

AGENDA

Regional District of Nanaimo
Electoral Area 'A' Official Community Plan Review Citizen's Committee

Monday December 14, 2009 @ 6:30 pm
(North Cedar Improvement District Fire Hall - 2100 Yellow Point Road)

1. **Minutes**
Adoption of the November 9, 2009 meeting notes - Page 2
2. **Summary of Cassidy and South Wellington meetings** - Page 4
3. **Draft Official Community Plan Discussion** - Page 16
Sections 6-10
Note: (Nanaimo Regional Airport and Ecoforestry Land Use designation have been added)
4. **Other**

**Regional District of Nanaimo
Summary of the Electoral Area ‘A’ Official Community Plan Review
Citizen’s Committee Meeting Held on Monday, November 9, 2009 at 6:30pm
At the North Cedar Improvement District Hall
2100 Yellow Point Road**

Members in Attendance

Joe Burnett	Chairperson
Devon Wyatt	Committee member
Lynnia Clark	Committee member
Sharon Stannard	Committee member
Joanne McLeod	Committee member
Jill Maibach	Committee member
Garry Laird	Committee member
Henrik Kreiberg	Committee member
Brian Collen	Committee member
Donna Sweeney	Committee member
Jack Anderson	Committee member
Ray Digby	Committee member
Anne Fiddick	Committee member
Zita Hartman	Committee member
Greg Keller	Senior Planner

CALL TO ORDER

The meeting was called to order at 6:30 pm by the Chair. There were approximately 27 people in attendance.

MINUTES

The Chair asked the Committee for a motion to adopt the summary of the October 19, 2009 meeting.

MOVED Ray Digby, SECONDED Lynnia Clark, that the summary of the Area ‘A’ Citizen’s Committee meeting held on October 19, 2009 be adopted.

CARRIED

The Chair provided Louise Shuker the opportunity to discuss her concerns of previous meetings regarding the maps from the Active Transportation Plan.

Louise Shuker suggested that a motion was made but never put in the minutes of July 13, 2009 that trails not be mapped on private land. She had recorded the meeting and suggested that the minutes should be amended to include the motion. She indicated that she was concerned that people will see the maps and trespass on private land.

The Chair clarified to the committee that the maps were from the consultants report for the Active Transportation Plan and were a result of the input from the community. He indicated that

they are not being circulated as part of the Official Community Plan. He explained that there is also now a disclaimer on the maps to clarify that they are not RDN designated trails.

The Chair asked the Committee if it wanted to consider a motion as requested by Louise Shuker.

The Chair read a statement on the RDN's position regarding parks and trails.

MOVED Garry Laird, SECONDED Anne Fiddick, that trails will not be mapped on private property without the owners consent.

DEFEATED

MOVED Ray Digby, SECONDED Donna Sweeney, that the RDN may include the general location of desired future parks and trails on maps in the Official Community Plan, but will only consider sites for acquisition where there is a willing seller or donor of land, access, tenure or covenant and that maps of these trails clearly identify them as proposed.

CARRIED

OFFICIAL COMMUNITY PLAN DRAFT

Review of Sections 4-5

The committee and guests reviewed sections 4 to 5 of the draft and there were questions, discussion, and comments provided on the draft. The comments and suggestions were recorded on the fly within the document using track changes.

ADJOURNMENT

The meeting was adjourned at 9:30pm.

Certified correct by:

Director Joe Burnett, Committee Chairperson

**A SHARED COMMUNITY VISION
Electoral Area ‘A’ Official Community Plan
Cassidy Rural Village Questionnaire Results**

- 1. During the Official Community Plan review process, the community has indicated a general desire to make Cassidy a more complete community while maintaining the rural ambiance and protecting groundwater resources. Does the proposal to expand the Cassidy Rural Village Cassidy become a more complete community? Why or why not?**

“Yes, we really need some activity areas for young and elderly residents. Going to and from work I’m always dodging people and dogs, joggers and bikers. If we expand and include places for leisure activities, perhaps we’ll all be safer and happier.”

“Yes, design future by placing controls in now.”

“Yes I believe a rural village would benefit our community. By giving the young adults and kids something to do in their Community.”

“Yes...currently it is isolated from many amenities & could benefit from transit, water & septic upgrades.”

“Yes – more amenities (shops, etc.) for seniors who don’t or can’t drive”.
-“Park & Ride – Great Idea!!!”

Yes it allows the possibility of Cassidy becoming a more self sustaining village.”
“The possibilities of services, transit, recreation & more amenities are exciting.”
“There may also be more job opportunities for Cassidy residents.”

“This meeting was a waste of my time!”

“Any housing or industrial use of land over an aquifer designated high vulnerability should not be allowed.”

I think the expansion is too large. It is greater in size that the existing Village node.

The business park will bring more traffic, look unsightly, No to that!!!
Commercial with shopping & Restaurants will benefit the community. Haslem Creek should be made a park! Cleaned up. The Community yes! Check area extensively for recreation!

The business park will bring more traffic, look unsightly – no to that!!!
Commerical with shopping & restaurant will benefit the community. Haslem Creek should be made a park! Cleaned up. The Community Yes! Creek area extensively for recreation!

I think the expansion is too large. It is greater in size than the existing Village node.

No. It does not maintain the rural ambiance and poses a severe threat to the aquifer.

2. **Complete communities provide opportunities for local employment, a range of commercial, professional, and personal services, recreation activities, and a variety of housing types and styles. In addition, the creation of complete compact communities reduce green house gas emissions by providing opportunities for more efficient building types, opportunities for non-vehicular transportation, and reduced automobile use, while at the same time helping to preserve lands with agricultural and/or ecological value.**

a. **The Cassidy Rural Village expansion proposal includes a mix of housing types and sizes, including affordable housing. Would the proposed residential development contribute towards Cassidy becoming a more complete community?**

“Yes”

“Depends – It should not further tax exist. infrastructure.”

“Only if the Village holds places where the Community can meet together. Community centre, parks, ball field, etc.”

“Yes.”

“Yes.”

“Yes – it would allow for a more diverse community”. “Young people would remain here and not have to move.” “Older residents could also remain here.”

“No.” “There are enough homes in the area both very affordable & moderate.”

I think the plan proposed does not fit the ambience of Cassidy & was not completed using a sustainability check list, therefore, no.

No more mobile home parks. Stop building slum! No rental trailer pads. All land parcels to be sold. We do not want residents evicted from their homes in future such as happened in Ladysmith!!!

I think the plan proposed does not fit the ambience of Cassidy & was not completed using a sustainability check list, therefore, no.

No

b. **The Cassidy Rural Village expansion proposal includes a business park/low impact manufacturing which would create a range of local employment opportunities. Would the proposed business park/low impact manufacturing use contribute towards Cassidy becoming a more complete Community?**

“Yes.”

“Yes.”

“If we could use these amenities for our family use it will be good.”
“What kind of business?”

“Yes...local jobs would be great, plus more workers in the area would help existing local businesses.”

“Yes.” – with the possibility of “local” employment!

“Residents could work and live here”.

“Cassidy is only a few kilometres from urban areas with employment opportunities”.

Yes, limited expansion.

No! No! No! Everyone has said no from the get go. I feel the deals have already been made. Business parks and the jail appearance can be far away and save use the _____ of driving through one every day!

Yes, limited expansion.

No

- c. The Cassidy Rural Village expansion proposal includes a small commercial component which would create local employment and provide local shopping. Would the proposed commercial use contribute towards Cassidy becoming a more complete Community?**

Yes.

Yes.

Shopping is one way you can meet neighbours, but not a great one.

Absolutely...people often have to travel for household basic necessities.

Yes, with the possibility of “local” employment!

Yes, it would allow the Community to become more self sufficient.

There are many stores & shopping areas within a few kilometres.

Yes.

Yes, Good Idea – go ahead full steam. THIS IS what the Community desperately needs!

Yes.

No. The number of jobs would not be worth the risk to the aquifer.

- d. The Cassidy Rural village expansion proposal includes a network of green space and buffers separating the proposed development and existing residential neighbourhoods. The proposed development also**

includes a neighbourhood centre and playing fields. Would the proposed recreational and community uses contribute towards Cassidy becoming a more complete community?

Absolutely, as well as promoting community spirit and opportunities to interact with community members without having to go to the pub!

Yes – active transport & physical activity.

Yes, places where we can meet our neighbours & where kids can meet other children & do stuff rather than getting into trouble.

Yes...Cassidy has a great sense of community, but currently the only local gathering place is the pub which is not accessible to residents under 19 years.

Probably!

Most definitely!! Cassidy has lost it's neighbourhood schools and local fields. Playing fields and a neighbourhood center would contribute to the health of the Community.

Yes, but please consider: Skateboard Parks! Baseball fields/football /recreation HALL with washrooms, showers, for future competitions – far sighted view – leave room for PARKING around this area. Make it VIABLE. At least, leave room for the above.

There was a school with playground which closed for lack of students. I believe the green space & buffers are not well thought out. A more green, sustainable & character filled profile is achievable by Timberlands.

I would rather see larger lot sizes and a large Haslem Creek Park!! Children need their own yard. The Haslem Creek area is a hugely wasted resource. Park!!

I believe the green space & buffers are not well thought out. A more green, sustainable & character filled profile is achievable by Timberlands.

No. It is nothing more than a typical lag it and flog it by a foreign owned company.

3. When property is rezoned to allow for higher density or more intensive use, there is an increase in the value of the land for the developer. To ensure that the community also benefits, a community amenity is provided at the time of rezoning. A developer typically provides something that the community needs or has identified as desirable. If the expansion of the Cassidy Rural Village is supported by the new Official Community Plan what amenities would you like the Regional District of Nanaimo Board to consider? Please check all that apply.

A Community Centre	Park	Affordable Housing
Sports Fields	Green Space	

A Community Centre	Green space
Sports Fields	

A Community Centre	Park	
Sports Fields	Green Space	Other – sreetlights/sidewalks

A Community Centre	Park	
Sports Fields	Green Space	Affordable Housing

A Community Centre	Green Space
Other – Right hand merge land to south @ Timberlands & Hwy!!	

A Community Centre	Park	
Sports Fields	Green Space	Affordable Housing

A Community Centre	Park
Sports Fields	Green Space

Affordable Housing – The “affordable housing” shown does not comply with the “average” buyer in the area. On examination of the area, there are four mobile parks (unit costs - \$30,000 to \$100,000 on average) and most other homes also inexpensive.

Park	Green Space
------	-------------

A Community Centre	Park
Sports Field	Green Space

Replant and restore forest lands.

- 4. In order to create a compact mixed use rural village in a form that supports walking and transit, the area must be serviced by community water and community sewer. As well a community sewage treatment facility would result in a higher level of protection for the Cassidy Aquifer as compared to conventional septic disposal systems.**

Expansion of the Cassidy Rural Village is only possible with community water and community sewer to service the development. As part of this development proposal, there may be opportunities to work with Island Timberlands to extend water and/or sewer servicing to other properties within the Cassidy Rural Village at significantly lower cost.

What role should Island Timberlands concept play in providing these services to the remainder of the Cassidy Rural Village?

Offer the services but in no way force current residents to accept. Personally I feel that growth in Cassidy will come whether we like it or not. Let's get the best options out of it.

Island Timberlands should at least in part pay for infrastructure upgrades. This includes but should not be limited to: water, sewer, roads & other kinds of infrastructure.

I believe they could help cover costs in providing services for the remainder of the Cassidy Rural Village.

Shared with RDN.

Only if property owners want it – not forced to hook-up!!!

It would be nice over time if Island Timberlands offered existing residents hook-ups to community sewer/water at a reduced cost.

The proposed homes at a cost of \$250,000 - \$500,000 plus there are four and most other homes also inexpensive plus commercial sites would NEED to have all the amenities mentioned (water, sewer, green space, etc.) added to the Community. The existing area is made up of a very large portion of senior citizens and a small group of child/family residents.

Manage forest lands by planting & harvesting trees!

It should be absolutely mandatory. The rest of the community benefit directly.

None it would only serve to drive up costs and taxes.

5. Please review the attached sustainability principles developed earlier in the Official Community Plan review process. Do you think Island Timberlands proposal is consistent with these principles?

Yes - Everything seems to be geared to low impact and taking care of what we treasure about our area.

Yes.

Yes.

Yes - They seemed to be considerate of all factors & consulted with very respectable specialists in these types of projects.

Yes - Excellent inter action representation to the Community no "SNOW BALLING".

Yes - The Island Timberlands proposal has the potential to be a model sustainable community. With the OCP, RDN zoning & development permits. We could ensure a sustainable, green community.

Yes - Under 'Economic Benefits' I think my main concern is that this "country" area I have moved into, in order to get away from "city" living, is going to have "city" dropped into it and the whole feeling will change/meanwhile, I must applaud your planning (water, green space, sewage, etc.) in order to support this HOUSING PROJECT, which is what it actually is.

No.

No - I think their proposal does not reach for enough to capture rural ambiance, character of the area or green built. Prefab homes is not good enough.

No. I chose to live in this area because of quiet and rural nature. I do not wish to see these changes with increased housing and traffic and risk to the aquifer.

6. Please review the attached Community Vision, which was developed earlier in the Official Community Plan review process. Do you think Island Timberlands proposal would help the Community achieve its vision?

Yes - Growth and change will take place, Island Timberlands is giving us a chance to think about what we want instead of just coming in with the bulldozers.

Yes.

Yes.

Yes.

Yes - Because it has remained consistent that Cassidy retains its rural integrity.

Yes - By keeping "our" Community in mind and executing a lot of the wishes presented to them!!!

Yes – yes it would protect agricultural land and allow for sustainable growth within the Cassidy Village boundary.

To suggest that Cassidy is going to “benefit” from the housing increase seems a little dishonest to me. Those of us who live here like it just the way it is but if your company has the dollars & wants to go ahead in this area, we are probably stuck with it. But I must say – GOOD PLANNING.

No.

No – As stated above this proposal is too vague.

No, it is nothing more than a make money real estate deal.

- 7 The purpose of an Official Community Plan is to provide general policy direction. Detailed information regarding specific issues not covered in the Official Community Plan including specific design parameters of the development would be considered at the rezoning stage.**

The rezoning process provides additional opportunities for the Community to provide input on all aspects of the proposal. It is also important to note, that even if the Official Community Plan were to support the development, that the Board is not committed to rezoning the property and that there is no guarantee that the Board would support the necessary rezoning.

Based on your answers above, should Island Timberlands development proposal be supported by the new Official Community Plan?

Yes – Right now I don’t feel we are really “A Community”, just a bunch of people in a cluster of houses off the highway. We all appreciate the peace and quiet, privacy, access to hills and trails, but a lot of us are elderly and soon convenience will be a high priority. Ladysmith has been useless in providing good shopping and there is little or no medical services, activities, that I enjoy so it’s always off to Nanaimo with a half hour minimum drive.

Yes – It is a good thing, if not for development but for health & welfare of exist. residents.

Yes – Island Timberland could be a big help on us getting a Community center & park for families in our area to get to know each other. We can’t have a Community without a Community school or place to meet each other. Yes – Growth is inevitable & it makes sense to embrace a plan that is win/win in so many ways. If RDN allows the zoning required our area will be a positive example, especially with the air/rail/highway transportation hub potential.

Yes – GREAT IDEA! TRUSTWORTHY!
GOOD COMMUNICATION!

Yes – I really feel that the OCP should increase the Cassidy Village boundary. The Island Timberlands development proposal could be a vibrant, green, sustainable Community.

It would be nice and might gain the confidence of the local residents if Island Timberlands made a gesture of good will such as: donating a block of forest for

a Community forest, or, donate land along Haslam Creek for a Regional park, or, open up access to the local lakes, at least on weekends.

No – Sensitive – highly vulnerable aquifer
Yes - Expansion of Urban Containment Boundary.

Yes, we need a sewer system to protect our water! We need commercial for the Community. Transit is important and will only come when our numbers increase.

We need park land. But a large Haslem Creek Park.
No more mobile home parks. Give the children decent size yards to play in!!!

No.

No, it is nothing but a typical log it and flog it by a foreign owned company that doesn't care about Cassidy residents. This is shown by their resulting access to all their lands including three lakes that I have been fishing for fifty years.

Small Group Exercise Part 1

Questions (40 minutes):

1. *Would you like to see these two areas included in the South Wellington Light Industrial Commercial Area?*

Group 1: Kipp Road land is partially bluff land.

Group 2: - Leave it the way it is.

- No – Nothing
- Moratorium – 5 year stop on all development and rezoning
- Poor mix against a dedicated park
- Traffic problems
- Where is oxygen coming from once you take away vegetation
- Housing mix – if you rezone they will develop for \$ - we need to leave it the way it is now

Group 3: - No

Group 4: - CD I5Z relocate to Fielding, no expansion of commercial / industrial

- We do not support rezoning changes
- Prefer to see commercial / industrial zoning infilled
- The community could consider higher density housing

Triple E

- Protect rural zoning
- There are trees to protect on that property
- Cluster housing possibility in exchange for keeping trees
- Community garden future use adjacent
- Once industrial commercial zoning there will be not going back, so no

Group 5: - Kipp Road. No. Logic: (a) Plenty of industrially zoned land already not utilized. (b) Bordered on two sides by parkland and one side by residential. (c) Faulty logic of rezoning to industrial to match neighbouring industrial zoning

2. *Feel free to identify other areas/ ideas/opportunities that were not included on the map that you would like to see included in the Official Community Plan? (Please mark any ideas your group generates on the large map provided at your table)*

Group 1: - These 2 properties should be dealt with separately.

- Do not deal with these together
- Problem expressed with industrial next to residential on the Kipp Road site.
- Agreement on Triple E.
- Approval based on RDN guidelines for industrial building scheme.
- Residential may be problematic to develop due to mine shafts.

- Group 2: - Feel free to identify others.
- Make a park at the end of Plecas.
 - End Gomerich not to develop gravel
 - Community Hall, no tradeoffs
 - Deal separate
 -
- Group 3: - More useable parkland
- No more rezoning of any kind for any reason
- Group 4: - Any infilling commercial or other wise
- Should adhere to sustainability checklist
 - Ensure water protection
 - Native plants – for landscaping
 - Sound barrier to protect homes from highway work
 - Night sky protection, no more lights
 - Questions:
 - o Who owns surrounding rural land?
 - o Carrying on of planning from the 70's. We want new ideas, wholistic, community vision not a piecemeal plan. No reflection on our new consciousness in regards to our future.
 - o Turf farm ALR.
- Group 5: - Triple E – “Trend reflects the need”. Logic: (a) Same as above. (b) Maintain its non-conforming use status. Low cost housing.

Small Group Exercise Part 2: Rural Neighbourhood Centre Discussion (not included in the draft OCP)

1. Should the Official Community Plan support a Rural Neighbourhood Centre in South Wellington?

- Group 1: - This concept was not originated by developers for Ruckledge.
- Generally speaking would like to see the OCP support a rural neighbourhood centre.
 - Start with: Market
 - Coffee shop / restaurant
 - Bakery / deli
 - Post office
 - Link to transit
 - Video store (?)
 - Produce sales
 - Area for artisan sales
 - Is there a need for a different type of community hall? Is this building the community hall? How will it be supported!
 - If a neighbourhood centre is to go in the area identified on the map it is a good location
 - A concept like the 49th parallel (Cedar) is supported in terms of size.

Group 2: 1. No

2: No – Five minutes from Southgate / Sandstone.

3: No – Concerned about size and future for expansion.

4: No – Unless we have final say.

5: Yes – The community is not sustainable otherwise and there will be nothing to contrast the DPA.

Group 3: Yes, want a coffee shop, etc.

Group 4: - Gathering space (important)

- Public space (important)

- Not retail

- Make provisions

- Not fast food

Group 5: A cautious OK

a. Would need guarantees on the type of business.

b. Centre is correctly identified as the South Wellington community / fire hall, school.

c. Development must meet community (residents and business owners) need first.

a. If so, how big should it be and what uses should be supported there?

Group 3:- Personal services

- Small scale commercial

Group 5: - Small – No sprawl

- Community use (retain rural “feel”)

- Enhance what we have

- Expand community hall

- Retain and encourage community use of school and grounds

- Farm market like Russel’s Farm Market

- Should meet local residents and business owners

b. If not, what are your concerns and how could they be addressed?

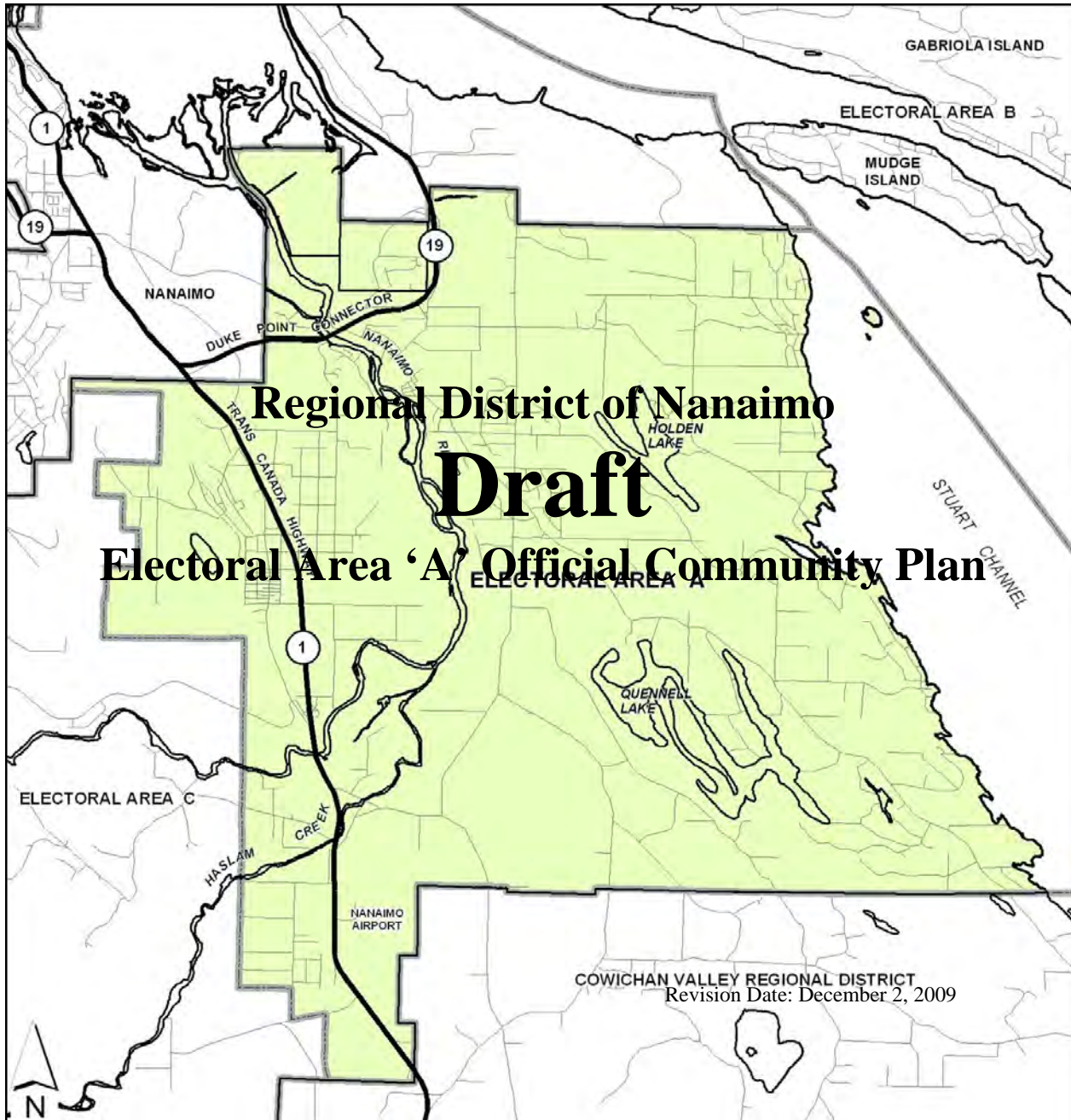
Group 3: - DPA’s

- Water and service issues

- Charettes, small scale



A Shared Community Vision



Acknowledgements

This OCP was developed through a collaborative community effort which involved a broad cross section of Electoral Area 'A' residents, business owners, and stakeholders. This OCP would not have been possible, without the hard work and dedication of all those involved. The Regional District of Nanaimo would like to acknowledge and thank all those who participated in the OCP review. A special thanks goes out to the Electoral Area 'A' Citizen's Committee Members who devoted a significant amount of their time and energy to produce this document. The committee members included:

Joe Burnett, Chair and Electoral Area 'A' Director
Chris Pagan
Donna Sweeney
Anne Fiddick
Brian Collen
Jill Maibach
Sharon Stannard
Jack Anderson
Devon Wyatt
Ray Digby
Bert Vermaskari
Zita Hartman
Lynnia Clark
Henrik Kreiberg
Joanne McLeod
Garry Laird
Mike Hooper



Table of Contents

1.0	Introduction.....	5
1.1	What is an Official Community Plan?.....	5
1.2	Purpose	5
1.3	Scope	6
1.4	Official Community Plan Review Process	8
1.5	Organization of the Plan	8
1.6	Regional Context Statement	10
2.0	Vision, Principles, and Goals	11
2.1	A Shared Community Vision.....	12
2.2	Sustainability Principles.....	13
2.3	Community Goals	15
3.0	Protecting the Natural Environment.....	17
3.1	Environmentally Sensitive Ecosystems and Species of Concern	18
3.2	Freshwater Management.....	21
3.3	Costal Zone Management	23
3.4	Drinking Water Protection and Ground Water Resources.....	26
3.5	Rainwater Management	29
3.6	Encouraging Sustainable Development.....	31
3.7	Hazard Management	33
4.0	Creating a Local Food System	36
4.1	Agricultural Lands.....	38
4.2	Creating a Local Food System.....	41
5.0	Creating Complete Communities	43
5.1	Cedar Estates Mixed Use Land Use Designation.....	44
5.2	Cedar Main Street Land Use Designation	46
5.3	Suburban Residential Land Use Designation	48
5.4	Cassidy Rural Village Land Use Designation	50
6.0	Protecting Rural Integrity and Functioning Rural Landscapes	55
6.1	Rural Residential Lands Land Use Designation.....	56
6.2	Rural Lands Land Use Designation	57
6.3	Rural Resource Lands Land Use Designation.....	59
6.4	Ecoforestry Land Use Designation.....	59
7.0	Creating a Vibrant and Sustainable Economy	61
7.1	Forestry	62
7.2	Aggregates and other extractable resources	63
7.3	Home Based Business	64
7.4	South Wellington Light Industrial and Commercial Land Use Designation.....	64
7.5	Cassidy Light Industrial and Commercial Area Land Use Designation.....	66
7.6	Commercial Land Use Designation.....	67
7.7	Industrial Land Use Designation	67
7.8	Nanaimo Regional Airport.....	68
7.9	Temporary Use Permits	72
8.0	Supporting a Multi-modal Transportation and Mobility System	74
8.1	Active Transportation Network	74
8.2	Improving Mobility	80
9.0	Enhancing and Maintaining Park Land, Green Space, Natural Areas, Recreational Opportunities, and Culture	83
9.1	Creating Opportunities for Parks, Trails, Outdoor Recreation, and Culture	84
9.2	Acquisition of Park Land, Green Space, and Natural Area	86
10.0	Institutional Uses and Improving Servicing Efficiency	88



10.1	Schools	88
10.2	Institutional Land Use Designation	89
10.3	Community Water Services	90
10.4	Community Sewer Services.....	92
11.0	Development Permit Areas	93
11.1	Environmentally Sensitive Features Development Permit Area	95
11.2	Fish Habitat Protection Development Permit Area.....	101
11.3	Nanaimo River Floodplain Development Permit Area.....	106
11.4	Farm Land Protection Development Permit Area.....	110
11.5	South Wellington Industrial – Commercial Development Permit Area.....	112
11.6	Cedar Main Street Development Permit Area.....	118
11.7	Cassidy Development Permit Area.....	124
11.8	Cedar Estates and Cedar Commercial – Industrial Development Permit Area.....	130
12.0	Cooperation Among Jurisdictions.....	135
13.0	Definitions.....	136



1.0 Introduction

What will Electoral Area 'A' be like in 2030? For every citizen, there is undoubtedly a different prediction. What is more important than predictions is to know *what* residents *want* it to be like and to *plan today* to work towards that desirable future. For example, how can we make sure our children will continue to want to live here when they grow up? Will they be able to afford a home, have a job, and enjoy the same or better quality of life as residents do today? Will seniors and young families be able to stay in the community in which they grew up? How can we protect the environment, preserve the rural character, and enhance the economy?



Deleted:

In addition, other increasingly important aspects to consider include reducing greenhouse gas emissions and encouraging local food production in pursuit of becoming a more environmentally, socially, and economically sustainable community. These are some of the challenges and opportunities faced by the community and which are addressed in this Official Community Plan.

