

ELECTORAL AREA 'A'

Official Community Plan Review



TECHNICAL BACKGROUND REPORT



REGIONAL DISTRICT OF NANAIMO
SEPTEMBER 2008

Executive Summary

A review of the existing Official Community Plan (OCP) in Electoral Area 'A' commenced in April of 2008. The Electoral Area 'A' OCP (Bylaw No. 1240) was adopted in 2001. Since the adoption of the OCP, significant changes have occurred both within and external to the Plan Area. These changes include increased residential growth, amendments to the Regional Growth Strategy, alterations to provincial legislation, and increased environmental awareness. The intended outcome of the OCP review is to revise and update the existing OCP.

The Electoral Area 'A' OCP was adopted before the current version of the Regional Growth Strategy was adopted. Although it appears that the OCP is generally consistent with the RGS there is a need to ensure that the new OCP works towards the goals as identified in the RGS. The OCP review can determine how the new OCP can better meet the goals of the RGS. As well, the OCP review can help work towards becoming a more sustainable region and can help to reduce greenhouse gas emissions.

This document is divided into three sections. The first section provides some background information on Official Community Plans and Regional Growth Strategies. The second section is a description of Electoral Area 'A' as it looks right now. The description includes information on population, current land use, public amenities, water and sewer services, transportation, and environmentally sensitive areas. In the third section, a summary of how the Official Community Plan is working towards the goals of the Regional Growth Strategy is presented. As well, an estimate of the potential growth and development that is possible under the existing Official Community Plan policies is provided.

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1.0 Introduction

1.1 What is an Official Community Plan?

The *Local Government Act* defines an Official Community Plan (OCP) as a general statement of the broad objectives and policies of the local government respecting the form and character of existing and proposed land use and servicing requirements in the geographical area covered by the Plan.

The OCP in Electoral Area 'A' provides a comprehensive set of guidelines and policies for managing existing and future uses of land and water surfaces within the Plan Area. The objectives and policies contained in the OCP are a reflection of community values and the regulations of the local, provincial and federal agencies with interests in the Plan Area.

The intent of an OCP is to provide direction on how the Plan Area will grow and changeover a set time period. However, with changes in legislation, possible changes to local government boundaries, and changing attitudes of residents and landowners, OCPs should be reviewed, as necessary to reflect change.

OCPs strive to recognize the challenges of the community to balance the needs and desires of the residents and landowners with those of the surrounding area. In its simplest form, an OCP is a document that describes an area's long-term plans for growth and how these plans will be realized. As such, it contains policies and program recommendations to guide future decisions of the Regional District Board. OCPs are a guide for business people, landowners and investors to assess the practical aspects of doing business in the Plan Area and to discover the future potential of the area. Other levels of government may use the document to assess their priorities and focus.

Finally, the OCP provides a level of assurance and comfort to all, that something inconsistent with the Plan will have a full public review and plan amendment, before being allowed to proceed. This gives a measure of predictability for residents, businesses and neighbouring local governments in how the Board handles decisions in critical areas like land use and habitat protection. Plans are proactive as well as regulatory, meaning that they provide order and structure but are foremost open to creative, desirable proposals that foster positive change in the community.

1.2 How are the Regional Growth Strategy and OCP Related?

In the early 1990's the Regional District of Nanaimo (RDN) recognized its responsibility to work towards sustainability, and embarked on a process to develop a regional strategy to manage the impacts of population growth and development on a regional basis within its scope of influence. A regional strategy was deemed appropriate in recognition of the fact that the impacts of growth span the jurisdictional boundaries of individual municipalities and electoral areas, and the fact that while it would be difficult, perhaps impossible, for local governments to stop population growth, it is possible for local governments to mitigate the impacts of population growth through the development and implementation of long range plans and strategies. The project resulted in the adoption of a Regional Growth Strategy (RGS) for the region in 1997, based on the principles of sustainability. In essence, the goals of the RDN's Regional Growth Strategy establish the foundation of the RDN's definition of sustainability for the region.

In short, the Regional Growth Strategy aims to establish a more sustainable pattern of population growth and development in the region over a twenty-five year period by encouraging and directing most new development in the region in designated urban areas, thereby keeping urban settlement compact, protecting the integrity of rural and resource areas, protecting the environment, increasing servicing efficiency, and retaining mobility within the region.

While the Regional Growth Strategy and an OCP are separate documents, their content is interrelated. An OCP must work towards the purpose and goals of a Regional Growth Strategy. The purpose of a Regional Growth Strategy is to promote human settlement that is socially, economically and environmentally healthy and that makes efficient use of public facilities and services, land and other resources.

The eight goals of the Regional Growth Strategy for the RDN are:

- GOAL 1: STRONG URBAN CONTAINMENT:** To limit sprawl and focus development within well defined urban containment boundaries.
- GOAL 2: NODAL STRUCTURE:** To encourage mixed-use communities which include places to live, work, learn, play, shop and access services.
- GOAL 3: RURAL INTEGRITY:** To protect and strengthen the region's rural economy and lifestyle.
- GOAL 4: ENVIRONMENTAL PROTECTION:** To protect the environment and minimize ecological damage related to growth and development.
- GOAL 5: IMPROVED MOBILITY:** To improve and diversify mobility options within the region – increasing transportation efficiency and reducing dependency on the automobile.
- GOAL 6: VIBRANT AND SUSTAINABLE ECONOMY:** To support strategic economic development and to link commercial and industrial strategies to the land use and rural and environmental protection priorities of the region.
- GOAL 7: EFFICIENT SERVICES:** To provide cost efficient services and infrastructure where urban development is intended, and to provide services in other areas where the service is needed to address environmental or public health issues and the provision of the service will not result in additional development.
- GOAL 8: COOPERATION AMONG JURISDICTIONS:** To facilitate an understanding of and commitment to the goals of growth management among all levels of government, the public and key private and voluntary sector partners.

As the two documents are both working towards achieving the same goals, one at the community level and the other at the regional level, an OCP is a means of implementing a Regional Growth Strategy. Through the integration of RGS goals into an OCP and the translation of RGS policies into OCP policies, residents can work towards the desired future for the OCP area and also for the region.

The goals, objectives and policies in an OCP must not be in conflict with the goals and policies of the Regional Growth Strategy. Section 865(1) of the *Local Government Act* requires that:

"All bylaws adopted by a Regional District Board after the Board has adopted a Regional Growth Strategy, and all services undertaken by a regional district after the board has adopted a Regional Growth strategy, must be consistent with the Regional Growth Strategy".

This means that an OCP, because it is adopted by bylaw, must be consistent with the Regional Growth Strategy. This is an important factor, especially when considering the levels and types of uses in relation to the Urban Containment Boundary.

Currently the Regional Growth Strategy is under review. At this time it is not known what, if any, changes may result out of the RGS Review. Therefore, the Electoral Area 'A' OCP review process will have to be flexible enough to consider the amended RGS following its Review.

1.2.1 What is the Urban Containment Boundary?

The Urban Containment Boundary is a line that defines urban vs. rural areas. The Urban Containment Boundary (UCB) is intended to control urban sprawl and to encourage the development of compact complete communities.

In Electoral Area 'A' the UCB includes land in the Cedar Village Centre and surrounding Suburban Residential lands and the Cassidy Village Centre. All other land in Electoral Area 'A' is outside the UCB. Please see Map No. 2 for the location of the UCB.

1.3 What is the purpose of the OCP Review?

Since 2001, when the current OCP was adopted, substantial changes have occurred both within and external to the Plan Area. These changes include increased environmental awareness, continued residential growth, adoption of an amended Regional Growth Strategy, new provincial greenhouse gas reduction targets, and changes to provincial legislation. These changes and others would indicate that there is merit in proceeding with a review of the OCP.

Recently proposed and ongoing large-scale development proposal such as Sandstone and Cable Bay have the potential to significantly impact the Plan Area. Also the proposed Nanaimo Regional Airport runway expansion has transportation implications that affect the Plan Area and beyond. This combination of events also supports the need to review the Electoral Area 'A' OCP.

