

REGIONAL DISTRICT OF NANAIMO
ELECTORAL AREA PLANNING COMMITTEE
TUESDAY, APRIL 13, 2010
6:30 PM

(RDN Board Chambers)

A G E N D A

PAGES

CALL TO ORDER

DELEGATIONS

MINUTES

- 3 - 4 Minutes of the regular Electoral Area Planning Committee meeting held March 9, 2010.

BUSINESS ARISING FROM THE MINUTES

COMMUNICATIONS/CORRESPONDENCE

UNFINISHED BUSINESS

PLANNING

DEVELOPMENT PERMIT APPLICATIONS

- 5 - 12 Development Permit Application No. PL2009-080 - Fern Road Consulting Ltd. - 5229 Island Highway West - Area 'H'.
- 13 - 18 Development Permit Application No. PL2009-825 & Request for Frontage Relaxation - Elbe - 6208 Island Highway West - Area 'H'.
- 19 - 25 Development Permit Application No. PL2010-018 - Mason - Charlton Drive - Area 'H'.
- 26 - 32 Development Permit Application No. PL2010-041 - Oceanside Design - 44 Bowser Road - Area 'H'.
- 33 - 39 Development Permit Application No. PL2010-053 - Fern Road Consulting Ltd. - McFeely Drive - Area 'G'.

DEVELOPMENT PERMIT WITH VARIANCE APPLICATIONS

40 - 49 Development Permit with Variances Application No. PL2009-071 - Delinea Design Consultants Ltd. - 1866 Cedar Road - Area 'A'.

DEVELOPMENT VARIANCE PERMIT APPLICATIONS

50 - 57 Development Variance Permit Application No. PL2010-043 - Lyon - 3391 Blueback Drive - Area 'E'.

58 - 63 Development Variance Permit Application No. PL2010-044 - Craggs - 1359 Lundine Lane - Area 'G'.

64 - 70 Development Variance Permit Application No. PL2010-055 - Vectis Ventures - 1917 Bonito Crescent - Area 'E'.

71 - 75 Development Variance Permit Application No. PL2010-057 - JE Anderson & Associates - 230 & 238 Kenmuir Road - Area 'H'.

OTHER

76 - 115 Bylaws No. 1055.04, 1148.06, 1400.02, 1152.04, 1540.01 & 1335.04 - First & Second Reading - Greenhouse Gas Emission Targets in Official Community Plans for East Wellington - Pleasant Valley, Arrowsmith Benson - Cranberry Bright, Nanoose Bay & Areas 'F', 'G' & 'H'.

ADDENDUM

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

NEW BUSINESS

ADJOURNMENT

IN CAMERA

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE
MEETING HELD ON TUESDAY, MARCH 9, 2010, AT 6:30 PM
IN THE RDN BOARD CHAMBERS**

Present:

Director D. Bartram	Chairperson
Director J. Burnett	Electoral Area A
Director M. Young	Electoral Area C
Director G. Holme	Electoral Area E
Alternate	
Director D. Niwa	Electoral Area F
Director J. Stanhope	Electoral Area G

Also in Attendance:

M. Pearse	Senior Manager, Corporate Administration
P. Thorkelsson	General Manager, Development Services
D. Lindsay	Manager, Current Planning
P. Thompson	Manager, Long Range Planning
N. Hewitt	Recording Secretary

MINUTES

MOVED Director Burnett, SECONDED Director Young, that the minutes of the regular Electoral Area Planning Committee meeting held February 9, 2010 be adopted.

CARRIED

PLANNING

OTHER

Request for Frontage Relaxation on Subdivision Application No. PL2009-716 - Townline Ventures Boat Harbour Ltd. - Kendall Road & Pylades Drive - Area 'A'.

MOVED Director Burnett, SECONDED Director Young, that the request to relax the minimum 10% perimeter frontage requirement for proposed Lots 2-7 inclusive be approved.

CARRIED

Greenhouse Gas Emission Targets in Official Community Plans.

MOVED Director Holme, SECONDED Director Stanhope, that staff be directed to prepare the OCP bylaw amendments to address the requirement for greenhouse gas emission targets.

CARRIED

MOVED Director Holme, SECONDED Director Stanhope, that one public hearing be scheduled and be held in the RDN Board Chambers for all OCP bylaw amendments.

CARRIED

ADJOURNMENT

MOVED Director Holme, SECONDED Director Bartram, that this meeting terminate.

CARRIED

TIME: 6:41 PM

CHAIRPERSON



CAG APPROVAL	
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BOARD	

MEMORANDUM

TO: Dale Lindsay
Manager of Current Planning

DATE: February 26, 2010

FROM: Elaine Leung
Planner

FILE: PL2009-080

SUBJECT: **Development Permit Application No. PL2009-080 – Fern Road Consulting Ltd. Lot 52, District Lot 81, Newcastle District, Plan 1967 5229 Island Hwy West Electoral Area 'H'**

PURPOSE

To consider an application for a Development Permit to permit the construction of a dwelling unit.

BACKGROUND

The Regional District of Nanaimo has received a Development Permit application from Fern Road Consulting Ltd. on behalf of Dolores Beban and Jacqueline Beban. The property is approximately 3.7 hectares in size and contains an existing dwelling unit and a number of small accessory buildings (*see Attachment No. 1 for location of the subject property*). The applicant wishes to construct a second dwelling unit.

The subject property is located within the Hazard Lands, Environmentally Sensitive Area for Coastal Protection Development Permit Areas (DPA) pursuant to “Regional District of Nanaimo Electoral Area ‘H’ Official Community Plan Bylaw No. 1335”.

The subject property is zoned Rural 1 (RU1), pursuant to “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987.” The Rural 1 Zone permits two dwelling units provided the property is over 2.0 hectares.

ALTERNATIVES

1. To approve Development Permit No. PL2009-080 subject to the conditions outlined on Schedules No. 1 – 3.
2. To deny Development Permit No. PL2009-080 as submitted.

LAND USE AND DEVELOPMENT IMPLICATIONS

As outlined above, the applicants are requesting approval to construct a second dwelling unit. The location of the proposed dwelling unit and garage are outlined on *Schedule No. 2* and building elevations for the proposed development are outlined on *Schedule No. 3*.

The applicants have submitted a Geotechnical Report prepared by Ground Control Geotechnical Engineering Ltd. dated February 24, 2010, confirming that the site is considered safe and suitable for the

use intended. As per Board policy, staff recommends that the applicant be required to register a section 219 covenant that registers the Geotechnical Report and includes a save harmless clause that releases the Regional District of Nanaimo from all losses and damages as a result of erosion and/or landslide. Compliance with the Geotechnical Report has been included within the conditions of approval (see *Schedule No. 1*, conditions of approval.)

The northwest corner of the property is within a known archaeological site. The applicants have submitted an Archaeological Impact Assessment prepared by I.R. Wilson Consultants Ltd., dated May 2009, in support of their application. The assessment notes that the probability of significant deposits between the existing dwelling and the northwest corner of the lot is low. The applicant has indicated that they have applied to the Archaeology Branch of the Ministry of Tourism, Culture and the Arts for a site alteration permit.

In staff's assessment, the proposed development complies with the guidelines of the Hazard Lands Development Permit Area.

SUSTAINABILITY IMPLICATIONS

In keeping with Regional District of Nanaimo Board policy, the applicant has completed the "Sustainable Community Builder Checklist". No sustainability implications were identified as a result of the proposed development.

SUMMARY/CONCLUSIONS

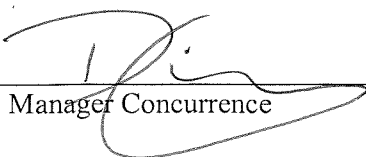
This is an application for a Development Permit to allow the construction of a dwelling unit on a property located at 5229 Island Highway West Road in Electoral Area 'H'. The applicant has submitted a Geotechnical Assessment which concludes the site to be geotechnically safe for the intended use. The proposed development is consistent with the guidelines of the "Electoral Area 'H' Official Community Plan Bylaw No. 1335, 2003" Hazard Lands DPA, and as such, staff recommends approval of the Development Permit.

RECOMMENDATION

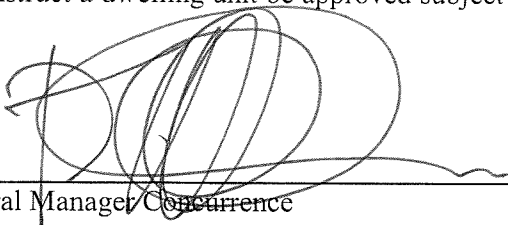
That Development Permit Application No. PL2009-080, to construct a dwelling unit be approved subject to the conditions outlined in Schedules No. 1 - 3.




Report Writer



Manager Concurrence



General Manager Concurrence



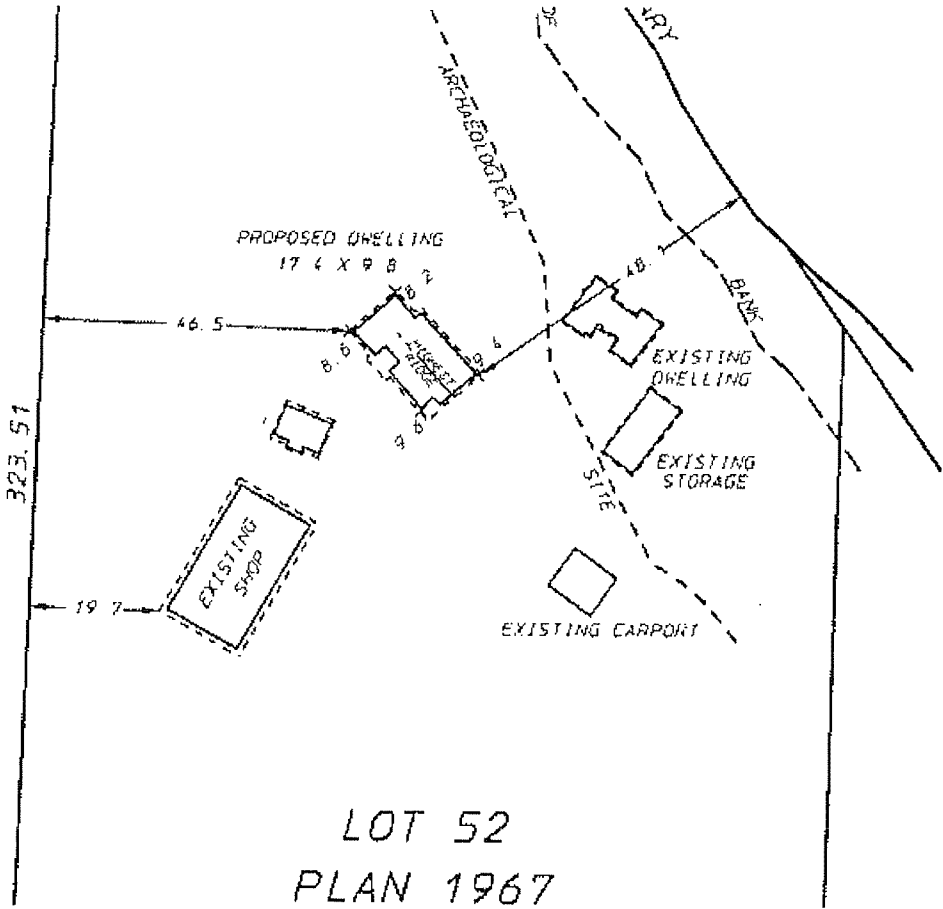
CAO Concurrence

Schedule No. 1
Terms of Development Permit No. PL2009-080

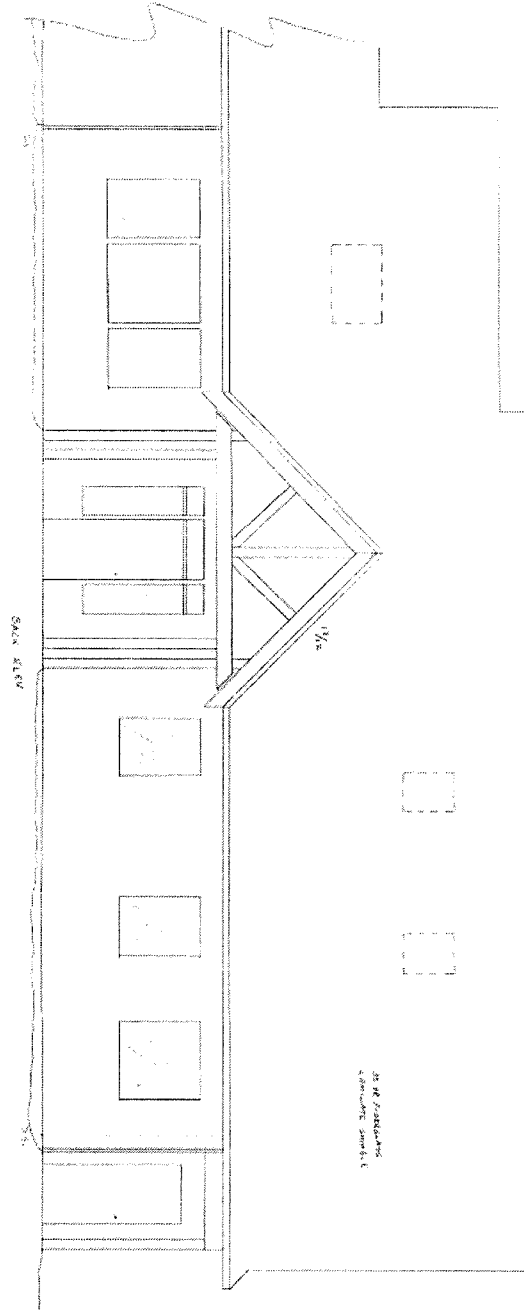
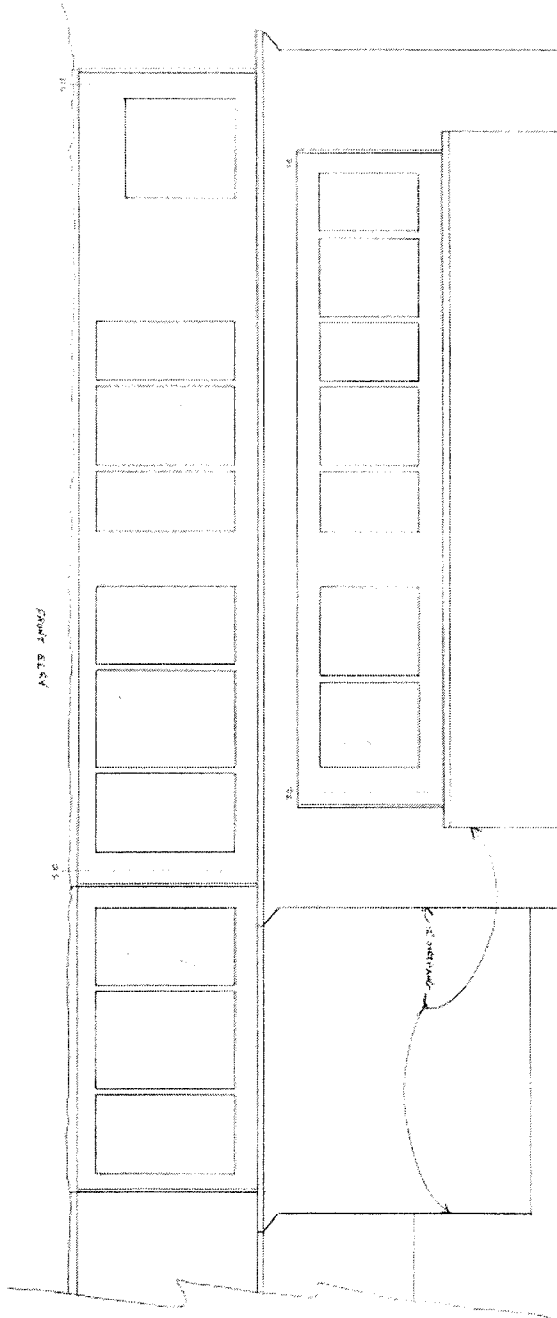
The following sets out the terms and conditions of Development Permit No. PL2009-080.

1. The dwelling unit shall be sited in accordance with site survey prepared by Sims Associates, dated January 19, 2010, attached as *Schedule No. 2*.
2. The dwelling unit shall be constructed in accordance with the building elevations submitted by the applicant attached as *Schedule No. 3*.
3. The dwelling unit shall be constructed in accordance with the Geotechnical Assessments reports prepared by Ground Control Geotechnical Engineering Ltd. dated February 11, 2009, and February 24, 2010.
4. Staff shall withhold the issuance of this permit until the applicant, at the applicant's expense, registers a section 219 covenant that registers the Geotechnical Report prepared by Ground Control Geotechnical Engineering Ltd., dated February 11, 2009, and the Geotechnical Report prepared by Ground Control Geotechnical Engineering Ltd. dated February 24, 2010 and includes a save harmless clause that releases the Regional District of Nanaimo from all losses and damages as a result of erosion and/or landslide.