THIS OCP IS
OUR
COMMUNITY'S
ROADMAP TO
SUSTAINABILITY

1.1 What is an Official Community Plan?

The *Local Government Act* authorizes local governments to adopt Official Community Plans (OCPs) that guide the community's future development. The same legislation provides direction on the focus of an OCP and its content as well as its adoption procedures. The *Local Government Act* defines an OCP as a “*statement of objectives and policies to guide local government decisions on planning and land use management within the planning area.*”

An OCP must be adopted by a local government as a bylaw, which requires four readings by the Regional Board as well as a public hearing. The OCP bylaw must also be referred to the Agricultural Land Commission and approved by the Minister of Community and Rural Development.

Deleted: A

Comment [DAW1]: Confirm that Ministry of Transportation and others are also required. Please confirm.

An OCP must be adopted by a local government as a bylaw, which requires four readings by the Regional Board as well as a public hearing. The OCP bylaw must also be referred to the Agricultural Land Commission and approved by the Minister of Community and Rural Development. The Official Community Plan must also be referred MOTI.

To provide flexibility for any changes that may occur over the long-term, the *Local Government Act* states that an OCP does not commit a local government to implement policies specified in the plan but limits them to ensure actions are consistent with the plan.

Deleted: ¶

Comment [gbk2]: To provide flexibility of requirements that may change over the duration of the OCP, the *Local Government Act* states that an OCP can not be changed haphazardly but can be amended to reflect updates to the bylaw. This is done with community input and ensures that these amendments are consistent with the originally approved plan.

By this definition, an OCP is a ‘living document’ that provides clear direction but does not preclude amendments to the plan based on changing circumstances or interpretation of policies by the Regional Board and staff. However, all other Regional District policies, plans and regulations must be in alignment with the Official Community Plan. Therefore the OCP is a powerful guide to decision-making.

Deleted: A

1.2 Purpose

The purpose of this OCP is to:



- help Electoral Area 'A' move towards becoming more environmentally, socially, and economically sustainable.
- present a long-term vision to provide goals, objectives, and policies which if implemented would help the community work towards achieving the community's vision;
- provide guidance on decision-making towards the achievement of community goals;
- Encourage sustainable development and discourage non-sustainable development;
- direct discussion and decisions about land use and development; and,
- help the community prepare for change, future challenges, and growth.

Formatted: Bullets and Numbering

1.3 Scope

The Electoral Area 'A' Plan Area (referred to as Plan Area herein) is bordered by the City of Nanaimo to the north, Electoral Area 'C' to the west, the Strait of Georgia to the east, and the Cowichan Valley Regional District to the south. The Plan Area includes the neighbourhoods of Boat Harbour, Cassidy, Cedar, Cedar-by-the-Sea, South Wellington, and Yellow Point. The Plan Area is shown on Figure No. 1.



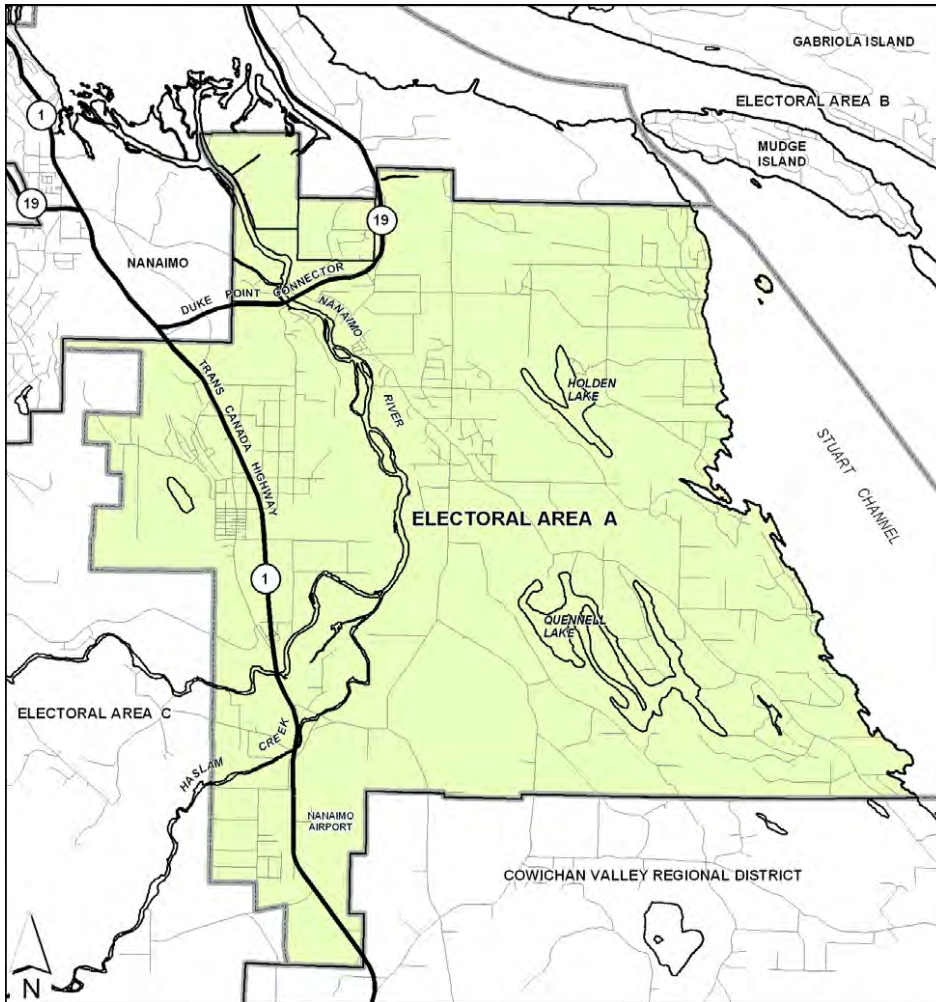


Figure No. 1

The Plan Area is influenced by a number of significant physical factors, both constructed and natural, including the Trans Canada Highway and the Duke Point Connector Highway, the Nanaimo Regional Airport, the Nanaimo River and its estuary, the Cassidy aquifer, and the Strait of Georgia (Stuart Channel).

Approximately 6,751 people live within the Plan Area based on the Statistics Canada 2006 Census. Over the past few years, the rate of growth of Electoral Area 'A' has been slower than other areas in the Regional District of Nanaimo. If the current growth trend continues, it is anticipated that as many as 8,700 people could be residing in Area 'A' by 2026.

The intent of this OCP is to provide direction on how the Plan Area will grow and change over the next 5-10 years while recognizing the needs and desires of the community for the next 15-20 years. However, it

is recognized that the Plan may require amendment in response to future changes in legislation, changing community opinions, and amendments to the Regional Growth Strategy.

This Plan Area is designated a 'development approval information area' pursuant to the Regional District of Nanaimo's Impact Assessment Bylaw No. 1165, 1999. This Bylaw outlines information requirements for zoning amendments, Development Permit applications, and applications for a temporary industrial or commercial use permit.

1.4 Official Community Plan Review Process

The Electoral Area 'A' OCP review was a collaborative effort which involved an extensive public consultation process. This process was held between May 2008 and ~~2009~~ 2009. The process was based on the input received at a Community Forum which asked the community what they wanted included in the review, how they wanted to participate, and how they wanted the Regional District of Nanaimo to communicate with them.



Deleted: which

As a result of the Community Forum, it became clear that there was support to rewrite the previous Electoral Area 'A' Official Community Plan with a focus on sustainability. A variety of techniques to engage the community and obtain their input were used as were a variety of methods to communicate with the community, and for the process to be open and transparent.

Deleted: , use a

Deleted: , use

In addition to providing a variety of different opportunities for the community to get involved in the OCP review process, a Citizen's Committee consisting of 17 members representing a variety of interests and geographic locations within the Plan Area was also established. The purpose of the Committee was to augment the input received by the general community and to act as resident experts to discuss issues and ideas, make recommendations to the Regional District of Nanaimo, as well as to encourage open dialogue about the OCP review within the community.

Deleted:

1.5 Organization of the Plan

For an OCP to be clear and understandable, its organization must provide clear linkages between goals, objectives and policies. It must also articulate a strong vision where the land use plan and policies can be demonstrated to be consistent with the vision. In this way, the vision becomes a storyline that ensures that goals, objectives, and policies are all working in the same direction. Figure 2 below provides an overview of how this OCP is structured.

Deleted: strategies,



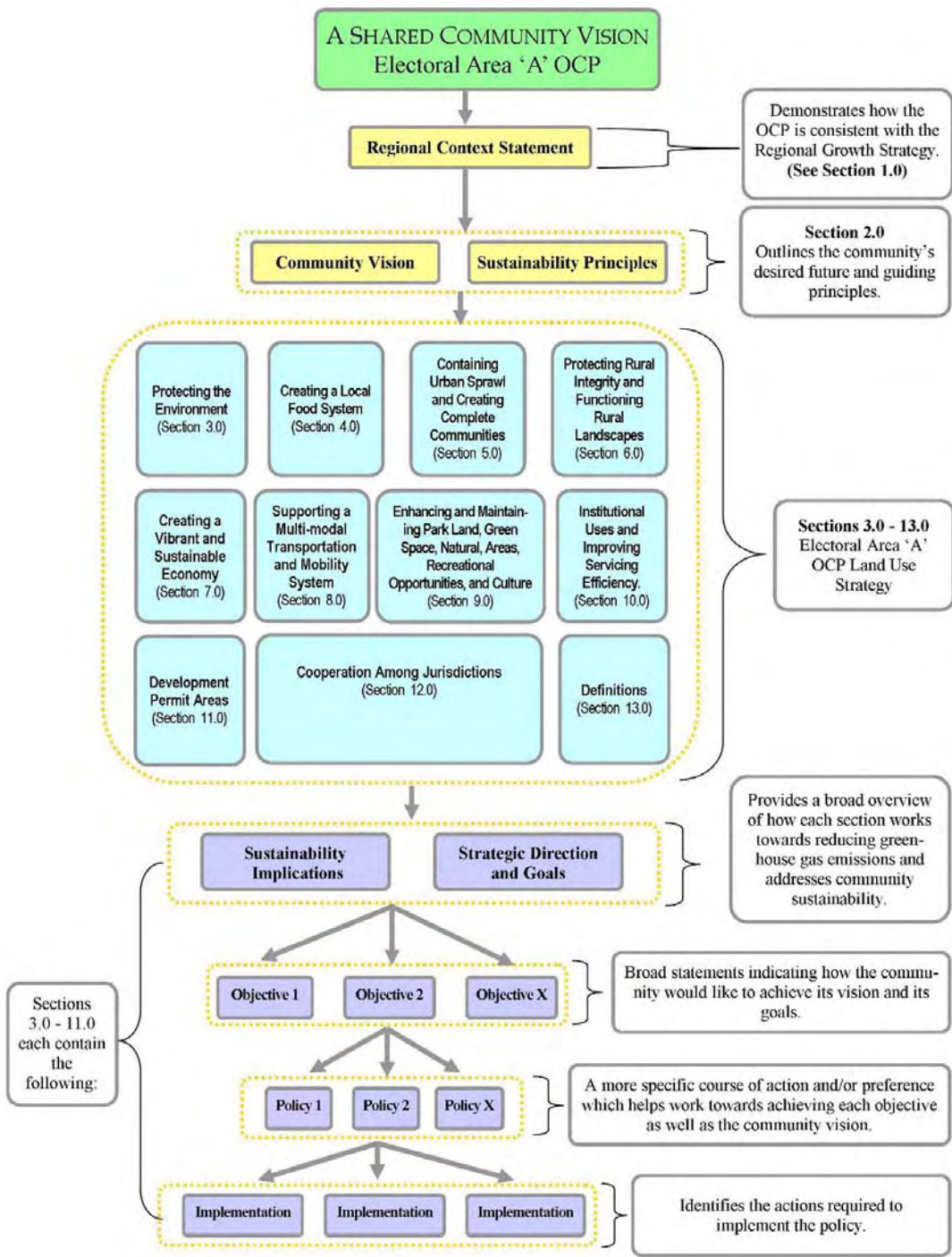


Figure No. 2



1.6 Regional Context Statement

Reserved for Regional Context Statement

Climate Change – Contribute to the provincial goal of reducing GHG emissions to 33% below 2007 levels by 2020 and 80% by 2050.

Environmental Protection – Protect the environment and minimize ecological damage related to human presence and activities.

Coordinate land use and mobility – Ensure land use patterns and mobility networks are mutually supportive and work together to reduce automobile dependency and provide for efficient goods movement.

Concentrate housing and jobs in rural village and urban growth centres – Establish distinctive activity centres and corridors that provide ready access to places to live, work, play and learn.

Rural Integrity – Protect and strengthen the region's rural economy and lifestyle.

Affordable Housing – Provide every person access to appropriate, adequate, affordable housing.

Resilient Economy – Support strategic economic development and to link commercial and industrial strategies to the land use and rural and environmental protection priorities of the region.

Food Security – Protect and enhance the capacity of the region to produce food and generate economic benefits.

Pride of Place – Celebrate the unique beauty, culture, history and arts of the region.

Efficient Services – Provide efficient, cost-effective services and infrastructure.

Cooperation Among Jurisdictions – 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.

Will be drafted following completion of other sections



2.0 Vision, Principles, and Goals

The Electoral Area 'A' OCP review process provided opportunities for the community to work together to develop a community vision titled '*A Shared Community Vision*', a set of sustainability principles, and a number of goals.

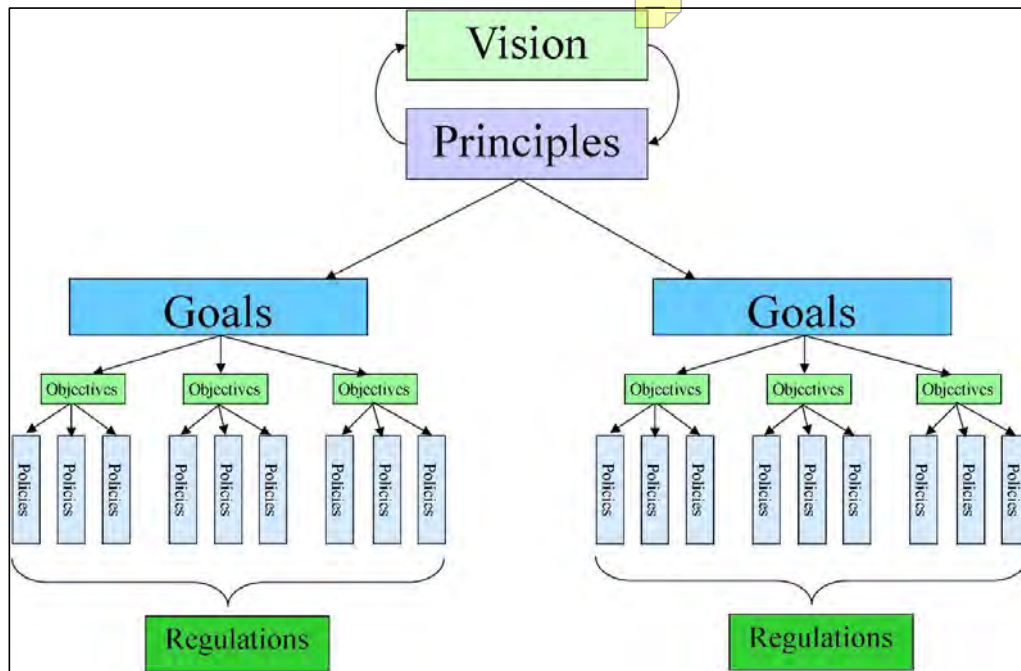
Deleted:

The Community Vision identifies the desired future for Electoral Area 'A'. The sustainability principles provide a set of guiding principles which have helped guide decisions on what was included in the OCP and will assist the Regional District of Nanaimo in making sound land use decisions in the future to ensure that Area 'A' works towards becoming a more sustainable community.

It is important to understand the relationship between the community vision, sustainability principles, goals, objectives, policies, and implementation. [Figure 3](#) below provides an overview of the relationship between the vision, principles, goals, objectives, policies, and regulations.

Comment [DAW3]: Revise this graphic to represent the previous one in greater detail.

Regulations fall outside of the ocp process. Need to clarify this. Dividing line showing that regs are outside of the Official Community Plan. Need links to implementation.



Comment [I4]: Regulations fall outside of the ocp process. Need to clarify this. Dividing line showing that regs are outside of the Official Community Plan. Need links to implementation.



2.1 A Shared Community Vision

Electoral Area 'A' is a diverse caring community full of local talent, which respects its cultural and historical roots in agriculture, mining, forestry, and other resource uses. Electoral Area 'A' residents include members of the Snuneymuxw and Chemainus First Nations.

Electoral Area 'A' is also a community with a strong emphasis on the preservation of its existing rural values, which are deeply entrenched in the community and passed down through generations. Rural village feel, lands in agricultural and resource production, quietness, open spaces, opportunities to interact and be in touch with and appreciate nature, and clean air and water are some of the values which contribute towards area residents' way of life and is the reason we call Electoral Area 'A' home.

On December 6, 2008, the community came together to develop 'A Shared Community Vision'. This Vision recognizes that environmental, social, or economic changes may be needed to ensure that the things the community values today are preserved and enhanced for future generations.

The community vision is:

It is 2033, and Electoral Area 'A' is a highly desirable place to live, work, and play and as a result has become more socially, environmentally, and economically sustainable. The community has evolved over time through careful planning and guidance provided by the Official Community Plan, which has been upheld by the Regional District of Nanaimo and strongly supported by members of the community. The Official Community Plan is based on the concept of sustainability and 'smart growth', which seeks to minimize the impacts of human activities. This has been accomplished by managing natural resources, as well as economic environmental, and social systems in a way that enhances the quality of life, yet does not diminish the ability of future generations to meet their needs.

Electoral Area 'A' has become a leader in local food production and sustainability and is often showcased as a model community due to its environmental stewardship and protection policies, growth management strategies, innovative use of alternative technologies, green building programs, recreational and sports opportunities, diverse culture, artistic talent, and excellent multi-modal transportation system.

After nearly 25 years of well managed development, rural values are not only maintained and protected but are also enhanced. Young families and seniors are now attracted to and are staying within the community. There are opportunities for local employment, which contributes to the local economy and has minimal impacts on the environment. Per capita green house gas emissions have been reduced and continue to decline as the economy prospers.

Growth is directed into well-defined village and neighbourhood centres. Growth and development outside these centres has largely been avoided as agriculture, resource use, and conservation of biodiversity have become the top priority for these areas.

The community is a vibrant place to live where a diversity of residents from all economic levels and ethnic backgrounds are welcomed and have an enhanced sense of community pride. Electoral Area 'A' residents feel safe in their community and enjoy the personal freedom a rural lifestyle provides.

Comment [I5]: Get direction on Boards position on this.

Comment [I6]: It was added because there was supposed to be a rep from them. Dont think it should be deleted.

Comment [I7R6]: Identify it as a traditional territory as a fact.

Comment [I8]: May want to delete this sentence. If we single out one group, should include other groups. Have many families of pioneers who still live in this area. Refer to other groups as well. They chose to make this their home. Or refer to other groups

Comment [DAW9]: I think we really need a name for this area. EAA is very overused and not overly understood.

Deleted: It also ensures that the community continues to work toward sustainability in consideration of the potential global impacts of climate change.

Formatted: Font: Bold

Deleted:

Deleted:

Deleted:



2.2 Sustainability Principles

In the pursuit of becoming a more **sustainable** community it is recognized that, when making decisions, economic, social, and environmental factors are interdependent and must not be considered in isolation. In addition, it is recognized that decisions made **today** not only affect the current generation, but are also a major determinant in the quality of life to be enjoyed by future Electoral Area 'A' generations.

Comment [DAW10]: Can we change this wording to “less damaging” or “less invasive”?

Deleted:

Electoral Area 'A' residents have worked together to define what is important to ensure that **the Plan Area** continues to be a great place to live, work, and play as well as to work towards what is required to become a more sustainable community. In doing so nine sustainability principles are presented below which provide guidance for making sound decisions and also form the foundation for the goals, objectives, and policies of this **OCP**. It is intended that these sustainability principles will provide guidance to the Regional Board, Regional District of Nanaimo staff, other government and non-government agencies, stakeholders, developers, and community members in making decisions that will result in a positive impact on Electoral Area 'A'.

Deleted: 'A'

Deleted: Plan

Deleted:

Principle 1 Nature has Intrinsic Value

Electoral Area 'A' residents believe that nature has intrinsic value and as such are committed to environmental stewardship and conservation and support the concept that the natural environment and all of its ecosystem components have value beyond what can be extracted, harvested, or derived from them.

Comment [gbk11]: Value of Nature? It is important if not mandatory that the before and after text be somehow embedded in this principle text.

Electoral Area 'A' residents' health and well-being **relies** upon functioning native ecosystems which are critical to a sustainable long-term future. This includes not only biologically diverse local flora and fauna, but also the quality and quantity of drinking water and the **protection** of services provided by a healthy ecosystem such as clean air, water, and soil.

Deleted: maintenance

It is recognized that nature is complex, diverse and unpredictable and therefore Electoral Area 'A' residents understand that in order to protect and enhance the natural environment, it is necessary to continually adapt to changing conditions and strive to better understand and mitigate the potential impacts of our actions and important land use decisions.

Principle 2 Maintain local history, culture, and rural character

Local history, culture, rural character, and rural lifestyles are highly valued and are of critical importance to residents of Electoral Area 'A'. There is **however** no single definition of rural character in **the Plan Area** as it varies by location. However, rural character is generally defined by low population density focused primarily on agricultural and resource uses with large expanses of open and green space which typically include larger land holdings than compared to suburban and urban areas. Some area residents say rural character is food production while other believe that it is about living closer to the land and its aesthetic qualities. Rural character also provides residents with a lifestyle different than what would be encouraged and expected in an urban environment which includes lack of **urbanized sites, sounds, services, amenities, peace** and quiet, close social networks, safety, and the sound, and smells of active agriculture.

Deleted: Electoral Area 'A'

Deleted: '

Deleted: and

Deleted: peach

Principle 3 Leaders in Local Food Production

Over half of the Plan Area is located within the Agricultural Land Reserve and agriculture is an important contributor to the local economy. Area residents wish to become leaders in local food production as a means of reducing the dependence on imported food and as such wish to see land located in the ALR being used wisely and for its intended purpose in a sustainable fashion. Area residents discourage uses

Comment [DAW12]: I'm not certain this Principle is well defined based on the points below.

Deleted: ¶



which may create conflicts with agricultural such as non-farm related residential, commercial, or industrial growth on lands located within the ALR and encourage more intensive land use and higher densities to be developed within clearly defined Growth Containment Boundary (UCB) and in a way which minimizes the impacts of these uses on agricultural operations.

Comment [DAW13]: UCB's are not currently large enough or clear enough to allow for 1.3% growth per year as the requirements listed previously herein. Again, we must think 25 years in the future.

Principle 4 Manage Growth Carefully

Area residents support and understand that in order to protect the rural character of Electoral Area 'A' and the quality of life enjoyed by rural residents, it is necessary to limit the rate of change in rural areas. This plan achieves this by discouraging new non-agricultural and resource development in rural areas and encouraging new non-agricultural and resource growth into well-defined urban areas, which are not recognized by this Plan as being 'rural'. In addition, infill and intensification of existing residential areas within the urban containment boundaries is strongly encouraged.

Principle 5 Safe, Healthy, and Active Communities for all Residents

The creation of safe healthy and active communities is critical to the overall liveability and long term sustainability of Electoral Area 'A'. Residents who live in communities which provide a range of opportunities for safe and efficient interconnected forms of transportation which include opportunities for walking, cycling and other forms of human-powered transportation are more likely to choose modes of transportation other than the use of a private automobile. Providing opportunities for Active Transportation reduces obesity, improves community health, reduces greenhouse gas emissions, improves social networking opportunities, and improves safety as more people use Active Transportation routes. Electoral Area 'A' residents support a broad range of transportation and mobility options.

Comment [DAW14]: Limit the use of this word! It falls on deaf ears if used to describe anything and everything.

Principle 6 Participatory Democracy

Electoral Area 'A' residents value the ability to participate in decisions that affect them. Effective public participation provides opportunities to engage citizen's in a way that is meaningful, transparent, and inclusive. It is recognized that participation by all stakeholders affected by a decision is crucial in developing good plans and making sound decisions.

Comment [I15]: Is making a decision not having a say.

Principle 7 A Diverse Community

Electoral Area 'A' is comprised of a diverse group of individuals who have different educational backgrounds, economic status, religious beliefs, and interests who when combined contribute towards a sense of community in Electoral Area 'A'. A diverse population also means that that the community has a broad range of needs including transportation, housing, recreation, medical, and education. Area 'A' residents wish to support and encourage diversity in the community and as such it is recognized that the community must provide for a diverse range of needs including transportation and mobility options and housing types and options.

Principle 8 A Diversified Local Economy

A healthy local economy provides a range of employment opportunities catering to a diversity of skill sets which meet the needs of the community. Electoral Area 'A' residents wish to strengthen and diversify the local economy and support economic development which makes a positive contribution to the local economy without negatively affecting the environment or sacrificing rural integrity or local resident's quality of life. Preference is given to well-designed pedestrian-oriented developments within appropriate areas designated by this Plan.

Comment [DAW16]: A healthy local economy may include farmers markets (with appropriate means of getting there safely (parking etc.) as well as commercial, professional and service related industries inside specific UCB locations.

Deleted: generally



Principle 9 Efficient and Cost Effective Services

The provision of community services such as parks and trails, water, sewer, and transit are important in creating healthy livable communities. However, it is important to ensure that delivery of these services does not place an undue burden on residents of the Plan Area. Therefore, Electoral Area 'A' residents support the provision of a variety of community services in an efficient and cost effective manner.

Deleted: Electoral Area 'A'

Deleted:

2.3 Community Goals

A number of community goals were developed at a series of four community workshops and from responses received to a number of workbooks submitted by the community.

Deleted:

The purpose of the community goals is to provide general direction on how the community would like to achieve its vision in a way which is consistent with the sustainability principles designated in Section 2.2 above. The community goals also form the basis for the objectives and policies contained in this Plan.

Growth Management

1. Support and encourage the development of a diverse and sustainable system of agricultural production in Electoral Area 'A'.
2. Avoid development outside of the Growth Containment Boundary which does not contribute towards achieving the community vision and making Electoral Area 'A' a more sustainable community.
3. Direct growth into well-defined village centres within the Growth Containment Boundary.
4. Manage the rate of change in areas where additional development is supported.
5. Ensure that the amount of growth respects and is limited by the local water supply.
6. Engage the community in an early and ongoing basis in a transparent and meaningful way when consideration is being given to potential amendments to this Plan and/or when important land use decisions are being considered.
7. Create clear rules and criteria for development.

Comment [gbk17]: This statement is counter productive. We want to manage the growth but not how fast it changes – this discourages development.

Community Well being

8. Preserve the rural character of Electoral Area 'A'
9. Create a dynamic and sustainable community which welcomes a diversity of residents of all ages and from all economic levels.
10. Create neighbourhoods that have distinct identities and lively public spaces that promote social connections.
11. Encourage and support community services geared towards all ages including active transportation, recreation, culture, sports, the arts, and education.

Deleted:

Environmental Integrity

12. Support and encourage green development.
13. Preserve, protect and enhance biodiversity, ground water resources, and natural habitat.
14. Support environmental stewardship.
15. Establish, protect, and enhance green space.
16. Minimize the impact of development on the natural environment.
17. Reduce greenhouse gas emissions.

Comment [gbk18]: 1.methods supported by the Cascadia Region Green Building Council.

Deleted:

Economic Health

18. Build and encourage economic diversity.



19. Support economic development which creates opportunities for local employment **does not have** **negative environmental impacts** and does not detract from the quality of life enjoyed by area residents.
20. Establish and support efficient infrastructure and community services.

Comment [119]: Minimizing any negative environmental impacts.



3.0 Protecting the Natural Environment

The earth is a robust self-sustaining system adapted to a range of naturally-occurring disturbance, change, and natural disasters. However, the cumulative impacts of human activities over the past two centuries have introduced disturbances and change beyond this natural range, which now threaten our continued well-being.

It is important to maintain healthy ecosystems which regulate our climate, clean our fresh water, regulate and clean atmospheric gases, maintain genetic diversity, sustain the water cycle, recycle nutrients, and pollinate our crops.

The Georgia Basin, which includes the Regional District of Nanaimo, is one of the fastest growing areas in the Province and is also one of the most biologically diverse areas of North America. Electoral Area 'A' is home to many environmentally sensitive features which must be identified and preserved to ensure the long term environmental health of the area.

The following subsections and their associated objectives and policies help ensure that the impacts of development are minimized while working towards achieving the community vision in a way which is also consistent with the sustainability principles.

Sustainability Implications

Climate Change

The worlds leading scientists (Intergovernmental Panel of Climate Change) agree that the world's climate is warming at an alarming rate.

A change in global mean temperature of 1 to 2 degrees Celsius above 1990 levels poses significant risks to many unique and threatened systems including many biodiversity hotspots. The earth is now nearing this threshold. Greenhouse gas emissions from human activities, the catalyst for global warming, have significantly increased over the last 30 years and continue to increase today. In our region, the three main sources of greenhouse gas emissions are transportation, buildings and solid waste. These are topics which this OCP can influence through the designation and implementation of development and conservation policies.