In addition to the above, with residential and other forms of urban growth comes concern about the effect that this development is having on the natural environment. While the existing OCP contains objectives and policies for protecting the natural environment, there is a need to review these policies as the community places a very high priority on protecting these green spaces for both outdoor recreation and habitat protection.

1.4 What area is included in the Review?

The area that is included in this OCP review is all of the land and waters within Electoral Area 'A', which currently has a land area of approximately 5,566 ha. Please see Map No. 1 for the extent of the OCP Review area.

2.0 What does the Plan Area look like right now?

2.1 Population Demographics

The following sections provide an overview of the most recent census statistics (2006) for Electoral Area 'A'. These figures describe the population growth history, age groups, household and family characteristics, and dwelling ownership and type for Electoral Area 'A', Nanaimo, Electoral Area 'C', the RDN, and Electoral Area 'H' in the Cowichan Valley Regional District (CVRD).

2.1.1 Population Growth

Electoral Area 'A' has experienced a modest rate of growth since the late 1980's compared to other electoral areas and municipalities within the RDN. The population of Electoral Area 'A' grew from 4,661 persons in 1981 to 6,751 persons in 2006.¹ This was an overall increase of approximately 45% during that time period with an average yearly increase of approximately 8 percent (during that same time the RDN's average yearly population increase was approximately 13%). Please refer to Table 2.1 below to see a detailed breakdown of the population growth for the above mentioned areas.

The rate of growth of Electoral Area 'A' is for the most part slower than other areas in the Regional District of Nanaimo. If this growth trend continues, it is anticipated that as many as 8,700 people could be residing in Area 'A' by 2026.²

With respect to new construction, there has been a significant amount of development over the past few years as 553 building permits were issued between 2001 and 2006. The vast majority of those building permits were for single family dwellings and accessory buildings and a limited amount of commercial/industrial/public buildings. There were no permits issued for duplexes or multi-family.

Table 2.1 Population Growth 1981 – 2006

Area	1981		1986		1991		1996		2001		2006	
	%	POP	%	POP	%	POP	%	POP	%	POP	%	POP
Electoral Area 'A'	n/a	4,661	1.2	4,718	13.2	5,341	17.0	6,252	2.7	6,423	5.1	6,751
City of Nanaimo	n/a	47,069	4.2	49,029	23.3	60,434	16.0	70,130	4.1	73,000	7.8	78,692
Electoral Area 'C'	n/a	1,180	3.2	1,218	-6.2	1,142	-14.7	974	98.3	1,932 ¹	29.8	2,508
Electoral Area 'H' (CVRD)	n/a	n/a	n/a	1,925	10.4	2,125	10.9	2,357	-7.3	2,185	4.1	2,274
RDN	n/a	77,101	6.6	82,180	23.8	101,736	19.7	121,783	4.3	127,016	9.1	138,631

Source: Statistics Canada 1981-2006 Censuses

1: Adjusted by Statistics Canada

2.1.1 Population Age

The age group characteristics of a community have planning implications, particularly to ensure appropriate community services such as schools and parks are provided, and to ensure that an adequate range of housing options is available.

Table 2.2 illustrates the distribution of age groups for Electoral Area 'A' and the adjacent areas for the 2006 census year which is the latest information available. The dominant age group (45-64) within Electoral Area 'A' is the same as the dominant age group for all of the adjacent areas compared below. The age distribution in Electoral Area 'A' is similar to the other areas compared below with no significant discernable differences.

¹ RDN Electoral Area Statistics, Statistics Canada.

² Population estimate is derived from the existing 1981-2006 Censuses Data using the 'Forecast' function in Microsoft Excel).

Table 2.2 - Population Age Distribution by Percentage - 2006 Census

Area	Age					Median Age	Dominant Age Group
	0-14	15-24	25-44	45-64	65+		
Electoral Area 'A'	16.6	10.7	24.6	34.0	13.9	43.9	45-64
City of Nanaimo	15.2	13.8	23.7	29.2	18.0	43.2	45-64
Electoral Area 'C'	18.6	11.8	24.2	34.5	11.4	42.7	45-64
Electoral Area 'H' (CVRD)	12.5	9.2	20.2	39.3	18.7	49.9	45-64
RDN	14.3	11.9	21.2	31.7	20.9	46.6	45-64
BC	16.5	13.1	27.4	28.4	14.6	40.0	45-64

2.1.2 Family and Household Types

Table 2.3 compares the household types in Electoral Area 'A' with Nanaimo, Electoral Areas C, the RDN, Electoral Area 'H' in the Cowichan Valley Regional District (CVRD) and British Columbia.

The most common type of household is couples without children comprising nearly 36% of the households in Area 'A'. This type of household is also the most common in all of the areas compared below. Also, of note is Electoral Area 'A' has the second highest percentage of lone parent families (10.5%) (Nanaimo is the highest at 10.8%).

Although in Electoral Area 'A', only 25% of households consist of couples with children, this is approximately 6% higher than the RDN average and approximately 1% higher than the British Columbia average. This may represent the role of the Plan Area as a place to raise a family.

Table 2.3 - Household Types – 2006 Census

Area	Number of Households	Couples With Children	Couples Without Children	One Person Household	Other Household Type	Lone Parent Families	Average Persons Per Household
Electoral Area 'A'	2,868	25.1	35.9	20.7	14.1	10.5	2.4
City of Nanaimo	35,042	20.7	31.1	27.7	16.1	10.8	2.3
Electoral Area 'C'	931	29.5	33.3	16.6	14.5	9.1	2.7
Electoral Area 'H' (CVRD)	1,028	19.0	43.3	20.9	10.2	8.3	2.3
RDN	63,939	19.2	35.3	25.7	13.5	7.6	2.5
BC	1,788,474	24.2	27.2	25.8	14.8	9.8	2.5

2.1.3 Dwellings - Ownership and Type

Table 2.4 indicates both the high level of home ownership (84%) and the predominance of single family dwellings (87%) in Electoral Area 'A'. This figure is consistent with the more rural and suburban nature of the area, and the emphasis on single-family residential use. This is also a reflection of development that has occurred to date which has taken place where single family dwellings are the only type of permitted dwelling.

In comparison to the adjacent areas compared below the level of home ownership in Electoral Area 'A' (84%) is significantly greater than that of Nanaimo (71%), Electoral Area 'C' (79%), the RDN (71%), and BC (64%), but is slightly less than that of Electoral Area 'H' in the CVRD (85%). Also, the percentage of single family dwellings in Electoral Area 'A' (87%) is much higher than Nanaimo (57%) and the RDN (68%).

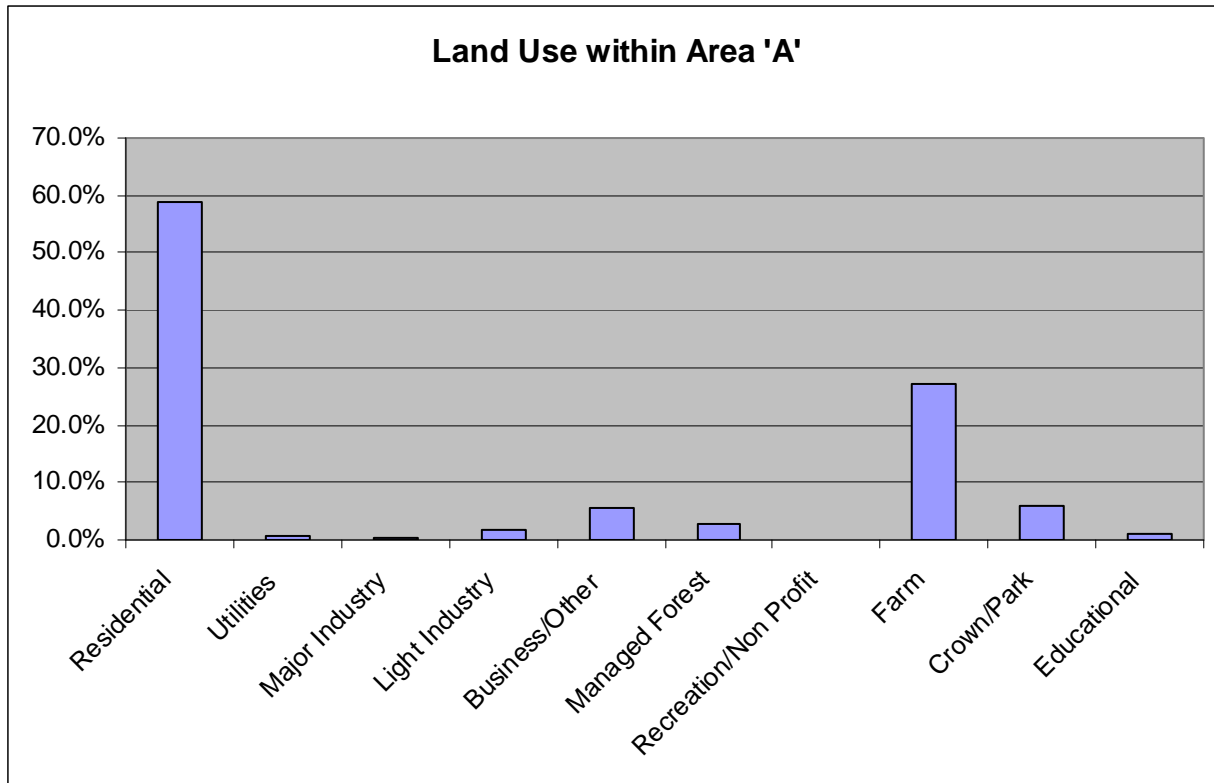
Table 2.4 - Dwelling Ownership and Type – 2006 Census