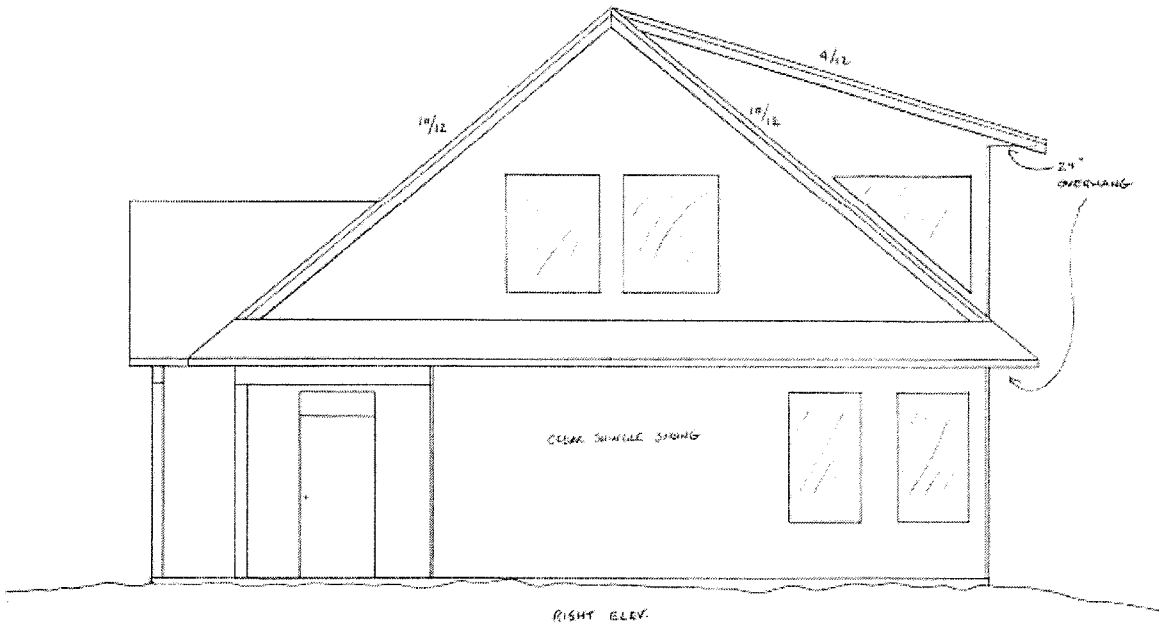
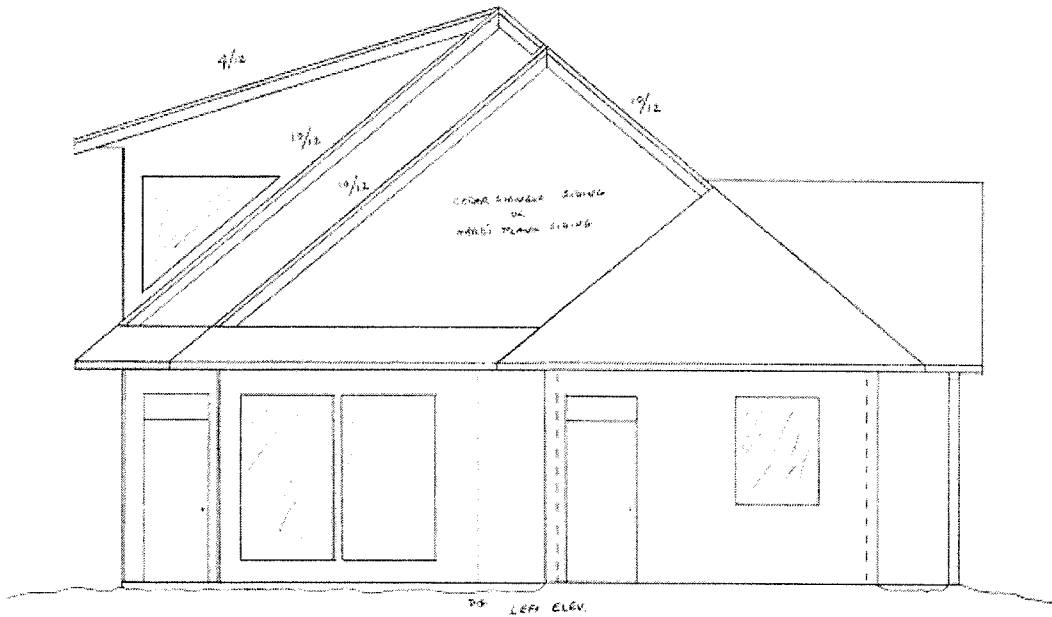
Schedule No. 2
Site Plan - Detail



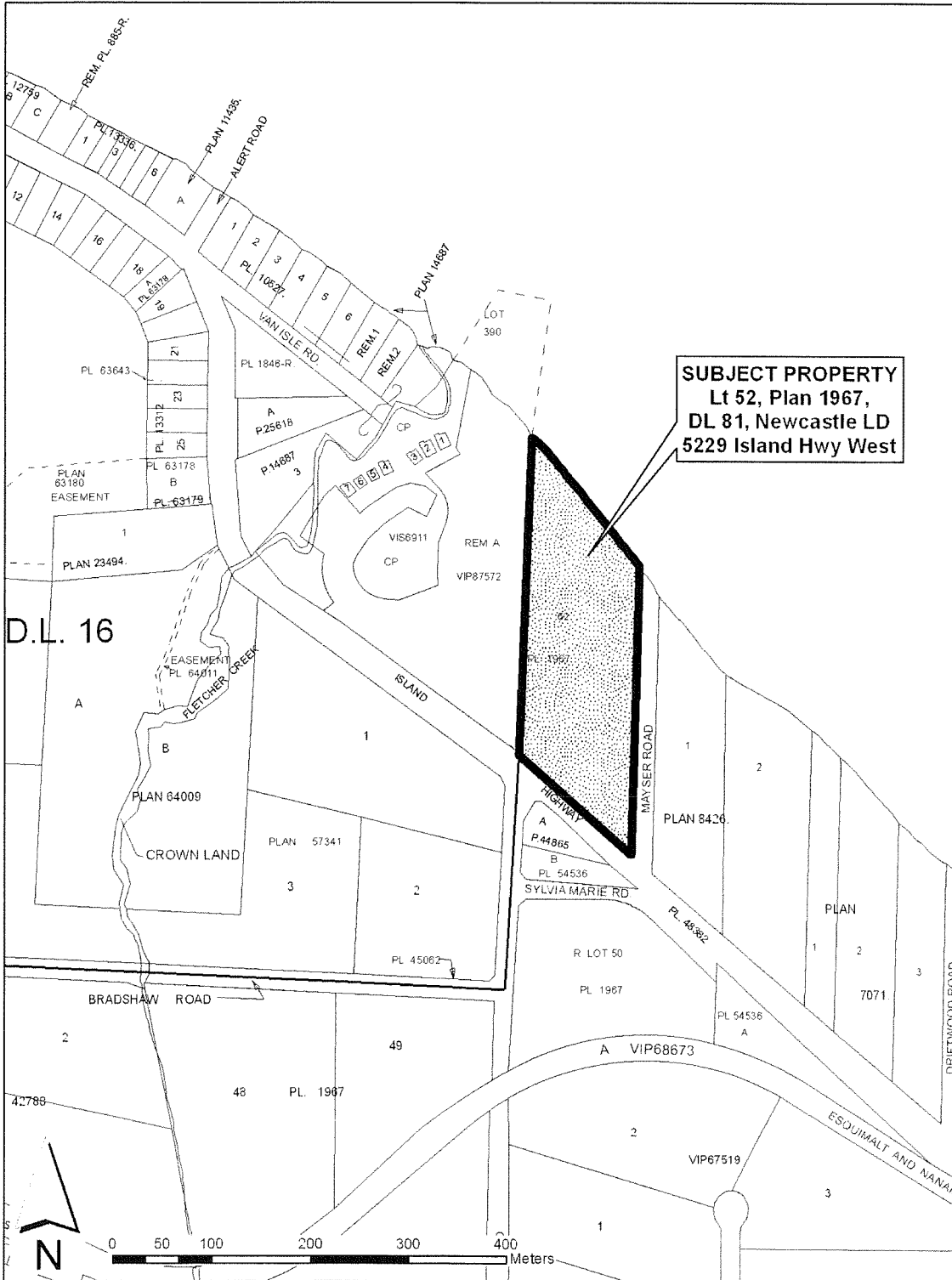
Schedule No. 3
Building Elevations – Dwelling Unit
(Page 1 of 2)



Schedule No. 3
Building Elevations – Dwelling Unit
(Page 2 of 2)



Attachment No. 1
Location of Subject Property



BCGS MAPSHEET: 92F.038.3.3



C/O APPROVAL	
EAP	✓ Apr 13 10
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MEMORANDUM

TO: Dale Lindsay
Manager, Current Planning

DATE: March 9, 2010

FROM: Susan Cormie
Senior Planner

FILE: PL2009-825

**SUBJECT: Development Permit Application No. PL2009-825 - Harvey Elbe
Lot A, District Lot 33, Newcastle District, Plan 28923
6208 Island Highway West
Electoral Area 'H'**

PURPOSE

To consider an application for a Development Permit and a request to relax the minimum 10% perimeter frontage requirement in conjunction with a two lot subdivision proposal.

BACKGROUND

The Regional District of Nanaimo has received a Development Permit application in conjunction with a two lot subdivision proposal from Harvey Elbe, on behalf of Ian Lightfoot.

The subject property, which is 4.4 ha in size, is split zoned Residential 2 Subdivision District 'M' (2000 m² minimum parcel size with community water service) and Rural 1 Subdivision District 'D' (2.0 ha minimum parcel size with or without community services) as per the "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" (see Attachment No. 1 for location of subject property).

The portion of the subject property to the west of the Island Highway No. 19A is situated within the Provincial Agricultural Land Reserve.

The parent parcel currently supports a single dwelling unit and accessory buildings. Surrounding land uses include the residential and rural zoned properties situated in the Provincial Agricultural Land Reserve (ALR) to the north and south, the Strait of Georgia to the east, and the E&N Railway Corridor to the west. The Island Highway No. 19A bisects the subject property in a north to south direction. In addition, there are two streams, including Nash Creek, and two wetlands located within the subject property. The subject property is located outside of a RDN Building Services Area.

The subject property is designated within the following applicable Development Permit Areas as per the Electoral Area 'H' Official Community Plan Bylaw No. 1335, 2003:

- The Environmentally Sensitive Features Development Permit Area (DPA) for the protection of watercourses and the coastal area; and
- The Fish Habitat Protection Development Permit Area for the protection of riparian areas.

Proposed Development

The applicant is proposing to create two new parcels, both greater than the minimum parcel size requirements (see Schedule No. 2 for Proposed Plan of Subdivision). The parcels are proposed to be served with community water service and individual private septic disposal systems. As part of the application process, the applicant has submitted Riparian Assessment and Marine Backshore Assessment Reports.

Minimum 10% Perimeter Frontage Requirement

The proposed Remainder of Lot A, as shown on the submitted plan of subdivision, does not meet the minimum 10% perimeter frontage requirement pursuant to section 944 of the ***Local Government Act***. The requested frontage is as follows:

<i>Proposed Lot No.</i>	<i>Required Frontage</i>	<i>Proposed Frontage</i>	<i>% of Perimeter</i>
Remainder of Lot A	125.4 m	45.7 m	3.6 %

Therefore, as this proposed parcel does not meet the minimum 10% parcel frontage requirement pursuant to section 944 of the ***Local Government Act***, approval of the Regional District Board of Directors is required.

ALTERNATIVES

1. To approve Development Permit No. PL2009-825, subject to the conditions outlined in *Schedule No. 1* and to approve the request for relaxation of the minimum 10% perimeter frontage requirement for the proposed Remainder of Lot A.
2. To deny the Development Permit No. PL2009-825 and the request for relaxation of the minimum 10% frontage requirement (and provide further direction to staff).

DEVELOPMENT IMPLICATIONS

Agricultural Land Reserve Implications

In keeping with the guidelines of the Agricultural Land Reserve Commission to *not* extend roads into the ALR as well as the requirements of the ***Land Title Act*** to limit roads being extended into ALR lands, there is a limited amount of road frontage to provide access to the proposed Remainder of Lot A. The Provincial guidelines and regulations support the requested frontage relaxation to serve proposed Remainder of Lot A.

Ministry of Transportation and Infrastructure Implications

Ministry staff has indicated that the proposed frontage for the proposed Remainder of Lot A is acceptable to the Ministry. Despite the reduction in the frontage, the parcel will be able to support residential and agricultural uses.

Environmentally Sensitive Development Permit Area

With respect to the Riparian Assessment, the report, which establishes 30.0 metre Streamside Protection Environmental Areas (SPEAs) for two streams and wetlands, concludes that, as there is no subdivision-related development activity to occur within the SPEAs, there are no impacts.

With respect to the Marine Backshore Assessment Report, the report concludes that as the proposed subdivision will not require the loss of any existing native vegetation, environmental mitigation is not warranted. The report further states that the proposed subdivision and continued use of the waterfront lot is not expected to result in adverse environmental impacts provided a number of recommendations are adhered to including: avoiding damage to trees and their roots, limbing trees rather than removing them, and ensuring activities do not introduce sediment onto the beach. It is recommended that the Recommendations of the Marine Backshore Assessment Report be included in *Schedule No. 1 – Conditions of Approval*.

Site Servicing Implications

The applicant has applied for septic disposal approval to the Central Vancouver Island Health Authority.

Proof of potable water is subject to the approval of the Approving Officer.

The Ministry of Transportation and Infrastructure is responsible for the storm drainage. As part of the subdivision review process, the Regional Approving Officer will examine the storm water management of the parent parcel and may impose conditions as required.

SUSTAINABILITY IMPLICATIONS

In keeping with Regional District of Nanaimo Board policy, the applicant has completed the “Sustainable Community Builder Checklist”. As part of the Development Permit application process, the applicant has provided Environmental Assessment Reports for the protection of the coastal and the riparian areas, thus promoting a healthy and productive ecosystem.

SUMMARY

Prior to the development of the subject property, a Development Permit and relaxation of the minimum 10% perimeter frontage requirement are required. The subject property is designated within the Environmentally Sensitive Features Development Permit Area (DPA) for the protection of watercourses and the coastal area; and the Fish Habitat Protection Development Permit Area for the protection of riparian areas as per the Electoral Area ‘H’ OCP. The applicant has provided a Riparian Assessment and a Marine Backshore Assessment Report which conclude that, as there is no subdivision-related development activity to occur within the SPEAs, there are no impacts or mitigation required.

The proposed Remainder of Lot A, despite the reduced frontage, will be capable of supporting the intended agricultural and residential uses permitted in the zoning provisions. In addition, Ministry of Transportation and Infrastructure staff have indicated that they have no objection to the request for relaxation of the minimum perimeter frontage requirement.

As the application is consistent with the applicable Development Permit Guidelines and as the reduced frontage will not negatively impact future uses of the proposed Remainder of Lot A, staff recommends approval of the Development Permit and relaxation of the minimum 10% perimeter frontage requirement.

RECOMMENDATIONS

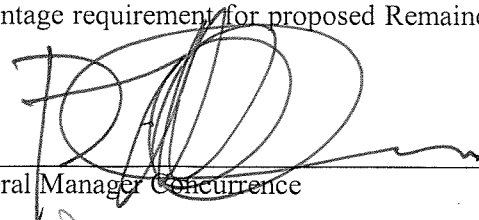
1. That Development Permit Application No. PL2009-825, in conjunction with a two lot subdivision be approved subject to the conditions outlined in *Schedule No. 1*.
2. That the request to relax the minimum 10% perimeter frontage requirement for proposed Remainder of Lot A be approved.




Report Writer



Manager Concurrence



General Manager Concurrence



CAO Concurrence

Schedule No. 1
Development Permit Application No. PL2009-825
Conditions of Approval

The following sets out the conditions of approval with respect to Development Permit No. PL2009-825:

1. Subdivision

The subdivision of the lands shall be in substantial compliance with *Schedule No. 2* (to be attached to and forming part of Development Permit No. PL2009-825).

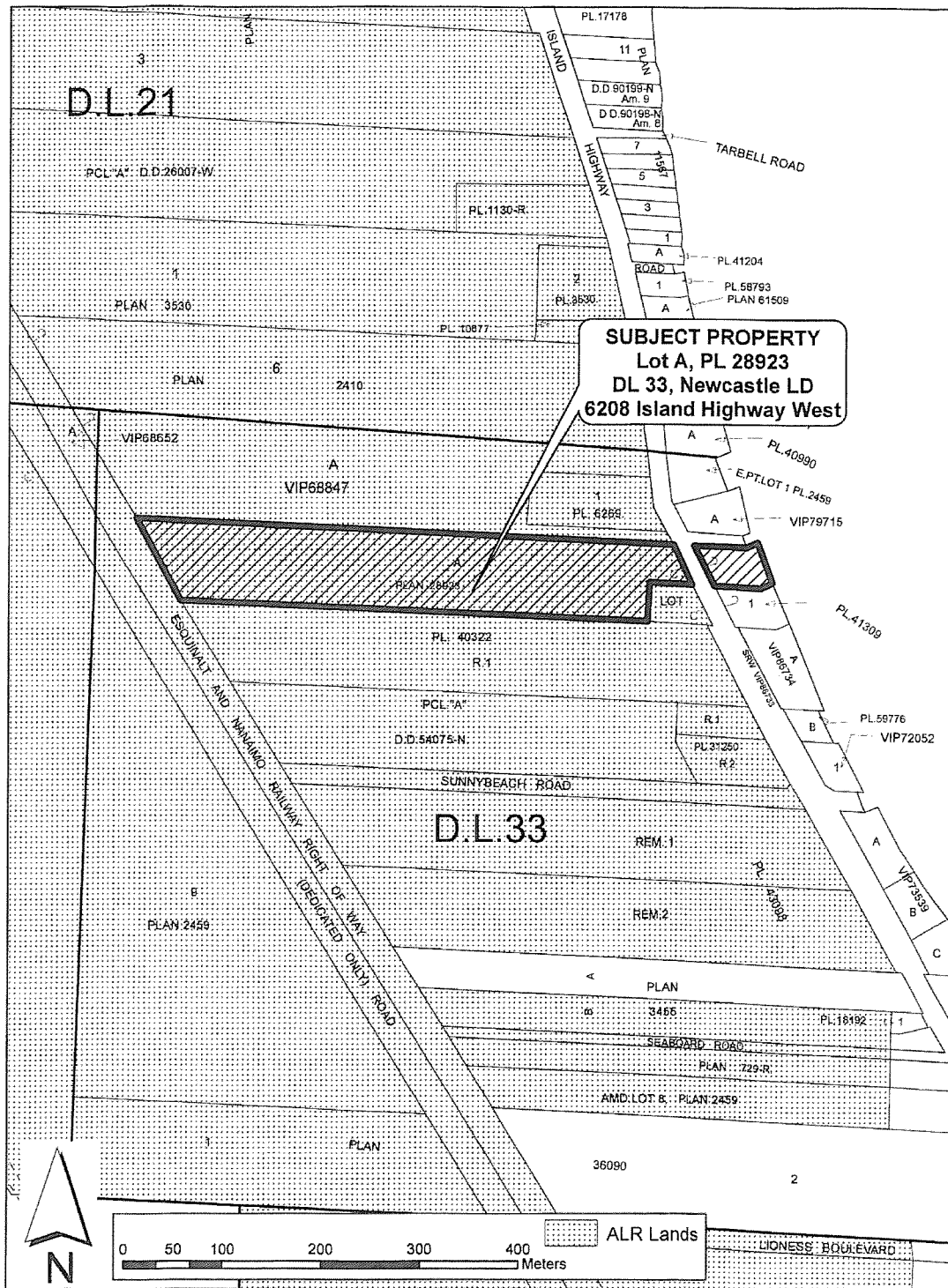
2. Riparian Assessment

The Riparian Area Assessment No. 1460 prepared by Adam Compton (Streamside Environmental Consulting Ltd.) and dated 2009-11-02 (to be attached to and forming part of the Development Permit as *Schedule No. 3* applies only to the two lot subdivision of the parent parcel requiring no associated subdivision related works within the SPEAs. If any subdivision related works, including drainage works or driveways, are to occur in the SPEAs or if there is any future development proposed to occur within the SPEAs, a further riparian area assessment prepared by a Qualified Environmental Professional and registered with the Ministry of Environment will be required.