To stabilize the concentrations of greenhouse gases in the earth's atmosphere, emissions need to decline. This is no easy task and it is not to be taken lightly as it requires changes and cooperation at all levels. The OCP's role in addressing climate change is to support actions and decisions which are necessary to help reduce greenhouse gas emissions and prepare the community to adapt to changing conditions as a result of climate change (adaptation and mitigation).



**"ELECTORAL AREA A ... IS OFTEN
SHOWCASED AS A MODEL
COMMUNITY DUE TO ITS
ENVIRONMENTAL STEWARDSHIP AND
PROTECTION POLICIES... "**

- A SHARED COMMUNITY VISION

Comment [DAW20]: This is complete BS. Read Global Climate Change Facts: The Truth, The Consensus, and the Skeptics



Environment

Biodiversity and ecosystem health are in decline worldwide, largely due to human activities. Factors such as climate change, pollution, resource extraction and over consumption impact both local and global ecosystems. As a growing electoral area with a desirable quality of life within close proximity to urban services, it is anticipated that there will be continued pressure placed on the natural environment. OCP policies need to ensure that biodiversity and ecosystem health are protected.

Social

The environment provides many services such as clean air and water, food, resources, and the essential ingredients that support the economy. A healthy environment is valued by Electoral Area 'A' residents, although it is recognized that the challenge is to find approaches to environmental management that give people the quality of life they seek while protecting the environmental systems that are also the foundations of our well being.

Comment [gbk21]: This needs to be rewritten to address social statements of concern.

Individual property owners, area residents, non-profit conservation organizations, business, First Nations and all levels of Government have a role to play in protecting the natural environment.

The Regional District of Nanaimo recognizes its role is to ensure the natural environment is protected and enhanced as the Plan Area grows and changes over time to safe guard current and future Electoral Area 'A' residents' ability to enjoy the natural amenities the Plan Area has to offer.

Economic

The economy depends on the environment for every aspect of its existence. Food, energy, minerals, raw materials, and water, are some examples of what the environment provides. As mentioned above, biodiversity and ecosystem health are in decline in part due to past and present economic activities. Without biologically diverse and healthy ecosystems, the economy could not prosper. Electoral Area 'A' residents support the **emerging economy** which provides opportunities for local employment while not having a negative impact on the environment.

Comment [I22]: Economic activity

Comment [gbk23]: Emerging economies are defined by rapid growth and industrialization. I'm not sure this is what you are trying to say.

Strategic Direction and Goals

Section 3.0 helps achieve the community vision by contributing towards the following goals:

1. Preserve, protect and enhance biodiversity, ground water resources, and natural habitat.
2. Support environmental stewardship.
3. Establish, protect, and enhance green space.
4. Minimize the impact of development on the natural environment.
5. Create clear rules and criteria for development.
6. Preserve the rural character of Electoral Area 'A'

3.1 Environmentally Sensitive Ecosystems and Species of Concern

In keeping with the community vision and the Region's goal of protecting the natural environment, the Electoral Area 'A' Official Community Plan identifies and supports the protection and enhancement of important environmentally sensitive ecosystems within the Plan Area. Environmentally sensitive areas are areas of land and/or water that are sensitive to human presence, development, and interference. They are also features, areas, or habitats that are worthy of a higher level of protection as a result of vulnerability, or particular value in maintaining essential ecosystem function as well as a high abundance and/or wide range of local biodiversity, including red and blue listed and migratory species.

An inventory of sensitive ecosystems on east Vancouver Island and the Gulf Islands was undertaken by the Canadian Wildlife Service in partnership with other agencies. The result of this inventory was the Sensitive Ecosystem Inventory of east Vancouver Island and Gulf Islands 2004. Protection of these



ecosystems has been incorporated into the policies found within this OCP. As well, there are likely other environmentally sensitive ecosystems and features unknown to the community and the Regional District of Nanaimo. In addition, the Conservation Data Centre is part of the Environmental Stewardship Division of the provincial Ministry of Environment, this agency collects and disseminates information on plants, animals, and ecosystems at risk in British Columbia. This OCP includes provisions to protect the known locations of species of concern.

It is the intent of this Plan to recognize new information on environmentally sensitive features and species of concern as it becomes available and to adapt to changes in the location and extent of environmentally sensitive ecosystems, habitats, species, and features.

Objectives, Policies, and Implementation Actions

Section 3.1	Policy/Objective
Objective 3.1.1	Retain a full range of habitat required to maintain and re-establish indigenous and endangered species.
Policy 3.1.1	
Policy 3.1.2	Land, water, and species of concern which are sensitive to human disturbance are deemed to be an Environmentally Sensitive Area (ESA). These areas are identified on Map No. 1 of this Plan. It should be noted Environmentally Sensitive Areas are not limited to the boundaries indicated. This Plan may be amended from time to time to recognize newly identified ESAs and to make changes to ESA boundaries to reflect changing on-site conditions or more comprehensive environmental assessments and amendments to the Environmentally Sensitive Areas Atlas.
Policy 3.1.3	<u>Require return to Crown, or apply protective covenants or conservation agreements for riparian corridors along the bed of watercourses, creeks, lakes and wetlands wherever development on land adjacent to these features is proposed.</u>
Advocacy Policy 3.1.4	Encourage the British Columbia Ministry of Environment and Environment Canada to monitor environmentally sensitive features and take an active role in providing the Regional District of Nanaimo with updated information on the status, location, and management of any environmentally sensitive features on an ongoing basis.
Advocacy Policy 3.1.5	Encourage senior provincial and federal agencies to work with the Regional District of Nanaimo, non-government organizations, and other community interest groups to identify, preserve, protect, and enhance environmentally sensitive areas.

- Comment [I24]: Delete
- Comment [I25R24]: Would like tree cutting bylaw. Would like to encourage tree retention.
- Deleted: Consider the adoption of a tree cutting bylaw.
- Comment [I26]: State statute
- Comment [I27]: What is adjacent?
- Comment [I28]: Provincial foreshore use under review.
- Comment [I29]: May need to soften this.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Advise senior government agencies of policies in the Official Community Plan.	Ongoing
Incorporate new and more accurate verifiable information on ESA's in this Plan as it becomes available.	Ongoing
Work with the Provincial Approving Officer, property owners, and developers, and include protection guidelines within a Development Permit Area.	Immediate

- Deleted: Request the authority to require a permit for the removal of trees from the Ministry of Community and Rural Development. Engage the community to establish appropriate locations and requirements.
- Deleted: Immediate
- Comment [gbk30]: First, we require a clear set of definitions of the ESA DPA and how it is going to effect those involved. Making rules based on incomplete policies is dangerous and should be avoided.

Section 3.1	Policy/Objective
Objective	Ensure that site specific evaluations of properties with environmentally sensitive



3.1.2	features are required when developments are contemplated within or adjacent to areas containing environmentally sensitive features and/or species.
Policy 3.1.6	Designate Development Permit Areas in Section 11 (Development Permit Areas) of this Plan to protect the following sensitive ecosystem types: riparian vegetation, wetland, woodland, coastal bluff, terrestrial herbaceous, and sparsely vegetated as defined in the ESA Atlas.
Policy 3.1.7	Designate Development Permit Areas in Section 11 (Development Permit Areas) of this Plan to protect Bald Eagle and Great Blue Heron nesting trees, and known occurrences of rare and endangered species shown on Map No. 1.
Policy 3.1.8	In evaluating development proposals, the RDN may require development approval information including, but not limited to, report(s) prepared by Certified Environmental Professionals (R.P.Bio, R.P.F, etc.) identifying and locating all environmentally sensitive ecosystems and features, assessing the environmental impact of a proposed development and providing recommendations to mitigate all potential impacts.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Designate development permit areas as per <i>Local Government Act</i>	Immediate
RDN to consider information requirements as part of development applications	Ongoing

Section 3.1	Policy/Objective
Objective 3.1.3	Protect sensitive ecosystems and rare species with policies and Development Permit Areas
Policy 3.1.9	Ensure that Zoning Amendment Applications within or adjacent to Environmentally Sensitive Areas are not approved where a proposed development would adversely affect an environmentally sensitive ecosystem or species of concern as determined by an environmental professional.
Policy 3.1.10	Despite the minimum parcel sizes supported by this Plan, the creation of new parcels less than the minimum parcel size supported by this Plan and located within a smaller footprint of the parent parcel may be supported to protect and/or enhance an environmentally sensitive feature without an amendment to this Plan provided the overall number of parcels and density is consistent with the current zoning and the environmentally sensitive feature is permanently protected. Density and/or the number of potential parcels shall be based on the buildable area taking into account site constraints not the overall parcel size. It is recognized that an amendment to the policies related to Goal 3 – Rural Integrity of the Regional Growth Strategy may be required in order to permit parcel clustering.
Policy 3.1.11	Development should generally conform to " <i>Develop With Care: Environmental Guidelines for Urban and Rural Development in British Columbia</i> " as amended and/or replaced from time to time.
Policy 3.1.12	Zoning amendments and development proposals shall be reviewed in relation to existing and potential archaeological sites and where sites are apparent or identified on provincial archaeological mapping, such applications shall be referred to the Heritage Conservation Branch of the Ministry of Sustainable Resource Development.
Policy 3.1.13	Development applications for lands in or adjacent to environmentally sensitive features generally as identified on Map No. 1 of this Plan, shall ensure that the environmentally sensitive feature is protected to the greatest extent possible.
Policy	Notwithstanding Policy 3.1.13 above, developments that result in negative impacts to



3.1.14	environmentally sensitive features shall not be supported unless the impacts are mitigated in accordance with the recommendations of a Qualified Environmental Professional.
Policy 3.1.15	To the greatest extent possible environmentally sensitive features and the habitat requirements for species of concern should remain in their natural state and should not be developed or disturbed.
Advocacy Policy 3.1.16	With respect to a proposed subdivision within, adjacent to, or containing an ESA, request that the Subdivision Approving Officer not support the proposed subdivision unless the environmentally sensitive feature is adequately protected through zoning, covenants, park land dedication where appropriate, or conservation agreement. It is preferred that the creation of new parcels not be supported in the case where it is likely that encroachment into the sensitive area would occur over time.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
RDN to consider the protection of Environmentally Sensitive Features as part of zoning amendment application review process	Ongoing
Bring forward a request to amend the Regional Growth Strategy to allow more compact density neutral forms of development.	Immediate
Work with the Provincial Subdivision Approving Officer to encourage the protection of ESA's	Ongoing

Objective 3.1.4	Support and encourage community involvement and environmental education
Policy 3.1.17	Support and encourage communication and education on environmentally sensitive features within the private sector, non-governmental organizations, and community groups.
Advocacy Policy 3.1.18	Land owners, senior government agencies, non-profit societies, and non-governmental organizations are encouraged to participate in the registration and holding of covenants and to assist with funding for environmental conservation.
Policy 3.1.19	Encourage land owners to develop their land in an environmentally sensitive way.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
The RDN should develop an environmental stewardship education program	Short Term
The RDN should develop an eco-gifting program.	Short Term
The RDN should develop incentives to encourage green development.	Short Term

Comment [gbk31]: Be careful to follow only the LEED program here as it is for profit and is not a government agency or document such as a building code or design code.

3.2 Freshwater Management

Electoral Area 'A' contains an extensive and complex interconnected water system within the Nanaimo River Watershed which includes watercourses, lakes, wetlands, and aquifers that help define Electoral Area 'A'. The preservation and enhancement of pristine aquatic and riparian ecosystems is vital as many terrestrial and aquatic plant and animal species depend on these ecosystems for survival.

Surface water is also a source of water for residences and agriculture and is valuable for recreational activities. In addition, maintaining intact watersheds and natural flow regimes serves to maintain stable stream channels and helps prevent or moderate flooding.



The Ministry of Environment, in cooperation with Fisheries and Oceans Canada, adopted the "*Riparian Areas Regulation*" (RAR), which came into force on March 31, 2006. This legislation was enacted in July of 2004 under Section 12 of the British Columbia *Fish Protection Act*. The purpose of the RAR is to protect the features, functions, and conditions that are required to support fish life processes in riparian areas. Local governments are required to protect all streams in accordance with the regulation. This official community plan satisfies the requirements of the RAR.

Objectives and Policies

Section 3.2	Policy/Objective
Objective 3.2.1	To identify, preserve, protect, and enhance all freshwater ecosystems within Electoral Area 'A'.
Policy 3.2.1	Ensure that all development, including the subdivision of land containing or adjacent to a watercourse, does not adversely affect that watercourse and its associated riparian ecosystems.
Policy 3.2.2	Development applications that pose negative impacts will not be supported unless those impacts are mitigated on the subject parcel or an adjacent parcel containing similar habitat such that the end result represents an overall improvement to the function of the ecosystem being impacted.
Policy 3.2.3	The restoration and 'day lighting' of previously disturbed watercourses is supported and culverting and the permanent diversion of watercourses shall be discouraged.
Policy 3.2.4	Creative development proposals which enhance a watercourse and/or provide protection to a watercourse shall be supported including clustering of development, density averaging, covenant protection, park land dedication over and above the minimum 5% requirement, providing green space, and other methods.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Consider implications of development on surface water and riparian areas during application reviews.	Ongoing
The RDN shall support return to Crown, or apply protective covenants or conservation agreements for riparian corridors along the bed of watercourses, creeks, lakes and wetlands wherever development on or adjacent to watercourses is proposed.	Ongoing
Request that the Subdivision Approving Officer not support a proposed subdivision unless the watercourse is adequately protected through covenants, green space dedication where appropriate, or conservation agreement.	Ongoing

Objective 3.2.2	To maintain, enhance, and protect the biodiversity, ecological function, aesthetic appeal and recreational value of all watercourses in Electoral Area 'A'.
Policy 3.2.5	Designate Development Permit Areas in Section 11 (Development Permit Areas) of this Plan to protect watercourses and their associated riparian ecosystems.
Policy 3.2.6	The RDN supports measures to protect return to Crown, or apply protective covenants or conservation agreements for riparian corridors along the bed of watercourses, creeks, lakes and wetlands wherever development on adjacent land is proposed.
Advocacy Policy	Proposed subdivisions that include or are adjacent to a watercourse shall not be supported unless the watercourse is adequately protected through covenants, green space



3.2.7	dedication where appropriate, or a conservation agreement. Subdivision layouts designed to reduce encroachment into protective covenant areas are strongly supported.
Policy 3.2.8	Encourage the British Columbia Ministry of Environment and Environment Canada to monitor watercourses and provide the Regional District of Nanaimo with updated information on their status, location, and management.
Policy 3.2.9	Encourage senior provincial and federal agencies to work with the Regional District of Nanaimo, non-government organizations, and other community interest groups to identify, preserve, protect, and enhance watercourses.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Ongoing communication with the British Columbia Ministry of Environment and Environment Canada	Ongoing
For development applications require information from applicants that identifies and identifies measures to protect environmentally sensitive areas	Ongoing

Objective 3.2.3	To encourage and promote environmentally responsible development.
Policy 3.2.10	For development applications, the Regional District may require development approval information including, but not limited to, report(s) prepared by an Environmental Professional (R.P.Bio, R.P.F, etc.) identifying and locating all environmentally sensitive ecosystems and features; assessing the environmental impact of a proposed development and providing recommendations to mitigate all potential impacts.
Policy 3.2.11	Support and encourage communication and education on environmentally sensitive features within the private sector, non-governmental organizations, and community groups.
Policy 3.2.12	Development should generally conform with " <i>Develop With Care: Environmental Guidelines for Urban and Rural Development in British Columbia</i> " as amended and/or replaced from time to time.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Ongoing communication with the private sector, non-governmental organizations, and community groups.	Ongoing
RDN staff shall become familiar with Develop with Care, Environmental Guidelines for Urban and Rural Land Development in British Columbia. The RDN shall refer to Develop With Care for application reviews.	Ongoing

3.3 Coastal Zone Management

Coastal and marine environments provide essential services and goods from an ecological, economic, and social perspective. The form and dynamics of the physical shore help determine essential habitat conditions for coastal plant and animal communities. Coastal areas are also highly valued by property owners, the general community, and marine recreational users for their aesthetic qualities, recreational values, and viewscapes.

In addition, many coastal communities are experiencing unprecedented levels of growth. This is a critical time, which provides an opportunity to recognize the unintended consequences of past practices and



identifies ways to reduce the impacts of development and to ensure that the benefits of having healthy marine ecosystems continue to be enjoyed for generations to come.

Objectives and Policies

Section 3.3	Policy/Objective
Objective 3.3.1	Maintain, enhance, and protect the biodiversity, ecological functionality, aesthetic appeal, and recreational value of the waterfront.
Policy 3.3.1	Designate Development Permit Areas in Section 11 (Development Permit Areas) of this Plan to protect the coastal waterfront including its associated upland ecosystems.
Policy 3.3.2	Discourage the continued development or intensification of neighbourhoods along the coastal foreshore in order to limit impacts on environmentally sensitive features, and the aesthetic impacts of development.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Consider changes to the zoning bylaw to limit development along the shoreline by increasing the minimum parcel size to be consistent with this Plan	Immediate

Objective 3.3.2	Encourage development which will not alienate the foreshore from public access or impact on the natural environment.
Policy 3.3.3	Development which impedes public access along the foreshore shall not be supported.
Policy 3.3.4	<u>Due to the sensitive nature of the marine zone and minimal rates of water exchange in Stuart Channel, the RDN will only support the siting of aquaculture farms along the coastline if an RDN approved public consultation process has been completed and the impacts of such use have been adequately identified and mitigated.</u>
Policy 3.3.5	The use of marine retaining walls and other "hard" surfaces such as seawalls, concrete groynes, gabions, and rip rap shall only be supported where a qualified professional has determined that "soft" approaches to shoreline stabilization such as vegetation enhancement, upland drainage control, biotechnical measures, beach enhancement, anchor trees, and gravel placement are not appropriate given site specific conditions. In addition, the construction of shoreline stabilization measures including marine retaining walls must be in compliance with the Regional District of Nanaimo Marine Retaining Wall Policy, as amended from time to time.
Policy 3.3.6	The use of shoreline stabilization measures on Crown foreshore, in a manner that obstructs public access to and along public beaches or foreshore areas, shall not be supported. All works below the high water mark require Fisheries and Oceans Canada approval and a Crown foreshore tenure from the ILMB. Where approval for Crown foreshore use is considered, the RDN may support proposals for shoreline stabilization measures below the high water mark, provided they are designed to encourage public access along the beach and do not have negative environmental impacts.
Policy 3.3.7	The RDN supports public access to the water in new subdivisions. Where more than one access to water is required under Section 7(f) of the <i>Land Title Act</i> , the Regional District of Nanaimo may support the consolidation of accesses to support recreational uses.
Policy 3.3.8	Development proposals adjacent to the marine foreshore should maintain and enhance public access.

Comment [I32]: Joe: should distinguish between land and water aquaculture.

Comment [I33]: VIU research facility

Comment [I34]: Under Federal and Provincial Jurisdiction

Comment [I35]:

Comment [I36]: Bert: Fish farms on land should dispose of effluent in landfill.

Comment [I37]: Jill would like to see this changed that the RDN will not support the siting of aquiculture farms along the coastline. Want to see more discussion on this in the Official Community Plan process.

Comment [I38]: Where documents are referred to should reference them.

Deleted: uses.



Policy 3.3.9	The surface of water within the Plan Area shall not be zoned for residential or industrial purposes.
--------------	--

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Establish Development Permit Area so that environmental and geotechnical impacts can be considered	Immediate
Work with the Subdivision Approving Officer to obtain public access to water bodies.	Ongoing

Objective 3.3.3	Advocate cooperation and coordination between agencies responsible for the use and management of marine, foreshore and upland resources in order to assure more comprehensive management of the coastal zone.
Policy 3.3.10	Protect beach access road right-of-ways for public beach access and preservation of the shore zone ecosystems.
Policy 3.3.11	The Ministry of Transportation and Infrastructure shall be encouraged to foster the improvement of beach access road right-of-ways for public recreational use and beach access.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Request tenure for road right-of-ways for community park use.	Ongoing

Objective 3.3.4	Foster public ownership and stewardship of the waterfront.
Policy 3.3.12	Support community involvement in the cooperation and coordination between agencies responsible for the use and management of marine, foreshore and upland resources in order to balance community objectives with comprehensive management of the coastal zone.
Policy 3.3.13	Waterfront development proposals which do not provide suitable public waterfront access or which could cause damage to the environment, on land adjacent to the coastal foreshore, shall be opposed by the Regional District of Nanaimo.
Policy 3.3.14	The Ministry of Transportation and Infrastructure is strongly encouraged to deny encroachment permits to occupy road ends adjacent to the ocean or a watercourse where the permit would affect public access.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
In considering referrals from the Ministry of Transportation and Infrastructure, the Regional District of Nanaimo shall oppose encroachment permits which would negatively affect public access.	Ongoing
In reviewing rezoning and subdivision applications, ensure that public access to the waterfront is considered.	Ongoing
The Regional District of Nanaimo shall oppose rezoning applications and/or	Ongoing



subdivision applications which do not provide satisfactory public access to the waterfront.	
---	--

Objective 3.3.5	Minimize the environmental and aesthetic impacts of boat houses, beach access stairs, and boat ramps.
Policy 3.3.15	<u>New boat ramps located on private property shall be discouraged.</u>
Policy 3.3.16	Notwithstanding policy 3.3.15, new boat ramps <u>should</u> be encouraged to be located on publicly accessible lands such as public road right of ways to reduce the need for individual boat ramps and to reduce the cumulative environmental impacts.
Policy 3.3.17	The construction of structures for the purpose of providing private beach access shall only be supported where it does not impede public access and where it can be demonstrated that the proposed structure would not have a negative environmental impact and would be safe from a geotechnical and structural engineering perspective.
Policy 3.3.18	The construction of boat houses shall not be supported where such structures have negative environmental impact and/or impede views from adjacent properties.
Policy 3.3.19	<u>The size and scale of beach access stairs should be minimized and should not include oversized landings, viewing platforms, decks, or any other additions beyond that which is required to provide safe access.</u>
Policy 3.3.20	The RDN will consider developing regulation for the construction of boat houses, beach access stairs, boat ramps, boat launching devices, and private docks. The regulations should address maximum dimensions, public access, environmental protection, building materials, minimum setback requirements, protection of view corridors, public consultation, and maximum height requirements.

Comment [I39]: May be concerned with wording.

Comment [I40R39]: Motion made at board to review this committee.

Comment [I41]: David: Change should to may

Comment [I42]: Need to include environmental protection elements in here.

Comment [I43]: Why cant we have viewing platform

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Undertake a community planning exercise to develop regulations for boat houses, beach access stairs, boat ramps, and private docks.	Short Term

3.4 Drinking Water Protection and Ground Water Resources

Groundwater is the primary source of water in Electoral Area 'A' and as such residents depend on it to meet residential, industrial, commercial, and agricultural needs. A recent groundwater assessment and vulnerability study has shown that the surface water and groundwater regimes in Area A are very complex, and still not very well understood.

Area A includes both bedrock and large, shallow, and unconfined aquifers in coarse permeable materials. Some of these aquifers are very productive but are also very vulnerable. The release of contaminants at the surface would reach the water table quickly and could rapidly contaminate the aquifers. In addition to aquifer vulnerability, some portions of Electoral Area 'A' also experience a water deficit in the late summer/early fall meaning that more water is extracted from the aquifers than is replenished resulting in a decline in groundwater levels. Some portions of the Plan Area, mainly those with shallow bedrock aquifers with little storage capacity, experience severe water shortages during these times and require water to be trucked in from elsewhere to meet their daily needs. Therefore, protection of drinking water and ground water resources from both a quality and quantity perspective is paramount to the residents of Electoral Area 'A'.



This section provides objectives and policies which aim to implement the recommendations of the Electoral Area 'A' Groundwater Assessment and Vulnerability Study conducted by GW Solutions Inc. and Vancouver Island University dated March 2009.

Objectives and Policies

Section 3.4	Policy/Objective
Objective 3.4.1	Support and encourage further research, inventories, and monitoring of groundwater resources within the Plan Area
Policy 3.4.1	Support the installation of monitoring wells throughout the Plan Area to characterize the dynamic of the aquifers and to monitor the interaction between the surface water and the groundwater. They should also be installed along the coast to better characterize the groundwater discharge to the foreshore and to monitor any deterioration of the groundwater quality due to sea-water intrusion.
Policy 3.4.2	<u>The Regional District of Nanaimo shall work with the Ministry of Environment, Snuneymuxw First Nation, and Fisheries and Oceans Canada to consider installing a surface water gauging station where the Nanaimo River discharges into its estuary.</u>
Policy 3.4.3	This Plan support conducting further research and study in order to gain a better understanding of the aquifers in Electoral Area 'A' including characterization and quantification of the water budget for the Plan Area.
Advocacy Policy 3.4.4	The Regional District of Nanaimo shall encourage the Ministry of Environment to quantify and monitor the volume of water being used by the holders of surface water licenses and also being delivered by truck within the Plan Area.
Advocacy Policy 3.4.5	Support the creation and implementation of an aquifer/groundwater monitoring program in cooperation with the Ministry of Environment, community water service providers, and Plan Area residents.

Comment [144]: Ray: Implementation action is not there.

Deleted:

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
At the time of subdivision, development permit application, or rezoning where a groundwater assessment is being conducted, consider the requirement for the installation of monitoring wells when recommended by a qualified professional	Ongoing
Conduct additional detailed groundwater studies as time and funding permit.	Ongoing

Objective 3.4.2	Ensure that development applications and proposed subdivisions do not have a negative affect on the quantity or quality of groundwater both today and into the future
Policy 3.4.6	The vulnerability of aquifers to surface contamination is shown on Map No. 2. Adjustments may be made to reflect new information as it becomes available.
Policy 3.4.7	Designate Development Permit Areas in Section 11 of this Plan to protect groundwater resources from potential negative affects of proposed development, where a development permit would be required prior to the development or alteration of land.
Policy 3.4.8	<u>Zoning amendments that propose to increase the density or intensity of the use of land above an area designated as 'Moderate' or 'High' vulnerability on Map No. 2 shall only be supported where an aquifer impact assessment conducted by a Hydro geologist or other qualified person can demonstrate to the satisfaction of the Regional District of</u>



	<u>Nanaimo that the proposed development will be serviced with an adequate year round supply of potable water that meets or exceeds Canadian Drinking Water Guidelines and will not negatively affect the subject aquifer(s) or jeopardize the quality or quantity of water available for use by existing Plan Area residents.</u>
Policy 3.4.9	The establishment of land uses which would have a negative impact on the quality, or quantity of ground or surface water shall not be supported.
Policy 3.4.10	All land uses and development within Electoral Area 'A' should generally be consistent with the groundwater protection best management practices contained in Appendix 1. It is recognized that some of the best management practices go beyond the Regional District of Nanaimo's jurisdiction and require cooperation with other jurisdictions, individuals, and business owners.
Policy 3.4.11	All development applications must minimize impervious surfaces and consider both natural and man-made systems to maximize groundwater recharge while ensuring that groundwater resources are protected from potential deleterious substances.
Policy 3.4.12	Encourage the Subdivision Approving Officer, when considering a proposed subdivision to require an aquifer impact assessment to ensure that the proposed development will be serviced with an adequate year round supply of potable water that meets or exceeds Canadian Drinking Water Standards and will not negatively affect the subject aquifer(s) or jeopardize the quality or quantity of water available for use by existing Plan Area residents.

Comment [I45]: Maybe outside of NCID area.

Comment [I46]: VIHA

Comment [I47]: NCID does this when property is subdivided. Need to refer to NCID and their role.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)

Objective 3.4.3	Encourage a comprehensive and innovative approach to water conservation
Policy 3.4.13	Encourage the use of soil covers and crops with both low watering needs and small loss to evapotranspiration.
Policy 3.4.14	Consider the formation and implementation of a comprehensive water conservation program in cooperation with the Ministry of Environment, community water service providers, and Plan Area residents.
Policy 3.4.15	Encourage the use of xeriscaping, low flow plumbing fixtures, micro-irrigation and other innovative water conservation technologies in all existing and proposed development. Require it for new development <u>on areas with high aquifer vulnerability or known water deficits.</u>
Advocacy Policy 3.4.16	Senior agencies are encouraged to recognize that there are proven water conservation technologies that can significantly reduce water consumption and amend their legislation to remove barriers to water conservation.
Advocacy Policy 3.4.17	The Ministry of Environment is strongly encouraged to monitor existing water extraction licenses and to revoke licenses that are no longer in use.
Advocacy Policy 3.4.18	The Ministry of Environment is encouraged to adopt a groundwater extraction licensing and monitoring program to encourage water conservation and to provide aquifer data to help better understand and manage groundwater resources.
Advocacy Policy 3.4.19	The Provincial Government is requested to introduce legislation to govern the management of groundwater resources to ensure that: <ul style="list-style-type: none"> a. the rate of groundwater withdrawal does not exceed the rate at which the sources are recharged, and

Comment [I48]: Sharon would like to delete this qualifier



	b. the human use of ground or surface waters does not have negative impacts on fish and wildlife habitat or on the recreation potential of a creek, river or significant wetland.
--	---

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
<u>Consider amending the Regional District of Nanaimo building bylaw. Provide educational materials on how to conserve water.</u>	
Designates guidelines within Development Permit Areas to encourage water conservation.	

Comment [DAW49]: New codes already define this and are being used today. Confirm the requirements of gray water management as well.