Area	Households	Owned Dwellings	Rented Dwellings	Single Detached Houses	Semi-Detached/ Row/Duplex	Apartments	Other Dwellings
Electoral Area 'A'	2,868	2,400 (83.7%)	355 (12.4%)	2,504 (87.3%)	83 (2.9%)	37 (1.3%)	250 (8.7%)
City of Nanaimo	35,042	26,635 (76.0%)	9,890 (28.2%)	20,144 (56.9%)	5,992 (17.1%)	8,095 (23.1%)	1,016 (2.9%)
Electoral Area 'C'	931	735 (79.0 %)	140 (15.0%)	835 (89.7%)	10 (1.1%)	10 (1.1%)	69 (7.4%)
Electoral Area 'H' (CVRD)	1,028	875 (85.1%)	95 (9.2%)	901 (87.6%)	32 (3.1 %)	0 (0%)	101 (9.8 %)
RDN	63,939	45,560 (71.3%)	14,305 (22.4%)	43,479 (68.0%)	8,440 (13.2%)	9,655 (15.1%)	2,430 (3.8%)
BC	1,788,474	1,145,050 (64.0%)	493,995 (27.6%)	879,929 (49.2%)	357,695 (20.0%)	500,773 (28.0%)	50,077 (2.8%)

2.2 Current Land Use

Map No. 4 shows the current land uses for Electoral Area 'A' based on BC Assessment Authority records and property ownership. As indicated on the map and in Figure 2.1, the Electoral Area has a very diverse mix of land uses, with the majority of land currently being used for residential and farm uses. The largest amount of land is currently in use for residential purposes with over 59% of the area being used for that purpose. In terms of land area the next largest land use is farm (27%). Other than the above two dominant land uses, the Plan area is divided among a number of different land uses with no other significant land area devoted to a single use.

Figure 2.1 - Current Land Use by percent of land area for Electoral Area 'A'



2.2.1 Residential

As shown on Map No. 4, approximately 3,274 ha or 59% of the Plan Area is currently being used for residential purposes. This amount includes large rural properties as well as the smaller urban or suburban size lots. The largest number of dwellings is located in the Rural Residential designation (please see Map No. 1 for the OCP land use designations). About 35% of the assigned addresses in Electoral Area 'A' are for buildings in this designation. The areas with the next greatest amount of residential development are the Suburban Residential and the Rural designations (Each with approximately 22% of the assigned addresses in Electoral Area 'A')

2.2.2 Industrial and Commercial

In general terms, commercial and industrial activity in Electoral Area 'A' is limited to a few distinct areas. As well a few small commercial and industrial properties are located throughout the Plan Area. Most of the commercial and industrial properties are located within Cedar, South Wellington, and Cassidy. The largest commercial/industrial area is South Wellington, which is also the only location within the Plan Area, and within the area covered by "RDN Land Use and Subdivision Bylaw No. 500, 1987", where there are properties zoned Industrial 5 (heavy industrial).

2.2.3 Mixed Use

Mixed use generally refers to developments that incorporate more than one type of use in the same building or within a small walkable area, much like an old-fashioned village centre. A mixed use area would include places to live, work, learn, play, shop and access services. One example is a three story multi-unit building where retail commercial is located on the first floor, professional offices are located on the second floor and residential is located on the third floor.

Currently, there are two areas that have been identified for mixed use in the OCP. The first is the Cedar Village Centre which supports a mix of complimentary uses within walking distance. It should be noted that the Cedar Village Centre designation does not contain any policies with respect to commercial uses, open spaces, or mixed use. However, Objective No. 3, states that the creation of a complete community emphasizing a mix of residential types, commercial uses, public uses, park land, and open spaces is promoted. The second area is the Cassidy Village Centre, which supports the integration of a mix of housing types, neighbourhood scale mixed use, public facilities, and community services.

2.2.4 Agricultural Land Reserve and Managed Forest Lands

A significant amount of land in Electoral Area 'A' is in the Agricultural Land Reserve (ALR). The Agricultural Land Reserve is a provincial zone in which agriculture is recognized as the priority use. Farming is encouraged and non-agricultural uses are controlled. Local government zoning bylaws cannot restrict farm use except with provincial approval. Also, local governments are expected to plan in accordance with the provincial policy of preserving agricultural land.

In Electoral Area 'A' approximately 2,766 ha of land is in the ALR. This is equal to about 50% of the Plan Area. ALR land is dispersed throughout the Plan Area. Please see Map No. 8 for the location of lands in the ALR.

Electoral Area 'A' also contains a significant number of working farms. BC Assessment Authority records show there to be 155 parcels covering 1,514 ha where active agricultural use is taking place. Please see Map No. 4 for the properties that have been classified as farm.

A small amount of land in Electoral Area 'A' is also classified as private managed forest. This classification means that these are lands that are privately-owned forest land property for which an acceptable forest management commitment has been made, that is approved, and complies with the *Private Managed Forest Land Act*. Much like land in the ALR, local government zoning regulations cannot restrict forest management activities on private managed forest land. Approximately 160 ha or 3% of the Plan Area is classified as private managed forest land. Please see Map No. 8 for the location of Private Managed Forest Land.

2.2.5 Vacant and Developed Land

The following table provides a breakdown of vacant and developed lands based on digital mapping analysis of the land use designations in the OCP for Electoral Area 'A'. Note that areas defined as "developed" or "occupied" refers to properties that have been assigned a street address by the RDN. Some of these may be used for purposes other than the designated OCP use (for example, a commercial property may be in use for residential purposes).

As indicated in Table 2.5 below, approximately 25% of the total land base is currently vacant, which includes numerous properties spread throughout the Plan Area. The table also does not indicate land areas that may be only partly developed to the level of use supported in the OCP.

Table 2.5 also shows where the greatest number of dwellings are located based on OCP land use designation. Based on the number of street addresses, the largest number of dwelling units are located in the Rural Residential Land Use designation which is dispersed throughout the Plan Area including South Wellington, Cedar, and most of the coastline. Please see Map No. 1 for the location of the Rural Residential Designation.

