
9	<p>Consider the directions in the Bevan Concept Plan when reviewing land use proposals for adjacent lands with respect to potential for land use compatibility.</p> <ul style="list-style-type: none"> • Create new zoning regulations in response to 	<p>Planning Staff</p>	Short-Term	<p>\$</p> <p>Funding needs TBD</p>	Ongoing

#	ACTION	WHO	WHEN	RESOURCES	STATUS
	<p>development applications, as needed to:</p> <ul style="list-style-type: none"> ○ Buffer CVRD Landfill ○ Mitigate potential conflicts between industrial and non-industrial land uses (e.g., setbacks or a new transition zone) <ul style="list-style-type: none"> ● Encourage landowners to work together to review servicing and transportation network/linkages 				
10	<p>Consider delegating issuance of development permits to staff</p> <ul style="list-style-type: none"> ● Include in the scope of the Development Approvals Modernization Project ● Also, development application process improvements 	<p>Planning staff Consultant</p>	Short-Term	<p>\$\$\$ Funded</p>	Contract awarded
11	<p>Continue to engage with the CVRD, Bevan Industrial landowner/developers and south Bevan landowner/developers about land use, transportation, servicing, parks, development finance (DCCs)</p>	<p>Planning & Engineering Staff</p>	Short Term	<p>\$ Funding needs TBD</p>	On-going