3. Coastal Assessment

All recommendations set out in the report entitled Marine Backshore Assessment for Subdivision – 6208 Island Highway West, Qualicum Bay, BC prepared by Streamside Environmental Consulting Ltd. and dated February 24, 2010 (to be attached to and forming part of this development permit as *Schedule No. 4*) shall be followed.

Attachment No. 1 Location of Subject Property





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MEMORANDUM

TO: Dale Lindsay
Manager of Current Planning

DATE: March 1, 2010

FROM: Elaine Leung
Planner

FILE: PL2010-018

**SUBJECT: Development Permit No. PL2010-018 – Peter Mason
Lot 5, District Lot 22, Newcastle District, Plan 30558 – Charlton Drive
Electoral Area ‘H’**

PURPOSE

To consider an application for a Development Permit to allow for the construction of a dwelling unit on the subject property.

BACKGROUND

The Regional District of Nanaimo has received an application for a Development Permit from Peter Mason, BCLS on behalf of Roy and Beverley Allen to permit the construction of a dwelling unit. The subject property is .66 ha in area and is zoned Residential 2 (RS2) pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987". The property is bordered by residential lots to the east and west, with Nile Creek to the north.

The subject property (*see Attachment No. 1*) is subject to the Fish Habitat Protection Development Permit Area (DPA) pursuant to "Regional District of Nanaimo Electoral Area ‘H’ Official Community Plan Bylaw No. 1335, 2005" due to the proximity to Nile Creek. The applicants have submitted a Riparian Assessment Report, and an Arborist Report, in support of their application (*see Schedule No. 1, conditions of approval*).

ALTERNATIVES

1. To approve the Development Permit No PL2010-018 subject to the conditions outlined in *Schedules No. 1-3*.
2. To deny the Development Permit No. PL2010-018 and provide further direction to staff.

LAND USE AND DEVELOPMENT IMPLICATIONS

The subject property is currently zoned Residential 2 (RS2). The applicants propose to construct a dwelling unit as outlined on *Schedule No. 2*. Building elevations for the existing building and proposed addition are shown on *Schedule No. 3*.

The Fish Habitat Protection DPA is defined as 30.0 meters as measured from the top of the bank. However, the applicant has submitted a Riparian Areas Assessment (RAA), which recommends that “an 18.0 metres Streamside Protection and Enhancement Area (SPEA) is proposed for this property to

provide an adequate developable area for the landowner while providing adequate riparian protection.” Furthermore, the report recommends that the SPEA be protected through the installation of a split rail fence or fence of similar design.

The applicant has provided correspondence from The Department of Fisheries and Oceans dated April 8, 2009, confirming that subject to the mitigation measures outlined in the RAA, they have “no objection to the proposed reduction of the SPEA from 30.0 metres to 18.0 metres.” They also note that “the 18.0 metre SPEA is well vegetated and that the stream bank is very stable having been armored with rip rap sometime in the past.”

SUSTAINABILITY IMPLICATIONS

In keeping with Regional District of Nanaimo Board policy, the applicant has completed the “Sustainable Community Builder Checklist”. No sustainability implications were identified as a result of the proposed development.

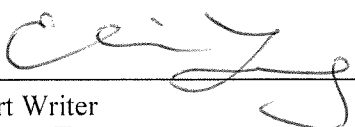
SUMMARY/CONCLUSIONS

This is an application for a Development Permit to permit the construction of a dwelling unit subject to the Fish Habitat Protection Development Permit Area.

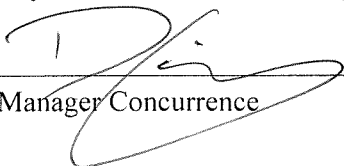
The applicant has submitted a site plan, building elevations, and Riparian Areas Assessment in support of the application. In staff’s assessment, this proposal is consistent with the guidelines of the “Regional District of Nanaimo Electoral Area ‘H’ Official Community Plan Bylaw No. 1335, 2005” Fish Habitat Protection Development Permit Area.

RECOMMENDATION

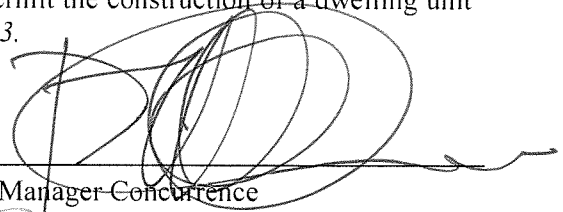
The application for a Development Permit No. PL2010-018, to permit the construction of a dwelling unit be approved subject to the conditions outlined in *Schedules No. 1-3*.




Report Writer



Manager Concurrence



General Manager Concurrence



CAO Concurrence

Schedule No. 1
Terms of Development Permit No. PL2010-018

The following sets out the conditions of approval with respect to Development Permit No. PL2010-018:

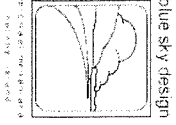
1. Dwelling Unit

- a) The location of the dwelling unit shall be sited in accordance with the site plan prepared by Blue Sky Design dated March 24, 2010, attached as *Schedule No. 2*.
- b) The addition shall be constructed in accordance with the elevation drawings prepared by Blue Sky Design dated March 24, 2010, attached as *Schedule No. 3*.

2. Riparian Areas Assessment

- a) The applicant shall develop the subject property in accordance with the recommendations established in the Riparian Areas Assessment report dated May 8, 2009.
- b) The applicant shall complete the recommendations concerning the environmental monitoring as set out in Section 5 of the Riparian Areas Assessment Report, to the satisfaction of a Qualified Environmental Professional.

**Schedule No. 2
 Site Plan**



Site Plan scale 1"=20'
 Bev and Roy Allen Residence

Qualicum Beach B.C.

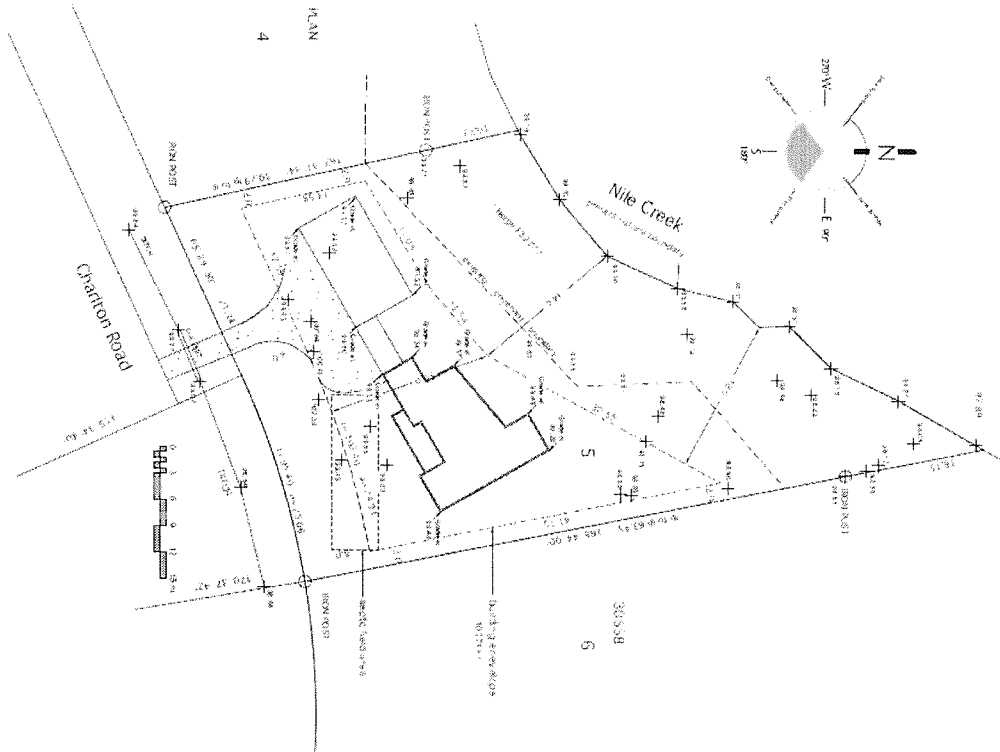
Date: **March 24, 2010**
 File name: Plan-9a.mxd

Revisions:
 Mar 17 2010 - include existing grade information as per survey work
 Mar 24 2010 - Revised Siteplan as per the Council's decision

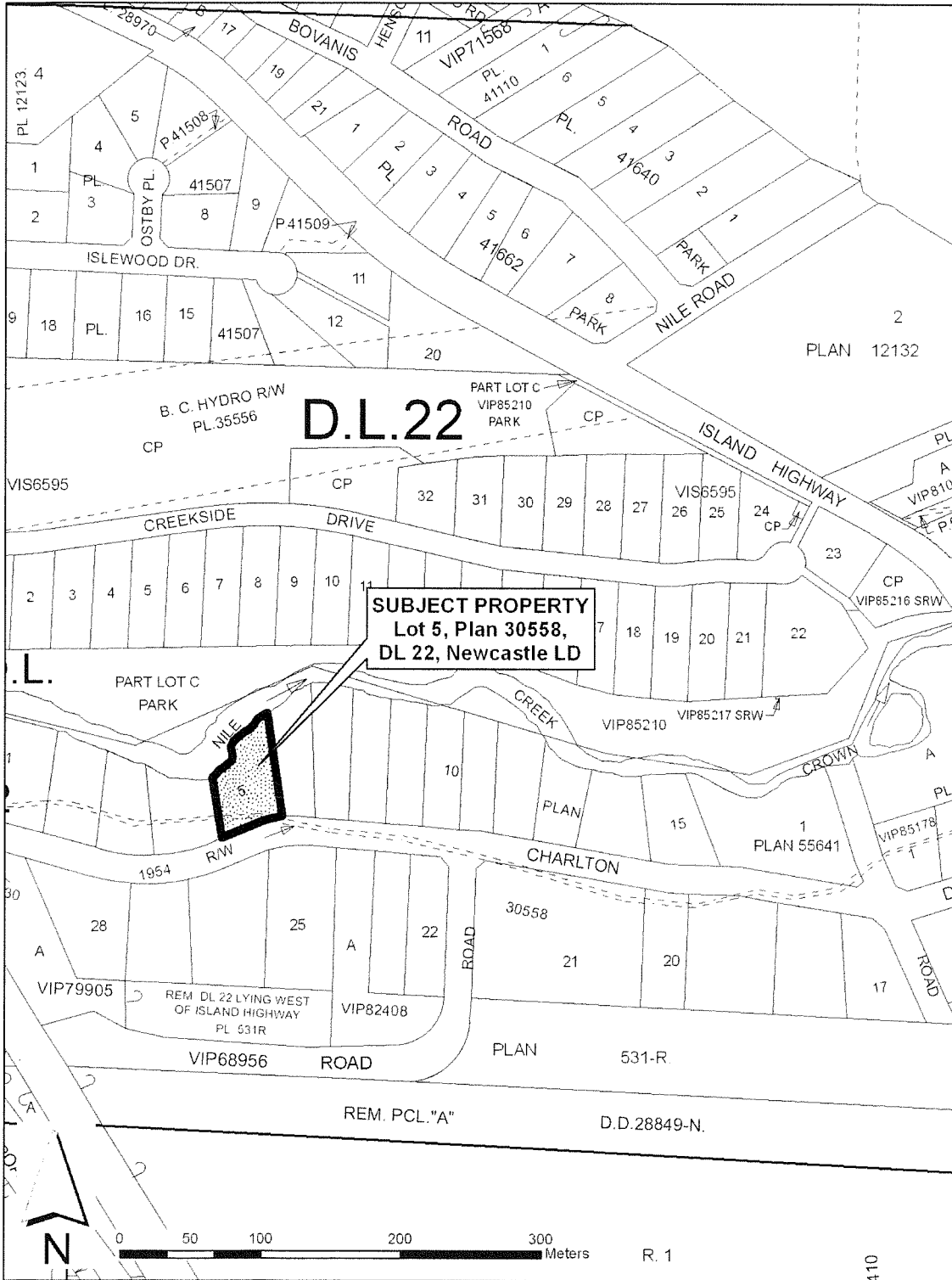
NOTE:
 ALL ELEVATIONS WERE OBTAINED BY
 REGIONAL DISTRICT OF NANAIMO BYE-LAWS
 AND CHANTON ENGINEERING LTD.
 (BYPASSABLE REPORT DATED DEC. 19, 2008)

NOTE:
 SITE SURVEY PREPARED BY
 PETER J. MASON, E.C.L.S.
 PLAN PREPARED APRIL 4, 2009

FLOOD PLAIN ELEVATION
 1.5 M ABOVE NATURAL BOUNDARY
 ELEVATION = 160.85 M
 MAX ROOF ELEVATION = 107.27M
 MAX ACCESSORY BUILDING = 105.1M



Attachment No. 1
Location of Subject Property



BCGS MAPSHEET: 92F.047.2.2



CAG APPROVAL	
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MEMORANDUM

TO: Dale Lindsay
Manager, Current Planning

DATE: March 18, 2010

FROM: Elaine Leung
Planner

FILE: PL2010-041

SUBJECT: Development Permit Application No. PL 2010-041 – Oceanside Design
Lot A, District Lot 36, Newcastle District, Plan 23542 - 44 Bowser Road
Electoral Area ‘H’

PURPOSE

To consider a Development Permit for the construction of an accessory building and additions to an existing dwelling.

BACKGROUND

The Regional District has received a Development Permit Application from Oceanside Design on behalf of Laurel Webster. The subject property is zoned Residential 2 (RS2) as per the “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987” (see Attachment No. 1 for location of subject property).

The property is subject to the Hazard Lands Development Permit Area (DPA) pursuant to “Regional District of Nanaimo Electoral Area ‘H’ Official Community Plan Bylaw No. 1335” due to flooding hazards.

There is an existing dwelling unit on the subject property. The site is surrounded by residential zoned parcels to the north, west and south and Bowser Road to the east. The subject property is not within a RDN Building Services area.

Proposed Development

The applicant is proposing to construct a 40 m² accessory building and additions to the existing dwelling unit. The applicant has provided a geotechnical assessment as part of the application, along with a site plan and building elevations.

ALTERNATIVES

1. To approve Permit Application No. PL 2010-041, as submitted, subject to the conditions outlined in Schedule No. 1.
2. To deny the Development Permit as submitted and provide staff with further direction.

LAND USE AND DEVELOPMENT IMPLICATIONS

The location of the proposed accessory building and additions are outlined on *Schedule No 2*. Building elevations are outlined on *Schedule No 3*. A geotechnical hazards assessment has been submitted by Ground Control Geotechnical Engineering Ltd. dated December 8, 2009, in support of the application. The submitted geotechnical evaluation concludes that the site is safe and suitable for the intended use and does not appear to be at significant risk for geotechnical hazards. Compliance with the geotechnical evaluation has been included within the Conditions of Approval (*see Schedule No. 1 – Conditions of Approval*).

As per Board policy, staff recommends that the applicant be required to register a section 219 covenant that registers the Geotechnical Report prepared by Ground Control Geotechnical Engineering Ltd., and include a save harmless clause that releases the Regional District of Nanaimo from all losses and damages as a result of erosion and/or landslide.

SUSTAINABILITY IMPLICATIONS

In keeping with Regional District of Nanaimo Board policy, the applicant has completed the “Sustainable Community Builder Checklist”. No sustainability implications have been identified as a result of the proposed development.

SUMMARY

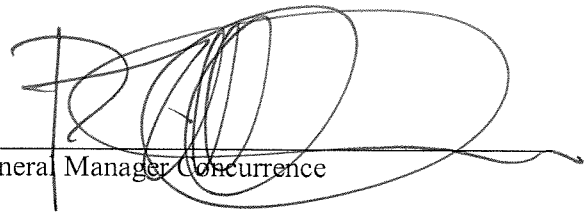
The subject property is within the Hazard Lands Development Permit Area pursuant to the Electoral Area ‘H’ OCP. The applicant has provided a Geotechnical Evaluation Report which concludes that the construction of the accessory building and additions to the existing dwelling unit will be geotechnically safe. As the application is consistent with the applicable development permit guidelines, staff recommends approval of the development permit.