Table 2.5 - Vacant Land Analysis by OCP Land Use Designation

OCP Designation	Total Land Area (ha) ¹		Vacant Land ² Vacant Land ²		Developed or Occupied Land ²		Total Street Numbers per Designation
	%	ha	%	ha	%	ha	
Cedar Village Centre	0.2	11.6	37.9	4.4	62.1	7.2	7
Suburban Residential	2.4	134.0	6.4	8.6	93.6	125.4	533
Cassidy Village Centre	1.0	56.0	6.3	3.5	93.8	52.5	87
Rural Residential	10.4	578.6	18.7	108.4	81.3	470.2	890
Rural	29.5	1,644.7	31.5	518.3	68.5	1,126.4	533
Rural Resource	50.6	2,817.6	24.9	702.5	75.1	2,115.1	333
South Wellington – Industrial Commercial	1.3	74.6	22.7	16.9	77.3	57.7	53
Cassidy Light Industrial - Commercial	0.09	5.0	4.0	0.2	96.0	4.8	11
Commercial	0.01	0.8	25.0	0.2	75.0	0.6	3
Industrial	0.04	2.5	72.0	1.8	28.0	0.7	1
Airport	2.6	143.7	0	0	100.0	143.7	0
Airport Related	0.9	51.0	0	0	100.0	51.0	0
Transportation Corridor	0.5	25.9	0	0	0	0	0
Totals.	100	5,566	N/A	1,364.8	N/A	4,155.3	2,451

1: Includes all lands within the OCP land use excluding roads and other non-developable lands.

2: Does not include roads and other non-developable lands.

2.3 Public Amenities

2.3.1 Parks, Trails, and Open Spaces

Parks and open space are fundamental to health and wellness of the residents in a community. Parks may function as passive recreation for such activities as hiking and walking, protection for wildlife habitat, sports fields, and children’s playground or for transportation linkages. The OCP identifies the integration of community, regional and provincial parks space through a network of trails to provide alternative routes and links within the community.

Currently there are 11 community parks dispersed throughout Electoral Area 'A' that comprise approximately 36 ha. The only regional park in the Plan Area is Nanaimo River Regional Park, established jointly between The Land Conservatory, Fisheries and Oceans Canada, the Habitat Conservation Trust Fund and the RDN comprising 54 ha. The RDN has a 99-year lease to manage the park for public recreation purposes, concurrently while it is preserved as habitat for fisheries.

There are also three provincial parks within the Plan Area including Morden Colliery, Hemer, and Roberts Memorial that cover a combined area of about 102 ha. The Morden Colliery Provincial Park and

the Hemer Provincial Park are also connected through the RDN managed Morden Colliery community trail. As part of the *Regional Parks and Trails Plan 2005-2015*, this trail has been identified for expansion through to Boat Harbour through future redevelopment/rezonings.

In 2005 a detailed trail study of Area 'A' was prepared to identify potential parkland acquisitions and connections with existing park amenities, resource lands, natural areas, or crown lands. The study provided essential information for the *Regional Parks and Trails Plan*. In particular, the study and the Plan both identified the potential to acquire land along the railway as a potential transportation corridor if rail service was ever discontinued. In response, the RDN amended the zoning and the OCP in 2002 to ensure that the rail corridor remains as a transportation corridor in perpetuity.

In 2006 the RDN prepared the Recreational and Cultural Services Master Plan, a long term plan for the delivery of recreation and cultural services in Electoral Area 'A'. The Plan includes current trends in parks and recreation, and identifies a number of issues and recommendations for Board consideration.

Electoral Area 'A' is also included in the District 68 Sports Field and Recreation Services Agreement between the RDN and the City of Nanaimo. This agreement was negotiated between the RDN and the City of Nanaimo in 2001, and renewed in 2005 as an outcome of phase one of the RDN Regional Service Review, and provides local taxes from Electoral Areas 'A', 'B', and C, the District of Lantzville, to the City of Nanaimo for operational costs of City recreation and sports field services based on usage by each community.

As illustrated in Figure 2.1 above, Crown Land and park occupies approximately 5.2% of the Plan Area and Non-profit Recreation occupies approximately 0.1% of the Plan Area. Therefore, approximately 5.3% of the Plan Area has currently been designated for a combination of parks, green space, and conservation.

Map No. 5 – Parks, Open Space, and Community Facilities shows the location of the parks, trails (both existing and proposed), and open spaces in Electoral Area 'A'.

2.3.2 Schools

Schools and school facilities play an important role in the Plan Area not only for education, but also for providing opportunities for community recreation, cultural activities, and educational programs during non-school hours. As well, decision making regarding the location of future schools is aided if it is known where new residential development will be located. New schools, especially for primary aged children, are best located close to where families with school age children will be living reducing the need for bussing.

School District No. 68 is the provincial body responsible for the administration of school facilities in the Plan Area. There are currently 4 schools operating within the Plan Area.

Table 2.6 below provides basic information about the current schools within the Plan Area.

Table 2.6 - Schools Within the Plan Area

School	Grades	September 2007 Enrolment
Woodbank Primary	Kindergarten to Grade 3	183
South Wellington	Kindergarten to Grade 7	74
Cedar Community Secondary	Grade 8 to 12	459
North Cedar Intermediate	Grade 4 to 7	261

In addition to the above listed schools, it is likely that some children in the Plan Area attend North Oyster Elementary School located in Ladysmith.

2.4 Water and Sewer Servicing

Water is provided in Electoral Area 'A' by a number of private water utilities and the North Cedar Improvement District, which also provides fire protection services, and street lighting within certain parts of the Plan Area. The RDN currently provides sewer servicing to the Cedar Community Secondary School. Please see Map No. 7 for the location of the North Cedar Improvement District Water Servicing Boundary and sewer system in Electoral Area 'A'.

2.4.1 Community Water Systems

The North Cedar Improvement District was established by letters patent on November 27, 1959 and covers a large area both inside and outside of the UCB within the Plan Area. Currently, the North Cedar Improvement district provides approximately 1300 residential community water connections, the majority being residential. The water source for the North Cedar Improvement District comes from three groundwater wells which draw water from the Cassidy Aquifer. The water is treated with chlorine. In addition to the existing three wells, a fourth well is pending and it is expected that this well will be in service some time in 2009.

The Decourcey Water Service Area was established in 1998 in a rural area south of Nanaimo, and comprises two properties on Bissel Road and two properties on Pylades Drive. The water source for the Decourcey Water Service Area comes from one groundwater well located nearby. The water source is unchlorinated and is stored in one reservoir.

Harmac is under license to extract a significant amount of water from the Nanaimo River to service its operations. The question has been raised about the possibility of gaining access to some or all of this water for domestic purposes should it no longer be required by Harmac (or its successor) to service its operations.

2.4.2 Community Sewer Systems

Currently, the RDN provides sewer servicing from the Duke Point Treatment Facility to the Cedar Community Secondary School and there are plans to extend the sewer line to accommodate a proposed development called 'Cedar Estates' located at the intersection of Cedar and Hemer Roads and a limited number of properties adjacent to the proposed sewer extension route. It is anticipated that the sewer line should be operational in the winter of 2009.

The Duke Point Sewage Treatment Facility has some additional capacity for Cedar. At this time it is estimated that there is capacity for approximately 530 person equivalents. If a limited number of properties adjacent to the proposed sewer line extension hook up to sewer servicing, the capacity of the Duke Point Sewer Treatment Plant would be fully allocated without a plant expansion. Therefore, should future development be supported within the UCB, a sewer servicing strategy, including a potential expansion of the Duke Point Treatment Facility would be required.

The balance of the Plan Area is not serviced with community sewer. Therefore, until the proposed sewer extension is operational, with the exception of the Cedar Senior Secondary School, all lands within the Plan Area will continue to be serviced with individual on-site sewage disposal systems.

2.5 Transportation

Map No. 7 indicates the major roads in Electoral Area 'A'. The Trans Canada Highway which bisects the Plan Area in a north-south direction and the Duke Point Connector are the major highway connectors within the Plan Area. Other major network roads are Cedar Roar, Yellow Point Road, Holden Corso Road, and Barnes Road.

Access to the Trans Canada Highway from lands located east of the Trans Canada Highway within the Plan Area is currently provided at interchanges located at the Duke Point Connector, Morden Road, Cedar Road (One at the north end and one located at the south end in the Cowichan Valley Regional District), and Nanaimo River Road.

The Electoral Area 'A' OCP also contemplates three areas under review for improvements/new highway access including the Cedar Village Centre, Cassidy, and an area south of Quennell Lake.

With respect to public transit, bus service is provided to the Cedar area via bus route No. 7, which provides service to South Parkway Plaza in the City of Nanaimo, which is a connection point for transfers to other transit routes. Service is provided on this route once every two to three hours. Bus service is not currently provided to other areas of the Plan Area. Please see Map No. 7 for the location of the bus route.

