

## RENEWAL LAND COMPANY UPDATE MAY 2004

Since January 2003, Renewal Land Company (RLC) has been working on a not-for-profit basis to create viable models of forest conservation and sustainable land-use on private land. RLC wants to create a proposal that will benefit the Cortes community, and we need your input to make this project a success.

Contact Laurel Brewster at 604-708-8349 or [lgb@sfu.ca](mailto:lgb@sfu.ca) if you have any questions or comments, or would like to arrange a meeting to talk about our proposal. More detailed information is available on our website at [www.cortesisland.com/renewal](http://www.cortesisland.com/renewal).

RLC will continue meeting with Cortes residents to get feedback on the proposal. Watch for dates and timing of the meetings to be posted around the island, including in local flyers and on our website.

### THE BASICS...

- RLC has bought or contracted ~520 acres of land, of which 322 are under consideration for rezoning to permit a mixture of selection logging, residential housing, public trails, park and conservation areas. Another 125 acres has been re-sold to neighbours, with varying levels of permanent protective covenants. Plans for the final 73 acres, a property referred to as Whaletown Creek, are still undetermined, though exploratory conversations are underway between the Regional District and a group of residents.
- The current rezoning application reflects ongoing feedback from Cortes residents, Regional District staff and experts in water and septic issues. Maps outlining the draft proposal are included here.
- 53% of Cortes is currently zoned Forestry-One. Much of this is Crown land that will hopefully become a community forest. RLC's application to rezone 322 acres totals less than 2% of the F-1 land on Cortes.

### FOREST LAND STEWARDSHIP ZONE...

- The regional district is proposing a new zone called **Forest Land Stewardship (FLS)** for these properties.
- The new FLS zone would require that a minimum of 60% of the property be maintained for low-impact forestry and conservation purposes and would prohibit any future subdivision. It would also require that a conservation covenant be placed on the land to protect natural features.
- A full copy of the draft FLS zone is available on our website or from the Regional District.

The **South End** properties total 242 acres of forestland.

RLC's proposal: rezone 234 acres to Forest Land Stewardship with a maximum of 23 lots, and 8 acres to Residential with a maximum of 2 lots (lots 24 & 25 on map). No future subdivision permitted.

**Forest Land Stewardship Summary**

- Park: 30 acres (13% of total area).
- Forest Conservation Area (includes selection logging): 116 acres (50% of total area).
- Residential Conservation Area: 37 acres (16% of total area).
- Residential Use Area: 45 acres (20% of total area).
- Public Trails: 7.5 km.
- Roads: 1km (2% of total area).

**Residential Summary**

- Residential Conservation Area: 4 acres
- Residential Use Area: 4 acres



The **Gorge West** property totals 80 acres of forestland.

RLC's proposal: rezone 80 acres to Forest Land Stewardship and create a strata subdivision with no more than 6 residential lots. No future subdivision permitted.

- Forest Conservation Area: 56 acres (71% of total area).
- Residential Conservation Area: 12 acres (15% of total area).
- Residential Use Area: 10 acres (13% of total area).
- Public Trails: ~2 km.
- Roads: 0.8km (1% of total area).