RECOMMENDATION

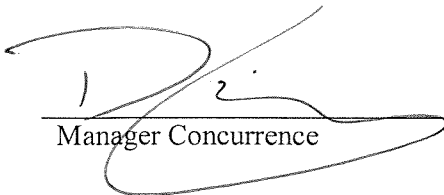
That Development Permit Application No. PL2010-041, to permit the construction of an accessory building and additions to an existing dwelling unit be approved, subject to the conditions outlined in Schedule No. 1.



Report Writer



General Manager Concurrence



Manager Concurrence



CAO Concurrence

Schedule No. 1
Development Permit Application No. PL 2010-041
Conditions of Approval

The following sets out the conditions of approval with respect to Development Permit No. PL2010-041:

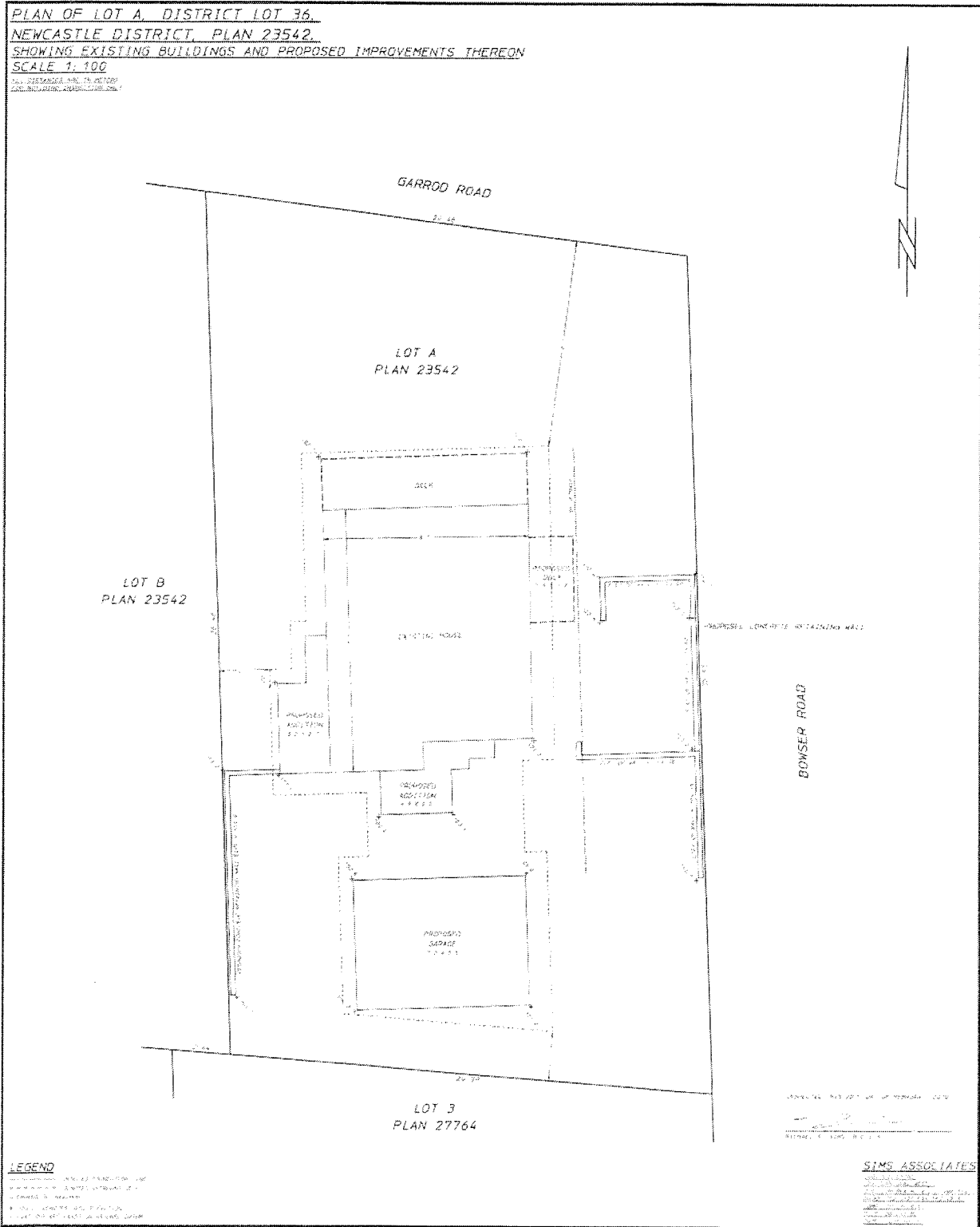
1. Accessory Building

- a) The location of the accessory building shall be in substantial compliance with Schedule No. 2 (to be attached to and forming part of this development permit).
- b) The building profile of the accessory garage building shall be in substantial compliance with Schedule No. 3 (to be attached to and forming part of this development permit). The building shall not exceed a maximum of 6.0 metres as measured from the natural grade.

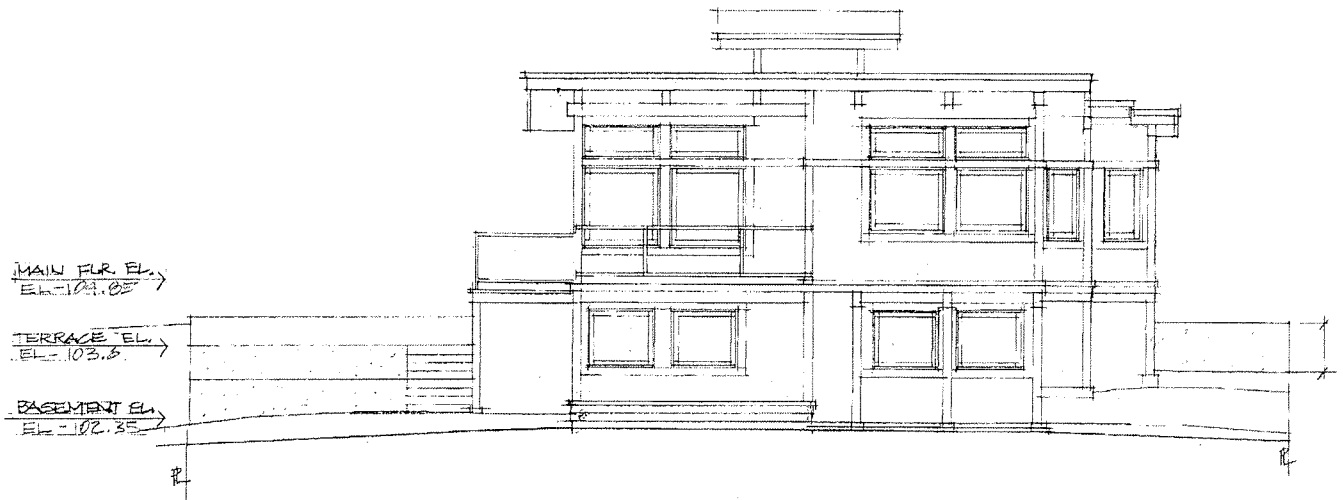
2. Geotechnical Assessment

- a) The applicant shall develop the subject property in accordance with the recommendations established in the geotechnical engineer's report dated December 8, 2009 prepared by Ground Control Geotechnical Engineering Ltd.
- b) Staff shall withhold the issuance of this permit until the applicant, at the applicant's expense, registers a section 219 covenant that registers the Geotechnical Report prepared by Ground Control Geotechnical Engineering Consultants Ltd. dated December 8, 2009 and includes a save harmless clause that releases the Regional District of Nanaimo from all losses and damages as a result of erosion.

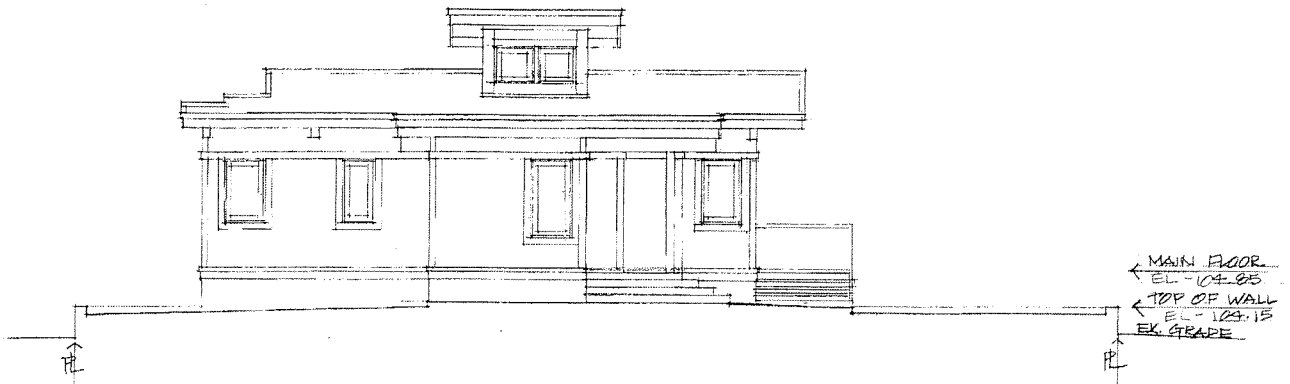
Schedule No. 2
Development Permit No. PL 2010-041
Site Plan



Schedule No. 3
Development Permit No. PL 2010-041
Building Elevations (Page 1 of 2)

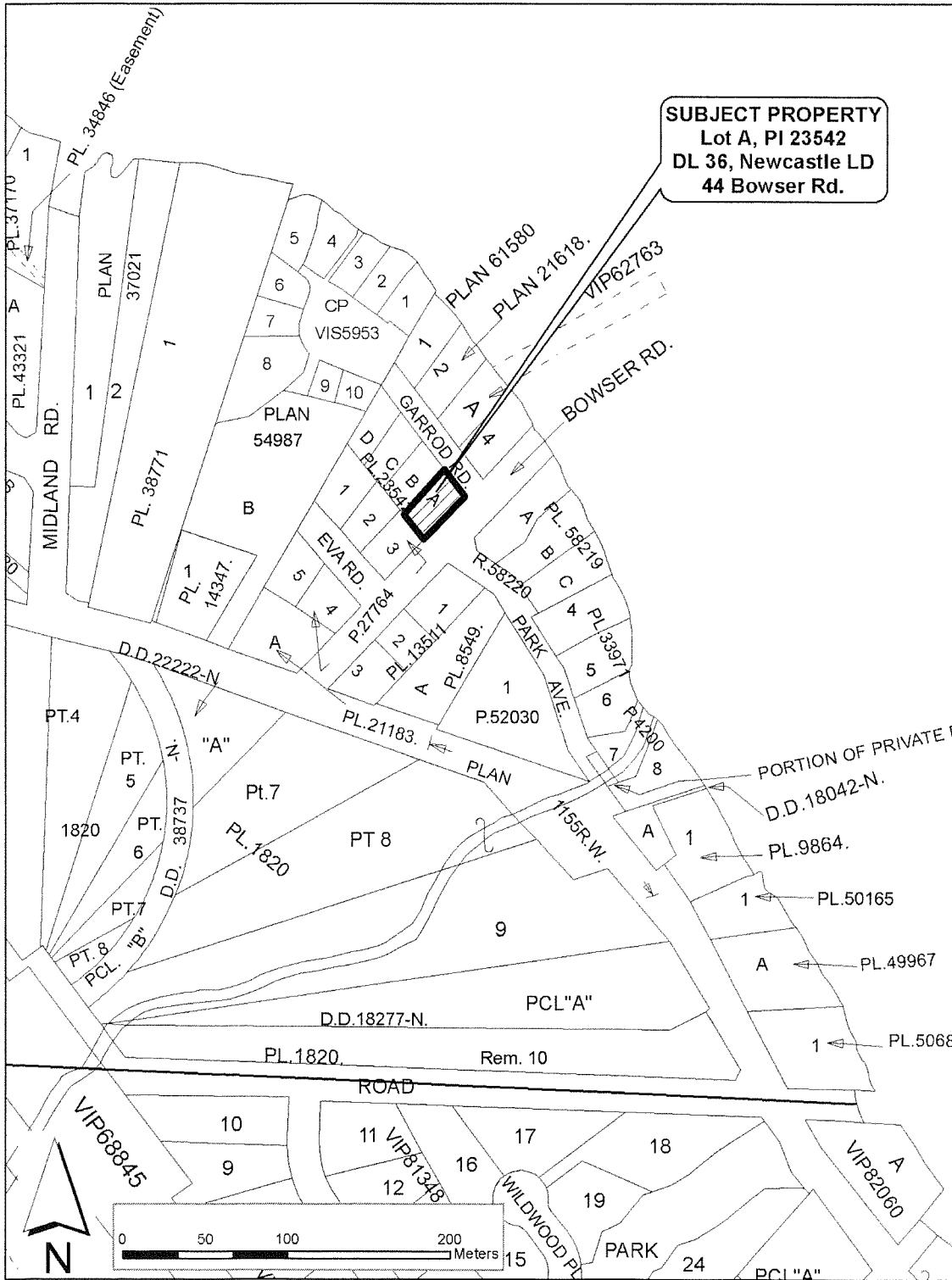


NORTH ELEVATION
SCALE 1/2" = 1'-00"



SOUTH ELEVATION
SCALE 1/2" = 1'-00"

Attachment No. 1
Location of Subject Property



SUBJECT PROPERTY
Lot A, PI 23542
DL 36, Newcastle LD
44 Bowser Rd.

BCGS MAPSHEET: 92F.047.2.3



CAO APPROVAL	
EAP	✓ Apr 13 '10
COW	
RHD	
BOARD	

MEMORANDUM

TO: Dale Lindsay
Manager of Current Planning

DATE: March 22, 2010

FROM: Kristy Marks
Planner

FILE: PL2010-053

SUBJECT: Development Permit Application No. PL2010-053 - Fern Road Consulting Ltd.
Lot 8, District Lot 9, Newcastle District, Plan VIP69413 - McFeely Drive
Electoral Area 'G'

PURPOSE

To consider an application for a Development Permit to allow the construction of a dwelling unit on the subject property.

BACKGROUND

The Regional District of Nanaimo has received an application from Fern Road Consulting Ltd. on behalf of William and Karen Driol to permit the construction of a dwelling unit. The subject property is 0.21 ha in area and is zoned Residential 2 (RS2) pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" (*see subject property map - Attachment 1*). The property is bound by developed residential parcels to the northwest, McFeely Drive to the southwest; Commercial 5 zoned parcels to the southeast and the Strait of Georgia to the northeast. The property is currently vacant and is vegetated with grasses and brush.

The property is subject to the Hazards Lands Development Permit Area pursuant to "Regional District of Nanaimo Electoral Area 'G' Official Community Plan Bylaw No. 1540, 2008".

ALTERNATIVES

1. To approve the Development Permit No PL2010-053 subject to the conditions outlined in *Schedules No. 1 - 3*.
2. To deny the Development Permit No. PL2010-053.

DEVELOPMENT IMPLICATIONS

The applicant is proposing to construct a dwelling unit with an approximate floor area of 366 m² on the subject property. The location of the proposed dwelling unit is shown on *Schedule No. 2* and building elevations for the proposed development are shown on *Schedule No. 3*.

In keeping with the Hazard Lands DPA the applicant has submitted a Geotechnical Assessment prepared by Simpson Geotechnical Ltd. dated February 26, 2010, which addresses the proposed development. This report states that the site is considered safe and suitable for the use intended. The engineer recommends a

minimum flood construction level of 4.0 metres geodetic for the proposed dwelling. As per Board policy, staff recommends that the applicant be required to register a Section 219 covenant that registers the Geotechnical Report prepared by Simpson Geotechnical Ltd., and includes a save harmless clause that releases the Regional District of Nanaimo from all losses and damages as a result of erosion and/or landslide.

Sustainability Implications

In keeping with Regional District of Nanaimo Board policy, the applicant has completed the “Sustainable Community Builder Checklist”. No sustainability implications were identified as a result of the proposed development of this existing lot.

SUMMARY/CONCLUSIONS

This is an application for a Development Permit to allow the construction of a dwelling unit within the Hazard Lands DPA on the subject property.

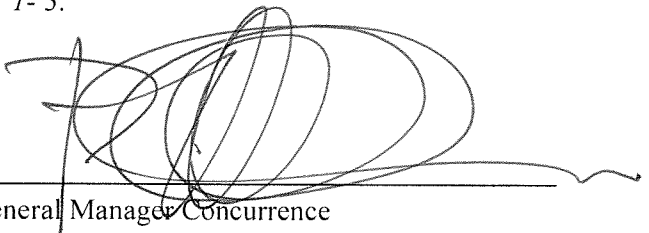
The applicant has submitted a site plan, building elevations, and Geotechnical Assessment in support of the application. The proposed development is consistent with the guidelines of the “Regional District of Nanaimo Electoral Area ‘G’ Official Community Plan Bylaw No. 1540, 2008” Hazard Lands Development Permit Area, and as such, staff recommends approval of the Development Permit.

RECOMMENDATION

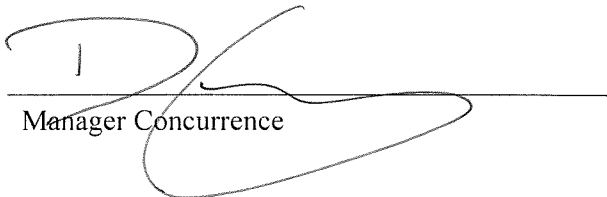
That Development Permit Application No. PL2010-053 to permit the construction of a dwelling unit be approved subject to the conditions outlined in *Schedules No. 1- 3*.