2.5.1 Nanaimo Regional Airport

The following background information was taken from the Nanaimo Airport's website (www.nanaimoairport.com).

The Nanaimo Airport offers a broad range of airport facilities and services built around a 5000 foot runway and parallel taxiway system. Currently Air Jazz is their largest carrier with a minimum of 5 flights per day. Also BC West Air also operates out of Nanaimo and offers flights between Nanaimo, Boundary Bay, Abbotsford, and Victoria.

The Nanaimo Air Terminal was completed in 1991 and serves as the primary air passenger facility for the greater Nanaimo area. The air terminal handles an average of 138,000 passengers annually and multiple courier companies to handle the cargo needs. Other air terminal amenities include a cafe, car and truck rentals, taxi, shuttle bus transportation and vehicle parking.

Commercial aviation services and facilities include scheduled flights and air cargo, charter flights and freight-courier services, aircraft refuelling and maintenance, flight training and instruction, as well as aircraft parking and hangers. Groundside commercial operations include an on-airport golf course and clubhouse with taxiway access.

The OCP contains a number of policies with respect to the airport. In summary, the objectives of the OCP with respect to the airport are as follows:

- i. to recognize the airport as an economic and transportation hub for the RDN and for Vancouver Island;
- ii. to focus development on airport lands to airport-related commercial and industrial uses;
- iii. to acknowledge the sensitivities associated with the Cassidy Aquifer, adjacent ALR lands, the environment, and surrounding residential uses.

In addition, the OCP also designates the Airport Lands Development Permit Area, which is for the purpose of protection of the environment and form and character of industrial and commercial development.

When the OCP was adopted in 2001, local governments played a more active role in land use planning and regulation on airport lands. Since the adoption of the OCP, the role of local governments has been clarified. Local governments do not have jurisdiction over airport operations, which also extends to land use on adjacent airport owned lands. Therefore, the current OCP policies and Development Permit Area do not apply to land use and development on airport lands.

Although local governments can not regulate airport operations or land use on adjacent airport lands, the OCP can state the community's broad goals and objectives in relation to the airport. Another option is for the community to work cooperatively with the Nanaimo Airport Commission throughout the OCP review process to develop a shared vision, objectives, and policies that would be included in the new OCP.

2.6 Environmentally Sensitive Areas

2.6.1 Sensitive Ecosystem Inventory

The federal/provincial Sensitive Ecosystems Inventory (SEI) has identified and mapped five types of "sensitive" ecosystems on the coastal lowlands of eastern Vancouver Island. The sensitive ecosystems that have been identified in Electoral Area 'A' include: coastal bluffs, terrestrial herbaceous, older forest, riparian vegetation, and wetland. Two other ecosystem types, seasonally flooded agriculture field and older second growth forest, have also been mapped because they are important for biodiversity.

The information to complete the SEI mapping was gathered by using aerial photography and then selectively field checked. The purpose of the SEI is to identify rare and fragile terrestrial ecosystems and to encourage land-use decisions that will ensure the continued integrity of these ecosystems. For the location of the sensitive ecosystems in Electoral Area 'A' please see Map No. 6 Environmentally Sensitive and Hazardous Areas.

2.6.2 Fish Habitat

Electoral Area 'A' contains a number of lakes, watercourses, and wetlands. The Nanaimo River, Haslam Creek, Holden Lake, and Quennell Lake are the major freshwater sources within the Plan Area. These rivers and lakes and their associated tributaries and riparian and terrestrial ecosystems are considered to be vital in terms of wildlife and fish habitat, particularly salmon. The following table identifies the fish present in the main watercourses.

Table 2.7 - Fish Presence in Electoral Area 'A'

Watercourse	Type of Fish
Nanaimo River	All Salmon/Trout Including Dolly Varden, Kokanee, Brown Trout
Haslam Creek	Coho/Chum/Cutthroat/Steelhead/Chinook/Pink
Holden Lake	Cutthroat Trout/Small Mouth Bass
Quennell Lake	Rainbow Trout/Cutthroat Trout/Small Mouth Bass

Source: Johannes, M.R.S., and J.C. Cleland, 2001, Central Vancouver Island Watercourse Priorities Atlas, Northwest Ecosystem Institute, Lantzville, BC V0R 2H0.

In addition to the above, the Plan Area also contains a number of small unnamed watercourses and wetlands, which also provide critical fish habitat and other important ecological values.

2.6.3 Eagle and Blue Heron Nest Trees

Electoral Area 'A' is home to eight eagle nest trees and three recorded great blue heron rookeries. Nesting trees are protected by Section 34 of the Provincial “Wildlife Act”. The Ministry of Environment published a document titled “Develop With Care – Environmental Guidelines for Urban and Rural Land Development in British Columbia” in March 2006, which specifies best management practices for nest and tree protection. It is recommended by Table 4.1, Section 4 of the Develop With Care document that a 100 metre to 200 metre buffer zone be retained in order to protect the eagle nesting tree and not disturb the eagles breeding pattern. The same table recommends that a 200 metre to 300 metre buffer zone be retained in order to protect heron nesting trees. For location of recorded eagle and heron nesting trees in Electoral Area ‘A’ see Map No. 6 Environmentally Sensitive and Hazardous Areas.

2.6.4 Hazardous Areas

Natural hazard areas are areas that are susceptible to damage from floods, erosion, landslides, high tides, and earthquakes. These include hazardous areas that are susceptible to flooding and erosion due to proximity to watercourses and coastal areas, and steep slopes.

Currently, lands identified as potentially hazardous lands within Electoral Area 'A', include the floodplains of the Nanaimo River, and Haslam Creek. No other areas have been identified as being subject to potential natural hazards. For the location of the potentially hazardous areas see Map No. 6.

2.6.5 Flood Plains

Flood plains have been designated in Electoral Area 'A' for the purpose of protecting buildings from damage by flood waters. All new buildings must be constructed above the 200 year flood level. The floodplain and flood construction level for the Nanaimo River and part of Haslam Creek have been mapped and can be seen on Map No. 6. The flood construction level for unmapped areas of the Nanaimo River is the land within a distance of 200 metres and below 3 metres above the natural boundary of the watercourse. For all other watercourses and the ocean, the flood plain extends up to 100 metres where the land is below 1.5 metres above the natural boundary.

3.0 How the OCP Guides Growth and Development?

The Electoral Area 'A' OCP has designated all of the land in the Plan Area for a particular use or combination of uses. Table 3.1 below provides a summary of the land use designations in the OCP with a brief description of the purpose, supported land uses, and the recommended minimum parcel size or maximum density.

Table 3.1 - Overview of Current OCP Designations

OCP LAND USE DESIGNATION	Supported Land Uses	Minimum Parcel Size	Density
Cedar Village Centre	mixed residential types, commercial, public uses, park land, and public open space.	n/a	175 units (100 multi-family and 75 supportive housing units)
Suburban Residential	single dwelling residential	2000 m ²	5 dwelling units per hectare
Cassidy Village Centre	single dwelling unit residential and mixed use	not specified	300 residential units with water and sewer
Rural Residential	single dwelling residential and agriculture	1.0 hectare	1 dwelling per hectare
Rural	single dwelling residential and agriculture	2.0 ha	for lots created prior to November 22, 2001, 1 dwelling per ha to a maximum of 2 per lot for lots created after November 22, 2001 a maximum of 2 dwelling units on a parent parcel greater than two ha and a maximum of 1 dwelling unit per parcel on all subsequent parcels
Rural Resource	single dwelling residential, agriculture, and resource use	50 ha for non-ALR land 8.0 ha for ALR land	1 dwelling unit per ha to a maximum of 2 per lot
South Wellington Industrial – Commercial Area	industrial and commercial	not specified	not specified
Cassidy Light Industrial – Commercial area	light industrial and highway commercial	not specified	not specified
Commercial Lands	commercial	not specified	not specified
Industrial Lands	industrial	not specified	not specified
Airport Lands	airport uses	not specified	not specified
Aviation Related Lands	aviation related uses	not specified	not specified
Transportation Corridor	transportation	not specified	not specified

3.1 How the OCP Works Towards the Regional Growth Strategy Goals

As stated previously in Section 1.2, an OCP must work towards the purpose and goals of a Regional Growth Strategy. In the following sections a summary is provided of how the existing OCP is working towards the purpose and goals of the RDN's Regional Growth Strategy.