3.5 Rainwater Management

The creation of impervious surfaces interrupts the natural hydrological cycle by decreasing the percentage of rain water and other surface water that is able to naturally infiltrate back in to the earth.

The resulting excess surface water, the water that would have otherwise been able to infiltrate back in to the earth, no longer becomes available to recharge the aquifers and moderate stream flow and stream temperature. In addition, the excess water has the potential to erode native soils and pick up contaminants, as it flows along the surface, before depositing them in watercourses that form part of the natural drainage system. Therefore, there is a direct relationship between the amount of impervious surfaces in our built environment and environmental health.

Since Plan Area residents rely on groundwater for their domestic water supply and the Plan Area contains many fish bearing streams that are sensitive to disturbance that are also valued for their role in the ecosystem and for recreational opportunities, it is important to ensure that rain water is managed in a way that respects the environment.

Objectives and Policies

Section	Policy/Objective
3.5	
Objective 3.5.1	Recognize rain water as a natural resource that must be managed to protect the environment including the quality and quantity of ground and surface water.
Policy 3.5.1	Erosion control must be provided during construction and demolition.
Policy 3.5.2	The Regional District of Nanaimo may consider regulating impervious surfaces within the Plan Area through tools such as zoning regulations, landscaping requirements, etc.
Policy 3.5.3	The creation and implementation of a comprehensive area wide rain water management plan is supported.
Policy 3.5.4	The Regional District will consider approving land development proposals only if there is assurance that rain water drainage from development does not increase the peak flow run off into adjacent areas.
Policy 3.5.5	The Regional District of Nanaimo shall not support development applications that propose to release rain water run off containing sediments or other contaminants.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Develop a strategy for management of impervious surfaces at a watershed scale.	Long Term
Develop a watershed management plan.	Long Term



Objective 3.5.2	Support the use of engineering techniques and environmental designs that mimic the function of the natural environment.
Policy 3.5.6	Development or subdivision of land must where practical be designed to: <ul style="list-style-type: none"> a. Replicate the function of a naturally vegetated watershed; b. Maintain the hydrological regime of surface and groundwater and pre-development flow rates; c. Minimize interference with groundwater recharge; and, d. Not introduce or remove materials where it would cause erosion of or the filling in of natural watercourses and/or wetlands.
Advocacy Policy 3.5.7	The Regional District shall request that the Approving Officer require subdivisions to be designed to maintain the hydraulic regime of streams while providing sufficient drainage in a manner which does not interfere with groundwater recharge or allow erosion materials into natural watercourses, lakes and wetlands.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
When considering rezoning applications, generally oppose development which does not include rainwater management systems designed in accordance with this Plan.	Ongoing
When commenting on Subdivision application referrals from the Ministry of Transportation and Infrastructure, the Regional District of Nanaimo shall request that the Subdivision Approving Officer require the applicant to incorporate rainwater management systems which do not interfere with groundwater recharge or allow erosion materials into natural watercourses, lakes and wetlands.	Ongoing
Include guidelines within Development Permit Areas to ensure that rainwater is managed appropriately and in general conformity with this Plan.	Immediate

Objective 3.5.3	Minimize the amount of impervious surfaces to the greatest extent possible.
Policy 3.5.8	Zoning amendment applications that would result in increased density or intensification of land use shall be required to demonstrate that impervious surfaces have been minimized.
Policy 3.5.9	Rain water management provisions shall be incorporated in to all Development Permit Areas included in Section 11 of this Plan.
Policy 3.5.10	Properties must not be developed in a manner which allows drainage water collected on a property to flow onto any adjacent private or public lands including public roads. On-site drainage shall be controlled by retention of open ground for infiltration, on-site retention basins, naturally vegetated areas, rock pits or dry wells to the satisfaction of the RDN, who may require the owner to have the on-site storm drainage facilities designed by a qualified professional engineer at the owner's cost. Where onsite drainage is not possible due to poor drainage conditions as determined by a professional engineer, other environmentally sound options may be considered and may be subject to approval by the Ministry of Transportation and Infrastructure.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)



When evaluating rezoning applications which result in increased density or intensification of land use the Regional District of Nanaimo shall require the applicant to demonstrate that impervious surfaces have been minimized	Ongoing
Incorporate rainwater management provisions in all Development Permit Areas contained within this Plan including commercial and industrial development.	Ongoing

Comment [DAW50]: As stated, by increasing the maximum height of densification so that the reduction in roof load water collection and discharge becomes a factor. It is cheaper to go up!

3.6 Encouraging Sustainable Development

Well designed developments can contribute towards Electoral Area 'A residents' goal of preserving and protecting the natural environment. Factors such as historical land use patterns, inefficient buildings and site design, and recently climate change have raised environmental awareness and the need to improve the efficiency of and reduce the ecological footprint of the built environment.

Although it is recognized that site selection is a major determinant in sustainable development, there are recognized construction methods, building materials, and design criteria which significantly reduce the water and energy requirements, waste by-products, greenhouse gas emissions, and environmental impacts of existing and future development. Electoral Area 'A' residents have indicated a strong desire to encourage green development and for Electoral Area 'A' to become a model community for sustainable neighbourhood design.

This section works towards achieving the community vision by identifying options and potential incentives intended to encourage green development and discourage traditional, less efficient development.

Objectives and Policies

Section 3.6	Policy/Objective
Objective 3.6.1	Encourage the use of efficient building materials, techniques, and practices that reduce energy and water consumption
Policy 3.6.1	The Regional District of Nanaimo shall consider amendments to its building bylaws to require the installation of low flow toilets and other fixtures in new construction.
Policy 3.6.2	Subject to the availability of funding, the RDN may consider a rebate program for replacing inefficient high capacity toilets and other water consuming devices with currently acceptable low flow models.
Policy 3.6.3	The use of proven innovative and technologically viable technologies that make efficient use of water and energy resources shall be supported such as gray water recycling, subject to provincial approval where applicable
Policy 3.6.4	The RDN shall consider the adoption of an incentive program which involves the use of a sustainability checklist for the purpose of evaluating development proposals against the community's sustainability goals and community vision and provides in incentives for green developments which receive a high score. Incentives should include reduced/waived fees, quicker processing times, rebates for energy and water efficiency, and community recognition.
Policy 3.6.5	Where irrigation is required to maintain proposed landscaping, it should be designed and installed by an Irrigation Industry Association of British Columbia certified irrigation designer.
Advocacy Policy 3.6.6	The Vancouver Island Health Authority is encouraged to support the use of green technologies for on-site rain water, gray water, and sewage recycling.

Comment [I51]: Terminology

Comment [I52]: New BC Plumbing code includes this.

Comment [gbk53]: Refer to the 2006 BC plumbing Code



Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
The Regional District of Nanaimo shall consider an amendment to the building bylaw to require the installation of low flow toilets and other fixtures in new construction.	Immediate
<u>Investigate the feasibility of a water conservation rebate program.</u>	Short Term
Work with the Vancouver Island Health Authority to streamline approvals for green alternatives.	Ongoing
<u>In consultation with the community, develop a comprehensive sustainability checklist used to evaluate and score development applications and form the basis for incentives for green development.</u>	Short Term

Comment [gbk54]: See requirements in the BC BC and BC Plumbing Code.

Comment [DAW55]: Tax and purchase incentives should be made available to those residence that wish to install rain water retention systems to ease burden on the potable water system.

Comment [I61]: Immediate.

Comment [I56]: Need to have

Comment [I57R56]: Thinks it is important to develop a checklist.

Comment [I58R57]: Jill - Agree with jack. Need to develop a checklist.

Comment [I59]: Want sub committee to deal with and develop a checklist.

Comment [I60]: Jack Anderson: suggests that we include a checklist in the Official Community Plan.

Objective 3.6.2	Encourage the creation of compact complete communities which reduce the dependence on automobiles for the primary mode of transportation
Policy 3.6.7	Higher density development shall be concentrated in village centres within the Growth Containment Boundary in accordance with Section 5.0 of this Plan.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
The Regional District of Nanaimo shall encourage development applications which propose higher densities and mixed use to be located within the Growth Containment Boundary in accordance with this Plan.	Ongoing.

Objective 3.6.3	Encourage developments that contribute towards maintaining a healthy natural environment, conserving water and energy, reducing greenhouse gas emissions, and assist in moving towards sustainability and discourage developments which do not.
Policy 3.6.8	The RDN shall explore the option of implementing a revenue neutral fee structure for all development and building permit applications whereby developments which score high on the sustainability checklist would be eligible for reduced fees and developments which conflict with the community vision and sustainability principles would pay more.
Policy 3.6.9	Rezoning applications that propose developments that achieve Leadership in Energy and Environmental Design (LEED) certification or equivalent standard shall be given preference over those which do not.
Policy 3.6.10	Comprehensive development proposals that consider the full life cycle of input materials and process by-products as well as seek to minimize energy and raw materials use, minimize waste, and that build sustainable economic, ecological and social relationships (eco-industrial networking) are supported (may require a Regional Growth Strategy amendment).

Comment [gbk62]: Rezoning applications that propose developments that achieve Leadership in Energy and Environmental Design (LEED) certification or equivalent standard shall be given preference over those which do not.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
The Regional District of Nanaimo should initiate a fee structure review with the intent of identifying options for encouraging green development in conjunction with the development of a sustainability checklist.	

Objective	Educate the public on sustainable development practices and the use of green building
------------------	--



3.6.4	technologies
Policy 3.6.11	The RDN shall consider providing clear and concise consolidated information available on line and in hardcopy about the availability of grants and rebate programs which support green initiatives for homeowners and developers.
Policy 3.6.12	This Plan supports the adoption of a green building policy for all new buildings.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Amend the RDN website by creating a section for grants and rebate programs. Develop informational brochures updated on a yearly basis outlining the availability of grants and rebate programs in support of green development.	Short Term
Develop a green building policy.	Short Term

3.7 Hazard Management

Natural hazard areas are sources of potentially dangerous chance events. Examples of natural hazard areas include lands which may be susceptible to damage from floods, mass movement of soil, landslides, earthquakes or forest fire. Natural hazard areas are identified on [Map No. 1](#) (Environmentally Sensitive Features and Natural Hazard Areas).

Comment [I63]: Not Map No. 1. May not want to show it on a map.

The 2003 Kelowna forest fire that destroyed approximately 334 homes and forced the evacuation of over 45,000 people, launched a series of actions that resulted in the present province-wide wildland urban interface fire hazard assessment and fire hazard mitigation. In response a wildland fire protection plan for the North Cedar Improvement District, Snuneymuxw First Nation, and Electoral Area 'A' was prepared. The report found that a large portion of Electoral Area 'A' is considered to have a moderate, high, or extreme forest fire risk.

Seismic activity is a distinct possibility within the Plan Area. South central Vancouver Island is classified as a Zone 4 area according to the [1990 National Building Code Seismic Zoning Map](#). This indicates that the area is at high risk for seismic activity.

Comment [I64]: Tsunamis?

Comment [I65]: Make reference to Emergency Planning Process.

Comment [I66]: 2006 Building Code

Comment [I67]: Mine Shafts. Sherry Barker GIS. Buffer along where they come close to the surface.

To protect development from potential hazards, this Plan advocates the use of both policies and development permit areas to complement other regulatory devices, such as setbacks from unstable slopes and flood controls. Development Permits offer the flexibility to customize development standards to reflect specific on-site conditions. Associated guidelines are designed to minimize the risk of potential hazards to persons and property.

Comment [gbk68]: Use current information. Codes have increased their requirements in 2006. We are still a great risk, only more so now. We must also include information on Tsunami and their impact to coastal residence and other low lying areas. Parksville has the warning system – do we?

Objectives and Policies

Section 3.7	Policy/Objective
Objective 3.7.1	Minimize the risk of personal injury or loss of property which may result from natural hazards.
Policy 3.7.1	Designate Development Permit Areas in Section 11 of this Plan to protect lives and property from natural hazards to ensure that development is reviewed through the Development Permit process prior to the development or alteration of land.
Policy 3.7.2	Despite the minimum parcel sizes supported by this Official Community Plan or the current zoning, proposals on lands located outside of the Growth Containment Boundary and not located in the ALR proposals which do not result in an increase to the number of

Comment [gbk69]: Speaking about hazards such as this we must also consider disaster shelters, evacuation routes and emergency response to such events.



Section 3.7	Policy/Objective
	<p>parcels being created or an increase in density may be supported through a rezoning or Development Variance Permit subject to satisfying the following criteria:</p> <ol style="list-style-type: none"> 1. The proposal must demonstrate that the purpose of the alternate land use pattern is for mitigating a risk as a result of a natural hazard on the property including flooding, landslide, and/or forest fire; 2. A report from a professional qualified to comment on the applicable hazard shall be required which must include an assessment of the hazard and recommendations to minimize the risks; 3. A covenant prepared at the applicant's expense shall be registered on the title of the subject property registering the professional report, requiring compliance with the report's recommendations, and saving the Regional District of Nanaimo harmless from liability as a result of the proposed development. 4. There must be a demonstrated need and rationale for the proposed land use pattern; 5. Performance bonding and/or a development agreement may be required to ensure that the recommended mitigation works are complete to the satisfaction of the Regional District of Nanaimo. 6. Density and/or the number of potential parcels shall be based on the buildable area taking into account site constraints not the overall parcel size. 7. The balance/remainder of the property is protected from further subdivision and/or development through zoning and/or covenant.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)

Objective 3.7.2	Enforce mitigation measures which are compatible with the needs of local residents and are sensitive to the environment.
Policy 3.7.3	No development application, subdivision or alteration of land in a natural hazard area shall be supported unless the applicant or appropriate authority provides evidence that measures can and will be taken to reduce the potential hazard, mitigate the risk, and protect adjacent properties from possible impacts.
Policy 3.7.4	For all lands located within the Regional District of Nanaimo Building Inspection Area, development proposals located adjacent within a designated floodplain must comply with the Regional District of Nanaimo Floodplain Management Bylaw.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)

Objective 3.7.3	Identify, conserve and protect natural hazard areas and adjacent lands from damage due to development, subdivision or alteration of land.
----------------------------	--



Policy 3.7.5	Areas susceptible to flooding, mass movement, unstable slopes, high rates of erosion, forest fire, steep slopes or land that would pose a threat to property or lives if developed is deemed a natural hazard area. These areas are identified on Map No. 1 (Environmentally Sensitive Features and Natural Hazard Areas).
Policy 3.7.6	Natural Hazard Areas are not limited to the boundaries indicated on Map No. 1 and adjustments may be made to reflect changing on-site conditions or hazard assessments.
Policy 3.7.7	The Ministry of Environment is encouraged to provide additional floodplain mapping data on other watercourses in the Plan Area.
Policy 3.7.8	The Regional District of Nanaimo is encouraged to provide information to land owners, perspective buyers, and developers on the potential hazards within the Plan Area and methods for minimizing risk.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Distribute firesmart manuals and informational brochures to land owners and applicants for development applications.	



4.0 Creating a Local Food System

A food system is local when it allows farmers, food producers and their customers to interact face-to-face at the point of purchase.

Electoral Area 'A' has deep agricultural roots and strongly desires to maintain, enhance, and promote the Plan Area as an agricultural community. Plan Area residents wish to support agriculture and become leaders in local food production as stated in the Community Vision. It is recognized that significant changes are required to achieve this vision.

One of the major challenges to farming in Electoral Area 'A' is that it is difficult to make a living from the current practice of farming. Most farmers in Electoral Area 'A' rely on secondary sources of income. Another significant challenge is the high cost of agricultural land and the aging farming community. As the farming community ages, it becomes increasingly more difficult for them to continue to work the land. The next generation of farmers is challenged by the fact that it is very resource intensive to establish a new farm with no certainty that they will get a return on their investment. Alternate forms of land tenure are desired to make it more attractive and affordable for young families to establish themselves as farmers.

Vancouver Island and Electoral Area 'A' is heavily dependent on imported foods to meet our daily nutritional requirements. It is estimated that only about 5-6% of the food consumed locally is grown on Vancouver Island.

Dependence on external food sources combined with the fact that Vancouver Island is isolated from the mainland and does not have large volumes of food storage capacity creates vulnerabilities in the local food supply which can be mitigated through creating a local food system.

Over half of the Plan Area is located in the Agricultural Land Reserve and has a favourable climate for producing many agricultural food products. Although the soils in the Plan Area are varied and water for irrigation in some areas is needed, Electoral Area 'A' has potential to significantly increase local food production.

Sustainability Implications

First Item: Water:

Area A Official Community Plan urges he RDN to take the lead in reserving water for the needs of agriculture in this region.

Peak Oil

Oil is a finite resource. Peak oil refers to the global peak in oil production, and occurs when the amount of oil produced worldwide reaches a peak and starts a permanent decline. Economics of supply and demand dictate that when global supply of oil is reduced and at the same time global demand increases, there will be a significant spike in the cost of oil.

This has significant consequences for the current global food production system. Nearly every step of the current industrial food production system is dependant on fossil fuels. For example natural gas is the main

Comment [I70]: Mention partners in agriculture. Who we will consult with. Farmers Institute. List some of the groups to liaison with .

Comment [gbk71]: Although we live in a free market system of sorts we must somehow ensure that the products we wish to include in the local food system are sold at local shops. (Country Grocer, 49th and others).

Comment [I72]: Needs to be expanded if food is handled locally. I.e. 49th Parallel.

Comment [I73R72]:

"If you eat, you're involved in agriculture."

Wendell Berry,
(author, farmer and philosopher)

Comment [I74]: Encourage all citizen's and major users to consider rainwater collection systems.

Comment [I75]: Harmac water uses. Can not influence water use at Harmac, but need to look at water resources in the area are apportioned. Talking to primary users about conservation and dividing the resource. Concept at looking hard at how water is apportioned.

Less waste



ingredient used in nitrogen fertilizer and petroleum is the foundation of industrial pesticides. Both are essential in obtaining the crop yields currently expected in industrial agriculture. In addition, equipment used to sow, manage, harvest, process, and transport crops is also in many cases heavily dependent on fossil fuels. The cost of food is expected to rise as the input costs of producing and transporting agricultural products increases.

In many cases, due to the large distance that food must travel before it reaches our plate, the energy required to transport food from the farm to our plate is more than the energy (calories) obtained by eating the food.

Comment [DAW76]: There should a chart here to reflect that relationship. Don't make grand statements without some data to prove it.

Food Security

Much of the produce eaten in British Columbia comes from the State of California and other warm southern climates. Many of these areas are experiencing extreme droughts and an increase in severe weather events which are threatening crops and creating additional vulnerabilities and price fluctuations in the food system.

Climate Change Implications

Traditional agriculture is a significant contributor to greenhouse gas emissions through deforestation, raising of livestock, application of fertilizer and manure, and from the use of fossil fuels in the sowing, harvesting, processing, and transport of agricultural products. Creating local food systems reduces the distance food must travel and as a result reduces greenhouse gas emissions and transport costs.

In addition to warmer average temperatures, climate change is expected to shift precipitation patterns and bring more frequent severe weather events which increase the risk of extreme drought and crop failure. Local food systems help mitigate the impacts of climate change by building resiliency in to the system and becoming more self-reliant.

Greenhouse Gas Emissions Target

Increase farm sales by 15% in Electoral Area 'A' by 2012.

Comment [DAW77]: How does this target relate to GHG Emissions? Show a chart to reflect this progression.

Food Accessibility

Ensuring access to fresh, nutritious food is critical for maintaining a healthy population. All area residents should have access to affordable, fresh, nutritious, culturally appropriate food, which is locally produced. Enabling and promoting access to healthy food can help combat rising rates of obesity and chronic illnesses that can be partially addressed by improvements to diet and exercise.

Comment [I78]: So that it helps us...

Encourage people to have trees on their property. Trees are a carbon sink and are a valuable GHG reduction tool. Encourage provincial government to allow people to have trees as a farm use. Reduced taxes to preserve trees.

It is a great idea. Discourage removal of large amounts of trees.

Deleted: ¶

Strategic Direction and Goals

Section 4.0 helps achieve the community vision by contributing towards the following goals:

1. Support and encourage the development of a diverse and sustainable system of agricultural production in Electoral Area 'A'.
2. Create clear rules and criteria for development.
3. Preserve the rural character of Electoral Area 'A'
4. Support environmental stewardship.
5. Reduce greenhouse gas emissions.
6. Build and encourage economic diversity.
7. Support economic development which creates opportunities for local employment that does not have negative environmental impacts and does not detract from the quality of life enjoyed by area residents.

Comment [I79]: While minimizing negative environmental impact...

Comment [I80]: rural quality Not all area A is rural, consideration should also be given to commercial and industrial.



4.1 Agricultural Lands

The Agricultural Lands designation generally applies to all land located in the Agricultural Land Reserve (ALR) at the date of adoption of this Plan. These lands are generally characterized by lots, greater than 2.0ha in area with low population density. Lands within the ALR are intended for agricultural production of various types and scales. These lands contribute to the economy and are of critical importance in helping Electoral Area 'A' become a leader in local food production.

Objectives and Policies

Section 4.1	Policy/Objective
Objective 4.1.1	Protect ALR land from non-agricultural development
Policy 4.1.1	Lands within the Agricultural Lands designation are shown on Map No. 3.
Policy 4.1.2	Agriculture shall be the priority use on lands located within the Agricultural Lands designation.
Policy 4.1.3	Uses within this designation shall include agriculture and uses which are compatible with agriculture and contribute towards making it more viable.
Policy 4.1.4	Rezoning may be supported, subject to the approval of the Agricultural Land Commission to allow: <ol style="list-style-type: none"> value added agricultural uses; 'permitted use' as defined by the <i>Agricultural Land Reserve, Subdivision and Procedure Regulation</i>, as amended from time to time; or, agricultural education and/or demonstration of agricultural technologies.
Policy 4.1.5	This Plan supports the creation of an agricultural zone which applies to all lands within this designation.
Policy 4.1.6	Removal of lands from the ALR, which are capable of agricultural production, is considered contrary to the Community Vision and is not supported by this Plan.
Policy 4.1.7	Subdivision of land within the ALR, which does not result in a net benefit to agricultural production as determined by a qualified professional, is considered contrary to the Community Vision, and is not supported by this Plan.
Policy 4.1.8	The Regional District of Nanaimo shall consider amending its policy on providing comments on applications to the Agricultural Land Commission.
Policy 4.1.9	If land is removed from the ALR, the land should continue to be designated 'Agricultural Lands' and should not be considered for additional development potential, until such time as this OCP is reviewed.
Policy 4.1.10	This Plan supports ongoing consultation with the Agricultural Advisory Committee, the Agricultural Land Commission, and the Ministry of Agriculture to find ways to encourage agriculture and make it more viable.
Policy 4.1.11	The creation of new roads ending at lands located in the ALR is not supported.

Comment [I82]: What about non-farm uses.

Comment [gbk81]: You may be able to require a land swap where a development can do X in ALR but is required to have recontributed some other forms of "ag" elsewhere much like habitat reconstruction.

Comment [I83]: Need to say that the RDN Board make comment on request for removal from requests for removal.

Would like to see the Board reconsider its policy with an eye towards providing comments.

Comment [I84]: Of not providing comments to the ALC

Comment [I85]: Buffer zones are also needed.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Work with the Agricultural Advisory Committee, the Ministry of Agriculture, the Agricultural Land Commission, and the community to develop an agricultural zone.	Short Term

Comment [I86]: Amend Bylaw 500 to create a new agricultural zoning classification.



Review the current board policy on commenting on applications made to the Agricultural Land Commission.	Short Term
Work with the Provincial Subdivision Approving Officer and Agricultural Land Commission to minimize the impact of subdivision on lands within the ALR.	Ongoing

Objective 4.1.2	Support and promote sustainable agriculture on ALR lands
Policy 4.1.12	The minimum parcel size for lands located within the Agricultural Lands designation shall be 8.0 ha, although it is recognized that there are existing parcels less than 8.0 ha in area.
Policy 4.1.13	<p>Despite policy 4.1.12 above or the current zoning in place at the time of application, subject to approval from the Agricultural Land Commission, the Regional District of Nanaimo may support the creation of more compact residential clusters through a rezoning on lands within this designation which may include smaller lots and/or a subdivision pursuant to the <i>Strata Property Act</i> subject to the following:</p> <ol style="list-style-type: none"> 1. The proposal must include a significant agricultural component which would contribute towards making Electoral Area 'A' in a leader in local food production; 2. The proposal does not result in more dwelling units and/or lots than what is permitted by the zoning in place at the time the application is made. The overall density and/or number of parcels shall be determined based on the buildable area of the subject property and not the total site area as determined by the Regional District of Nanaimo; 3. Residential development should be located on the least fertile portions of the subject property; 4. Residential development must include a vegetated buffer designed and constructed in accordance with the Agricultural Land Commissions "<i>Landscape Buffer Specifications 1993</i>", as amended from time to time; 5. No parcel of less than 1.0 ha shall be created; 6. All development must be serviced with onsite septic and water systems; 7. The proposal includes a report from a professional Agrologist outlining how the proposal would be more efficient from an agricultural perspective than a traditional subdivision and certifying that the proposed residential development is located on the least fertile portions of the land; and, 8. The remainder must be protected against further subdivision and non-agricultural uses through covenant and/or zoning.
Policy 4.1.14	The Regional District of Nanaimo shall consider significantly reducing and/or waiving development and building permit application fees related to agricultural improvements which result in increased local food production.
Policy 4.1.15	The Regional District of Nanaimo shall consider fast tracking of rezoning and building permit applications for agricultural projects and improvements which result in increased local food production.
Policy 4.1.16	This Plan supports the use of conservation covenants for the preservation of environmentally sensitive features.

Comment [187]: Densify to allow more people to work on the farm. Need to encourage market farming.
Support agri-village



Policy 4.1.17	This Plan supports a feasibility study looking at the use of conservation covenants and transfer of development credits for the preservation of farmland.
Policy 4.1.18	Property owner initiated zoning to reduce subdivision and development of ALR lands is supported.
Policy 4.1.19	The use of agricultural practices which minimize the impacts on the environment, reduce the use of chemical fertilizers, and reduce dependence on fossil fuels shall be supported.
4.1.20	The Regional District of Nanaimo supports the provision of irrigation on agricultural lands to boost local food production.

Comment [188]: such as permaculture

Comment [189]: May need this to increase production. To be practical we increase the use of tractors or equipment.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Rezoning all lands within the Agricultural Lands designation to a minimum parcel size for subdivision of 8.0 hectares.	Immediate
Amend the Regional District of Nanaimo Planning Services Fees and Charges Bylaw No. 1259, 2002 and Regional District of Nanaimo Building Regulation and Fees, 2001 to reduce/waive the fees related to agricultural improvements which result in increased local food production.	Short Term
Conduct a feasibility study looking at the use of conservation covenants and transfer of development credits for the preservation of farmland.	Short Term

Objective 4.1.3	Create opportunities for local food markets
Policy 4.1.21	This Plan supports collaboration, cooperation, and flexibility to support agricultural operations by looking at investing in agriculture and/or attempting to resolve issues which are limiting agricultural production in Area 'A'.
Policy 4.1.21	The Provincial and Federal Governments are encouraged to consider financial incentives to preserve farmland and encourage young families to get in to farming.
Policy 4.1.23	The RDN may consider the use of any land for community gardens and farmers markets.

Comment [DAW90]: Young families will not get into farming unless there is significant kick backs as it is simply too expensive to make ends meet with todays cost of living.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Work with the farming community and the Agricultural Advisory Committee to develop adaptive management strategies which support and encourage agriculture in Electoral Area 'A'.	Ongoing
Amend Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987 to permit community gardens and farmers markets. Develop a process for managing the use of these lands for community agriculture.	Immediate

Objective 4.1.4	Support and Encourage Agricultural Education
Policy 4.1.24	This Plan supports the preparation of an Agricultural Plan for Electoral Area 'A' which should at minimum provide an overview of the local food system, its relative food security, capacity, opportunities for enhancing the food-related economy, and



	recommendations for increasing the sustainability of the food system.
Policy 4.1.25	The Regional District of Nanaimo shall consider providing perspective purchasers, applicants for development applications, and land owners with information on living in rural agricultural communities.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Prepare an agricultural plan which should be consistent with the plan prepared for the Cowichan Valley Regional District.	Immediate
Develop informational brochures.	Short Term

4.2 Creating a Local Food System

Successful local food systems require the right conditions to be in place for both producers and consumers. Both producers and consumers require reliable and steady access to markets offering products at reasonable prices.

Comment [I91]: sustainable

This Plan recognizes that creating successful local food systems goes beyond the scope of this OCP and requires cooperation and involvement from all levels of government as well as farmers and consumers. As such, this section seeks to outline the community's preference with respect to how the Regional District of Nanaimo should foster the creation of a local food system in Electoral Area 'A' and what actions senior governments and other agencies might consider in support of the community's desire and the Regional District of Nanaimo's efforts.

Objectives and Policies

Section	Policy/Objective
4.2	
Objective 4.2.1	Create and enhance opportunities to buy locally produced agricultural products
Policy 4.2.1	<p>Support and encourage farmers markets by:</p> <ol style="list-style-type: none"> Ensuring that farmers markets and agricultural uses are exempt from Development Permit Area requirements; consider waiving building permit and development application fees for the construction of produce stands, farmers markets, and other agricultural markets whose principle use is selling locally produced agricultural products; taking an active role in promoting locally grown produce; working with the Nanaimo Foodshare, Nanaimo and Cedar Farmers Institute and other agricultural groups to develop educational programs and informational brochure(s) to introduce people to growing their own food and how to obtain locally grown food; and, supporting temporary and/or seasonal farmers markets in any land use designation.