Report Writer



General Manager Concurrence



Manager Concurrence



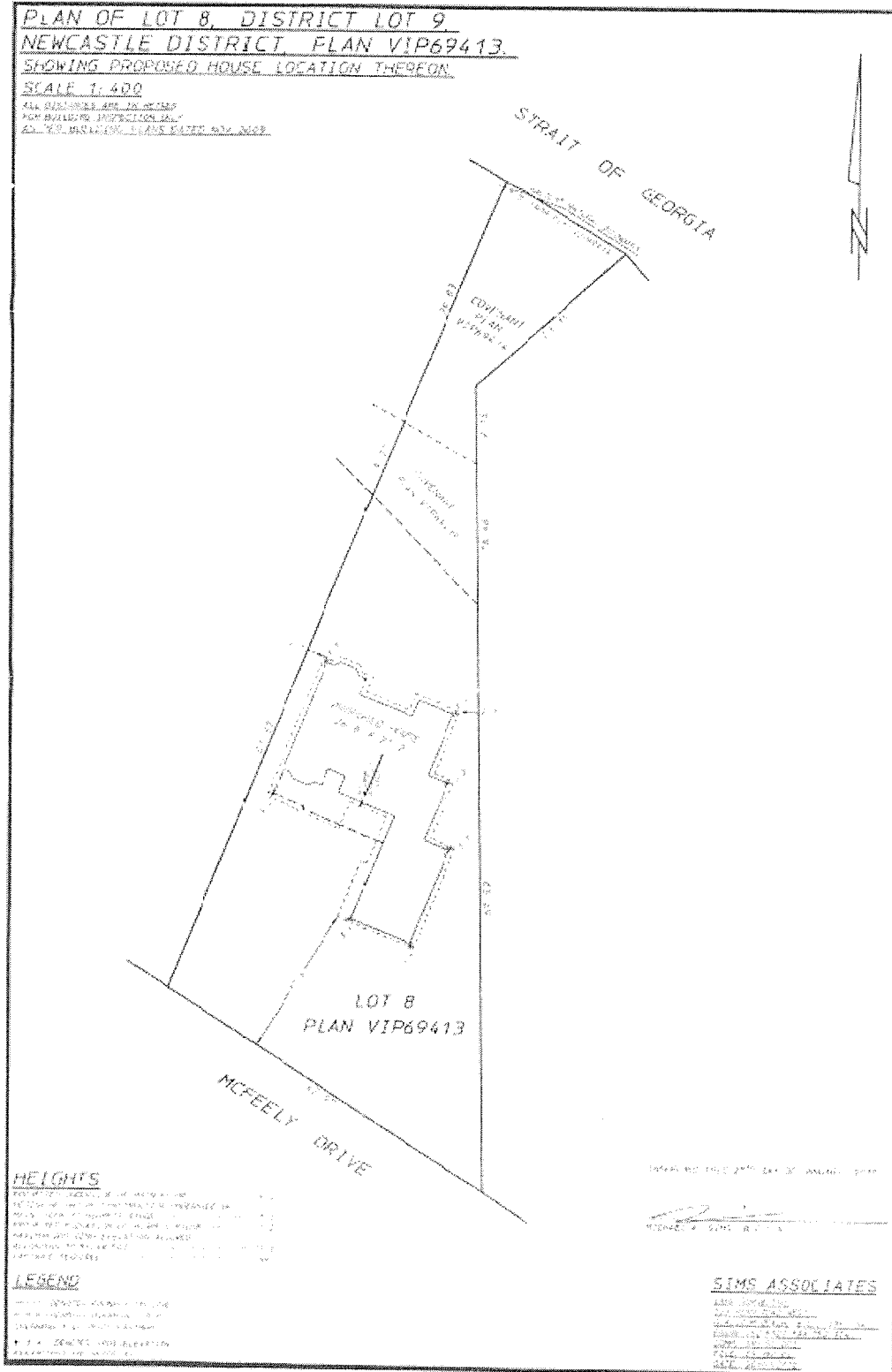
CAO Concurrence

Schedule No. 1
Terms of Development Permit No. PL2010-053

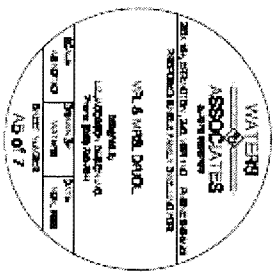
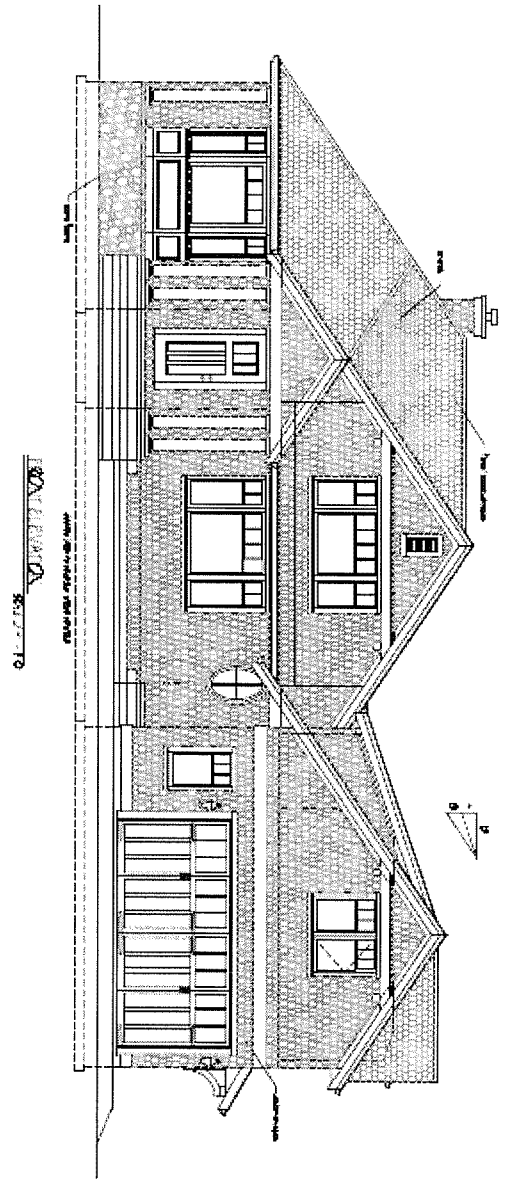
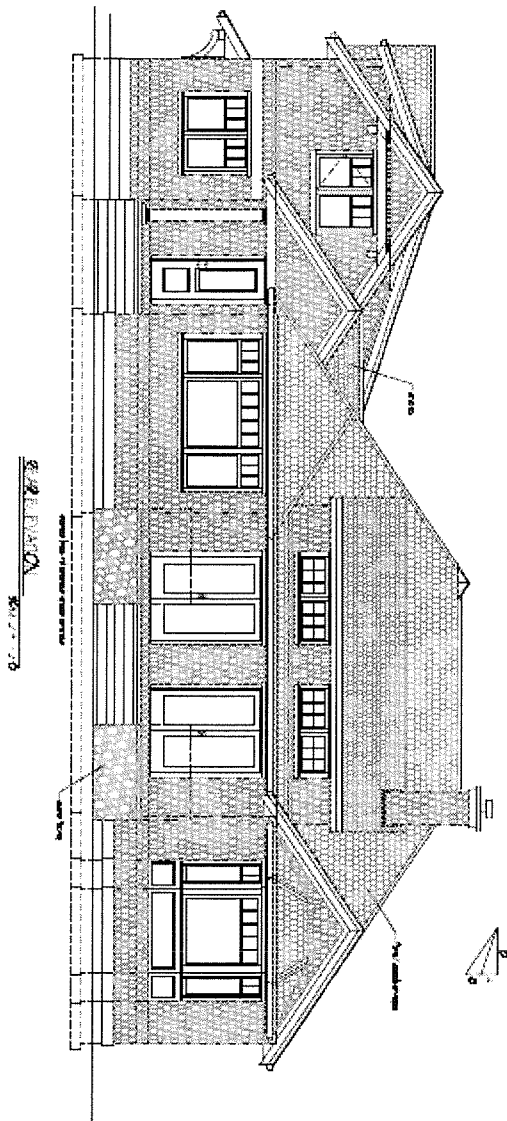
Conditions of Approval:

1. The dwelling unit shall be sited in accordance with the site plan prepared by Sims Associates dated January 27, 2010, attached as *Schedule No. 2*.
2. The dwelling unit shall be constructed in accordance with the elevation drawings prepared by Waters & Associates dated November 2009, attached as *Schedule No. 3*.
3. The dwelling unit shall be constructed in accordance with the recommendations established in the Geotechnical Assessment prepared by Simpson Geotechnical Ltd. dated February 26, 2010.
4. Staff shall withhold the issuance of this Permit until the applicant, at the applicant's expense, registers a Section 219 covenant that registers the Geotechnical Assessment prepared by Simpson Geotechnical Ltd. dated February 26, 2010 and includes a save harmless clause that releases the Regional District of Nanaimo from all losses and damages as a result of erosion and/or landslide.

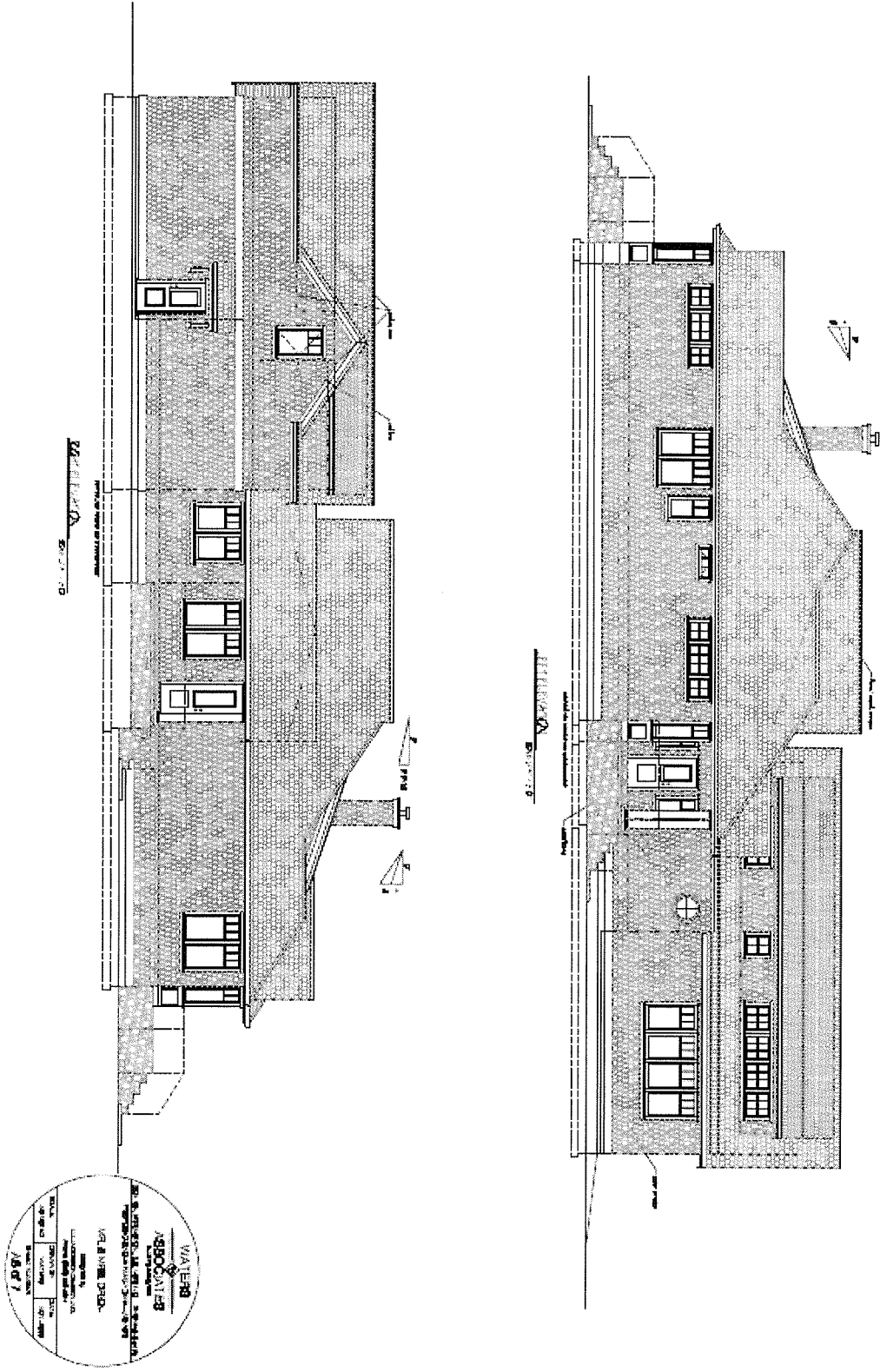
**Schedule No. 2
 Site Plan**



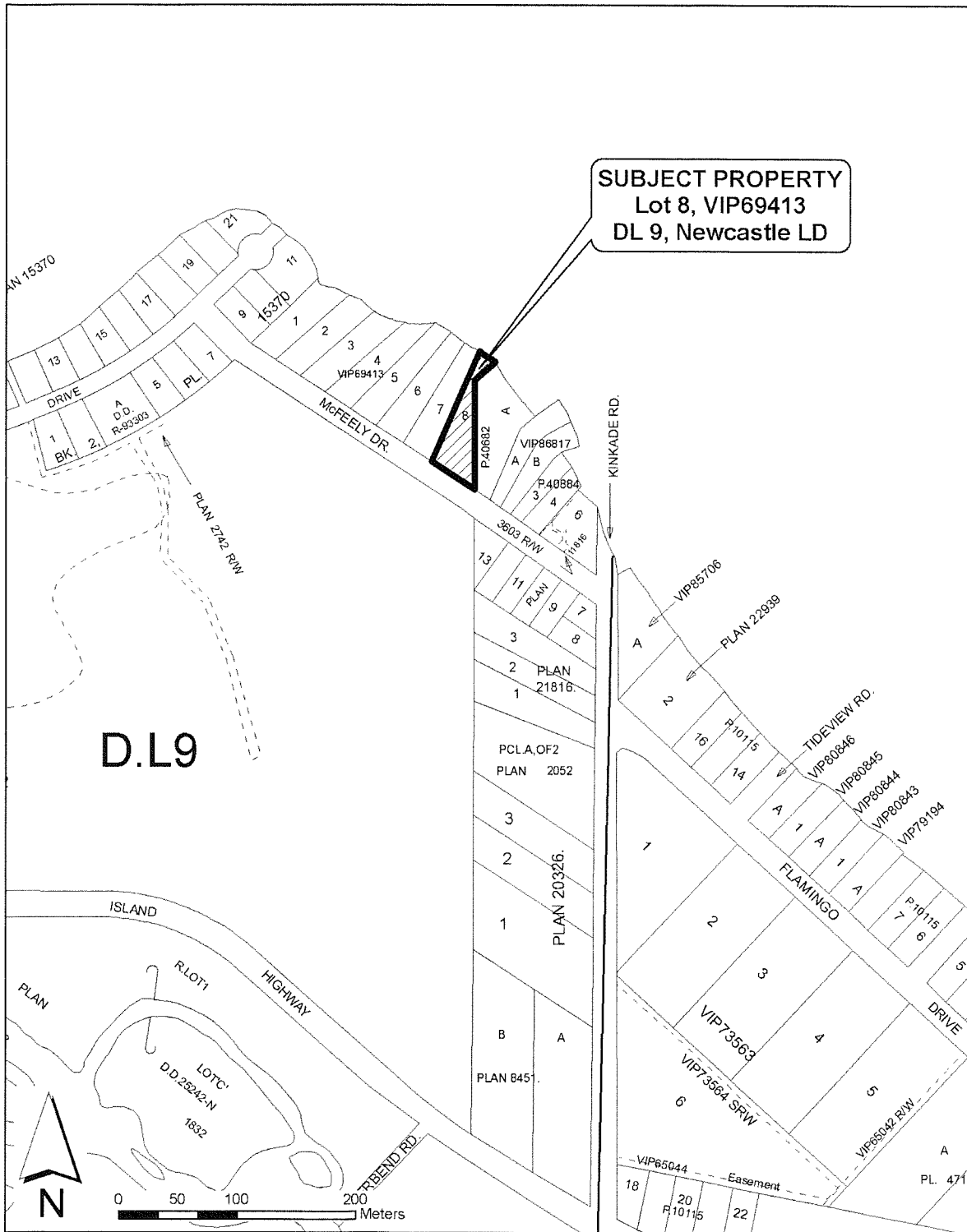
**Schedule No. 3
 Building Elevations
 (Page 1 of 2)**



**Schedule No. 3
 Building Elevations
 (Page 2 of 2)**



Attachment No. 1 Location of Subject Property





CAO APPROVAL		W
EAP	✓	Apr 13 '10
COW		
RHD		
BOARD		

MEMORANDUM

TO: Dale Lindsay
Manager of Current Planning

DATE: March 31, 2010

FROM: Kristy Marks
Planner

FILE: PL2009-071

**SUBJECT: Development Permit with Variances Application No. PL2009-071
Delinea Design Consultants Ltd.
Lot A, Section 14, Range 1, Cedar District, Plan VIP67433 – 1866 Cedar Road
Electoral Area ‘A’**

PURPOSE

To consider an application for a Development Permit with Variances to allow the construction of an accessory beer and wine store with proposed variances to the front lot line setback and to the number of permitted signs.

BACKGROUND

The Regional District of Nanaimo has received an application from Delinea Design Consultants Ltd. on behalf of Coldstream (Vernon) Ltd., Inc No 27806 to permit the construction of an accessory beer and wine store. The subject property is 0.892 ha in area and is split-zoned Commercial 2 (CM2) and Commercial 5 (CM5) pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987". The property is bound by a proposed road access and the Morden Colliery Trail to the north, proposed single family lots to the east, a commercial zoned parcel to the south and Cedar Road to the west. The property currently contains the Wheatsheaf Pub and cold beer and wine store in one building, a dwelling unit, and storage shed.