The Electoral Area 'A' OCP (Bylaw No. 1240) was adopted in 2001. As such it was adopted prior to the adoption of the current RGS.

3.1.1 Goal 1: Strong Urban Containment

The OCP designates the Cassidy and Cedar Villages Centres where a mix of uses are supported. With the exception of the Cedar Village Centre, Suburban Residential, and Cassidy Village Centre land use designations, all of the land within the Electoral Area 'A' OCP is located outside of the UCB.

Although the Suburban Residential land use designation is located inside the UCB, the OCP supports a 1.0 ha minimum parcel size, which is the same as the minimum parcel size supported by the Rural Residential land use designation, which is located outside of the UCB. This is reinforced by the fact the implementation strategy contained in the OCP recommends that the zoning be amended to increase the minimum parcel size for lands located in the Suburban Residential land use designation to 1.0 ha. This implementation item does not work towards the RGS goals of densification of lands located within the UCB and avoiding urban sprawl. In addition, from a land use, servicing, energy use, and transit perspective, a 1.0 ha minimum parcel size is generally not considered an efficient minimum parcel size for lands located inside the UCB.

Notwithstanding the above, the Suburban Residential land use designation also contains a conflicting policy which limits future development within this designation to a maximum density of five dwelling units per hectare (2000 m² minimum parcel size). This policy is consistent with the minimum parcel sizes supported by the current zoning on most of the lands within this land use designation but is inconsistent with the Suburban Residential OCP policy which supports a 1.0 ha minimum parcel size.

With respect to minimum parcel size and limiting sprawl elsewhere in the Plan Area, although the OCP supports minimum parcel sizes of 1.0 hectare, 2.0 ha, 8.0 ha, and 50.0 ha for properties located outside of the UCB, the current zoning continues to permit minimum parcel sizes as small as 2,000 m² in many areas outside of the UCB. In most cases, the minimum parcel sizes supported by the current zoning are smaller than the minimum parcel sizes supported by the OCP. This is an indication that the minimum parcel sizes recommended by the Plan have not been implemented.

Please refer to Section 3.4 for a detailed breakdown of the residential lot supply and build-out for the Plan Area.

3.1.2 Goal 2: Creating Complete Communities (Nodal Structure)

As mentioned above, the OCP designates two village centres where a mix of uses is supported. The Cedar Village Centre is envisioned as the primary service centre for the Plan Area and the Cassidy Village Centre is recognized as a local neighbourhood service centre.

The Cedar Village Centre supports a maximum of 100 multi-residential dwelling units and up to 75 personal care units. The current zoning supports a mix of complimentary uses within this designation. However, other than the Cedar Estates development, no properties are zoned for mixed commercial/residential use other than the standard zoning provision for one dwelling unit per commercial property.

The Cassidy Village Centre supports a maximum of 300 residential units, mixed use, public facilities, and community services.

Although there are only two village centres identified in the OCP, South Wellington, has historically been developed with a mix of residential, industrial, and commercial uses. South Wellington is not located within the UCB, but includes a mix of existing and historical uses, some of which would typically be supported within the UCB.

3.1.3 Goal 3: Protecting Rural Integrity

The OCP has a strong emphasis on and commitment to the preservation of rural areas. However, this commitment is primarily focused on protection of the 'rural atmosphere' and 'rural way of life' and 'unique attributes' of the rural area and only touches on the importance of a functioning rural landscape in terms of agricultural production and natural resource extraction.

Currently the minimum parcel sizes supported by the OCP on lands located outside of the UCB range from 1.0 hectare to 50.0 ha (please see Table 3.1 above for a detailed description of the minimum parcel sizes supported by the OCP). In terms of the minimum parcel size allowed by the existing zoning on lands located outside of the UCB, the minimum parcel size ranges from 2,000 m² to 50 ha. It should be noted that there are extensive areas of land located outside of the UCB where the zoning supports a 2,000m² minimum parcel size despite that which is specified by the OCP. This means that the OCP policies have not been implemented in these areas.

The OCP supports the retention of large land holdings within the Agricultural Land Reserve and contains policies that discourage development that will impact or reduce the potential for agriculture. Also, the OCP opposes other land uses that will have a negative impact on farms in the ALR. The OCP also supports other resource extraction activities such as forestry and mining.

A significant amount (2,818 ha) (51%) of the Plan Area is designated Rural Resource by the OCP. Lands located within the Rural Resource land use designation are valued for their resource uses such as agriculture, forestry, and natural resource extraction. Some of these lands are located in Agricultural Land Reserve. The Rural Resource designation supports a minimum parcel size of 50 ha, except for an 8.0 hectare minimum parcel size for lands located within the Agricultural Land Reserve. Although the OCP supports a minimum parcel size of 8.0 and 50.0 ha within this designation, the zoning, for the most part continues to support a minimum parcel size of 2.0 ha. This means that the OCP policies have not been implemented in these areas.

3.1.4 Goal 4: Protecting the Natural Environment

The OCP identifies several environmentally sensitive features and contains several policies with respect to protecting the natural environment. The environmentally sensitive areas that have been identified in the OCP are: Bald Eagle Nest Trees, Heron Colonies, the Nanaimo River, Haslam Creek, other streams, the coastal area, and areas of natural forest and shrub growth.

The OCP includes the following policies and measures to protect environmentally sensitive features:

- Community stewardship of environmentally sensitive features shall be encouraged, through education and support at the community level, to protect, restore, and enhance the natural environment.
- The protection of environmentally sensitive features will be encouraged by supporting landowners' investigation of tax incentives and cooperation initiatives with conservation agencies.
- The RDN shall recommend that the Approving Officer require, as part of a proposed subdivision:
 - i. a hydraulic impact assessment study of the proposed water source development where the water supply is from a groundwater source;
 - ii. that the proposed development will maintain stormwater flow regime and pattern to pre-development levels; and,

- iii. proof that the proposed subdivision will not have a detrimental impact on water quality or quantity';
- The RDN will work with the North Cedar Improvement District to assess groundwater impact and investigate a groundwater protection strategy;
- The RDN will encourage the provincial government to enact groundwater legislation;
- The RDN will initiate a stormwater management plan that includes the Plan Area;
- The RDN with the community, will be encouraged to investigate the feasibility of creating a water conservancy designation;
- Due to the sensitive nature of the marine zone and the minimal rates of water exchange in Stuart Channel, the RDN will only support the siting of aquiculture farms along the coastline if an RDN Board approved public consultation process has been completed and the community support such uses; and,
- Development Permit Areas have been established to protect certain watercourses (for their ecological importance and biodiversity values), fish habitat values (*Riparian Areas Regulations*), and Bald Eagle and Blue Heron Nesting Trees (see Map No. 9).

While the OCP does contain specific policies with respect to the protection of the environment or environmentally sensitive features, these policies are for the most part advocacy policies which do not pertain to current development proposals and rely on other agencies and stakeholders to voluntarily work together to protect the environment. Other than guidelines contained in the Development Permit Areas section, the OCP does not contain any policies that require specific actions or studies to be undertaken as part of a rezoning application to ensure that the impacts of development are minimized.

In addition, the OCP does not contain any policies which provide guidance and direction for how the community would like to manage its sensitive features, unique attributes, and valuable resources, especially during consideration of a rezoning application.

3.1.5 Goal 5: Improving Mobility and Providing Transportation Options

Section 4 of the OCP is devoted to improving mobility and providing transportation options. The OCP identifies a number of key issues related to transportation including the need for safe roads and pedestrian routes, trails and trail linkages, and integrating trails with the existing road system. The OCP contemplates achieving this goal by working with the Ministry of Transportation and Infrastructure to develop and implement road standards for areas within the Urban Containment Boundaries and by supporting the creation of alternate pedestrian and cycling routes between neighbourhoods and school sites.