Comment [I92]: some may be problematic such as composting, etc.

Comment [I93]: delete? Encourage RDN to, or this is what we want.

Comment [I94]: Recognize other groups.



Section 4.2	Policy/Objective
Policy 4.2.1	Community gardens shall be supported in all land use designations contained in this Plan.
Policy 4.2.2	The RDN may consider the use of any land for community gardens and farmers markets.
Policy 4.2.3	The integration of edible landscaping in all new development shall be strongly encouraged.
Policy 4.2.3	The provision of community gardens may be considered a community amenity in conjunction with a proposed development.
Policy 4.2.4	This Plan supports the development of a Regional District of Nanaimo local food purchasing policy for use when food is required as part of a community engagement process and regular RDN meetings.

Comment [195]: Should this be part of the Official Community Plan. May not have capacity. Or Best efforts

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
When considering a rezoning application, the Regional District of Nanaimo shall encourage the applicant to incorporate provisions for local food production in to the design.	Ongoing
Develop a Regional District of Nanaimo local food purchasing policy.	Short Term
Develop Development Permit guidelines and exemptions for agricultural uses and encouraging opportunities for food production in non-agricultural developments.	Immediate
Amend Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987 to permit farmers markets and community gardens.	Immediate

Comment [196]: See comment above.

Deleted: n



5.0 Creating Complete Communities

Growth Containment Boundaries (GCB) enclose those lands within the Plan Area where the majority of new growth is both expected and encouraged to locate. In addition, the GCB are intended to contain more urban characteristics, such as higher density residential development, mixed use, more concentrated commercial uses, higher road standards, and community water and/or community sewer services. Agriculture and resource uses are the priority on land outside of the GCB's.

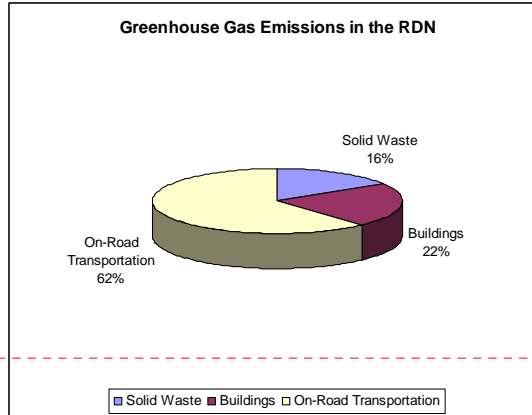
GCB's define the boundary of 'urban type' services and character, therefore establishing a definite separation between that which is considered 'urban' in the context of Electoral Area 'A', and that which is considered rural. Creating compact more complete communities which include places to live, work, learn plan, shop, and access services will not only help the community work towards achieving its vision, but is also one of the most significant ways Electoral Area 'A' can become more sustainable.

The GCB's in Electoral Area 'A' surround two specific areas - the Cedar Rural Village and its surrounding area and the Cassidy Rural Village.

Sustainability Implications

Energy, Water Use, and GHG Emissions

The building type and location of development has a major influence on energy consumption, water use, and GHG emissions. In a recent study conducted by the RDN it was found that:



Comment [gbk97]: Remember that by limiting the height of a structure you are decreasing the efficiency. Taller structures have smaller roofs, less storm water run off and are generally cheaper to build. They are easier to heat and more attractive if suited to a charrette.

If all new construction takes the form of green buildings (LEED, energuide 85, R2000, etc.) it would result in a 40% reduction in water use, and a 16% reduction in GHGs over traditional construction.

If all new development is located inside the GCB and is multiple dwelling unit type including infill development it would result in 48% reduction in water use and a 36% reduction in GHGs over traditional construction.

As noted above, using green building standards and focusing development within compact well-defined areas would result in a greater reduction (more than double) in water use and GHG emissions than the use of green building standards alone. This illustrates the importance of this section in reducing GHG emissions by creating compact complete communities.

GHG Emissions Target

Reduce dependence on the automobile by creating opportunities for a range of housing types within the GCB's within walking distance to transit and a range of employment and services.

Social Responsibility

Encouraging development within well-defined boundaries and discouraging rural sprawl reduces the environmental, social, and economic impact of human settlements.

Environmental Implications

Compact forms of development help reduce environmental impacts in a number of ways including, increased energy and water efficiency, helps preserve biodiversity and critical ecosystem components,

Comment [I98]: Made no provisions for employment in the Cedar Area. Too much focus on low paying employment. Need high paying production type jobs.

Need to attract people to the area to invest.

Could encourage medical and dental type uses, technical uses, educational uses, care facilities.

Comment [I99]: Need to define employment opportunities. Walking distance to transit and services. What employment are we expecting? Define what type of employment we are looking for.

Formatted: Font: Bold, Not Italic

Formatted: Font: Not Italic



results in less driving which results in less GHG emissions, the creation of a healthier more physically active population, helps preserve land which is suitable for agriculture and resource use and needed to support Plan Area residents,

Social Implications

Communities with a range of housing types provide opportunities to create diversity in the community. Seniors and young families are attracted to and are retained in the community and families can stay closer together as young adults moving out on their own for the first time are not forced to leave the community.

Economic Implications

The cost of providing community servicing, building and maintaining roads, providing utilities, and other services to compact well-designed communities is lower than the cost of providing the same to low density spread out development.

Preservation of Rural Character

Encouraging growth within GCB's and discouraging outside of GCB's helps preserve rural lands by protecting them from further densification and fragmentation. This not only works towards maintaining the 'rural feel' of Electoral Area 'A', but also helps secure the Plan Area's future capacity to produce food and resources to support Plan Area residents and the local economy.

Strategic Direction and Goals

Section 5.0 helps achieve the community vision by contributing towards the following goals:

1. Direct growth into well-defined village centres within the Growth Containment Boundary.
2. Manage the rate of change in areas where additional development is supported.
3. Ensure that the amount of growth respects and is limited by the local water supply.
4. Create clear rules and criteria for development.
5. Create a dynamic and sustainable community which welcomes a diversity of residents of all ages and from all economic levels.
6. Create neighbourhoods that have distinct identities and lively public spaces that promote social connections.
7. Encourage and support community services geared towards all ages including active transportation, recreation, culture, sports, the arts, and education.
8. Support and encourage green development.
9. Minimize the impact of development on the natural environment.
10. Reduce greenhouse gas emissions.
11. Build and encourage economic diversity.
12. Support economic development which creates opportunities for local employment does not have negative environmental impacts and does not detract from the quality of life enjoyed by area residents.
13. Establish and support efficient infrastructure and community services.

5.1 Cedar Estates Mixed Use Land Use Designation

The Cedar Estates Mixed Use land use designation provides a range of small lot residential uses, seniors housing, mixed use, and commercial uses. The focus of this designation to provide options for affordable and seniors housing to help the Community work towards its vision of attracting and retaining young families and seniors. In addition, this designation seeks to support local commercial services geared towards both the needs of seniors and the surrounding community.

Currently, this designation is one of the few areas within Electoral Area 'A' serviced with both community water and sewer.

Comment [gbk100]: I think it makes sense to limit the square footage per unit. Meaning that a starter home would be around 1200 sqft / 120 sm and a seniors home would be from 900 sqft. What this does is confine the sprawl and make it as dense as possible. Allowing different levels of housing by increasing the size as the family grows or the downsizes in important in this area. A retired couple do not necessarily require 3400 sqft but should have the choice to do so.



Objectives and Policies

Section 5.1	Policy/Objective
Objective 5.1.1	Create opportunities for Seniors, affordable housing, and limited local services
Policy 5.1.1	Lands designated as Cedar Estates Mixed Use are shown on Map No. 3.
Policy 5.1.2	Permitted uses shall be seniors supportive housing, residential, local commercial, and accessory uses.
Policy 5.1.3	Notwithstanding policy 5.1.2 above, for residential development, excluding seniors supportive housing, the maximum density supported by this designation shall be 23 units per hectare, however, where accessory dwelling units are being considered the maximum residential density may be increased to 46 units per hectare.
Policy 5.1.4	Accessory dwelling units and/or secondary suites may be supported within this designation.
Policy 5.1.5	The densities supported by this designation are subject to the availability of community water and sewer. Without approved service connections, the densities supported within shall not be supported.
Policy 5.1.6	The Regional District of Nanaimo shall work with other agencies to consider the use of housing agreements and/or other tools to ensure the affordability of housing within this designation.

Comment [gbk101]: Secondary suites and that sort of thing if done correctly should be exempt from taxation to promote the proper infill levels. Once it has been established the home owner would be allowed to claim a declining scale reduction amount on their taxes every year until that value has been completely absorbed.

Section 5.1	Policy/Objective
Objective 5.1.2	Ensure that development includes provisions for seniors and young families
5.1.7	Development must be designed to accommodate the target users of the site including provision for access and mobility, shelter, recreation, etc.
5.1.8	Designate a Development Permit Area in Section 11 of this Plan to provide guidelines on the form and character of development within this designation.
5.1.9	With respect to seniors housing, provision should be made to ensure that the development provides adequate access for public transit to be able to service the site.
5.1.10	Development within this designation is strongly encouraged to include provisions for community gardens and the use edible landscaping.
5.1.11	Development should be pedestrian oriented and be designed to accommodate persons with restricted mobility.

Section 5.1	Policy/Objective
Objective 5.1.3	Reduce the impact of development and reduce its energy and water consumption
Policy 5.1.12	Designate a Development Permit Area in Section 11 of this Plan to provide guidelines on energy and water conservation of development within this designation.
Policy 5.1.13	Seniors supportive housing shall generally not exceed three storeys, except that four storeys may be supported where topography and prevalent site conditions permit the construction of a four storey building with the appearance of a three storey building.

Comment [gbk102]: This is counter productive and should not be limited to anything except what our regional fire protection can provide. I would suggest that a concrete building of 6 storeys is far more environmentally sound than 3 of wood frame.

Comment [I103]: Support four storeys.

Comment [I104]: May want to consider height in lieu of number of storeys.



5.2 Cedar Main Street Land Use Designation

The Cedar Main Street land use designation has been designated by this Plan in recognition of the community's desire to support diversity, create and preserve community identity, a sense of place, and provide opportunities for local employment, services and a range of housing types and sizes. The Cedar Main Street Land Use designation is a mixed use commercial residential corridor which is intended to create a vibrant place for local residents to shop, access services, socialize, work, and play.

Comment [gbk105]: I highly support this as long as it is defined by a charrette which we have input into. Suggestions would be a centre fountain of clock, a time square if you will.

This designation is intended to encourage a mix of commercial, personal service, and residential uses with high quality pedestrian oriented design.

Objectives and Policies

Section 5.2	Policy/Objective
Objective 5.2.1	Provide opportunities for high quality pedestrian oriented mixed use development
Policy 5.2.2	Lands designated as Cedar Main Street are designated on Map No. 3 of this Plan.
Policy 5.2.3	The Regional District of Nanaimo should not consider applications to rezone lands within this designation until an area structure plan or similar plan is conducted which should include the following: <ol style="list-style-type: none"> 1. a community servicing strategy; 2. the phasing of development; 3. unified design guidelines including external façade, signage, lighting, building materials, etc; 4. building energy and water performance standards; 5. transit interface guidelines; 6. potential park and trail network including opportunities for a riverfront park; 7. landscaping and pedestrian access standards; 8. preferred streetscape design; 9. preferred road standards; 10. guidelines for entrance signage; 11. specifications on size, massing, height of buildings and structures; 12. opportunities for farmers market and/or outdoor commercial space; 13. opportunities for community gardens; and, 14. demand for commercial uses.
Policy 5.2.4	This Official Community Plan may be amended to reflect the recommendations of the Cedar Main Street Area Structure Plan.
Policy 5.2.5	Permitted uses within this designation shall generally include local commercial, professional office use, personal service, residential, and mixed use which is of high quality design, is pedestrian oriented, and includes public space.
Policy 5.2.6	Rezoning shall not be supported unless the subject property is serviced with community water and an approved means of sewage disposal.
Policy 5.2.7	Notwithstanding policy 5.2.6 above, should an area structure plan, or other equivalent plan not be created for Cedar Main Street by the end of 2012, applications for rezoning may be supported for uses which conform with and satisfy the general intent of this section.

Comment [I106]: This means that rezoning applications could be considered, but it is preferred that they wait until after the plan is created.

Comment [I107]: Must be

Comment [DAW108]: This is restrictive and should be removed. It isn't a bad thing but it isn't required for a commercial operation.

Comment [I109]: Unless the subject property can be serviced by community water and sewer.

Comment [I110]: Use correct reference

Comment [gbk111]: May want to remove this policy.

Implementation Actions	Timing (Immediate,
------------------------	--------------------



	Short Term, Long Term, Ongoing)
In consultation with the community develop an area structure plan or equivalent plan.	Immediate

Section 5.2	Policy/Objective
Objective 5.2.2	Identify desirable community amenities in conjunction with the development of the Cedar Main Street
Policy 5.2.8	Rezoning applications within the Cedar Main Street designation should consider the following amenities: <ol style="list-style-type: none"> 1. riverfront park and trail; 2. entrance signage; 3. outdoor public space; 4. community gardens; 5. community servicing improvements; 6. ornamental street lighting; 7. sidewalks and/or pedestrian pathways; 8. outdoor community marketplace; and/or, 9. affordable housing. 10. recreational facilities
Policy 5.2.9	Notwithstanding policy 5.2.8 above, this Plan may be amended to include a more comprehensive list of desirable community amenities.

Deleted: may

Deleted: shall be required to provide and/or contribute towards

Deleted: Recreational

Section 5.2	Policy/Objective
Objective 5.2.3	Support high quality efficient Quality Design
Policy 5.2.10	Development must be oriented towards Cedar Road with an emphasis placed on pedestrian and cyclist movement.
Policy 5.2.11	Parking should be provided to the rear of proposed buildings or by using well designed street side parking.
Policy 5.2.12	The Regional District of Nanaimo shall work with the Ministry of Transportation to develop road standards and maintenance strategies for Cedar Main Street which encourage pedestrians and cyclist use, include landscaping, and provide separation between vehicular and non-vehicular traffic, and identifies appropriate aesthetically pleasing street lighting.
Policy 5.2.13	The use of natural building materials suited to the local climatic conditions is supported.
Policy 5.2.14	Where practical, buildings should take advantage of passive solar gain.
Policy 5.2.15	Development should not generally be more than three storeys in height.
Policy 5.2.16	Mixed commercial residential buildings are encouraged.
Policy 5.2.17	Development must be consistent with the policies contained in Section 3.0 of this Plan.
Policy 5.2.18	Development within this designation shall not take the form of Big Box retail, highway

Comment [I112]: Not more than three storeys from street level.



Section	Policy/Objective
5.2	
	commercial, strip commercial, or warehouse uses
Policy 5.2.19	Design must encourage and accommodate pedestrian movement throughout and beyond the subject property.
Policy 5.2.20	The use of innovative technologies and materials which improve energy and water efficiency shall be encouraged.
Policy 5.2.21	Signage and street lighting should be designed and installed to minimize the impacts on surrounding rural areas.
Policy 5.2.22	A Development Permit Area for the purpose of form and character of commercial and multi residential, environmental protection, and water and energy efficiency shall be designated in Section 11 of this Plan applicable to all lands within this designation.

5.3 Suburban Residential Land Use Designation

The Suburban Residential Land use designation includes lands within the Cedar GCB located outside of the Cedar Main Street and Cedar Estates Mixed Use land use designations. These lands may be serviced with community water and community sewer to facilitate additional development. This designation is intended to provide a transition between the more 'urban' uses and densities located in the Cedar Main Street and Cedar Estates Mixed Use land use designations and rural uses such as agriculture and resource use.

This designation seeks to preserve the '*rural village feel*' of existing neighbourhoods while supporting diversity in the community by providing opportunities for low impact additional residential development.

Objectives and Policies

Section	Policy/Objective
5.3	
Objective 5.3.1	Provide opportunities for additional low-impact residential development
Policy 5.3.1	Lands designated within the Suburban Residential Land Use designation are shown on Map No. 3
Policy 5.3.2	Lands within the Suburban Residential Lands designation shall have a minimum parcel size of 2000m ² or a maximum density of 5 dwelling units per hectare with individual service connections to community water and Community Sewer.
Policy 5.3.3	Despite Policy 5.3.2 above, a rezoning may be supported to allow the following: <ul style="list-style-type: none"> 1. a minimum lot size of 1000m², or 2. a density not exceeding 15 dwelling units per hectare where a clustered development which proposes at least 20% publically accessible green space is being proposed. Secondary suites may be considered in addition to the 15 dwelling units per hectare.
Policy 5.3.4	Notwithstanding Policy 5.3.3 above, rezoning may only be supported where: <ul style="list-style-type: none"> 1. community water and an approved means of sewer disposal is provided; 2. the form of housing is ground oriented and may include single residential, well-designed and visually appealing duplex and triplex units; 3. the development is landscaped and includes a green visual buffer between it and existing established neighbourhoods; 4. development must conform with the policies contained in Section 3.0 of this Plan;



Section 5.3	Policy/Objective
	and, 5. the design and layout of development of subdivision on lands adjacent to the Agricultural Land Reserve must consider the current edition of the Ministry of Agriculture's publication titles " <i>Guide to Edge Planning Promoting Compatibility Along Urban-Agricultural Edges</i> ".
Policy 5.3.5	A range of ground-oriented housing types and sizes is supported within this designation.

Section 5.3	Policy/Objective
Objective 5.3.2	Provide Opportunities for Infill Development
Policy 5.3.6	In order to support community diversity and housing affordability in the Plan Area, secondary suites and accessory dwelling units shall be supported on lots serviced with community water and community sewer within the Suburban Residential land use designation.
Policy 5.3.7	Despite policy 5.3.6 above, the Regional District of Nanaimo shall not permit secondary suites or accessory dwelling units until after the completion of an Electoral Area wide secondary suite and accessory dwelling unit review which should generally include the following: <ul style="list-style-type: none"> 1. definition of accessory dwelling unit and secondary suite; 2. location and size restrictions; 3. servicing requirements; 4. development cost charges, garbage and recycling fees; 5. parking requirements; and, 6. approval process for new and existing suites.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Conduct a Plan Area wide secondary suite and accessory dwelling unit review.	Short Term

Section 5.3	Policy/Objective
Objective 5.3.3	Recognize Existing Commercial Uses
Policy 5.3.8	Existing local commercial sites located within the Suburban Residential Lands designation are acknowledged by the OCP; however, despite Policy No. 5.3.9 below, it is intended that new commercial uses or expanded local commercial services in Cedar only occur within the Cedar Main Street or Cedar Estates Mixed Use land use designations.
5.3.9	Lands adjacent to existing commercially zoned properties may be considered for zoning amendment for the purposes of expanding the adjacent existing commercial uses without an amendment to this Plan.
5.3.10	All local commercial sites within this designation shall be included within a development permit area as shown on Map No. 10.

Comment [gbk113]: The process of encouraging commercial development in an area will reduce the home based business issue which can be a problem for many areas.



5.4 Cassidy Rural Village Land Use Designation

The Cassidy Rural Village is located in the south west corner of Electoral Area 'A' west of the Trans-Canada Highway and across from the Nanaimo Regional Airport. Cassidy Rural Village is recognized as a neighbourhood centre which is intended to include a range of housing types, recreational opportunities, local employment, and a range of services. The Cassidy Rural Village currently includes about 56 hectares of land and is currently developed with approximately 362 existing dwelling units.

Comment [gbk114]: Developing a GCB here must allow for growth. If not then there is no point.

A large proportion of these dwelling units are within one of three manufactured home parks including the Seabird Manufactured Home Park, Timberlands Manufactured Home Park, and the Cassidy Manufactured Home Park. In addition to the manufactured home parks, existing development includes single residential dwelling units as well as some local commercial services.

The Cassidy Rural Village has the highest density of any of the Urban Areas within the Regional District of Nanaimo Electoral Areas. Currently there are no community water or community sewer services provided by the Regional District of Nanaimo within the Cassidy Rural Village. In addition, there are no parks, schools, or recreational facilities.

Cassidy is also home to the Western Maritime Institute, a training facility for the maritime trades, which is located on the former Waterloo School site.

Cassidy residents strongly support the preservation of the 'rural village feel' of Cassidy and for the most part, do not want to develop to urban standards. In addition, and of utmost importance, is protection of the Cassidy aquifers which are the lifeline of the community. This is especially important for the upper Cassidy aquifer which is considered highly vulnerable to surface contamination and is the domestic water source for most Cassidy residents.

Objectives and Policies

Section	Policy/Objective
5.4	
Objective 5.4.1	Recognize Cassidy Rural Village as a local service centre in Electoral Area 'A' complete with a mix a housing types and sizes, employment opportunities, commercial services, public uses, and recreational opportunities.
Policy 5.4.1	Lands designated as Cassidy Rural Village are shown on Map No. 3.
Policy 5.4.2	Permitted uses within this designation shall generally include mixed commercial residential, a range of housing types and styles, commercial use, light indoor manufacturing, professional and personal service, educational use, business park, and warehousing.
Policy 5.4.3	Lands within the Cassidy Rural Village Lands designation shall have a minimum parcel size of 1.0 ha and a maximum density of 1 dwelling unit per hectare.
Policy 5.4.4	Despite Policy 5.4.3 above, a rezoning may be supported to allow the following maximum residential lot sizes and/or densities: <ol style="list-style-type: none"> 1. a minimum lot size of 1000m²; 2. a density not exceeding 15 dwelling units per hectare where a clustered development which proposes at least 20% publically accessible green space is being proposed. Secondary suites and accessory dwelling units may be considered in addition to the 15 dwelling units per hectare; or, 3. in the case of a manufactured home park, a maximum density of 20 dwelling units per hectare.
Policy	Notwithstanding Policy 5.4.4 above, rezoning may only be supported where:

Comment [I115]: May want another UCB option regarding GCB to not include the airport.
Need more information on the airport. When is this information coming forward?
There should be a public process prior to stage 2 of the airport project?



Section 5.4	Policy/Objective
5.4.5	<ol style="list-style-type: none"> community water and approved means of sewage disposal is provided; the form of housing is ground oriented and may include single residential, well-designed and visually appealing duplex and triplex units; the development is landscaped and includes a green visual buffer between it and existing established neighbourhoods; development must conform with the policies contained in Section 3.0 of this Plan; and, the design and layout of development of subdivision on lands adjacent to the Agricultural Land Reserve must consider the current edition of the Ministry of Agriculture's publication titles "<i>Guide to Edge Planning Promoting Compatibility Along Urban-Agricultural Edges</i>".
Policy 5.4.6	Uses which require the use of, store, or handle hazardous materials which pose a threat to the aquifer shall not be supported.
Policy 5.4.7	<p>In addition to the requirements in Policy 5.4.5 above, applications for new manufactured home parks or amendments to existing parks may be supported only where such applications include the following:</p> <ol style="list-style-type: none"> high quality construction, design, and landscaping which strives to create the appearance of a on site stick built neighbourhood; permanent foundations and skirting; connections to community water and approved means of sewage disposal; community and/or public space; and, alternate forms of land ownership may be supported.
Policy 5.4.8	The Regional District of Nanaimo shall not support increasing the density or intensity of the use of a property within the Cassidy Rural Village unless the property is serviced with Community Water and Community Sewer.
Policy 5.4.9	Design must encourage and accommodate pedestrian movement throughout and beyond the subject property.

Comment [gbk116]: Why? If the operation can clearly define its environmental protection plan, the design thereof and the operation of it should not be targeted. Uncontrolled operations and those who break the laws should be dealt with a heavy hand and forced to close and relocate. Again, high paying jobs is what we are after and anything under \$30 per hour is not that.

Comment [I117]: Consistent with groundwater study, so want to leave it as is.

Comment [I118]: May want to prevent rather than mitigate.

Comment [I119]: The key should be whether the operation as an effective environmental protection plan.

Require highest industry standards.

Section 5.4	Policy/Objective
Objective 5.4.1	Maintain the rural village feel of the Cassidy Rural Village.
Policy 5.4.10	Development applications within the Cassidy Rural Village must incorporate green buffers to reduce the visual impact of new development.
Policy 5.4.11	Signage and street lighting should be designed and installed to minimize the impacts on surrounding rural areas.
Policy 5.4.12	Development generally should not be more than two storeys in height.
Policy 5.4.13	Development within this designation shall not take the form of Big Box retail, highway commercial or strip commercial, or fast food outlet.
Policy 5.4.15	Development must be consistent with the policies contained in Section 3.0 of this Plan.

Section 5.4	Policy/Objective
Objective 5.4.1	Minimize the impact of development and protect the Cassidy Aquifers



Section 5.4	Policy/Objective
Policy 5.4.16	The provision of community water and community sewer is supported within this designation.
Policy 5.4.17	Designate a Development Permit Area for the protection of the aquifers, energy and water efficiency, and the form and character of multi residential, commercial, and industrial development,
Policy 5.4.18	As recommended by the Electoral Area 'A' Ground Water vulnerability Assessment, applications for rezoning for commercial and light industrial use must provide the following: <ul style="list-style-type: none"> 1. a Detailed description of waste (type and volume) and waste disposal method; 2. a detailed list of the type and quantity of hazardous products handled, stored and used; and, 3. where hazardous materials are proposed to be present on site a report demonstrating how the highest industry standards for handling and storage (double/triple lining of containers, safe storage program, emergency plans, etc.) are being incorporated into the design.
Policy 5.4.19	The use of innovative technologies and materials which improve energy and water efficiency shall be encouraged.

Objective 5.4.1 and its corresponding policies are **optional**. Should there be no desire to support additional development as described below, Objective 5.4.1 and its policies will be removed.

Section 5.4	Policy/Objective
Objective 5.4.1	Create opportunities for Cassidy to become a more complete community
Policy 5.4.20	This Plan supports an amendment to the Regional Growth Strategy's Cassidy Growth Containment Boundary as identified on Map No. 3. Prior to the Growth Containment Boundary being amended, an applicant must provide the following: <ul style="list-style-type: none"> 1. A hydrological assessment report prepared by a professional hydrogeologist or other qualified person is provided which shows: <ul style="list-style-type: none"> i. there is an adequate supply of potable water and suitable conditions for sewage disposal; and, ii. the proposed development would not have a negative impact on the quantity or quality of the Cassidy Aquifers; 2. A commercial industrial needs assessment evaluating the demand for the type of proposed commercial and light industrial activities and including the anticipated benefits for the residents of Cassidy and the region. 3. An environmental assessment prepared by a Registered Professional Biologist which inventories the subject property and identifies the existence of any environmentally sensitive features, rare or endangered plant and animal species, and site-specific sensitive ecological conditions. The report must take into consideration the types of development being proposed and make recommendations on environmental protection and if applicable mitigation and



Section 5.4	Policy/Objective
	<p>enhancement.</p> <p>4. Any other information as required by the Regional District of Nanaimo as required to support a Growth Strategy Amendment.</p>
Policy 5.4.21	Despite Policy 5.4.20 above, for the Nanaimo Airport Lands, the Nanaimo Airport Commission shall be encouraged to provide the information required by Policy 5.4.20 above.
Policy 5.4.22	<p>Unless the Regional Growth Strategy is amended, the property described as 'DISTRICT LOT 15, BRIGHT DISTRICT, EXCEPT THOSE PARTS IN PLANS 304 RW, 1597OS, 892R, 1416R, 8499, 8671, 8830, 11526, 28526, 40351, VIP56362 AND EXCEPT PARCEL A (DD 32020N) AND EXCEPT THAT PART CONTAINING 10.33 ACRES, BEING THE RIGHT OF WAY OF THE ESQUIMALT' the portion of which is located within Electoral Area 'A' shall remain within the 'Rural Resource' land use designation. Should the Regional Growth Strategy be amended:</p> <ol style="list-style-type: none"> 1. the property shall be included within the Cassidy Rural Village as identified on Map No. 3 of this Plan; 2. the property shall be designated within the Cassidy Development Permit Area as identified on Map No. 10 of this Plan; and,
Policy 5.4.23	<p>Should the property described in Policy 5.4.22 above be designated 'Cassidy Rural Village', a rezoning application may be supported without an amendment to this Plan to permit a comprehensive development which includes the following mix of uses expressed as a percentage of the whole property:</p> <p>Residential Mixed Housing – not to exceed approximately 45% Residential Mixed Housing may include a mix of housing sizes, styles, and types including affordable housing, which may include a mix of traditional stick built housing, factory housing, cluster housing on smaller lots, accessory dwelling units, and secondary suites.</p> <p>Commercial – not to exceed approximately 5% Commercial located Timberlands Road may be supported to serve both local residents and those travelling on the highway, but shall not take the form of highway commercial development, not auto oriented uses and must not front nor have direct access on to the highway. Commercial may include a range of uses such as retail, farmers market/local grocer, restaurant, garden centre, and professional services to a maximum of two storeys in height with parking located to the side or rear of the buildings and a substantial landscaped buffer along the Trans Canada Highway and a significant landscaped feature along Timberlands Road. Only high quality and well designed and minimally illuminated signage should be visible from the Trans Canada Highway.</p> <p>Business Park/Multi-Modal Low Impact Manufacturing– not to exceed approximately 30% Uses may include office use, low impact indoor manufacturing, food processing and packaging, indoor warehousing and distribution, and other uses which do not require the use or storage of materials or substances which pose a threat to the Cassidy Aquifers and which would not subject the adjacent residential neighbourhoods to noise, dust, glare, odour, or vibration. Uses which integrate modes of travel such as rail, road, and air shall be encouraged on the site to take advantage of the proximity to all of these modes of transportation.</p>



Section 5.4	Policy/Objective
	<p>Open Space and Village Amenities – a minimum of 30% The proposal must include a neighbourhood activity centre and playing fields fronting Timberlands Road and adjacent to the Cameron Road residential site. It is noted that this location is within Electoral Area 'C' and is the preferred location, although this Plan supports the community centre and sports fields being constructed within Electoral Area 'A'. The Neighbourhood activity centre should consist of a community meeting space including meeting rooms and activity space as well as space for a community garden. The playing fields should include an area for sports as well as a children's play area.</p>
Policy 5.4.24	The development must be based on the concept of conservation design and must provide an abundant amount of interconnecting and publically accessible open green space and trails, clustered and compact lots, smaller streets and laneways, green and efficient infrastructure, preserve wildlife values, and minimize environmental impacts.
Policy 5.4.25	Despite Policy 5.4.22 above, a rezoning may only be supported if the subject property is serviced with approved community water and community sewer systems.
Policy 5.4.26	It is recognized that to create a more complete community in Cassidy, portions of the development concept for the lands described in Policy 5.4.20 above lie within Electoral Area 'C' of the Regional District of Nanaimo and outside the scope of this Plan. Therefore, this Official Community Plan supports future amendments to the Electoral Area 'C' Official Community Plan which are consistent with the general development concept for Cassidy contemplated by this Plan.
Policy 5.4.27	The Regional District of Nanaimo should not process an application for development on the property described in Policy 5.4.20 unless and until the Electoral Area 'C' Official Community Plan is amended. This Plan supports the development being considered as one comprehensive development under one application for the lands located in both Electoral Areas 'A' and 'C' and should not be considered separately.
Policy 5.4.28	The Regional District of Nanaimo shall enter into a phased development agreement with the developer in accordance with Section 905.1 of <i>The Local Government Act</i> .
Policy 5.4.29	<p>In addition to the Community amenities identified in Section x of this Plan, the following amenities or combination of amenities shall be considered as part of an amenity package specific to the development of the land identified in Policy x above:</p> <ol style="list-style-type: none"> 1. design and construction of a community centre and sports field; 2. design and construct sewage treatment facilities with capacity to accommodate the proposed development and contributes towards the future buildout capacity of Cassidy calculated based on this Plan; and, 3. design and construct an offsite sewer trunk main system sized and located to serve the existing mobile home parks and other areas of Cassidy to be offered to property owners, at their discretion to hook up to the system.
Policy 5.4.30	The Regional District of Nanaimo shall work with developers and the Nanaimo Airport Commission to coordinate community water and sewer servicing and shall discourage the establishment of separate community servicing systems to work towards achieving benefits that may not be possible without cooperation.