The property is subject to the Cedar Village & Cedar Commercial /Industrial Properties Development Permit Area No. 3 (DPA) pursuant to "Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Bylaw No. 1240, 2001".

The applicant is requesting approval to construct a new building for the existing beer and wine store. The proposed building has an approximate floor area of 452 m² and includes retail floor, cooler, dry storage, office and staff area. The applicant is requesting variances to the "Regional District of Nanaimo Sign Bylaw No. 993, 1995" in order to permit a total of five fascia signs on the subject property, and to the "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" in order to reduce the front setback from 8 metres to 5 metres.

ALTERNATIVES

1. To approve the Development Permit with Variances No PL2009-071 subject to the conditions outlined in *Schedules No. 1-4*.
2. To deny the Development Permit with Variances PL2009-071 and provide further direction to staff.

LAND USE AND DEVELOPMENT IMPLICATIONS

The applicant is proposing to construct a new building for the existing beer and wine store with a variance to the setback from the front lot line from 8 metres to 5 metres. The location of the proposed beer and wine store is shown on *Schedule No. 2* and building elevations are shown on *Schedule No. 3*.

The applicant has submitted a landscape plan in keeping with the DPA Guidelines and the Landscaping requirements of Bylaw No. 500, 1987. The landscape plan includes a variety of native trees, shrubs, and groundcover and a post and beam fence adjacent to Cedar Road in front of the new beer and wine store. In addition the applicant is proposing to include landscaping at the front of the existing pub as well as screening to the existing and proposed garbage/recycling enclosures. The proposed plan includes a total of 67 parking spaces, including 3 disability spaces, and two loading spaces in compliance with the requirements of Bylaw No. 500, 1987.

The applicant is requesting a variance to “Regional District of Nanaimo Sign Bylaw No. 993, 1995” in order to increase the number of permitted signs from 2 to 5. The applicant is proposing to retain 4 of the existing fascia signs on the pub and include one fascia sign on the beer and wine store as shown on *Schedule No 2*.

The applicants have provided the following justification for the requested variances:

- The proposed new building is in line with the setback of the existing pub;
- The proposed new building is oriented toward Cedar Road and new parking is located to the rear of the building in order to create a more pedestrian friendly streetscape;
- Ministry of Transportation and Infrastructure (MOTI) have indicated they have no concerns with the location of the proposed new building;
- There will be no net increase in the number of signs on the property as the applicant is proposing to remove 3 existing signs and include only one new fascia sign on the beer and wine store;
- There are no anticipated functional or environmental impacts or view implications related to the requested variances.

Sustainability Implications

In keeping with Regional District of Nanaimo Board policy, the applicant has completed the “Sustainable Community Builder Checklist”. The applicant has indicated they plan to construct the building in accordance with green building standards and have included a landscape plan that incorporates native drought tolerant plants.

The applicant has submitted a Drainage Report prepared by J.E Anderson and Associates dated October 1, 2008. This report states that there is no anticipated increase in drainage flows on-site as the new building would be located on a portion of the property that is already paved. The engineer recommends that roof drainage be routed through an infiltration system, the installation of an oil water separator and the development of a maintenance program. Development of the site in accordance with the recommendations of the Drainage Report is required as condition of this permit on Schedule No. 1.

Public Consultation Process

As part of the required public notification process, property owners and tenants located within a 50 metre radius, will receive a direct notice of the proposal, and will have an opportunity to comment on the proposed variance, prior to the Board’s consideration of the application.

SUMMARY/CONCLUSIONS

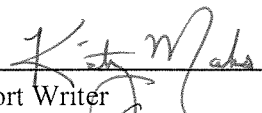
This is an application for a Development Permit with Variances to permit the construction of a new beer and wine store with variances to the front lot line setback and to the number of signs permitted on the subject property.

The applicant has submitted a site plan, building elevations, landscape plan, and drainage report in support of the application. In staff's assessment, there are no anticipated impacts related to the requested variances and this proposal is consistent with the guidelines of the "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Bylaw No. 1240, 2001" Cedar Village & Cedar Commercial /Industrial Properties Development Permit Area.

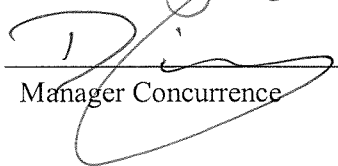
RECOMMENDATION

That


1. Staff be directed to complete the required notification, and
2. The Development Permit with Variances application No. PL2009-071 to permit the construction of a beer and wine store be approved subject to the conditions outlined in *Schedules No. 1-4*.



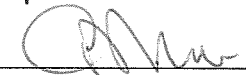
Report Writer



Manager Concurrence



General Manager Concurrence



CAO Concurrence

Schedule No. 1
Terms of Development Permit with Variance No. PL2009-071

Variances

With respect to the lands, “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987,” is varied as follows:

1. **Section 3.4.15 Minimum Setback Requirements** is hereby varied by decreasing the setback from the front lot line for a beer and wine store from 8.0 metres to 5.0 metres as shown on *Schedule No. 2*.

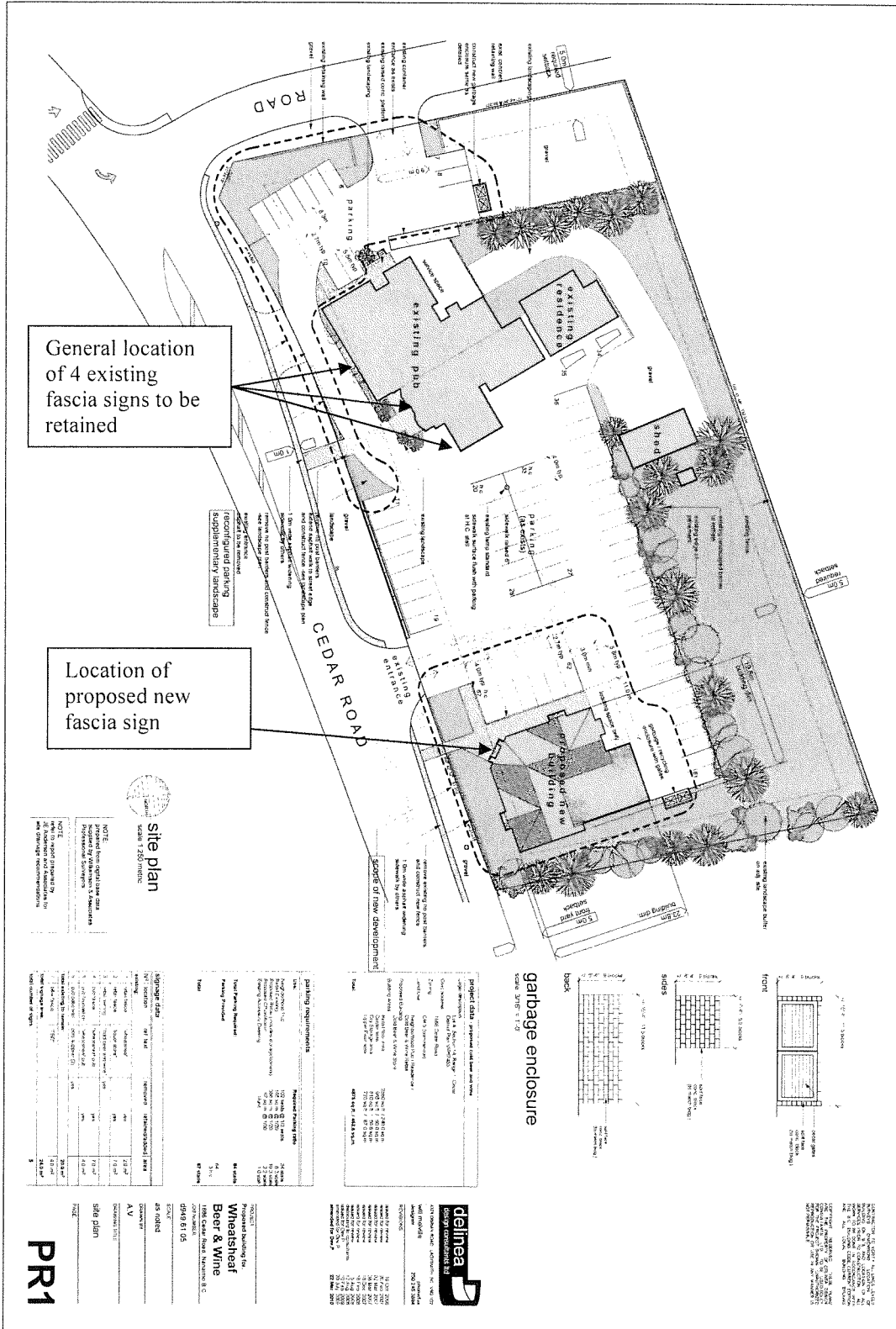
With respect to the lands, “Regional District of Nanaimo Sign Bylaw No 993, 1995”:

2. **Section 5 (a)** is hereby varied by increasing the number of permitted signs on the subject property from 2 to 5 as indicated on *Schedule No. 2*.

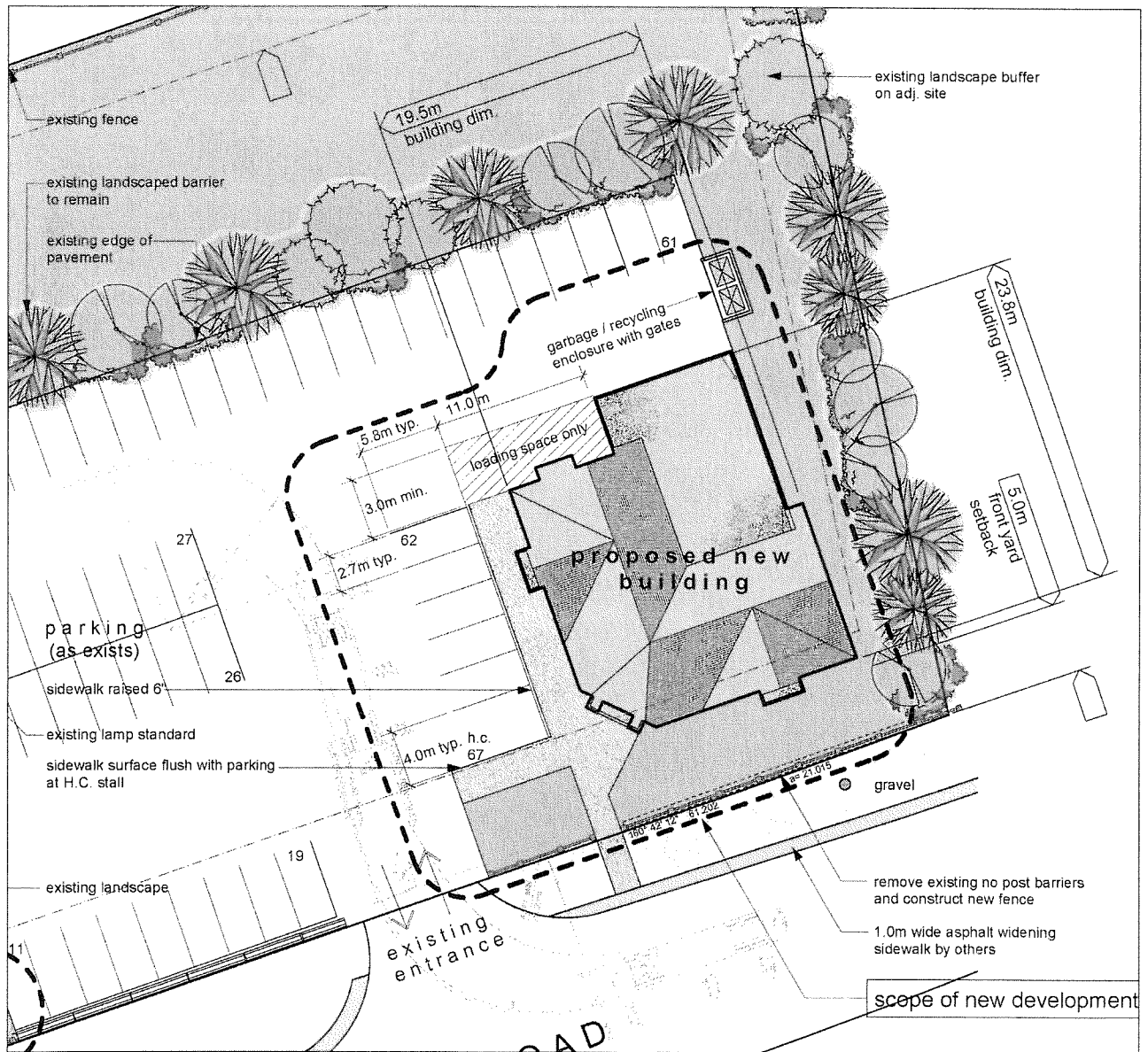
Conditions of Approval:

1. The accessory beer and wine store and associated improvements shall be sited in accordance with site plan prepared by Delinea Design Consultants Ltd. March 22, 2010 attached as *Schedule No. 2*.
2. The beer and wine store shall be constructed in accordance with the elevation drawings prepared by Delinea Design Consultants Ltd. March 22, 2010, attached as *Schedule No. 3*.
3. The landscaping shall be completed in accordance with the Landscape Plan prepared by Victoria Drakeford dated March 25, 2010 attached as *Schedule No. 4*.
4. The site shall be developed in accordance with Drainage Report prepared by J.E Anderson and Associates dated October 1, 2008. This is to include the installation of an oil water separator and the development of a maintenance program for this system.
5. A minimum of 67 off street parking spaces, including three disability parking spaces and two loading spaces, shall be provided in accordance with *Schedule No. 2*. All parking areas shall be constructed with a dust free surface and delineated with painted lines or curb stops.

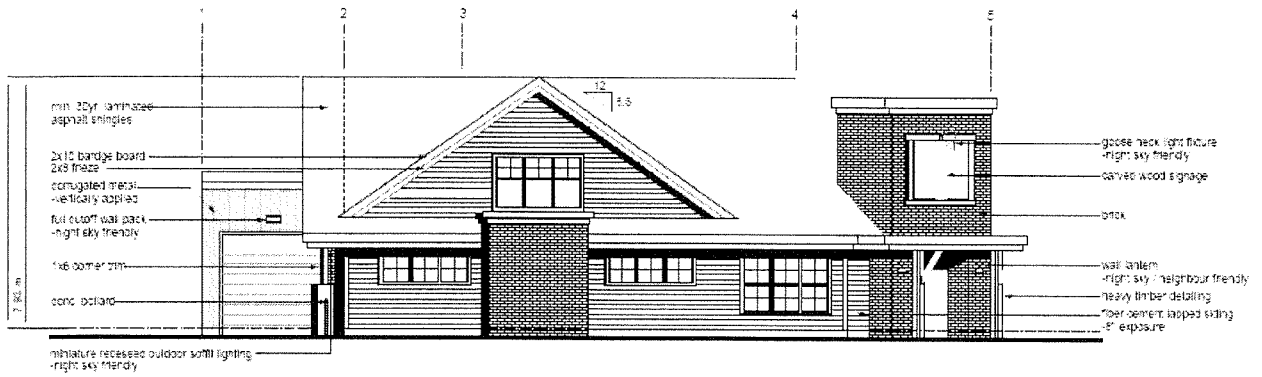
Schedule No. 2
 Site Plan
 (Page 1 of 2)



Schedule No. 2
Site Plan - Detail
(Page 2 of 2)

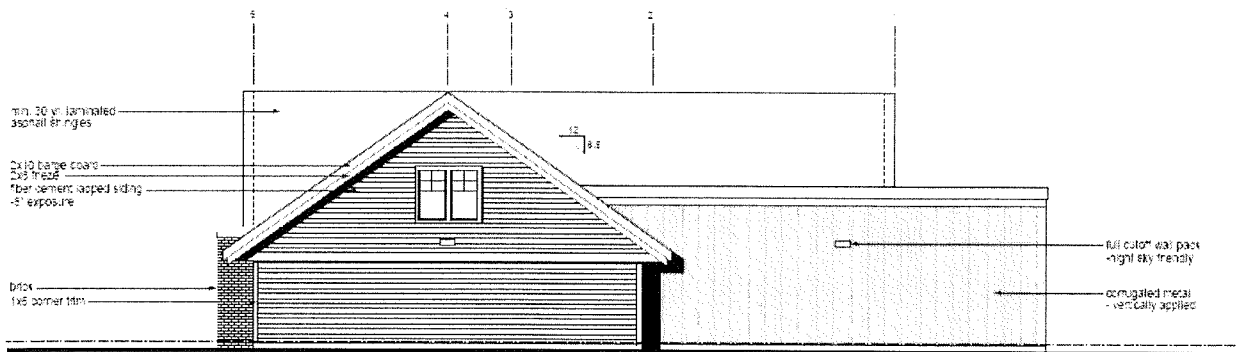


**Schedule No. 3
Building Elevations
(Page 1 of 2)**



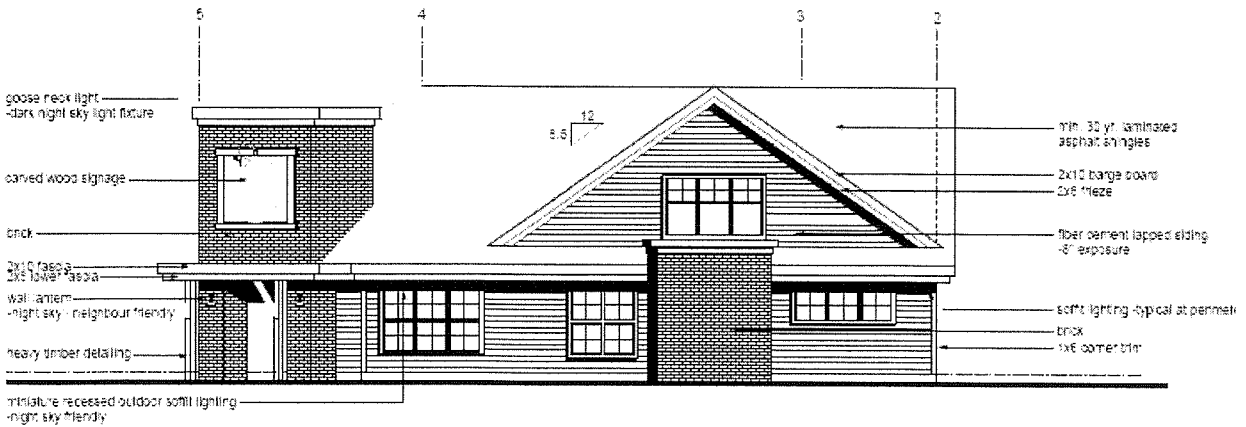
north elevation

scale 1/8" = 1'-0"