With the establishment of village centres and support for locating a mix of uses in close proximity, the OCP supports making walking and cycling more viable alternatives to the personal automobile. The OCP does not contain any policies or support for public transit.

3.1.6 Goal 6: Supporting a Vibrant and Sustainable Economy

The OCP supports the need for viable economic activities provided the rural and environmental integrity of the Plan Area is not compromised. The Plan recognizes resource activities, industrial and commercial uses, home based business, and the Nanaimo Regional Airport as economic generators of importance to the Plan Area.

In order to achieve the stated goal (goal 6), the Plan designates a number of land use designations including the South Wellington Industrial Commercial Area, the Cassidy Light Industrial Commercial Area, Cedar Village Centre, Cassidy Village Centre, Commercial Lands, and Nanaimo Regional Airport which support a range of commercial and industrial uses. The Plan also supports home based business.

Other than the Cassidy Village Centre, the Cedar Village Centre, and to a lesser extent the Suburban Residential land use designations, all land where the OCP supports commercial and industrial uses are located outside of the UCB. The Cassidy Light Industrial – Commercial Area and the South Wellington Industrial – Commercial Area land use designations are also not located within the UCB, but are designated Industrial Area by the RGS. Likewise, the OCP designates other properties, Commercial and industrial on lands located outside of the UCB, where the Regional Growth Strategy designates them industrial areas.

It is likely that the OCP and RGS recognized historical commercial and industrial development located outside of the UCB. However, the OCP contains policies whereby expansion to the existing commercial and industrial land use designations located outside of the UCB area is not supported.

3.1.7 Goal 7: Providing Efficient and Cost Effective Services

A very limited portion of the Plan Area is serviced by community water from the North Cedar Improvement District and by the Decourcey water service area (four properties). Some of the properties connected to the North Cedar Improvement District water system are outside of the UCB while all properties connected to the Decourcey system are located outside of the UCB.

There are also eight additional private water service areas spread throughout the Plan Area including the Triple E Campsite, Cooperative Water System, Cassidy Manufactured Home Park, Seabird Manufactured Home Park, Timberlands Manufactured Home Park, Boat Harbour Water Users Society, ZuiderZee Campground, and Twin Oaks Water System. Please refer to Map No. 7 for the general location of each of the above water systems.

Currently only the Cedar Community Secondary School is serviced by community sewer. As mentioned above, there are plans to extend the sewer line from the Duke Point Sewage Treatment Plant, which will provide a limited number of additional connections. There is a limited amount of additional capacity in the Duke Point System. Therefore an expansion to the sewer treatment system or other alternative measures are required to provide additional community sewer servicing connections in Cedar.

The OCP supports the provision of full sewer servicing to all land within the UCB and limits the extension of community sewer systems beyond the UCB only to address public health or environmental concerns and not to facilitate additional development than what is supported with no community servicing. This policy is consistent with the RGS.

Based on the estimated growth for the OCP area and discussions with the North Cedar Improvement District, the existing community water systems are capable of handling all new development. Major improvements and/or expansions to the existing community water systems are not required at this time.

With respect to parks, the OCP specifies that parks, and in particular, trails are important to the Plan Area. The Plan does not specify the location for desirable parks, but rather provides a detailed list of preferred park and trail acquisition criteria. The Plan includes the following criteria:

- a. provides access or improves existing access to the waterfront, including the sea and all streams, including the Nanaimo River;
- b. provides waterfront park land;
- c. provides trail linkages or future trail linkages or the expansion of existing parks forming interconnected natural corridors, heritage ways, or trail ways such as historical railways and logging roads, the fisherman's trail along the Nanaimo River, and unconstructed dedicated road or easement rights-of-way between the waterfront, existing parks and community land uses such as schools;

- d. sites for the protection of environmentally sensitive areas;
- e. sites for active or passive outdoor recreation activities;
- f. sites which provide buffer areas between land uses or roads;
- g. sites with heritage values such as petroglyphs;
- h. provides viewpoints or opportunities for nature appreciation; or
- i. creates focal features such as a small green space within the village centres.

3.1.8 Goal 8: Cooperation Among Jurisdictions

The OCP recognizes that many different agencies are involved in regulating land use and approving different aspects of development. In recognition of this fact, the OCP contains many policies for working with the other agencies. The OCP contains policies for working with other agencies on many aspects such as development referrals, animal control, development approvals, and environmental protection.

3.2 Growth and Development in Electoral Area 'A'

3.2.1 Residential Lot Supply and Potential Total Build-Out

The OCP contains provisions for a modest amount of additional growth. Based on the minimum parcel sizes supported by the current OCP, there is potential for an additional 486 lots. However, OCP policies on minimum parcel size are not consistent with the zoning currently in place. Based on the minimum parcel size permitted by the zoning, there is potential for an additional 1,273 lots.

The difference between the number of additional lots supported by the OCP and permitted by the current zoning (787) indicates that the minimum parcel sizes supported by the current zoning are generally smaller than the minimum parcel sizes supported by the OCP. It also indicates that the OCP policies with respect to minimum parcel size have not been implemented. The difference is predominantly in the areas designated Suburban Residential, Rural, Rural Resource, and Cedar Village Centre in the OCP and currently zoned Residential 2 and Rural 4.

The Rural Residential and Rural land use designations have the greatest potential for new development (the total of existing vacant lots plus potential new lots from future subdivisions) as this is where there is the most subdivision potential based on the minimum parcel size supported by the OCP. It should be noted that both above-mentioned land use designations are located outside of the UCB where the Plan directs that additional development should be minimized in accordance with the Regional Growth Strategy goals to reduce urban sprawl and to create complete compact communities.

Table 3.2 below is a summary of the estimated number of new parcels that could be created through subdivision based on OCP land use designation and the current zoning. Please refer to Appendix 1- 4 for a detailed breakdown of the residential lot supply in the Plan Area.

Table 3.2 - Summary of the Residential Lot Supply Based on OCP Land Use Designation and Current Zoning (2008 Estimate)

2008 Lot Counts			
	Potential New Lots*	Total Additional Development (vacant lots plus new lots)	Long-Term Lot Supply (existing lots plus new lots)
Based on OCP	486	1121	3,595
Based on Zoning	1,273	1,908	4,382

*Potential new lots has been estimated after factoring in additional land required for roads, parks and other subdivision requirements.

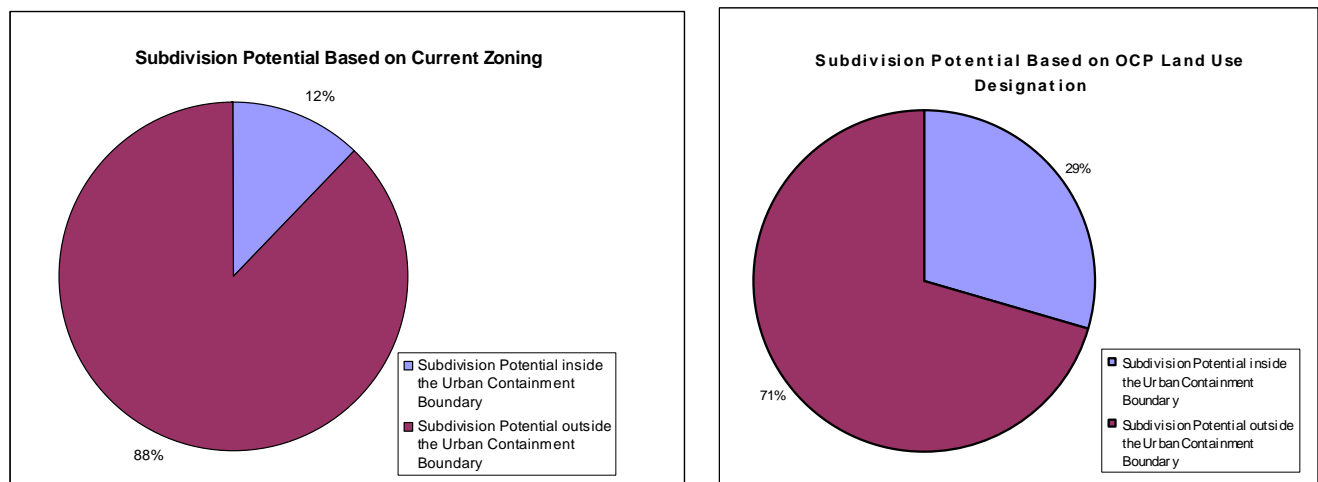
Table 3.3 is a summary of the development potential inside and outside of the UCB based on OCP land use designation and current zoning. Based on the current zoning, there is potential for an additional 155 lots within the UCB and an additional 1,118 lots outside of the UCB. In comparison, based on the OCP land use designation, there is potential for an additional 143 lots inside the Urban Containment Boundary and 343 additional lots outside of the UCB. Most of the subdivision potential located outside of the UCB is located on lands designated Rural Residential, Rural, and Rural Resource by the OCP and currently zoned Residential 2 and Rural 4.