6.0 Protecting Rural Integrity and Functioning Rural Landscapes

Residents, throughout the Plan Area, have expressed a commitment to preserve and protect the rural atmosphere of their community, lands which are environmentally sensitive, and lands which are capable of agricultural and silvicultural production. As a result of this commitment, the OCP provides policies to protect and enhance the environment and the unique attributes of rural lands and to ensure that changes, which may occur on the rural lands, contribute to, rather than detract from, the quality of life enjoyed by the residents of the Plan Area.



The Electoral Area 'A' Official Community Plan provides policies to protect and enhance the unique attributes of these rural lands. This section of the OCP designates three rural land use categories: Rural Residential Lands, Rural Lands, and Rural Resource Lands. Policies included for each land use designation are to protect and enhance the rural character of the Plan Area.

The priority use for lands located outside the Growth Containment Boundary is agriculture and resource uses, although it is recognized that there will be limited opportunities for additional residential development.

Sustainability Implications

Environment

Functioning rural landscapes, in addition to their aesthetic appeal also serve to maintain biological diversity and provide many ecosystem functions such as clean air and water. The way in which land is used and developed has significant environmental implications. Most notably the development of land can result in habitat fragmentation and the loss of the ability of natural ecosystems to be self-sustaining and able to adapt to changing conditions. This is especially important in the remaining sensitive ecosystems types within the Coastal Douglas Fir Biogeoclimatic Zone within the Plan Area.

In addition, with respect to growth management, land development patterns, more so than anything else within the scope and jurisdiction of this Plan, have an impact on greenhouse gas emissions. This is directly attributable to the heavy dependence on the automobile which is a result of the large distances separating rural residents from the services which are required as a part of normal every day life.

Comment [I120]:

Society

As a result of the Esquimalt and Nanaimo Land grants in the 1880's on the east coast of Vancouver Island, Electoral Area 'A' has a predominance of privately owned land. This places an increased emphasis on working with land owners to encourage environmental stewardship. This plan supports environmental stewardship and works towards ensuring that there are limits placed on the amount of additional residential development in rural areas to reduce land fragmentation, to reduce greenhouse gas emissions, and to reduce future expectations of servicing in these areas.

Economic

Rural uses such as agriculture, forestry, and mining contribute substantially to the local economy and are recognized as part of a 'rural lifestyle'. In addition, this Plan recognizes that there may be opportunities for new and emerging industries such as ecotourism and agrotourism.

Comment [DAW121]: Low paying and seasonal work. Not sustainable and not effect for maintaining local employment.

Strategic Direction and Goals

Section 6.0 helps achieve the community vision by contributing towards the following goals:



1. Support and encourage the development of a diverse and sustainable system of agricultural production in Electoral Area 'A'.
2. Avoid development outside of the Growth Containment Boundary which does not contribute towards achieving the community vision and making Electoral Area 'A' a more sustainable community.
3. Create clear rules and criteria for development.
4. Preserve the rural character of Electoral Area 'A'
5. Preserve, protect and enhance biodiversity, ground water resources, and natural habitat.
6. Support environmental stewardship.
7. Minimize the impact of development on the natural environment.
8. Reduce greenhouse gas emissions.
9. Build and encourage economic diversity.

6.1 Rural Residential Lands Land Use Designation

The Rural Residential Lands designation includes lands located outside of the Growth Containment Boundaries within established rural residential neighbourhoods which typically share some of the same characteristics of larger rural acreages. Some of the lands within this designation are serviced with Community Water from the North Cedar Improvement District or the Regional District of Nanaimo.

This designation, for the most part, recognizes the historic development patterns and includes lands located within South Wellington, Cedar, and along the coastal foreshore. In addition, this designation sets limits for future rural residential development to assist with maintaining and enhancing the rural character of the Plan Area and reducing auto dependence.

Objectives and Policies

Section	Policy/Objective
6.1	
Objective 6.1.1	Limit opportunities for additional rural residential development.
Policy 6.1.1	Lands within the Rural Residential Lands designation are shown on Map No. 3.
Policy 6.1.2	The minimum parcel size for lands within the Rural Residential Land Use designation shall be 1.0 ha.
Policy 6.1.3	Community sewer service may be extended outside the Growth Containment Boundaries to serve existing development. Servicing will only be extended in recognition of environmental or public health concerns where existing sewage disposal systems have failed and additional capacity is available from the community sewer system. The provision of service connections shall be subject to the following conditions: <ol style="list-style-type: none"> a. the existing development complies with the current land use regulations; b. the registration of a covenant restricting further subdivision; and, c. the registration of a covenant restricting additional development and the construction of further dwelling units.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Amend Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987 to increase the minimum parcel size on all lands within this	Immediate



designation to 1.0 hectare.	
-----------------------------	--

Section 6.1	Policy/Objective
Objective 6.1.2	Preserve the Rural Character of the Rural Residential Land Use Designation
Policy 6.1.4	Permitted land uses shall be residential, home based business uses, and agriculture on parcels 1 ha or greater.
Policy 6.1.5	Community gardens shall be encouraged in new development and may be considered within public spaces and Regional District of Nanaimo parks.
Policy 6.1.6	The conversion of buildings into strata units pursuant to the <i>Strata Property Act</i> for the purposes of creating new property with separate titles shall not be supported.

6.2 Rural Lands Land Use Designation

The Rural Lands designation is characterized by larger lots (greater than 2 hectares) and low population density. Traditional rural activities such as intensive agricultural operations and hobby farms, mixed with large lot residential subdivisions, dominate the landscape. The Rural Lands designation applies to those lands that are *not* situated within the Agricultural Land Reserve or previously the Forest Land Reserve. These lands strengthen the rural ambiance of the Plan Area and contribute towards the Plan Areas ability to produce local food. The residents of Area 'A' value the rural qualities these lands provide to the community as a whole.

Objectives and Policies

Section 6.2	Policy/Objective
Objective 6.2.1	Limit opportunities for additional residential development.
Policy 6.2.1	Lands within the Rural Lands designation are shown on Map No. 3
Policy 6.2.2	The minimum parcel size for lands within the Rural Residential Land Use designation shall be 2.0 ha.
Policy 6.2.3	<p>Despite policy 6.2.2 above, or the current zoning in place at the time of application, the Regional District of Nanaimo may support the creation of more compact residential clusters through a rezoning on lands within this designation which may include smaller lots and/or a subdivision pursuant to the <i>Strata Property Act</i> subject to the following:</p> <ol style="list-style-type: none"> 1. The proposal must include a significant agricultural or resource component which would contribute towards making Electoral Area 'A' in a leader in local food production, contribute to the rural economy, and/or result in the preservation of environmentally sensitive lands; 2. The proposal does not result in more dwelling units and/or lots than what is permitted by the zoning in place at the time the application is made. The overall density and/or number of parcels shall be determined based on the buildable area of the subject property and not the total site area as determined by the Regional District of Nanaimo; 3. Where the proposed development is adjacent to agricultural operations or land within the Agricultural Land Reserve, the proposal must include a vegetated



Section 6.2	Policy/Objective
	<p>buffer designed and constructed in accordance with the Agricultural Land Commissions "<i>Landscape Buffer Specifications 1993</i>", as amended from time to time;</p> <ol style="list-style-type: none"> 4. No parcel of less than 1.0 ha shall be created; 5. Park land shall be considered in accordance with Section x of this Plan. 6. All development must be serviced with onsite septic and water systems, unless serviced by the North Cedar Improvement District or other existing water local service area; 7. The remainder of the property must be protected against further subdivision and development through covenant and/or zoning.

Section 6.2	Policy/Objective
Objective 6.2.2	Preserve the Rural Character of the Rural Land Use Designation
Policy 6.2.4	Permitted uses within this designation shall include agriculture, resource uses, rural residential uses, and uses which are compatible with and contribute towards making agriculture more viable.
Policy 6.2.5	<p>The Regional District of Nanaimo may consider rezoning for an eco-village subject to the provisions contained in Policy 6.2.3 above and the following:</p> <ol style="list-style-type: none"> 1. the primary focus of the development must be sustainable agricultural production which may include traditional, organic, and intensive permaculture practices which promote ecosystem function and biodiversity; 2. the subject property must be proven to have agricultural potential which coincides with the agricultural uses being proposed; 3. the residential component of the development must be located on the least fertile portions of the land and must not negatively impact the environment; 4. residential use must be limited in scope and be accessory to the principle agricultural use and should be located away from neighbouring property lines where soils and site conditions warrant; 5. energy and water efficiency must be maximized in all aspect of development; 6. the Regional District of Nanaimo may support '<i>off grid</i>' residential development subject to the approval of the authorities having jurisdiction; 7. the Regional District of Nanaimo shall give preference to applications that use alternative green building materials and construction methods subject to compliance with the British Columbia Building Code; 8. an accessory educational component related to sustainable agriculture, ecological preservation, green building methods, or other similar studies may be considered; and, 9. accessory small business uses may be considered which compliment and make the use more viable. <p>For the purpose of this Policy Eco-Village means a “full-featured settlement in which human activities are harmlessly integrated into the natural world in a way that is supportive of healthy human development and can be successfully continued into the</p>



Section	Policy/Objective
6.2	
	indefinite future” (Ecovillages and Sustainable Communities, Robert Gilman, 1991).
Policy 6.2.6	Except where considered under policy 6.2.3 above, the conversion of buildings into strata units pursuant to the <i>Strata Property Act</i> for the purposes of creating new property with separate titles shall not be supported.
Policy 6.2.7	This Plan recognizes commercial recreational uses which existed prior to the adoption of this Plan. A rezoning may be supported to recognize these uses and make them more viable without an amendment to this Plan.

6.3 Rural Resource Lands Land Use Designation

The Rural Resource Lands are valued for their resources such as agriculture, forestry, and natural resource extraction. The Rural Resource Lands include lands that either are or formally were Private Managed Forest Lands. These lands play a significant role in protecting the Plan Area’s future resource potential.

Objectives and Policies

Section	Policy/Objective
6.3	
Objective 6.3.1	Protect the Plan Area's future resource potential.
Policy 6.3.1	Lands within the Rural Lands designation are shown on Map No. 3
Policy 6.3.2	The minimum parcel size for lands within the Rural Residential Land Use designation shall be 50.0 ha.
Policy 6.3.3	Residential development shall be limited to a maximum of 2 dwelling units per parcel provided the parcel is greater than 2 ha in size.
Policy 6.3.4	Permitted uses within the Rural Resource Lands designation shall be generally limited to those activities associated with natural resource harvesting, resource extraction, and primary processing that are deemed compatible with a Rural Resource Lands designation
Policy 6.3.5	Parcels designated Rural Resource Lands, shall be zoned Rural within the Land Use and Subdivision Bylaw to protect the lands and to prevent incompatible uses from locating in proximity to rural areas.
Policy 6.3.6	This Plan recognizes commercial recreational uses which existed prior to the adoption of this Plan. A rezoning may be supported to recognize these uses and make them more viable without an amendment to this Plan.

6.4 Ecoforestry Land Use Designation

Formatted: Heading 2, Don't adjust space between Latin and Asian text

The Ecoforestry land use designation include lands within the Land Conservancy of British Columbia's Wildwood ecoforest. According to TLC, Wildwood is the oldest ecoforest on the west coast of North America. Wildwood offers opportunities to learn about sustainable forestry practices and to maintain biodiversity.

Objectives and Policies

Section	Policy/Objective
6.4	



Section 6.4	Policy/Objective
Objective 6.4.1	Support the continued use and future viability of Wildwood Forest for sustainable forestry practices
Policy 6.4.1	Lands within the Ecoforestry designation are shown on Map No. 3
Policy 6.4.2	The minimum parcel size for lands within the Rural Residential Land Use designation shall be 50.0 ha.
Policy 6.4.4	Residential development shall be limited to one dwelling unit per parcel.
Policy 6.4.5	Permitted uses within the Ecoforestry Lands designation shall be generally limited to those activities associated with sustainable forestry activities which may also include accessory education, research, public assembly, and up to three small cabins for temporary accommodation.
Policy 6.4.6	The Regional District of Nanaimo shall support the Land Conservancy's initiative to register a covenant on the property to protect it against development in perpetuity.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Amend Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987 to increase the minimum parcel size to 50.0 hectare.	Immediate
Work with The Land Conservancy to develop an ecoforestry zone and subsequently amend Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987 by adding the new zoning classification.	Short Term



7.0 Creating a Vibrant and Sustainable Economy

The Plan Area has a diverse economy which has historically been based on traditional agriculture, forestry and resource extraction, industrial, and commercial uses. Electoral Area 'A' residents wish to transition towards the *'emerging economy'* which provides new opportunities for local employment and a wider range of economic development in ways that contribute positively to society, can be maintained indefinitely, and do not result in negative environmental impacts.

Of critical importance is protecting the environment, particularly aquifers within the Plan Area which have moderate to high vulnerability. In addition the community has identified a need to find a balance between preserving the rural characteristics of the Plan Area and providing opportunities for sustainable economic development.

The OCP recognizes resource activities, industrial and commercial uses, home based businesses, and the Nanaimo Regional Airport as economic generators. The Plan promotes compatibility between these activities and existing neighbourhoods, natural amenities, and the rural character of the Plan Area.

Comment [gbk122]: Again stress the importance of high paying jobs. Low paying commercial and retail jobs do not allow for people to maintain a lifestyle in this area.

Sustainability Implications

Environmental Integrity

The economy exists within a finite environment which provides the resources and ecological services necessary to support economic activity. The long term viability of the local economy depends on the capacity of the environment to continue to provide these resources and services. Therefore, this Plan supports economic development which makes efficient use of energy and water, preserves natural resources, does not exceed the environment's natural capacity to provide the necessary resources, and does not disrupt critical ecological services.

Social Equity

Society depends on the economy to provide employment and the goods and services which are required to support human life. However, the types of employment and the way in which goods and services are produced and/or delivered can have an effect on Plan Area residents' health and quality of life. This Plan advocates for the creation of a socially responsible and vibrant local economy which links people with jobs which are suitable for Plan Area residents and provides the necessary goods and services in a way which contributes positively to the social fabric in Electoral Area 'A'.

Strategic Direction and Goals

Section 7.0 helps achieve the community vision by contributing towards the following goals:

1. Ensure that the amount of growth respects and is limited by the local water supply.
2. Create clear rules and criteria for development.
3. Support and encourage green development.
4. Minimize the impact of development on the natural environment.
5. Reduce greenhouse gas emissions.
6. Build and encourage economic diversity.
7. Support economic development which creates opportunities for local employment does not have negative environmental impacts and does not detract from the quality of life enjoyed by area residents.



7.1 Forestry

Forestry is an important contributor to the local economy in Electoral Area 'A'. In addition to its economic value, residents and visitors recognize private resource lands as one source of the outstanding and unique amenities of the area. Future utilization of these lands must recognize both the public and private ownership of this resource in respect to its aesthetic and environmental value, and as an economic generator for the local economy. Accordingly, consideration may be given to opportunities that generate broader community benefits in association with these assets.

In recognition of their value to the community, residents have expressed a desire to protect forest lands and related activities. Also supported are sustainable and environmentally sound harvesting and forest regeneration practices and the restriction of intensive processing activities in proximity to established or future residential development.

Forest lands are predominantly managed through private forestry interests on private managed forest lands. Policies that relate to matters beyond the jurisdiction of the Regional District are intended to help guide senior governments in their decision-making processes.

Objectives and Policies

Section	Policy/Objective	
7.1		Deleted: 2
Objective	Support and maintain the long-term viability of the natural resource land base and protect it from activities and land uses that may diminish its resource value or potential.	Deleted: 2
7.1.1		
Policy 7.2.1	The retention of large land holdings for sustainable forestry production is supported.	
Policy 7.1.2	Private managed forest lands, except those located within the Agricultural Land Reserve at the date of the adoption of this Plan are designated Rural Resource as shown on Map No. 3.	Deleted: 2
Policy 7.1.3	For Zoning Amendment Applications to allow non-forestry use of land within the Rural Resource designation, the RDN shall consider the impact on forest activities and the sustainability of the forest resource.	Deleted: 2
Policy 7.1.3	The Regional District of Nanaimo should work with forest operators to minimize the impact of trespass on their operations.	Deleted: 2
Section	Policy/Objective	
7.1		Deleted: 2
Objective	Minimize the impact of resource operations and activities on the natural environment and on neighbouring land uses and development.	Deleted: 2
7.1.2		
Policy 7.1.5	Developments proposed adjacent to private managed forest lands or Crown lands with forestry potential should be designed in a manner that minimizes conflicts between the proposed development and the forest management activities. Buffering to prevent wind damage to merchantable timber should be provided on the land proposed for development. Development shall include the provision of environmentally acceptable methods of handling surface water flows from upslope forested lands.	Deleted: 2
Advocacy Policy 7.1.6	Forestry operators are encouraged to consider the impact of forestry operations on the natural environment and neighbouring land uses.	Deleted: 2



7.2 **Aggregates and other extractable resources**

Deleted: 3

The predominant mineral resource within the Plan Area is gravel, with concentrations primarily to the west of the Trans Canada Highway.

The regulation of aggregate extraction falls primarily within the jurisdiction of the Ministry of Energy, Mines, and Petroleum Resources. The Ministry is responsible for operational issues, such as public/worker safety, environmental protection, closure, and reclamation of aggregate operations. The Regional District, may through zoning regulate areas where processing of aggregate resources is permitted. The Regional District of Nanaimo can not regulate mining and mineral exploration activities as they are subject to the *Mines Act* and *Mineral Tenure Act*.

Objectives and Policies

Section	Policy/Objective
7.2	
Objective 7.2.1	Protect lands with aggregate or mineral resources from development, which would render them inaccessible.
Policy 7.2.1	Lands with known aggregate or mineral resource potential are generally included in the Rural Resource designation of this Plan as shown on Map No. 3 (Land Use Designations). Zoning to allow processing activities, which are directly related to mineral or aggregate extraction, may be considered by the RDN without an amendment to this Plan.
Policy 7.2.2	Zoning amendments that have unmitigated impacts to the natural environment including groundwater resources shall not be supported.

Deleted: 3

Deleted: 3

Deleted: 3

Deleted: 3

Section	Policy/Objective
7.2	
Objective 7.2.2	Minimize conflicts between extraction activities and adjacent land uses.
Policy 7.2.3	The Ministry of Energy Mines, and Petroleum Resources (MEMPR) in considering applications for resource extraction activities is encouraged to: <ul style="list-style-type: none"> a. consider the environmental impacts, including the impacts on the quality and quantity of groundwater of the proposed activity and ensure that all impacts are appropriately mitigated; b. require bonding and/or security to ensure that site reclamation is complete to the satisfaction of the MEMPR and the RDN; and, c. consider the impacts of the extraction activity including, but not limited to noise, traffic, dust, odour, vibration, and other quality of life values.

Deleted: 3

Deleted: 3

Deleted: 3

Section	Policy/Objective
7.2	
Objective 7.2.3	Support the identification and mitigation of environmental impacts from existing and proposed resource extraction activities.
Policy 7.2.4	The management of aggregate resources to minimize the environmental impacts, particularly the impact on groundwater resources, is supported.
Policy 7.2.5	Alternative development and reclamation strategies shall be supported where they are consistent with the policies in this Plan and the Regional Growth Strategy.

Deleted: 3

Deleted: 3

Deleted: 3

Deleted: 3



Section	Policy/Objective
7.2	
Policy 7.2.6	Gravel extraction is not supported without the appropriate conservation and reclamation Plans.
Policy 7.2.7	The Ministry of Energy and Mines and Petroleum Resources' requirements for a performance bond is supported to ensure proper reclamation of altered landscapes.

- Deleted: 3
- Deleted: 3
- Deleted: 3
- Deleted: 4

~~7.3~~ Home Based Business

The community supports home based business activities which are compatible with surrounding land uses and do not compromise the rural character of the Plan Area. Therefore, the Plan recognizes home based business as an integral part of the economy as being important to the Plan Area's economic well being.

Objectives and Policies

Section	Policy/Objective
7.3	
Objective 7.3.1	Support home based businesses provided they are compatible with rural and residential land uses.
Policy 7.3.1	Home based businesses will be supported that: <ul style="list-style-type: none"> a. are compatible with surrounding land uses; b. are ancillary to the residential use of the property; and c. do not negatively impact the groundwater regime of the Plan Area.

- Deleted: 4
- Deleted: 4
- Deleted: 4
- Deleted: 5

~~7.4~~ South Wellington Light Industrial and Commercial Land Use Designation

This land use designation includes a range of highway-oriented industrial and commercial uses primarily adjacent to the Trans Canada Highway which provides goods and services on a region-wide basis. Lands within this designation are not serviced with community water or community sewer. Residents of South Wellington wish to transition the heavy industrial land base towards light industrial uses which are more compatible with surrounding residential uses. In addition, residents wish to address concerns over groundwater protection and the visual impact highway-oriented development is having on their community.

This designation recognizes both the residents concerns and the fact that the industrial and commercial uses occurring within this designation are significant contributors to the local and regional economy.

Objectives and Policies

Section	Policy/Objective
7.4	
Objective 7.4.1	Support the local economy by allowing a range of light industrial and commercial uses
Policy 7.4.1	Lands designated as South Wellington Industrial - Commercial Area are shown on Map No. 3.
Policy 7.4.2	Permitted uses within this designation may include light industrial, business, and commercial uses which enhance the area and do not have a negative impact on the environment and ground water resources. Commercial retail uses which are more appropriately located in an urban area shall be discouraged.
Policy 7.4.3	In addition to the uses permitted in policy 7.5.2 above, the lands legally described as PARCEL D (DD 8429N) OF SECTION 11, RANGE 7, CRANBERRY DISTRICT, EXCEPT PART IN PLAN 3372 RW may be considered for a rezoning to permit a neighbourhood commercial use which may include a gas station, retail uses, and personal

- Deleted: 5
- Deleted: 5
- Deleted: 5
- Deleted: 5
- Deleted: 5



Section 7.4	Policy/Objective
	and professional services focused on providing goods and services for the residents of South Wellington and the travelling public. The use of the property for a fast food outlet shall not be supported.

Deleted: 5

Section 7.4	Policy/Objective
Objective 7.4.2	Protect the natural environment, groundwater resources, and improve the aesthetic appeal of the Trans Canada Highway Corridor.
Policy 7.4.4	Designate a Development Permit Area in Section 11 of this Plan for the purpose of ground water protection, form and character, and energy and water efficiency.
Policy 7.4.5	Applications to rezone land to allow any of the permitted uses above shall satisfy the policies contained in Section 3 of this Plan.
Policy 7.4.6	The Regional District of Nanaimo shall give preference to development which incorporates high quality design, landscaping, and building materials which enhance the character of the area.
Policy 7.4.7	The Regional District of Nanaimo, as a condition of rezoning and when considering development applications shall require the installation of ground water protection measures such as an oil water separator or other contaminant containment system or device in all areas where vehicles and heavy equipment are parked or stored and elsewhere on the site where appropriate to reduce the risk of containments entering the ground water.

Deleted: 5

Deleted: 5

Deleted: 5

Deleted: 5

Deleted: 5

Deleted: 5

Section 7.4	Policy/Objective
Objective 7.4.3	Promote compatibility between industrial, commercial, and residential land uses
Policy 7.4.8	The Regional District of Nanaimo shall consider rezoning the land legally described as LOT 3, BLOCK 6, SECTIONS 12 AND 13, RANGE 7, CRANBERRY DISTRICT, PLAN 1643 from Industrial 5 to a light industrial zone which permits uses which are deemed compatible with the adjacent residential use and which do not pose a threat to groundwater from a quantity and quality perspective.
Policy 7.4.9	Expansions to this designation shall not be supported.
Policy 7.4.10	Highway commercial and industrial may be supported where the proposed use provides a visual landscaped buffer in accordance with Section 11 of this Plan.
Policy 7.4.11	Development within this designation should minimize signage and other visual distractions within view of the Trans Canada Highway.
Policy 7.4.12	Outside storage should be located to the rear of a property and shall be screened from view from the Trans Canada Highway.
Policy 7.4.13	The Regional District of Nanaimo shall work with the Ministry of Transportation and Infrastructure to discourage direct access to the Trans Canada Highway.

Deleted: 3

Deleted: 5

Deleted: 5

Deleted: 5

Deleted: 5

Deleted: 5

Deleted: 5

Deleted: 5

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Amend Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987 to rezone the land described in Policy 7.5.8 above to a light industrial	Immediate



zone which permits uses which are deemed compatible with the adjacent residential use and which do not pose a threat to groundwater from a quantity and quality perspective.	
--	--

Deleted: 6

7.5 Cassidy Light Industrial and Commercial Area Land Use Designation

This land use designation is an area of light industrial and commercial land uses strategically located across from the Nanaimo Regional Airport. The community values the protection of the Cassidy aquifers which underlie this area, especially the upper aquifer which is considered to be highly vulnerable to surface contamination.

Other concerns of the area include poor access to the Trans Canada Highway, lack of community services, and significant site constraints due to the small size, shape, as well as their proximity to both the E&N Railway and the Trans Canada Highway.

Objectives and Policies

Section	Policy/Objective
7.5	
Objective 7.5.1	Support the local economy by allowing a range of light industrial and commercial uses.
Policy 7.5.1	Lands designated as Cassidy Light Industrial - Commercial Area are shown on Map No. 3.
Policy 7.5.2	The Regional District of Nanaimo shall give preference to development which incorporates high quality design, landscaping, and building materials which enhance the character of the area.
Policy 7.5.3	Expansions to this designation shall not be supported.