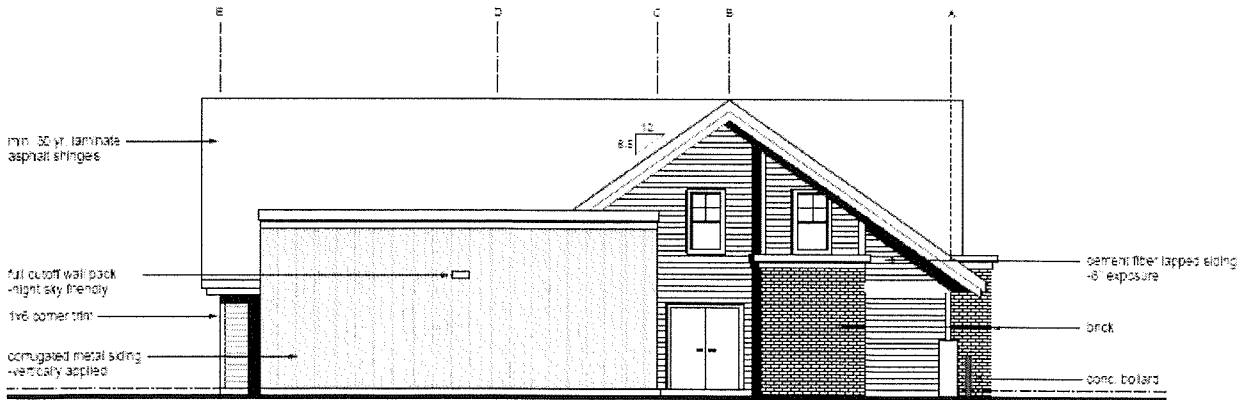


south elevation

**Schedule No. 3
 Building Elevations
 (Page 2 of 2)**

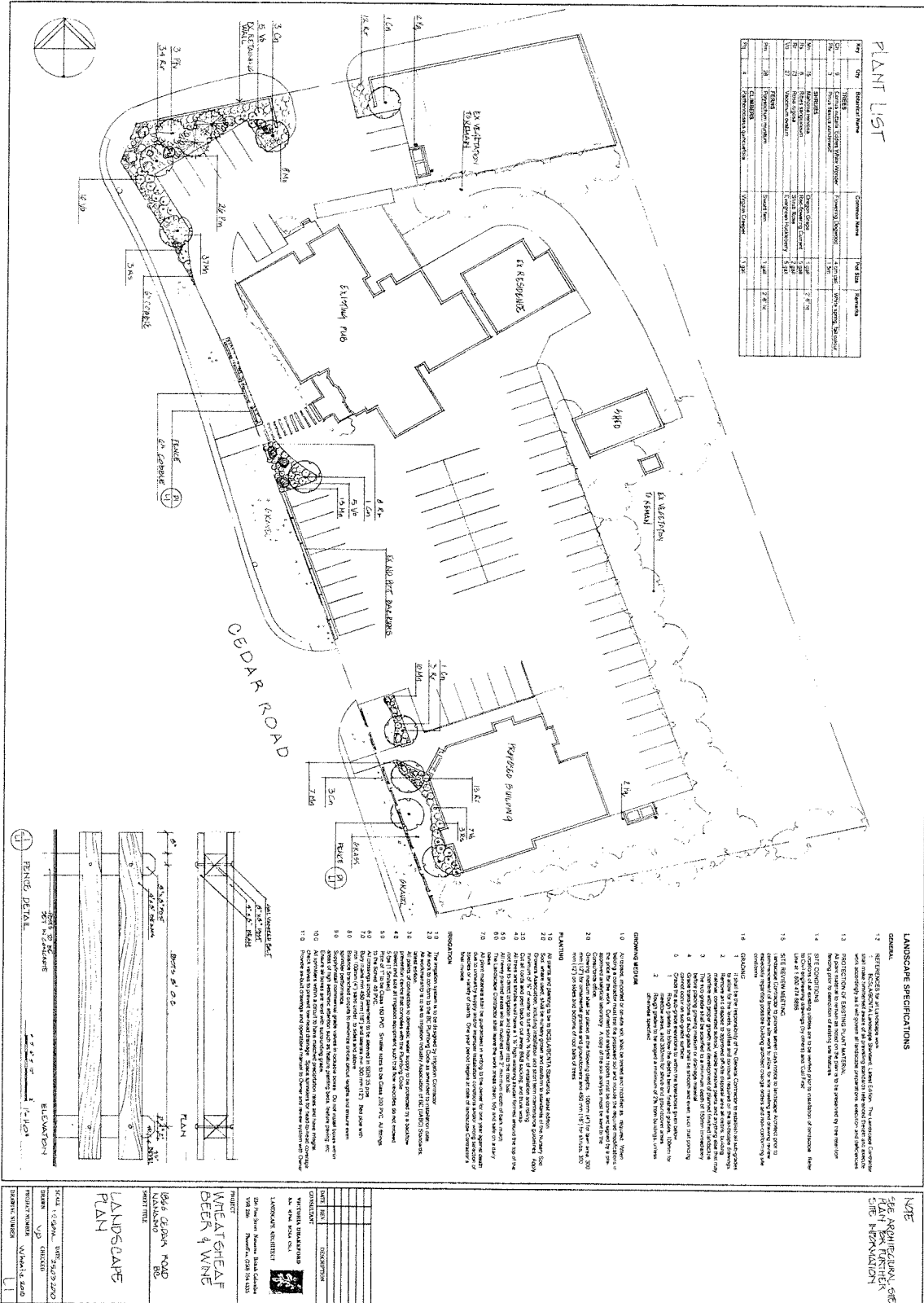


west elevation



east elevation

Schedule No. 4 Landscape Plan



PLANT LIST

No.	Qty	Plant Name	Plant Size	Remarks
1	1	Redwood	12' x 12'	Planting in front of building
2	1	Redwood	12' x 12'	Planting in front of building
3	1	Redwood	12' x 12'	Planting in front of building
4	1	Redwood	12' x 12'	Planting in front of building
5	1	Redwood	12' x 12'	Planting in front of building
6	1	Redwood	12' x 12'	Planting in front of building
7	1	Redwood	12' x 12'	Planting in front of building
8	1	Redwood	12' x 12'	Planting in front of building
9	1	Redwood	12' x 12'	Planting in front of building
10	1	Redwood	12' x 12'	Planting in front of building
11	1	Redwood	12' x 12'	Planting in front of building
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31	1	Redwood	12' x 12'	Planting in front of building
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95	1	Redwood	12' x 12'	Planting in front of building
96	1	Redwood	12' x 12'	Planting in front of building
97	1	Redwood	12' x 12'	Planting in front of building
98	1	Redwood	12' x 12'	Planting in front of building
99	1	Redwood	12' x 12'	Planting in front of building
100	1	Redwood	12' x 12'	Planting in front of building

- #### LANDSCAPE SPECIFICATIONS
1. The landscape plan shall be prepared by a Licensed Professional Landscape Architect (LPLA) registered in the State of Washington.
 2. The landscape plan shall show the location and quantity of all plants to be installed, including trees, shrubs, and ground cover.
 3. The landscape plan shall show the location and quantity of all hardscape elements, including walkways, patios, and retaining walls.
 4. The landscape plan shall show the location and quantity of all irrigation equipment, including valves, pipes, and emitters.
 5. The landscape plan shall show the location and quantity of all lighting equipment, including poles, fixtures, and transformers.
 6. The landscape plan shall show the location and quantity of all furniture and accessories, including benches, tables, and chairs.
 7. The landscape plan shall show the location and quantity of all signs and graphics, including directional signs and wayfinding graphics.
 8. The landscape plan shall show the location and quantity of all art and decorative elements, including sculptures and murals.
 9. The landscape plan shall show the location and quantity of all water features, including fountains and waterfalls.
 10. The landscape plan shall show the location and quantity of all other landscape elements, including trees, shrubs, and ground cover.

CONCRETE DETAIL

1. All concrete shall be cast in place and finished with a smooth, troweled surface.

2. All concrete shall be cured for a minimum of 7 days before being exposed to traffic.

3. All concrete shall be protected from damage during construction and after completion.

PAVING DETAIL

1. All paving shall be installed in accordance with the manufacturer's instructions.

2. All paving shall be compacted and finished to a smooth, level surface.

3. All paving shall be protected from damage during construction and after completion.

IRIGATION DETAIL

1. All irrigation equipment shall be installed in accordance with the manufacturer's instructions.

2. All irrigation equipment shall be tested and adjusted before being put into service.

3. All irrigation equipment shall be protected from damage during construction and after completion.

LANDSCAPE DETAIL

1. All plants shall be installed in accordance with the manufacturer's instructions.

2. All plants shall be watered and mulched after installation.

3. All plants shall be protected from damage during construction and after completion.

WOOD DETAIL

1. All wood shall be treated with a preservative to protect it from decay and insect damage.

2. All wood shall be finished with a stain or paint to protect it from weathering.

3. All wood shall be protected from damage during construction and after completion.

STEEL DETAIL

1. All steel shall be galvanized to protect it from rust.

2. All steel shall be finished with a paint to protect it from weathering.

3. All steel shall be protected from damage during construction and after completion.

GLASS DETAIL

1. All glass shall be installed in accordance with the manufacturer's instructions.

2. All glass shall be protected from damage during construction and after completion.

ROOF DETAIL

1. All roof shall be installed in accordance with the manufacturer's instructions.

2. All roof shall be protected from damage during construction and after completion.

FOUNDATION DETAIL

1. All foundation shall be installed in accordance with the manufacturer's instructions.

2. All foundation shall be protected from damage during construction and after completion.

FOUNDATION DETAIL

1. All foundation shall be installed in accordance with the manufacturer's instructions.

2. All foundation shall be protected from damage during construction and after completion.

FOUNDATION DETAIL

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FOUNDATION DETAIL

1. All foundation shall be installed in accordance with the manufacturer's instructions.

2. All foundation shall be protected from damage during construction and after completion.

DATE: 03/31/2010
 PREPARED BY: J. ARCHER, LPLA
 CHECKED BY: J. ARCHER, LPLA
 SCALE: AS SHOWN

PROJECT: WHEAT SHEAF BEER & WINE
 ADDRESS: 2500 CEDAR ROAD
 SEASIDE, WA 98138

SCALE: 1/4" = 1'-0"
 DRAWN BY: J. ARCHER
 CHECKED BY: J. ARCHER

DATE: 03/31/2010
 DRAWN BY: J. ARCHER
 CHECKED BY: J. ARCHER

DATE: 03/31/2010
 DRAWN BY: J. ARCHER
 CHECKED BY: J. ARCHER

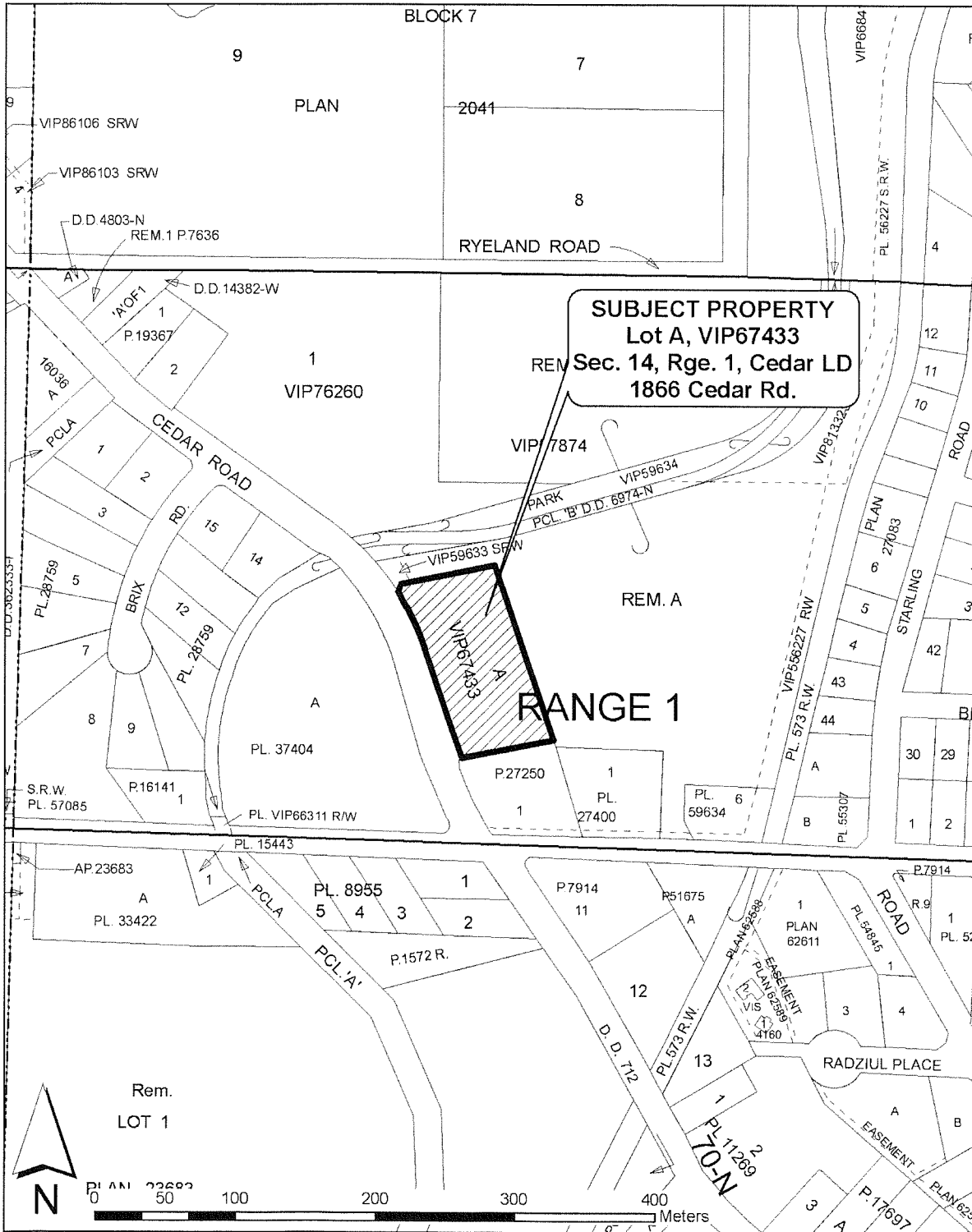
DATE: 03/31/2010
 DRAWN BY: J. ARCHER
 CHECKED BY: J. ARCHER

DATE: 03/31/2010
 DRAWN BY: J. ARCHER
 CHECKED BY: J. ARCHER

DATE: 03/31/2010
 DRAWN BY: J. ARCHER
 CHECKED BY: J. ARCHER

DATE: 03/31/2010
 DRAWN BY: J. ARCHER
 CHECKED BY: J. ARCHER

Attachment No. 1
Location of Subject Property



BCGS MAPSHEET: 92G.011.2.1



CAO APPROVAL	
EAP	✓ Apr 13 10
COW	
RHD	
RHD	
BOARD	

MEMORANDUM

TO: Dale Lindsay
 Manager of Community Planning

DATE: March 30, 2010

FROM: Angela Buick
 Planning Technician

FILE: PL2010-043

SUBJECT: Development Variance Permit Application No. PL2010-043 - Lyon
 Lot 32, District Lot 78, Nanoose District, Plan 15983 - 3391 Blueback Drive
 Electoral Area 'E'

PURPOSE

To consider an application for a Development Variance Permit to vary the setback from the sea and the front lot line in order to permit additions to an existing dwelling unit and the construction of an accessory building.

BACKGROUND

The Regional District of Nanaimo has received a DVP application from Robert Lyon to permit the siting of an existing roof/deck structure with attached stairs and landing and a partially completed accessory building. The subject property is approximately 1370 m² and is zoned Residential 1 (RS1) pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" (see Attachment No. 1 for location of subject property). The property is bordered by a dedicated road to the southwest, residential lots to the northwest and southeast and the Strait of Georgia to the northeast.

A set of stairs and landing where built without a permit and a Stop Work Order was placed on the project January 27, 2010. The applicant has subsequently applied for a building permit. The stairs and landing are within the setback to the sea, as a result the applicant is required to obtain a setback variance before a building permit can be issued.

A retaining wall and accessory building footings were commenced without a building permit and a second Stop Work Order was placed on the property March 12, 2010. The applicant has now applied for a building permit for the retaining wall but not the proposed accessory building. The proposed accessory building is sited within the front lot line and, as such, a setback variance to the front lot line is required before a building permit can be issued.

Requested Variances

The applicant is requesting setback variances as follows:

- Setback to the sea: from 15.0 meters to 10.2 meters.
- Setback to the front lot line: from 8.0 metres to 4.18 metres

ALTERNATIVES

1. To approve the Development Variance Permit No PL2010-043 subject to the conditions outlined in *Schedules No. 1 - 4*.
2. To deny the Development Variance Permit PL2010-043.