Table 3.3 - Subdivision Potential inside and Outside of the UCB Based on Current Zoning and OCP Land Use

2008 Lot Counts					
	Total Number of Lots	Total Existing Lots Inside the UCB	Total number of Potential New Lots Inside of the UCB	Total Existing Lots Outside the UCB	Total Number of Potential New Lots Outside of the UCB
Based on Zoning	3,109	679	155	2,430	1,118
Based on OCP	3,109	679	143	2,430	343

Figure 2.1 below is a visual representation of the values expressed in Table 3.3 above. Figure 2.1 shows that there is less subdivision potential inside the UCB where development should be focused and more subdivision potential outside the UCB in areas where development should be limited. This indicates a need to evaluate the OCP policies on urban containment and protection of rural integrity.

Figure 2.1 – Subdivision potential inside and outside of the UCB



As shown in Table 3.4, the Cassidy Village Centre is currently developed with approximately 362 existing dwelling units, which is 62 more dwelling units than the OCP supports. This indicates a need for clarification on how much development is supported in the Cassidy Village Centre.

With respect to the Cedar Village Centre there is potential for an additional 163 units of which 75 are yet to be developed personal care units. Most of the additional unit potential is located on the Cedar Estates property which is pending development.

Table 3.4 Unit Count for the Village Centres in Electoral Area 'A'

Unit Count 2008	OCP Land Use Designation		Totals
	Cedar Village Centre	Cassidy Village Centre	
Total number of units supported in OCP	175	300	475
No. of existing units	12	362	374
No. of potential new units	163	0**	163

* Total number of units includes residential dwelling units and personal care units.

**The Cassidy Village Centre is built beyond the capacity supported in the OCP.

With respect to the types of residential development, the OCP supports the development of multi-residential units in the Cassidy Village Centre, the Cedar Village Centre, and the Suburban Residential (5 dwelling units per hectare) land use designations. With respect to residential use, the remainder of the Plan Area supports single residential dwelling units only.

**Appendix 1
 Residential Lot Supply (2008 Estimate)**

2008 Lot Counts						
OCP Land Use Designation	Total Existing Lots	Total Developed Lots	Total Vacant Lots	Potential New Lots*	Total Additional Development (vacant lots plus new lots)	Long-Term Lot Supply (existing lots plus new lots)
Cedar Village Centre	8	7	1	56	57	64
Suburban Res.	578	528	50	87	137	665
Cassidy Village Centre	93	87	6	0**	6	93
Rural Residential	1,145	901	244	115	359	1,260
Rural	715	515	200	168	368	883
Rural Resource	456	358	98	60	158	516
South Wellington Industrial/ Commercial	78	53	25	0	25	78
Cassidy Industrial/ Commercial	19	10	9	0	9	19
Commercial	4	3	1	0	1	4
Industrial	2	1	1	0	1	2
Airport	2	2	0	0	0	2
Airport Related	1	1	0	0	0	1
Transportation Corridor	8	8	0	0	0	8
Totals	3,109	2,474	635	486	1,121	3,595

* Potential new lots has been estimated after factoring in additional land required for roads, parks and other subdivision requirements.

**This is because there are more than 300 units in the Cassidy Village Centre, which is higher than the density supported by the Official Community Plan.

Appendix 2 Subdivision Potential Inside and Outside of the Urban Containment Boundary

OCP Land Use Designation	Total Number of Lots	Total Existing Lots Inside the UCB	Total Number of Potential New Lots Inside of the UCB	Total Existing Lots Outside the UCB	Total Number of Potential New Lots Outside of the UCB
Cedar Village Centre	8	8	56	0	0
Suburban Res.	578	578	87	0	0
Cassidy Village Centre	93	93	0	0	0
Rural Residential	1,145	0	0	1,145	115
Rural	715	0	0	715	168
Rural Resource	456	0	0	456	60
South Wellington Industrial/Commercial	78	0	0	78	0
Cassidy Industrial/Commercial	19	0	0	19	0
Commercial	4	0	0	4	0
Industrial	2	0	0	2	0
Airport	2	0	0	2	0
Airport Related	1	0	0	1	0
Transportation Corridor	8	0	0	8	0
Totals	3,109	679	143	2,430	343

Appendix 3
Residential Lot Supply Based on Zoning Classification (2008 Estimate)

2008 Lot Counts						
Zoning	Total Existing Lots	Total Developed Lots	Total Vacant Lots	Potential New Lots	Total Additional Development (Vacant Lots Plus New Lots)	Long-Term Lot Supply (Existing Lots Plus New Lots)
CD10	1	1	0	0	0	1
CD11	1	1	0	0	0	1
CD15	2	1	1	0	0	2
CD17	1	1	0	0	0	1
CD18	1	1	0	0	0	1
CD28	1	1	0	0	0	1
CD29	4	1	3	56	59	60
CD33	1	0	1	0	0	1
CD36	1	1	0	0	0	1
CD37	3	2	1	0	0	3
Commercial 2	18	13	5	11	16	29
Commercial 4	3	3	0	0	0	3
Commercial 5	6	4	2	3	5	9
Industrial 1	44	36	8	4	12	52
Industrial 2	9	8	1	2	3	11
Industrial 5	6	6	0	0	0	6
Public 1	15	15	0	9	9	24
Public 3	8	8	0	0	0	8
Recreation 1	2	2	0	7	7	9
Resource Management 1	12	3	9	0	0	12
Resource Management 2	1	0	1	0	0	1
Residential 2	1,817	1,495	322	451	773	2,268
Residential 6	9	9	0	3	3	12
Rural 1	1	1	0	0	0	1
Rural 2	1	1	0	0	0	1
Rural 4	1,135	854	281	727	1,008	1,862
Conservation 1	6	6	0	0	0	6
Totals	3,109	2,474	635	1,273	1,895	4,386

Appendix 4
Development Potential inside and outside of the UCB based on Current Zoning

2008 Lot Counts					
Zoning	Total Number of Lots	Total Existing Lots Inside the UCB	Total Number of Potential New Lots Inside of the UCB	Total Existing Lots outside the UCB	Total Number of Potential New Lots Outside of the UCB
CD10	1	0	0	1	0
CD11	1	0	0	1	0
CD15	2	0	0	2	0
CD17	1	0	0	1	0
CD18	1	0	0	1	0
CD28	1	0	0	1	0
CD29	4	4	56	0	0
CD33	1	0	0	1	0
CD36	1	1	0	0	0
CD37	3	0	0	3	0
Commercial 2	18	14	10	4	1
Commercial 4	3	0	0	3	0
Commercial 5	6	1	1	5	2
Industrial 1	44	2	2	42	2
Industrial 2	9	0	0	9	2
Industrial 5	6	0	0	6	0
Public 1	15	4	2	11	7
Public 3	8	0	0	8	0
Recreation 1	2	1	7	1	0
Resource Management 1	12	0	0	12	0
Resource Management 2	1	0	0	1	0
Residential 2	1,817	635	74	1,182	377
Residential 6	9	7	3	2	0
Rural 1	1	0	0	1	0
Rural 2	1	0	0	1	0
Rural 4	1,135	10	0	1,125	727
Conservation 1	6	0	0	6	0
Totals	3,109	679	155	2,430	1,118