Deleted: 6

Deleted: 6

Deleted: 6

Deleted: 6

Deleted: 6

Section	Policy/Objective
7.5	
Objective 7.5.2	Protect the natural environment, groundwater resources, and improve the aesthetic appeal of the Trans Canada Highway Corridor.
Policy 7.5.4	Designate a Development Permit Area in Section 11 of this Plan for the purpose of ground water protection, form and character, and energy and water efficiency.
Policy 7.5.5	Permitted uses within this designation may include light industrial, business, and commercial uses which enhance the area and do not have a negative impact on the environment and ground water resources.
Policy 7.5.6	Despite policy 7.6.5 above, the Regional District of Nanaimo shall work with the Ministry of Transportation and Infrastructure to discourage uses which result in high traffic volumes and/or a proliferation of heavy truck traffic and to identify options for minimizing direct access to the Trans Canada Highway.
Policy 7.5.7	Applications to rezone land to allow any of the permitted uses above shall satisfy the polices contained in Section 3 of this Plan.
Policy 7.5.8	The Regional District of Nanaimo may consider including the lands within this designation within the Growth Containment Boundary to address concerns related to community servicing and allow these lands to develop to their full potential.

Deleted: 6

Deleted: 6

Deleted: 6

Deleted: 6

Deleted: 6

Deleted: 6

Deleted: 6



7.6 Commercial Land Use Designation

Deleted: 7

Although the primary focus for commercial development is within the Cedar Main Street, Cedar Rural Village, and the Cassidy Rural Village, this purpose of this designation is to recognize existing lawfully established commercial uses.

Objectives and Policies

Section	Policy/Objective
7.6	
Objective	Recognize existing lawfully established commercial uses.
7.6.1	
Policy	Lands designated as Commercial Lands are shown on Map No. 3.
7.6.1	
Policy	Designate a Development Permit Area in Section 11 of this Plan for the purpose of ground water protection, form and character, and energy and water efficiency.
7.6.2	
Policy	Expansions to this designation shall not be considered except where a lawfully established use existed prior to the adoption of the OCP, and such a use may be considered for rezoning to a commercial use without an amendment to this Plan provided the subject property is included within a development permit area.
7.6.3	
Policy	Applications to rezone land to recognize existing lawfully established commercial uses and/or to accommodate changes to existing lawfully established commercial uses shall satisfy the policies contained in Section 3 of this Plan.
7.6.3	
Policy	Lands designated as Commercial Lands may be considered for rezoning to a rural zone without an amendment to this Plan provided that:
7.6.3	
	<ul style="list-style-type: none"> a. the minimum parcel size is 1 ha; b. the maximum density does not exceed 1 dwelling unit per lot; and, c. the proposed land use is compatible with the surrounding land uses.

Deleted: 7

Deleted: 7

Deleted: 7

Deleted: 7

Deleted: 7

Deleted: 7

Deleted: 7

7.7 Industrial Land Use Designation

Deleted: 8

The industrial lands designation reflects a more intensive use of land, often by generating heavy traffic, noise, dust, odour, and lighting. For these reasons, the location of industrial developments and limitations to their growth are critical to maintaining the objectives of the Plan. The majority of industrial uses are designated within the South Wellington Industrial and Commercial Area or the Cassidy Light Industrial and Commercial Area. This designation applies to two properties in the Nanaimo River Road area and is intended to recognize existing, lawfully established industrial uses within the Plan Area.

Objectives and Policies

Section	Policy/Objective
7.7	
Objective	Recognize existing lawfully established commercial uses.
7.7.1	
Policy	Lands designated as Industrial Lands are shown on Map No. 3.
7.7.1	
Policy	Designate a Development Permit Area in Section 11 of this Plan for the purpose of ground water protection, form and character, and energy and water efficiency.
7.7.2	
Policy	Expansions to this designation shall not be considered except where a lawfully established industrial use existed prior to the adoption of the OCP within this designation a rezoning may be supported without an amendment to this Plan provided the subject
7.7.3	

Deleted: 8

Deleted: 8

Deleted: 8

Deleted: 8

Deleted: 8



Section	Policy/Objective
7.7	
	property is included within a development permit area
Policy 7.7.4	Future subdivision of land designated Industrial Lands shall not be permitted.
Policy 7.7.5	Lands designated as Industrial Lands may be considered for rezoning to a rural zone without an amendment to this Plan provided that: <ul style="list-style-type: none"> a. the minimum parcel size is 1 ha; and b. the proposed land use is compatible with the surrounding land uses.

Deleted: 8

Deleted: 8

Deleted: 8

7.8 Nanaimo Regional Airport

The Nanaimo Regional Airport is located on approximately 211 ha of land situated in the south west corner of Electoral Area 'A'. The airport is surrounded primarily by agricultural uses on the north and east (located in the Cowichan Valley Regional District), as well as residential and industrial uses to the west and south. Other than approximately 50 ha of land excluded from the Agricultural Land Reserve (ALR) in 1997, the balance of the Airport lands are located within the ALR including the Cottonwood Golf Course located on the east side of the property.

The Nanaimo Airport is located over the Cassidy aquifer, an important source of groundwater that provides both potable water and irrigation requirements for local residents and agricultural operations. The Cassidy aquifer is identified as being highly vulnerable to contamination by the *Electoral Area 'A' Groundwater Assessment and Vulnerability Study* recently conducted by GW Solutions and Vancouver Island University. Residents have expressed concern regarding the potential impact of existing and future airport operations as well as other industrial development on the Cassidy Aquifer.

The Nanaimo Regional Airport's primary catchment area extends from approximately Qualicum Bay in Electoral Area 'H' to the north and the City of Duncan to the South.

It is important to understand that the Regional District of Nanaimo has no jurisdiction over uses which occur on Nanaimo Airport Lands, nor with respect to the regulation of flight paths or other federally regulated aspects of aviation. However, the Regional District of Nanaimo plays an important role by acting as a referral agency and a liaison between the Nanaimo Airport Commission and the community of Electoral Area 'A' as well as for the Regional District at large. In addition, an Official Community Plan can outline what the community considers to be desirable development on the airport lands.

The purpose of this section is to provide the Nanaimo Airport Commission with recommendations to help guide the use and development of the Nanaimo Regional Airport in a manner compatible with the rural character of Electoral Area 'A' as well as with the industrial areas which are located to the west and south of the airport, and to recommend that due consideration be given to environmental, social, transportation, groundwater, and servicing related issues in conjunction with airport development. In addition, this section is intended to identify the community's concerns with respect to the existing and future airport uses and to provide advice to the Regional District of Nanaimo in any discussions with the Nanaimo Airport Commission.

Strategic Direction and Goals

Recognize and support the Nanaimo Regional Airport as a transportation hub and economic driver for the Regional District of Nanaimo and Vancouver Island.

Objectives and Policies



Section 7.8	Policy/Objective
Objective 7.8.1	Develop effective regional transportation options
Policy 7.8.1	Lands designated as Airport Lands are shown on Map No. 3
Policy 7.8.2	Preferred permitted uses within this designation are airport, aviation, and other uses compatible with air transport activities.
Policy 7.8.3	The Regional District of Nanaimo shall request the authority from the Ministry of Community and Rural Development to regulate tree height within the flight path of the Nanaimo Regional Airport.
Policy 7.8.4	The Regional District of Nanaimo shall work with the NAC to reduce the potential for incompatible land uses within a radius of 4000 metres horizontal distance from the runway centre line.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Amend "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" to include a zoning designation for the airport.	Short Term
Request the authority to regulate tree height from the Ministry of Community and Rural Development	Ongoing
The Regional District of Nanaimo should investigate the possibility of an agreement with Transport Canada regarding the regulation of land uses adjacent to the Nanaimo Airport to protect airport operations.	Short Term

Section 7.8	Policy/Objective
Objective 7.8.2	Work cooperatively with the Nanaimo Airport Commission to ensure that due consideration is given to environmental, social, transportation, groundwater, financial, design, and servicing related issues.
Policy 7.8.5	The Regional District of Nanaimo shall encourage the Nanaimo Airport Commission to ensure that all future development activities comply with all provisions of the appropriate Provincial and/or Federal Agency.
Policy 7.8.6	The Regional District of Nanaimo supports and encourages the creation of an Accord, or similar agreement between the Regional District of Nanaimo and the Nanaimo Airport Commission which should at minimum address the following: <ul style="list-style-type: none"> i. principles for land use planning and development on airport lands; ii. the general location and type of uses which could be established on airport lands; iii. a mechanism whereby the Regional District of Nanaimo may engage in timely and meaningful consultations with the Nanaimo Airport Commission with respect to land use planning matters affecting airport lands; iv. a process for public consultation and addressing community concerns; v. development referral process; vi. community servicing opportunities; vii. dispute resolution framework; viii. development cost charges;



Section 7.8	Policy/Objective
	<ul style="list-style-type: none"> ix. provincial building code application and administration; x. role of Regional District bylaws on airport lands; xi. emergency response; xii. use of airport lands for community purposes; xiii. transportation and public transit; xiv. flight path protection; xv. implementation of the agreement; and, xvi. environmental management (including aquifer protection) and response.
Policy 7.8.7	The Regional District of Nanaimo may support a partnership with the Nanaimo Airport Commission in providing community sewer and water service to both the Nanaimo Airport and lands within the Cassidy Urban Containment Boundary.
Policy 7.8.8	<p>With respect to Groundside Development visible from the Trans Canada Highway, the Regional District of Nanaimo shall encourage the Nanaimo Airport Commission to establish design guidelines which result in:</p> <ul style="list-style-type: none"> i. high quality visually appealing and interesting architectural design; ii. the use of natural building materials; iii. high energy and water efficiency standards as compared to conventional construction; iv. aesthetically pleasing, functional, and appropriately located landscaping and screening standards which minimize water use and should include species native to the area and suitable to the local conditions; and, v. signage which is of quality construction, is visually appealing, is minimally illuminated, and is grouped on site where possible.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Approach the Nanaimo Airport Commission to discuss the development of an Accord, or similar agreement.	Short Term
Explore servicing options with the Nanaimo Airport Commission which look at building additional capacity for community water and community sewer in conjunction with the Nanaimo Airport's proposed runway and terminal upgrade and other airport development for the benefit of the Nanaimo Airport and the community of Cassidy.	Immediate/Ongoing

Section 7.8	Policy/Objective
Objective 7.8.2	Support the local economy
Policy 7.8.9	<p>Airside and Groundside commercial development are supported on airport lands. Airside and Groundside development are defined as follows:</p> <p>Airside Commercial means a commercial business on Airport lands that functions in a support capacity to the airside operations at the Airport and that requires direct access to the airfield, and may include such activities as aircraft maintenance, storage, servicing, testing, and manufacturing, and cargo operations.</p>



Section 7.8	Policy/Objective
	Groundside Commercial means a commercial business on Airport lands which is needed to support airport operations and does not require direct access to the airfield.
Policy 7.8.10	The following uses of airport land should be discouraged: <ul style="list-style-type: none"> i. non aviation related development on portions of the airport lands within the Agricultural Land Reserve; ii. residential use; iii. recreational vehicle park; iv. recreational vehicle sales' v. big box retail; vi. large-scale shopping malls or plazas; vii. Highway commercial uses with direct access to the Trans Canada Highway; viii. any commercial or industrial use which poses a risk to the Cassidy aquifer; and, ix. other uses as established in the MOU/Accord
Policy 7.8.11	The following uses, which are in addition to Airside and Groundside commercial uses should be encouraged; subject to approval from the Agricultural Land Commission: <ul style="list-style-type: none"> i. farmers market; ii. community use; iii. outdoor recreation (excluding golf course); iv. environmental conservation and restoration; and v. agriculture which does not have a negative impact on airport operations.
Policy 7.8.12	This Plan recognizes the existing Cottonwood Golf Course. Future potential uses of these lands should be established in consultation with the Regional District of Nanaimo and the Electoral Area 'A' community following the Accord.
Policy 7.8.13	This Plan suggests that the NAC consider the development of a trail along the western boundary of the Airport lands connecting Cassidy to Haslam Road.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Work with the Nanaimo Airport Commission in developing and implementing a land use plan for the Nanaimo Airport lands.	Ongoing
Work with the Nanaimo Airport Commission to explore this possible option during the proposed terminal building upgrade.	Ongoing

Section 7.8	Policy/Objective
Objective 7.8.2	Strengthen transportation linkages within western Canada without compromising rural community values.
Policy 7.8.14	Despite any other policy in this section, the Regional District of Nanaimo does not support any commercial or non-agricultural development of land located in the Agricultural Land Reserve with the exception of airside development.
Policy 7.8.15	This Plan supports the provision of Transit Services to the Nanaimo Airport.



Section 7.8	Policy/Objective
Policy 7.8.16	The Regional District of Nanaimo supports the development of a multi-modal transportation hub located either on or in close proximity to the Airport including the integration of rail, highway, ocean, and air for the movement of people and goods.
Policy 7.8.17	Encourage the NAC to work with Navigation Canada and Transport Canada to minimize the impact of flight paths over residential areas.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Conduct a transit demand study to determine if transit service is justified. Work with BC transit to secure funding if appropriate.	Short Term
Work with the Nanaimo Airport Commission, the Island Corridor Foundation, Ministry of Transportation and Infrastructure, and Nanaimo Port Authority to identify opportunities to improve the movement of people and goods throughout the region by building an efficient multimodal transportation system including highway, rail, ocean, and air.	Ongoing/Long Term
Minimize residential density in Electoral Area 'A' in areas directly underneath or the flight path. Work with the Nanaimo Airport Commission and federal authorities to minimize the impacts of its operations.	Ongoing

Section 7.8	Policy/Objective
Objective 7.8.2	Protect the natural environment
Policy 7.8.18	This Plan strongly encourages and supports the Nanaimo Airport Commission, in response to the high vulnerability of the Cassidy aquifer, to practise environmental stewardship by proactively implementing environmental best management practices, environmental response plans, and environmental management plans which minimize the risk of contaminants entering the Cassidy aquifer.

Deleted: 10

7.9 Temporary Use Permits

To maintain and encourage a vibrant and sustainable economy, this Plan supports the issuance of Temporary Use Permits within the Plan Area as described below.

Objectives and Policies

Section 7.9	Policy/Objective
Objective 7.9.1	Support appropriate commercial and industrial development both inside and outside of the Growth Containment Boundary on a temporary basis.
Policy 7.9.1	Temporary Use Permits may be considered subject to the provision of the Local Government Act on parcels 4 hectares or greater in area within the 'Rural', 'Agricultural', and 'Rural Resource' land use designations as shown on Map No. 3 – Land Use Designations of this Plan for primary resource processing, asphalt batch plant, concrete ready mix plant, agricultural product processing and related sales, and yard waste chipping. The following criteria will be included in the RDN's consideration of such applications. <p>a. Where the land is in the ALR, the use approval from the Provincial Agricultural</p>

Deleted: 10

Deleted: 10

Deleted: 10



Section	Policy/Objective
7.9	<p>Land Commission shall be required.</p> <p>b. The Regional District of Nanaimo may specify additional conditions including but not limited to environmental protection measures, engineering, smell abatement, buffering, and groundwater protection respecting the issuance of a temporary use permit and may require the posting of a bond or other applicable security (if deemed appropriate) so as to ensure compliance with the conditions of the permit.</p> <p>c. Impact of the proposed use on adjacent agricultural, or forestry uses.</p> <p>d. Compatibility of the proposed use with adjacent rural residential or rural uses.</p> <p>e. Impact on local road networks,</p> <p>f. Impact of the proposed use on the natural environment, including groundwater, wildlife, and all environmentally sensitive areas.</p> <p>g. An environmental management plan is submitted by the applicant outlining environmental protection and monitoring procedures.</p> <p>h. Intensity of the proposed use.</p> <p>i. Inability to conduct the proposed use on land elsewhere in the community.</p> <p>j. Submission of a satisfactory decommissioning and reclamation plan, which may require a security deposit to be held by the Regional District of Nanaimo until completion of the proposed works.</p> <p>k. The proposal addresses concerns related to visual integrity and buffering of the Inland Island Highway if applicable.</p>

Deleted: 10

Section	Policy/Objective
7.9	
Objective	Avoid conflicts between commercial, industrial, and residential uses.
7.9.2	
Policy	Should a temporary use permitted in accordance with Policy No. 7.10.1 or 7.10.2 above prove satisfactory upon completion of the terms of the permit, the Regional District of Nanaimo, at the applicant's request, may consider a renewal of the permit in accordance with the <i>Local Government Act</i> .
7.9.3	
Policy	Notwithstanding any other policy in this Plan, should a temporary use permitted in accordance with Policy No. 1 above prove satisfactory upon completion of the terms of the permit, the Regional District of Nanaimo, at the applicant's request, may consider rezoning to permit the continued use of the subject property for that use without an amendment to this Plan.
7.9.4	
Policy	The Regional District of Nanaimo may require security in accordance with the <i>Local Government Act</i> .
7.9.5	

Deleted: 10

Deleted: 10

Deleted: 10

Deleted: 10

Deleted: 10



8.0 Supporting a Multi-modal Transportation and Mobility System

The effective integration of efficient modes of transportation such as automobile, transit, cycling, and walking not only creates well connected community's but also results in other significant benefits. There is a strong link between community health and walkability. In general community's which are safely walkable and encourage non-vehicular modes of transportation experience lower rates of obesity and chronic illness. In addition multi-modal transportation systems help reduce greenhouse gas emissions as more people get out of their cars and create diversity in the community by accommodating those who don't drive.

This Plan supports the creation of a multi-modal transportation system which integrates the use of the automobile with walking, cycling, transit, rail, and other forms of human powered transportation.

Sustainability Implications

Regional District of Nanaimo's Role

There are many jurisdictions involved in the creation of a multi-modal transportation and mobility system. The Ministry of Transportation and Infrastructure has jurisdiction over public roads and uses within the road right of way. British Columbia Transit is the major funding partner in the provision of transit services. The Agricultural Land Commission has jurisdiction over uses within the ALR. The Regional District of Nanaimo has jurisdiction over land use and development approvals. This means that the goals, objectives, and policies identified in this Plan must support cooperation and coordination with other agencies in order to achieve the community vision and the goals included in this Plan.

Green House Gas Emissions

Transportation accounts for about 62% of the region's greenhouse gas emissions. By providing efficient infrastructure and safe and convenient opportunities for plan area residents to get out of their cars and consider other forms of transportation, the region would enjoy better air quality and reduced greenhouse gas emissions.

Strategic Direction and Goals

Section 8.0 helps achieve the community vision by contributing towards the following goals:

1. Establish and support efficient infrastructure and community services.
2. Reduce greenhouse gas emissions.
3. Create a dynamic and sustainable community which welcomes a diversity of residents of all ages and from all economic levels.
4. Create neighbourhoods that have distinct identities and lively public spaces that promote social connections.
5. Encourage and support community services geared towards all ages including active transportation, recreation, culture, sports, the arts, and education.

8.1 Active Transportation Network

As part of the Electoral Area 'A' Official Community Plan review, the services of Boulevard Transpiration group were obtained to prepare an Active Transportation Plan for Electoral Area 'A'. For the purpose of this Plan, Active Transportation means any human-powered, self-propelled transport that may make use of both on and off-road facilities. Active transportation includes walking, jogging, cycling, horseback riding, in-line skating, skateboarding, kayaking, canoeing, cross country skiing, snowshoeing, and travel by wheelchair and push scooter. Active Transportation is used for both transport and recreational purposes,



sometimes both.

Active Transportation systems offer benefits to the community including improved personal health and well-being, improved air quality, increased affordability, and social equity.

"Active Transportation is one of the best ways to improve health and local air quality as well as reduce personal and employer costs" (BC Ministry of Transportation and Infrastructure). Physical inactivity is a leading contributor to a number of health implications. Inactivity is directly linked to obesity, a problem that has more than doubled over the past twenty years.

The Study identified a number of actions that could be taken to improve the Active Transportation network and facilitate increased Active Transportation use in the Plan Area. The purpose of this section is to incorporate the actions identified in the study in the OCP to assist the community in achieving its vision of becoming more sustainable by reducing greenhouse gas emissions, increasing community health, and reducing dependence on the automobile.

Objectives and Policies

DID YOU KNOW...

...the Canadian Heart & Stroke Foundation notes that rural residents are more car-dependant, less active and at higher risk of being overweight and obese.

..Go for Green notes that each mile replaced by walking prevents 2.6g of hydrocarbon, 367g of carbon dioxide, and 1.6g of nitrogen oxides from entering the atmosphere.

(source: Go for Green Canada)

Section	Policy/Objective
8.1	
Objective 8.1.1	Establish a compatible land use framework
Policy 8.1.1	In the Cedar and Cassidy Rural Villages, support the creation of compact communities which are conducive to walking and cycling.
Policy 8.1.2	Ensure that provisions for Active Transportation are considered when property is being considered for a rezoning, Development Permit, or subdivision.
Policy 8.1.3	Work with the Ministry of Transportation and Infrastructure to incorporate Active Transportation design in to all subdivision within Electoral Area 'A'.

Section 8.1	Policy/Objective
Objective 8.1.2	Improve roadside conditions
Policy 8.1.4	<u>The Regional District of Nanaimo shall work with the Ministry of Transportation and Infrastructure to improve roadside conditions for Active Transportation.</u>
Policy 8.1.5	<p>The Regional District of Nanaimo shall support the creation of Active Transportation linkages as shown on Map No. 8 between Rural Village Centres and the surrounding communities of South Wellington, Yellow Point, Cedar by the Sea, Cassidy, and Cedar which should include:</p> <ul style="list-style-type: none"> • Yellow Point Road; • Holden-Corso Road from the waterfront to MacMillan Road; • Timberlands Road, coordinated with an improved crossing of the Trans Canada Highway and a direct link with Haslam Road; • Morden Road between the Morden Colliery Regional Trail and Dick Avenue; • Cedar Road, focusing on the areas nearest the Rural Village Centre; • Hemer Road particularly between Cedar Road and Woodbank Road; and,

Comment [DAW123]: When defining the "town centres" described herein there should be traffic circles at these major points. For Cedar this would be MacMillan and Cedar and Hemer and Cedar roads.

Comment [gbk124]: Must include the shickaine on the hill by the Cranberry – this is dangerous.



Section 8.1	Policy/Objective
	<ul style="list-style-type: none"> • South Wellington Road and Dick Avenue.
Policy 8.1.6	The preferred Active Transportation option is to provide a 2 to 3 metre wide multi use trail on one side of the paved road surface and separated from the roadway within the public road right of way as illustrated in figure 8.1 below.

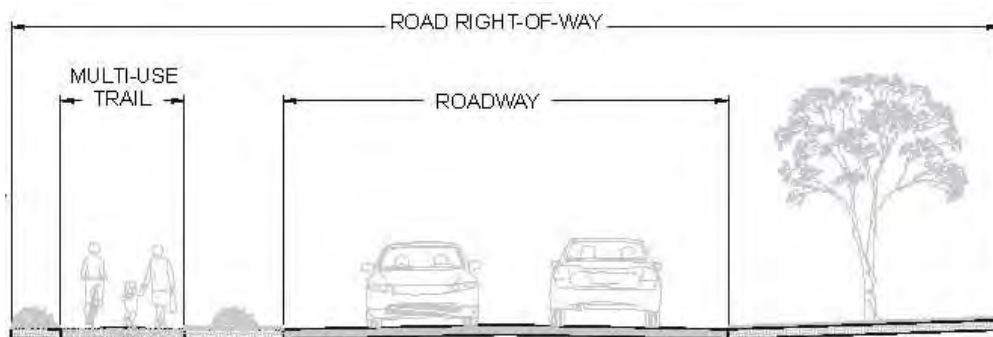


figure 8.1: Preferred option for roadside improvements

Policy 8.1.7	Despite Policy 8.1.6 above, where there is insufficient right-of-way, difficult terrain, or roadway construction precludes separate trails, the preferred option is to enlarge the road shoulder to the minimum Ministry of Transportation and Infrastructure standard of 1.5 metres to better accommodate Active Transportation.
Policy 8.1.8	The Regional District of Nanaimo should consider conducting a detailed roadside analysis of each potential route to determine those routes that can be improved with simple filling and resurfacing, and those that require full-scale redesign.

Comment [gbk125]: Although full scale redesign is more expensive, if it is done correctly it will be money better spent in the long term of the project.

Section 8.1	Policy/Objective
Objective 8.1.3	Support continuing development of Regional Trails in Electoral Area 'A'.
Policy 8.1.9	This Plan supports the completion of the Morden Colliery Regional Trail as a major east-west Active Transportation connector within the Plan Area.
Policy 8.1.10	This Plan supports the extension of the Morden Colliery Regional Trail east of Hemer Provincial Park following the historic railway bed and beyond to the south east/eastern side of Section 30 Nanaimo District.
Policy 8.1.11	The Regional District of Nanaimo may consider acquisition of lands using methods outlined in section 9.2 for regional trails.
Policy 8.1.12	The Regional District of Nanaimo should work with the Island Corridor Foundation to preserve the E&N railway corridor and develop a regional rails with trails plan to encourage Active Transportation.

Section 8.1	Policy/Objective
Objective 8.1.4	Make full use of existing public lands for trails
Policy 8.1.13	The Regional District of Nanaimo shall work with the Ministry of Transportation and Infrastructure and the Integrated Land Management Bureau to identify opportunities for the development of trails on public land.

Section 8.1	Policy/Objective
Policy 8.1.14	The Regional District of Nanaimo should investigate the use of the undeveloped road right of ways for public trail use identified on Map No. 8.
Policy 8.1.15	<p>Preference should be given to the development of trails in cooperation with the Ministry of Transportation and Infrastructure within the following undeveloped road allowances:</p> <ul style="list-style-type: none"> • Nairne Road to Cedar Road via Ryeland Road; • Haro Road from Holden Corso Road to the ocean; • Lofthouse Road to the ocean; • Headland Road from Holden-Corso Road to the ocean; • Tiesu Road to Thomas Place between Yellow Point Road and Cedar Road; • Tees Acenue between Harold and Waring Roads; and, • Other undeveloped road allowances leading to the ocean, parks, and other water bodies with recreational value.

Section 8.1	Policy/Objective
Objective 8.1.5	Prepare for future trail corridor acquisition.
Policy 8.1.16	The Regional District of Nanaimo should proactively work with land owners obtain authorized public access across private lands where informal pathways exist which are currently providing unauthorized active transportation linkages throughout Electoral Area 'A'.
Policy 8.1.17	This Plan supports the acquisition of land for parks and trails using the methods specified in Section 9.2.
Policy 8.1.18	<p>The Regional District of Nanaimo should consider the following Active Transportation Routes:</p> <ul style="list-style-type: none"> • A direct link from the north east of the Plan Area to the Morden Colliery Regional Trail; • A connection from Cedar by the Sea to Boat Harbour; • A trail following the Nanaimo River; • A new trail connection Hemer Provincial Park following the historic railway bed and beyond to the south east/eastern side of Section 30 Nanaimo District; • Trail linkages around the south end of Quennell Lake that connect the Yellow Point Area to Quennell Road and central Electoral Area 'A'; and, • Improved access from South Wellington to Kipp Road Community Park.

Section 8.1	Policy/Objective
Objective 8.1.6	Formalize blueway network
Policy 8.1.19	This Plan recognizes that blueways are an important part of the Active Transportation network that facilitate water-borne travel and recreation, such as canoeing, kayaking, swimming, and inner-tubing.
Policy 8.1.20	The Regional District of Nanaimo should support the creation of blueways on the Nanaimo River, the Strait of Georgia waterfront, Holden Lake, and Quennell Lake
Policy 8.1.21	Despite Policy 8.1.20 above, prior to the establishment of any formal blueway, the Regional District of Nanaimo should in consultation with the community, develop a management plan which, at minimum, addresses the following:



Section 8.1	Policy/Objective
	<ul style="list-style-type: none"> • environmental protection and management strategy; • proposed signage; • proposed/potential improvements and uses such as boat ramps, washrooms, equipment rentals, etc.; • proposed facilities; • access management strategy; and, • parking.

Section 8.1	Policy/Objective
Objective 8.1.7	Provide trip-end facilities
Policy 8.1.22	The Regional District of Nanaimo should, as a condition of rezoning to a commercial, multi-residential, institutional, or recreational use require that an appropriate amount of bicycle parking be provided in a visible location accessible by the users of the site including the travelling public.
Policy 8.1.23	The Regional District of Nanaimo should work with BC Parks to provide trip end facilities within or adjacent to regional and provincial parks to increase the travel convenience and enjoyment of these facilities.
Policy 8.1.24	This Plan supports the provision of end-point user facilities in any designation to encourage Active Transportation. End point user facilities include, but are not limited to bicycle racks, washrooms/change rooms, equipment rentals, benches, and horse ring or other securing device.
Policy 8.1.25	<p>The Regional District of Nanaimo should consider trip-end user facilities at the following locations:</p> <ul style="list-style-type: none"> • Within the Cedar Rural Village; • Adjacent to South Wellington Elementary and Cranberry Hall; • Main trail heads along the Morden Colliery Regional Trail; • Main accesses to Hemer Provincial Park, Roberts Memorial Provincial Park, and Nanaimo Regional Park; • North Cedar School and the Cedar Community Hall; and • Future access to Holden and Quennell Lakes as required.

Section 8.1	Policy/Objective
Objective 8.1.8	Improve Community Signage

Section 8.1	Policy/Objective
Policy 8.1.26	<p>The Regional District of Nanaimo should work with the Ministry of Transportation and Infrastructure to designate areas in need of additional signage to alert drivers of the presence of roadside Active Transportation users. Specifically, the Ministry Manual of Standard Traffic Signs and Pavement Markings contains two signs that are especially relevant to the Plan Area Including.</p> <ul style="list-style-type: none"> The Horse and Rider Sign (W-126) warns motorists of potential horseback riders on the roadway. The Horse and Rider Sign is meant for use on narrow or winding roads where horseback riding is known to take place. The Cyclists on Roadway Sign (W-130) warns both vehicle drivers and cyclists that each may be present on the roadway. The Cyclists and Roadway Sign is meant to be used where the presence of cyclists would be unexpected by the motorist, or on routes where there is a particularly heavy volume of cyclists.
Policy 8.1.27	The Regional District of Nanaimo should as Active Transportation facilities are developed, supplement signage to reflect connectivity opportunities and the presence of trip-end facilities such as bicycle parking, rest stops, washrooms, and nearby bus stops.



Comment [gbk126]: This is basically the entire area.


Comment [gbk127]: This too is a large portion of the area.

Section 8.1	Policy/Objective
Objective 8.1.9	Undertake community based social marketing
Policy 8.1.28	<p>The Regional District of Nanaimo should consider the formation of a community-based Active Transportation group to champion Active Transportation in the Plan Area and to accomplish the following:</p> <ul style="list-style-type: none"> organize regular events that showcase Active Transportation in Electoral Area 'A'; develop a series of informational and promotional materials in printed and electronic form. For example, suggested walking, jogging, horseback routes; and, advocate for Active Transportation in Electoral Area 'A' by advertising events, local media coverage, and involvement in community planning activities.

Section 8.1	Policy/Objective
Objective 8.1.10	Improve neighbourhood connections
Policy 8.1.29	<p>The Regional District of Nanaimo should work with the Ministry of Transportation and Infrastructure, Ministry of Community development, other senior governments, and through the development approval process to:</p> <ul style="list-style-type: none"> build trail linkages from both Cassidy and South Wellington to the Cedar Rural Village; improve Timberlands Road and the connection with Haslam Road; continue with the development of the Morden Colliery Regional Trail Nanaimo

Section 8.1	Policy/Objective
	<ul style="list-style-type: none"> River crossing; and, work towards multiple safe access for active transportation users across the Trans Canada Highway and the Nanaimo River.

Section 8.1	Policy/Objective
Objective 8.1.11	Support transit improvements
Policy 8.1.30	The Regional District of Nanaimo should work with BC Transit to identify opportunities to improve transit service in Electoral Area 'A'.
Policy 8.1.31	The Regional District of Nanaimo should consider strategically placed park and ride facilities that would encourage transit use and carpooling.

Section 8.1	Policy/Objective
Objective 8.1.12	Pursue use of Harmac pipeline
Policy 8.1.32	<p>The Regional District of Nanaimo should work with Harmac Pulp Mill to secure long-term public access to the right of way as a major Active Transportation connector in Electoral Area 'A'.</p> 

Section 8.1	Policy/Objective
Objective 8.1.13	Support appropriate use of trails
Policy 8.1.33	The Regional District of Nanaimo should encourage the Province of British Columbia to pass legislation requiring that all terrain vehicles (ATV's) and dirt bikes be licensed.
Policy 8.1.34	The Regional District of Nanaimo should take reasonable steps to discourage the use of Regional District of Nanaimo properties and trails by ATV's and dirt bikes.
Policy 8.1.35	Despite policy 8.1.34 above, the Regional District of Nanaimo, in consultation with senior levels of government and the community may consider designating appropriate areas for ATV and dirt bike use.

8.2 Improving Mobility

The efficient movement of people and goods throughout the Plan Area and the region is important to the community for many reasons including economic benefits, reduction of green house gas emissions, mitigating the impacts of peak oil, and building community diversity. This section of the OCP establishes objectives and policies for non-human modes of transportation including highways, roads, public transit,

and rail. In addition, this section supports the integration of transportation modes to reduce dependence on automobile use.

A network of major collector and secondary roads presently serves the Plan Area. The Ministry of Transportation and Infrastructure is responsible for existing and future roads. Other transportation facilities include the Nanaimo Regional Airport, which is the largest air transport terminus in the mid-Island area, and the E&N railway corridor.

The Island Corridor Foundation (ICF), owners of the E&N Corridor, has established a mandate to see the reinstatement of passenger train service on Vancouver Island. The vision for the ICF is to link the communities on the Island, beginning initially within the Capital Regional District, by way of a successful commuter rail operation.

BC Transit is the major funding partner in the provision of transit service. Currently, public transit is provided to a small area within and adjacent to the Cedar Rural Village and there is interest in expanding transit service where it is justified to do so by cost and demand to serve Cassidy and South Wellington.

Objectives and Policies

Section 8.2	Policy/Objective
Objective 8.2.1	Encourage the Ministry of Transportation and Infrastructure to provide safe roads and intersections for the travelling public.
Policy 8.2.1	Existing and proposed major and secondary roads are shown on Map No.8
Policy 8.2.3	The Regional District of Nanaimo shall strongly encourage the Ministry of Transportation, as the approving authority and agency having jurisdiction over public roads, to develop and implement road standards within Growth containment Boundaries on major roads, within the Cedar Main Street Designation, and in proximity to schools that: <ul style="list-style-type: none"> a. are consistent with the character of development; b. provide safe pedestrian and cycling routes; c. provide for the integration of these routes with existing and future trails; d. incorporate pull-out lanes for transit buses; and e. provide for traffic calming specifically near schools and in areas such as Woobank Road.
Policy 8.2.4	The RDN shall recommend to the Ministry of Transportation and Infrastructure that direct access points onto designated major roads be minimized to improve highway safety.
Policy 8.2.5	The Regional District of Nanaimo should work with the Ministry of Transportation and Infrastructure to consider the provision of locations for ride sharing, car pooling, and park and ride.

Section 8.2	Policy/Objective
Objective 8.2.2	Protect the E&N Railway corridor against fragmentation and development which poses a risk to the future operation of passenger and freight service.
Policy 8.2.6	Lands within the E&N rail way corridor are designated as Transportation Corridor on Map No. 3 and further subdivision of these lands is not supported.
Policy 8.2.7	This Plan supports and encourages the development of a ' <i>rails with trails</i> ' trail within the E&N transportation corridor.



Section 8.2	Policy/Objective
Policy 8.2.8	The efforts of the Island Corridor Foundation (ICF) to establish a commuter and enhanced passenger rail service on the Island are supported. The ICF is encouraged to continue rail transportation and improve/establish commuter services Cassidy and South Wellington.
Policy 8.2.9	Uses within the corridor may include railway uses, railway oriented uses, and uses which add value to the railway corridor and make it more viable and do not pose a threat to the operation or viability of the railway and/or adjacent potential future trail.
Policy 8.2.10	The development of railway stops and/or stations shall be encouraged within the Plan Area.
Policy 8.2.11	The Regional District of Nanaimo may support development on lands adjacent to the E&N Railway Corridor within designated rural villages, commercial, or industrial land use designations which proposes to access the rail system to move people, goods, or freight.
Policy 8.2.12	Expansions to the Transportation Corridor land use designation may be considered where development is proposing to expand railway service to move people, goods, or freight.
Policy 8.2.13	The Regional District of Nanaimo should work with the appropriate authorities having jurisdiction to support opportunities to integrate rail service with other modes of transportation such as public transit, air, road, water, and all forms of Active Transportation.

Section 8.2	Policy/Objective
Objective 8.2.3	Facilitate efficient public transit services in Electoral Area 'A'.
Policy 8.2.14	BC Transit and the Regional District of Nanaimo shall jointly consider expanded transit services to efficiently serve the needs of the Plan Area. Transit services for the handicapped (i.e. HandyDART service) and improved transit services to remote neighbourhoods (i.e. dial-a-bus and private taxi services) may be supported.
Policy 8.2.15	The Regional District of Nanaimo should consider innovative strategies to improve servicing efficiency and passenger service as well as to promote increased ridership. Such strategies may include, but are not limited to, the use of fuel efficient busses, the use of small busses or vans with capacity to accommodate anticipated rider volumes, and the use of transit to provide service from Area 'A' to organized sports or special events held in the City of Nanaimo or Town of Ladysmith.
Policy 8.2.16	The Regional District of Nanaimo supports improved transportation services to and from the Nanaimo Regional Airport including public and private shuttle services.
Policy 8.2.17	In considering approvals for development proposals, the Regional District of Nanaimo may require an assessment of transit routes and stops and pedestrian access to public transit services.
Policy 8.2.18	The requirement for bus stop improvements and shelters, as a community amenity to be provided by land developers, is supported where appropriate.
Policy 8.2.19	The Regional District of Nanaimo may consider proposals for land dedication at the time of subdivision or rezoning to permit land to accommodate a community ride share program.
Policy 8.2.20	The Regional District of Nanaimo should support transit improvements to transit service through increased residential density in designated areas within the Growth Containment Boundaries.



9.0 Enhancing and Maintaining Park Land, Green Space, Natural Areas, Recreational Opportunities, and Culture

Opportunities to participate in a range of both indoor and outdoor recreation and to experience and showcase local culture are important to Electoral Area 'A' residents. In addition, residents who live in active communities enjoy the benefit of reduced obesity and rates of chronic disease.

Unlike other areas of the province, the eastern side of Vancouver Island, including Electoral Area 'A', lacks large tracts of crown land. This is primarily a result of the E&N Land Grants of 1884-1925 which has resulted in much of the land in Electoral Area 'A' being under private ownership. Electoral Area 'A' resident's desire to preserve green space and natural areas, requires cooperation with land owners as well as policies and regulations.

The focus of this section is to establish a strategy for Electoral Area 'A' to enhance and maintain park land, green space, natural areas, recreational opportunities, and local culture.



Sustainability Implications

Regional District of Nanaimo's Role

The Regional District of Nanaimo's role is to assist the community in achieving its recreational and environmental protection goals through the use of a range of tools including policies that apply at the time of rezoning, Development Permit Areas, advocacy policies, and through the subdivision process.

Environmental Implications

Preserving a range of interconnected and intact functioning natural ecosystems is critical in maintaining and supporting the lifecycle requirements of countless plant and animal species within the Plan Area. One of the key ways in which ecosystems can be protected is through preservation of green space and natural areas. Other than parks (provincial, regional, and community) and a limited amount of other lands which have been protected through the years by covenant or other agreement, most of Electoral Area 'A's environmentally sensitive lands are not formally protected.

Social and Cultural Implications

Adequate and appropriately located park land, green space, and opportunities for recreation and culture are important contributors to the quality of life for area residents. As such they are also important determinants in the ability to build and maintain diversity in the community.

Strategic Direction and Goals

Section 9.0 helps achieve the community vision by contributing towards the following goals:

1. Create clear rules and criteria for development.
2. Preserve the rural character of Electoral Area 'A'
3. Create a dynamic and sustainable community which welcomes a diversity of residents of all ages and from all economic levels.
4. Create neighbourhoods that have distinct identities and lively public spaces that promote social connections.
5. Encourage and support community services geared towards all ages including active transportation, recreation, culture, sports, the arts, and education.
6. Preserve, protect and enhance biodiversity, ground water resources, and natural habitat.
7. Support environmental stewardship.



8. Establish, protect, and enhance green space.
9. Reduce greenhouse gas emissions.
10. Establish and support efficient infrastructure and community services.

9.1 **Creating Opportunities for Parks, Trails, Outdoor Recreation, and Culture**

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 12 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 community trails 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*.

The purpose of this section is to incorporate the recommendations of the 2005 Community Trails Study as well as the current desire of Electoral Area 'A' residents. In addition this section seeks to assist the Electoral Area 'A' Parks, Recreation, and Culture Commission in determining the suitability of lands for public use should an opportunity become available.

Objectives and Policies

Section	Policy/Objective
9.1	
Objective 9.1.1	Provide improved parks and outdoor recreational opportunities by increasing the amount, location, and variety of park land for a range of outdoor activities.
Policy 9.1.1	Lands designated Park Land/Green Space/ Natural Areas are shown on Map No. 3
Policy 9.1.2	Existing and proposed park land and trail network are shown on Map No.8.
Policy 9.1.3	Park land and trails shall be permitted and encouraged in all land use designations.
Policy 9.1.4	Residents of Electoral Area 'A' have stated a need for additional park land to: <ol style="list-style-type: none"> a. provide access or improves existing access to the waterfront, including the sea and all streams, including the Nanaimo River; b. provide waterfront park land; c. provide opportunities for sports fields' d. provide 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



Section 9.1	Policy/Objective
	<p>River, and unconstructed dedicated road or easement rights-of-way between the waterfront, existing parks and community land uses such as schools;</p> <ul style="list-style-type: none"> e. provide sites for the protection of locally significant environmentally sensitive features; f. provide sites for active or passive outdoor recreation activities including sports fields and playgrounds; g. provide sites which provide buffer areas between land uses or roads; h. provide sites with heritage values such as petroglyphs; i. provide viewpoints or opportunities for nature appreciation; or j. create focal features such as a small green space within the rural village centres.
Policy 9.1.5	The RDN will continue to develop the trail system along the former Morden Colliery right-of-way to connect Morden Colliery Historic Park to the Nanaimo River. The dedication of park land will be required at time of subdivision for those properties, which provide trail connections to the Morden Colliery Historical Park.
Policy 9.1.6	At the time of subdivision of land adjacent to the ocean or a watercourse, the RDN shall recommend to the Approving Officer that full access to all water bodies be required, and where more than one access to a water body is a requirement of subdivision, the RDN shall support the consolidation of accesses to create a larger access for a wider variety of uses.
Policy 9.1.7	The RDN will support and encourage obtaining lands for park and trail purposes along the Nanaimo River.
Policy 9.1.8	The Regional District of Nanaimo should when the opportunity for park land is minimal in terms of size or of low benefit or value to the immediate neighbourhood consider taking cash in lieu of land to contribute towards the purchase of larger parcels of land which can be enjoyed by community.
Policy 9.1.9	The Regional District of Nanaimo should work towards the establishment of a comprehensive trail system linking the Rural Village Centres with the surrounding residential and industrial communities and which also provide greenway linkages to existing and future parks.
Policy 9.1.10	Recreational activities shall be located inside the Growth Containment Boundaries. However, outdoor recreational uses may be supported outside the Growth Containment Boundaries where the surrounding landscape, natural amenities, and scale of development serves the community.
Policy 9.1.12	Although park land is supported for the protection of locally-significant environmentally sensitive features, protection of these features should be in addition to the minimum 5% park land dedication in the <i>Local Government Act</i> .
Policy 9.1.13	Park land proposals must provide a benefit for the community and those lands with little or no benefit to the community should not be accepted.
Policy 9.1.14	It is strongly preferred that land being considered for park land be maintained in its natural state and should not be cleared or otherwise disturbed. Cleared and disturbed lands should only be accepted where the proposed park land is to be used for recreational uses which require cleared lands.
Policy 9.1.15	Where dedication of park land is desired, developers are encouraged to dedicate greater than 5% park land.
Policy 9.1.16	The Regional District shall encourage and support volunteer assistance in the development and management of community parks and trails.
Policy 9.1.17	The Regional District recognizes that public involvement early in the planning process, during acquisition and development of Community Park, and in recreation and culture commissions, volunteer groups or service organizations, is essential for the success of the Parks System.



Section 9.1	Policy/Objective
Policy 9.1.18	This Plan supports the establishment of a Development Cost Charge Bylaw for community parks purposes.
Policy 9.1.19	The Regional District shall evaluate the suitability of park land proposals and may also consider parks and publicly accessible open space provision through means other than subdivision approval in accordance with Section 9.2 of this Plan.
Policy 9.1.20	The Regional District of Nanaimo should consider zoning parks, green space, and natural areas for their intended use.
Policy 9.1.21	All trails proposed on lands located within the Agricultural Land Reserve shall require approval from the Agricultural Land Commission and should be developed and used in accordance with the Ministry of Agriculture's publication titled " <i>A Guide to Using and Developing Trails in Farm and Ranch Areas</i> ".
Policy 9.1.22	The City of Nanaimo and the Cowichan Valley Regional District are encouraged to work with the Regional District of Nanaimo to create integrated parks and trail systems network that spans jurisdictional boundaries.
Policy 9.1.23	The RDN shall not support encroachment permits, issued by the Ministry of Transportation and Infrastructure, to private individuals to occupy road ends adjacent to the ocean or a watercourse.
Policy 9.1.24	This Plan supports the recommendations identified in the Regional District of Nanaimo Electoral Area 'A' Community Trails Study as well as an update to the same.
Policy 9.1.24	This Plan supports the recommendations identified in the Regional District of Nanaimo Electoral Area 'A' Recreation and Cultural Services Master Plan.

9.2 Acquisition of Park Land, Green Space, and Natural Area

Park land, green space, and natural areas can be acquired through various means such as a requirement of rezoning, land dedication through subdivision, private donation, eco-gifting, or by purchase by the Regional District of Nanaimo or a private land holding entity such as a land trust or other conservation-based organization.

The Regional District of Nanaimo Board supports the policy of "*Availability for Acquisition*". This means that the Regional District of Nanaimo will only consider sites where there is a willing seller or donor of land, access, tenure, or covenant. In accordance with Section 877 of the *Local Government Act*, this Official Community Plan identifies the approximate location, amount, and type of present and proposed recreational land uses. In the case of proposed or potential park and trail, it must be noted that an agreement with property owners affected must be reached prior to any land being considered for public use.

The following objectives and policies work towards the Plan Area resident's desire to maintain and enhance park land, green space, and natural areas within Electoral Area 'A'.

Objectives and Policies

Section 9.2	Policy/Objective
Objective 9.2.1	Support an innovative and multi-faceted approach to the acquisition of park land, green space, and natural areas.
Policy 9.2.1	Pursuant to the <i>Local Government Act</i> , at the time of subdivision, the Regional District shall determine whether the owner of land being subdivided shall: <ul style="list-style-type: none"> a. Provide, without compensation, useable park land equivalent to 5% of the parcel

Section 9.2	Policy/Objective
	<p>size and in a location acceptable to the RDN; or</p> <p>b. Pay to the Regional District an amount that equals 5% of the market value of all of the land being subdivided; or</p> <p>c. Provide a combination of land and cash to the satisfaction of the Regional Board.</p>
Policy 9.2.2	<p>The Regional District of Nanaimo may consider accepting park land at the time of subdivision or rezoning on any lands within the Plan Area where there is an opportunity for park dedication to meet one or more of the following preferred park criteria:</p> <p>a. The land improves access to water including the ocean and any other watercourse;</p> <p>b. The land is identified for park land, trail, or conservation area by this Plan or any other Regional District of Nanaimo parks and trails plan;</p> <p>c. The land connects parks and natural areas, contributing to an interconnected greenways network that links neighbourhoods to parks, schools and cultural resources;</p> <p>d. The land includes areas for the protection of environmentally sensitive lands to be retained in a natural, undisturbed state or archaeological features to be protected, although, generally the protection of environmentally sensitive lands should be in addition to the minimum park land dedication requirements pursuant to the <i>Local Government Act</i>;</p> <p>e. The land includes viewpoints and opportunities for nature appreciation and/or focal features such as a public square or community gathering space in rural village centres;</p> <p>f. Land that is a single contiguous parcel(s) is preferred where other park land acquisition criteria are not considered to offer a greater community benefit.</p> <p>g. The subject property contains a locally or regionally significant feature or ecosystem that if preserved or managed would result in a net benefit to the community;</p> <p>h. Notwithstanding lands deemed appropriate for environmental protection by a qualified environmental professional, the land in question must be useable land that would be suitable for a multitude of recreational uses such as baseball diamonds, tennis courts, children's tot lots, and basketball courts; and,</p> <p>i. Preference shall be given to the acquisition of those lands identified on Map No. 8 and 4 for future community and regional parks, trails and corridors, and natural areas. However, other lands may be considered in accordance with the criteria outlined in this policy.</p>
Policy 9.2.3	<p>This Plan supports the acquisition of lands along the Nanaimo River and associated upland riparian areas as opportunities arise due to their environmental sensitivity, their importance to the Plan Area, and in order to preserve intact riparian corridors, which may also provide opportunities for low impact walking and/or multi-use trails.</p>
Policy	<p>Proposed park land and conservation areas must meet the criteria outlined in 9.2.2 above.</p>



Section	Policy/Objective
9.2	
9.2.4	
Policy 9.2.5	The Regional District of Nanaimo shall when considering an amendment application, consider requiring dedication of land for the purpose of park land, green space, and/or natural areas as part of a community amenity contribution. Park land acceptance should be in accordance with Policy 9.2.2 above.
Policy 9.2.6	Innovative and multi-faceted approaches to the acquisition of park land, green space, and natural areas may be supported which may include, but are not limited to, eco-gifting, private public partnerships, private land donation, conservation covenants, and density transfer.
Advocacy Policy 9.2.7	Non-government agencies and conservation-based organizations are encouraged to continue to work with the Regional District of Nanaimo and with the private sector to acquire and manage lands suitable for conservation.
Advocacy Policy 9.2.8	Non-government agencies and conservation-based organizations are encouraged to hold and enforce conservation-based covenants on behalf of Plan Area residents and the Regional District of Nanaimo.

10.0 Institutional Uses and Improving Servicing Efficiency

10.1 Schools

Nanaimo Ladysmith School District No. 68 is responsible for the administration of three elementary schools, one intermediate school, and one community secondary school within the Plan Area.



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 thus reducing the need for bussing.

The Plan supports a strategic approach to school site planning in order to ensure continued availability of school facilities which transcends electoral and jurisdictional boundaries. The Plan will also ensure a coordinated approach for school site and parks and open space acquisition to ensure coordination of these services.

Objectives and Policies

Section	Policy/Objective
10.1	
Objective 10.1.1	Assist School District No. 68 in planning for future school facilities.
Policy 10.1.1	The location of existing schools is shown on Map No. 4 (Parkland, Green Space, Natural Areas, Crown Land, Institutional, Schools, and Cultural Facilities).
Policy 10.1.2	The RDN shall consult with School District No. 68 on an annual basis pursuant to the <i>Local Government Act</i> .
Policy 10.1.3	All subdivision of land shall comply with the school site acquisition requirements pursuant to the <i>Local Government Act</i> .

Section 10.1	Policy/Objective
Objective 10.1.2	Coordinate school sites and parks and recreation planning with School District 68.
Policy 10.1.4	The development of new school and educational facilities on land within the Growth Containment Boundaries shall be supported. However, school facilities may be considered in any land use designation of this Plan subject to rezoning where: <ul style="list-style-type: none"> a. there is no possible site within the Urban Containment Boundaries or it is necessary to provide a public service in a more isolated location; b. the need for the proposed use clearly overrides the value of the land for agriculture and/or forestry; c. the proposed use is not within the ALR or FLR lands; d. if the use is proposed to be adjacent to ALR or FLR lands, there is sufficient buffering between the ALR or FLR lands and the proposed use; and e. the proposed use is considered compatible with surrounding land uses.

Section 10.1	Policy/Objective
Objective 10.1.3	Promote communication between School District No, 68 and the Regional District of Nanaimo to maximize efficiency of resources.
Policy 10.1.5	The Regional District of Nanaimo shall consult with School District No. 68 on development and planning related matters on an ongoing basis.

10.2 Institutional Land Use Designation

Schools and social and cultural services in the Plan Area are provided by a wide variety of public and private non-profit organizations. The Electoral Area 'A' Official Community Plan provides a framework to assist in future planning of community cultural and social services, including educational and cultural services provided through non-profit groups and religious or service organizations.

Objectives and Policies

Section 10.2	Policy/Objective
Objective 10.2.1	Establish a framework to assist in future planning of community, social and cultural services.
Policy 10.2.1	<u>Lands designated</u> Institutional are illustrated on Map No. <u>3</u> .
Policy 10.2.2	The Regional District shall consult with the Vancouver Island Health Authority and shall request input on the following: <ul style="list-style-type: none"> a. the actual and anticipated health care facilities and support services, and b. the size, number, type, location, service areas, and timing of anticipated health facilities.

Section 10.2	Policy/Objective
Objective 10.2.1	Encourage coordination, efficiency and compatibility of community, social and cultural services.
Policy 10.2.3	Direct the location of institutional facilities for public assembly for educational, religious, cultural and service organizations to lands within the Growth Containment



Section	Policy/Objective
10.2	Boundaries, except where such educational facilities require access to lands in close proximity to resources such as agricultural, environmental, and resource education. This Plan recognizes intuitional uses which existed prior to the adoption of this plan which are located outside of the Growth Containment Boundary.
Policy 10.2.4	Establishing public or private community information and drop-in medical centres within the Rural Village Areas of this Plan is supported.

10.3 Community Water Services

The North Cedar Improvement District (NCID) was established by letters patent on November 27, 1959 and covers a large area both inside and outside of the GCB within the Plan Area. The NCID provides water, fire protection, and street lighting to a large portion of the Plan Area. With respect to water, the NCID provides approximately 1300 community water connections both inside and outside the GCB, the majority being residential.

An important goal of the Regional District of Nanaimo Regional Growth Strategy is to encourage development inside the GCB. One of the strategies for achieving this is to focus the provision of community water servicing within the GCB while discouraging new community water service connections to properties located outside the GCB. It is also recognized that community water service connections may be needed in areas outside of the GCB to address health and environmental concerns provided the water connection does not result in additional development beyond what the current zoning permits without community water.

Most of the areas serviced with community water located outside of the GCB are zoned to allow a 2000 m² minimum parcel size with a community water service connection and a 1.0 hectare (10,000 m²) minimum parcel size without a community water service connection. In this way, the provision of community water can result in a five fold increase in the potential number of lots in these rural areas. This potential increase of residential development is inconsistent with the Regional Growth Strategy and this Plan. Thus, from a growth management perspective, the provision of additional community water service connections to properties outside of the GCB to support additional development does not contribute to the goal of strong urban containment.

This Plan recognizes that the NCID water service area boundary extends beyond the GCB and that NCID has jurisdiction to service properties within its boundary in a manner which is consistent with the Regional District of Nanaimo Zoning Bylaw. In response, this Plan supports coordination and cooperation with the NCID in managing growth in rural areas within its boundaries to ensure that new development continues to be focused into well-defined GCB and additional residential development is limited on properties located outside of the GCB.

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 NCID is responsible for approving community water service connections as well as operating, purveying, and maintaining the community water system within its servicing boundaries. The NCID is also responsible for protecting its water source and for ensuring that the water quality meets the Canadian Drinking Water Standards. NCID is also responsible for ensuring that there is adequate water supply available for fire fighting purposes within its boundary.

The Regional District of Nanaimo operated Decourcey Water Service Area was established in 1998 and comprises a small number of 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 a reservoir.

Elsewhere in the Plan Area potable water is drawn primarily from private wells on private property.

Objectives and Policies

Section 10.3	Policy/Objective
Objective 10.3.1	Coordinate community servicing and facilitate cooperation with the North Cedar Improvement District
Policy 10.3.1	The Regional District of Nanaimo shall work with the NCID to ensure that developments within its boundaries do not pose a risk to groundwater quantity or quality.
Policy 10.3.2	The Regional District of Nanaimo shall work with the NCID to assess groundwater impacts and on drinking water protection.
Policy 10.3.3	This Plan recognizes that the NCID provides community water service connections to properties located outside of the GCB which facilitates additional development. While this is permitted under current zoning it is not consistent with the Regional Growth Strategy. To address this inconsistency, the Regional District of Nanaimo will work with the NCID to implement the Regional Growth Strategy and this Plan by exploring ways to limit future water service connections outside of the GCB where these additional services result in additional development beyond what is supported by current zoning for properties without community water.

Section 10.3	Policy/Objective
Objective 10.3.2	Support the provision of community sewer service to all properties within the Growth Containment Boundaries.
Policy 10.3.5	The community water service planning area is defined by the Growth Containment Boundaries as shown on Map No. 5.
Policy 10.3.6	The Community Water Service Planning Area is the area of land that may be provided with community water service for the purpose of facilitating increased development. This Planning Area is only supported on lands within the GCB.
Policy 10.3.7	Despite Policy No. 10.3.4 above, for Regional District of Nanaimo Community Water Systems, community water service may be extended outside the Urban Containment Boundaries to serve existing development. Servicing will only be extended in recognition of environmental or public health concerns or where there is a proven water shortage. The provision of service connections shall be subject to the following conditions: <ul style="list-style-type: none"> a. the existing development complies with the current land use regulations; b. the registration of a covenant restricting further subdivision; and c. the registration of a covenant restricting additional development and the construction of further dwelling units.
Policy 10.3.8	Despite any other policy in this section, where a publicly held institutional facility is located outside the Growth Containment Boundary and has been approved for development, the Regional Board may consider approval for connection to community water services.
Policy 10.3.9	This Plan recognizes that the NCID may provide community water service connections to properties within its servicing boundary.

Section 10.3	Policy/Objective
---------------------	-------------------------



Section 10.3	Policy/Objective
Objective 10.3.3	Minimize the costs of providing community water to parcels within the Urban Containment Boundaries.
Policy 10.3.10	The RDN shall pursue all opportunities for available infrastructure grant funding for design and construction of community water services within Growth Containment Boundaries.
Policy 10.3.11	The RDN will strive to minimize costs to individual property owners through efficient management of the construction and operation of a community water system within the Growth Containment Boundaries.

10.4 Community Sewer Services

To be drafted at a later date.