DEVELOPMENT IMPLICATIONS

The applicant is requesting approval for a variance to reduce the setback from the sea 15.0 meters to 10.2 metres to accommodate an existing roof top patio and landing. A Stop Work Order has been placed on the subject property as the structure was constructed without a building permit. The structure will be subject to building permit approval to ensure safe and legal construction. The applicant is also requesting to vary the minimum setback requirements to the front lot line from 8.0 meters to 4.18 to accommodate the construction of a accessory building. A Stop Work Order was placed on this structure as construction began without a building permit. The structure will be subject to building permit approval. Both requested variances are outlined on the survey prepared by J.E Anderson & Associates attached as *Schedule No. 2*.

The applicant indicated that he made an effort to stay outside the setback to the sea based on an incorrect survey from 1990. This survey used the present natural boundary (PNB) information based on a survey dated 1963, since then the PNB had receded. An updated survey completed by J. E. Anderson & Associates in 2010 then indicated that the structure in fact does not meet the setback to the sea and therefore resulted in the structure not meeting the required setback. In the case of the requested front lot line variance, the applicant is constrained by rocky outcrop to the south and southwest.

In staff's opinion, the requested setback variance to the sea will not result in a dwelling which is out of character with the setbacks of adjacent property owners. The requested setback variance for the proposed accessory building will facilitate the construction of the only accessory building and will not necessarily impact views from neighbouring homes. As such, staff support the requested variances.

SUSTAINABILITY IMPLICATIONS

In keeping with Regional District of Nanaimo Board policy, the applicant has completed the "Sustainable Community Builder Checklist". No sustainability implications have been identified in association with the proposed variances.

PUBLIC CONSULTATION IMPLICATIONS

As part of the required public notification process, properties owners and tenants within a 50.0 metre radius, will receive notice of the proposal and will have an opportunity to comment on the proposed variances, prior to the Board's consideration of the permit.

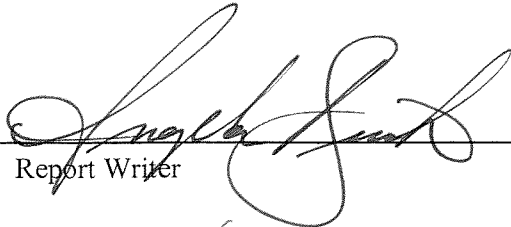
SUMMARY / CONCLUSIONS

This is an application for a Development Variance Permit to reduce setbacks in order to permit the siting of an existing roof/deck structure and the construction of a proposed accessory building. In staff's opinion, the variances will not negatively impact adjacent properties or result in a dwelling which is out of character with the neighbourhood..

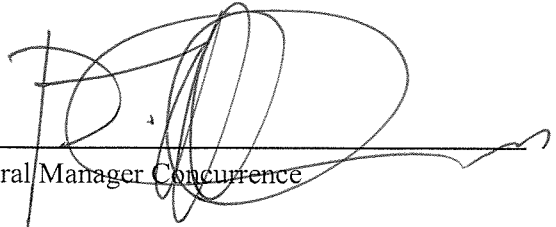
RECOMMENDATION

That:

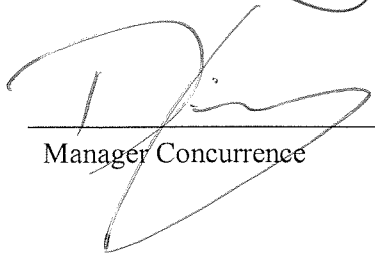
1. Staff be directed to complete the required notification, and
2. The Development Variance Permit application No. PL2010-043 to vary the setback to the sea the setback to the front lot line be approved subject to the conditions outlined in *Schedules No. 1- 4*.



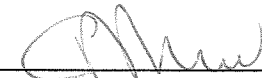
Report Writer



General Manager Concurrence



Manager Concurrence



CAO Concurrence

Schedule No. 1
Terms of Development Variance Permit No. PL2010-043

The following sets out the terms of Development Variance Permit No. PL2010-043:

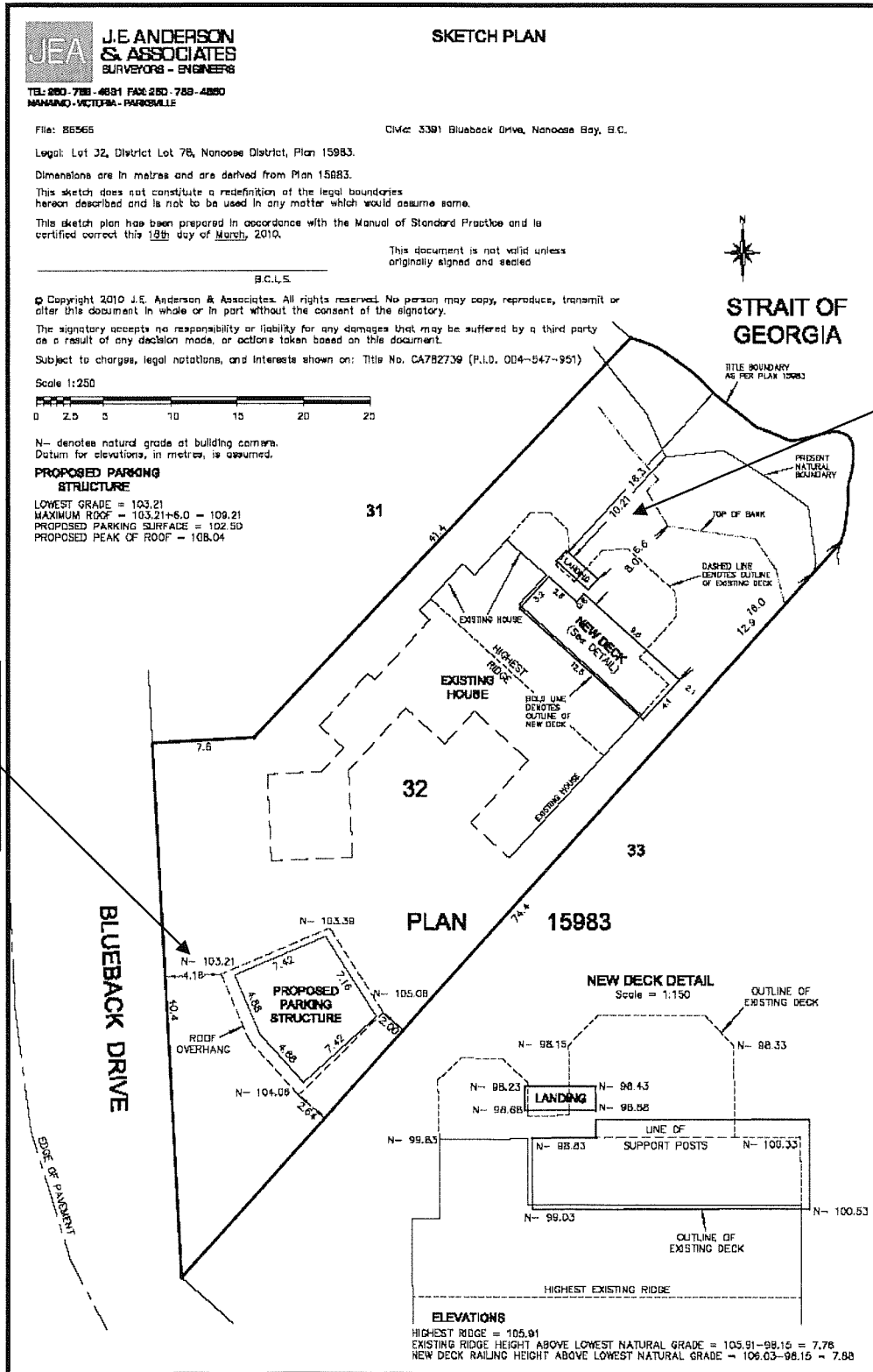
With respect to the lands, "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987," is varied as follows:

1. **Section 3.3.9 Setbacks - Sea** is hereby varied by reducing the minimum setback from the setback to the sea from 15.0 metres to 10.2 metres as shown on *Schedule No. 2*.
2. **Section 3.4.61 Minimum Setback Requirements** is hereby varied by reducing the minimum setback from the front lot line from 8.0 metres to 4.18 metres as shown on *Schedule No. 2*.

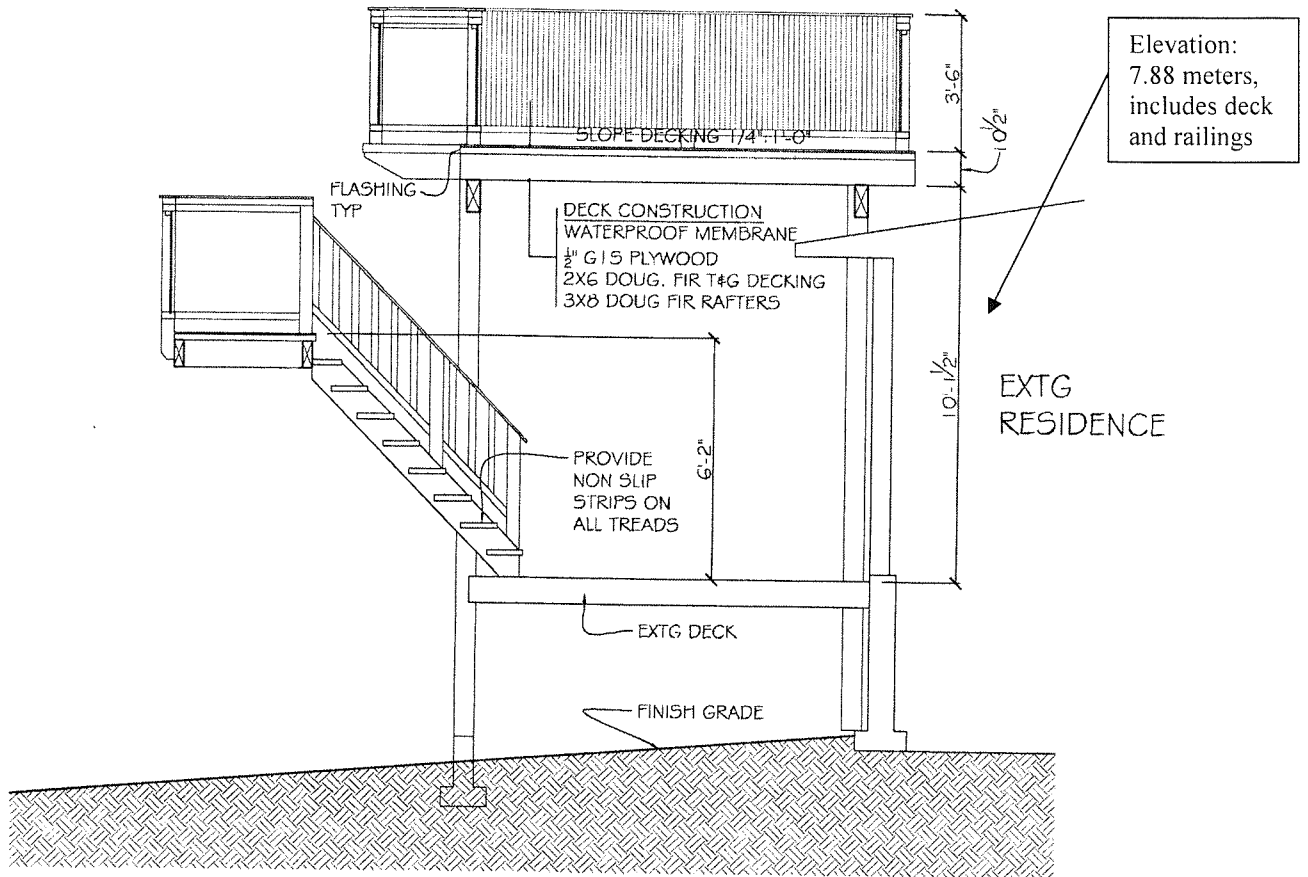
Conditions of Permit

1. The existing deck/roof and accessory building shall be sited in accordance with the survey prepared by J.E. Anderson & Associates dated March 18, 2010 attached as *Schedule No. 2*.

Schedule No. 2
Survey Plan



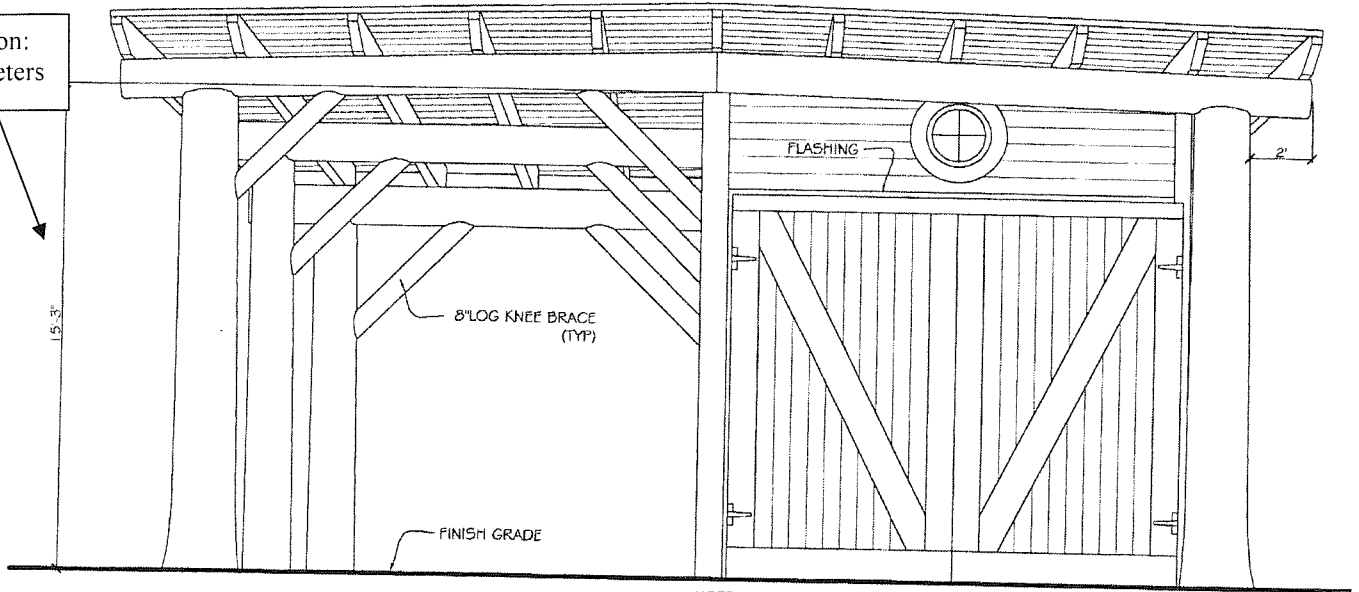
Schedule No. 3
Elevation Plan – Deck/Roof



SECTION
SCALE: 1/4" = 1'-0"

Schedule No. 4
Elevation Plans - Accessory Building

Elevation:
 4.66 meters

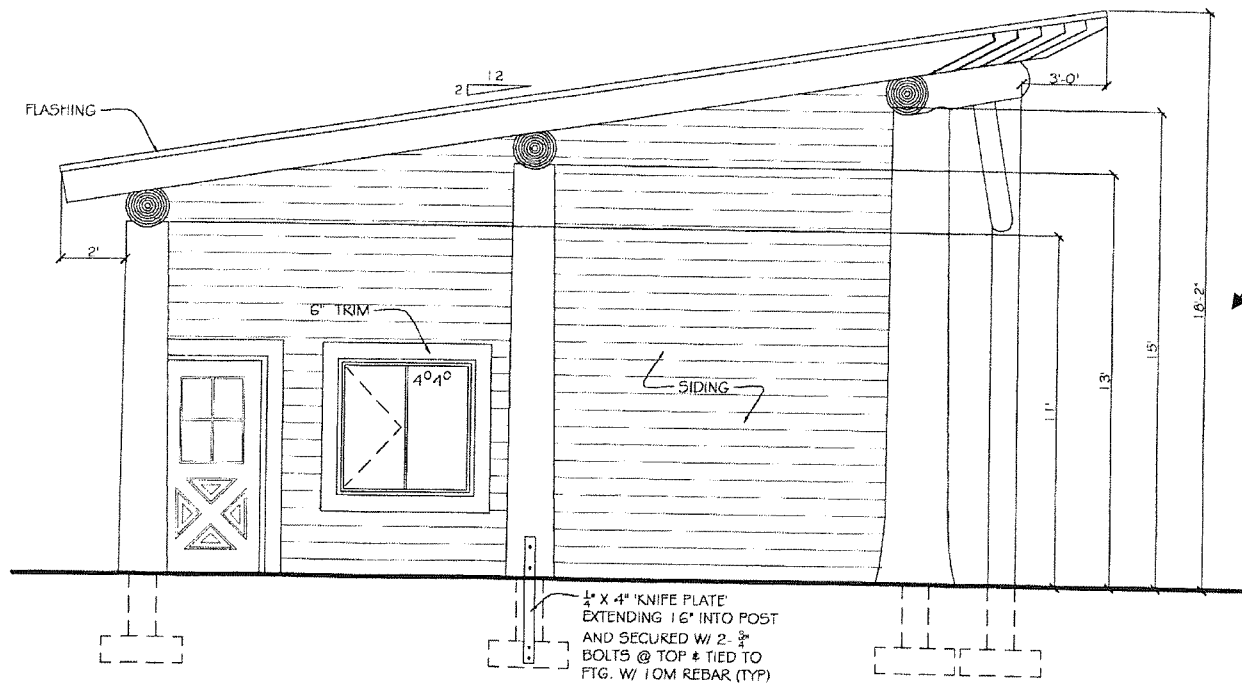


1
 A1

FRONT ELEVATION

NOTE: ELEVATIONS
 SHOWN WITH OPTIONAL
 ENCLOSED SHOP

SCALE: $\frac{1}{4}'' = 1'-0''$



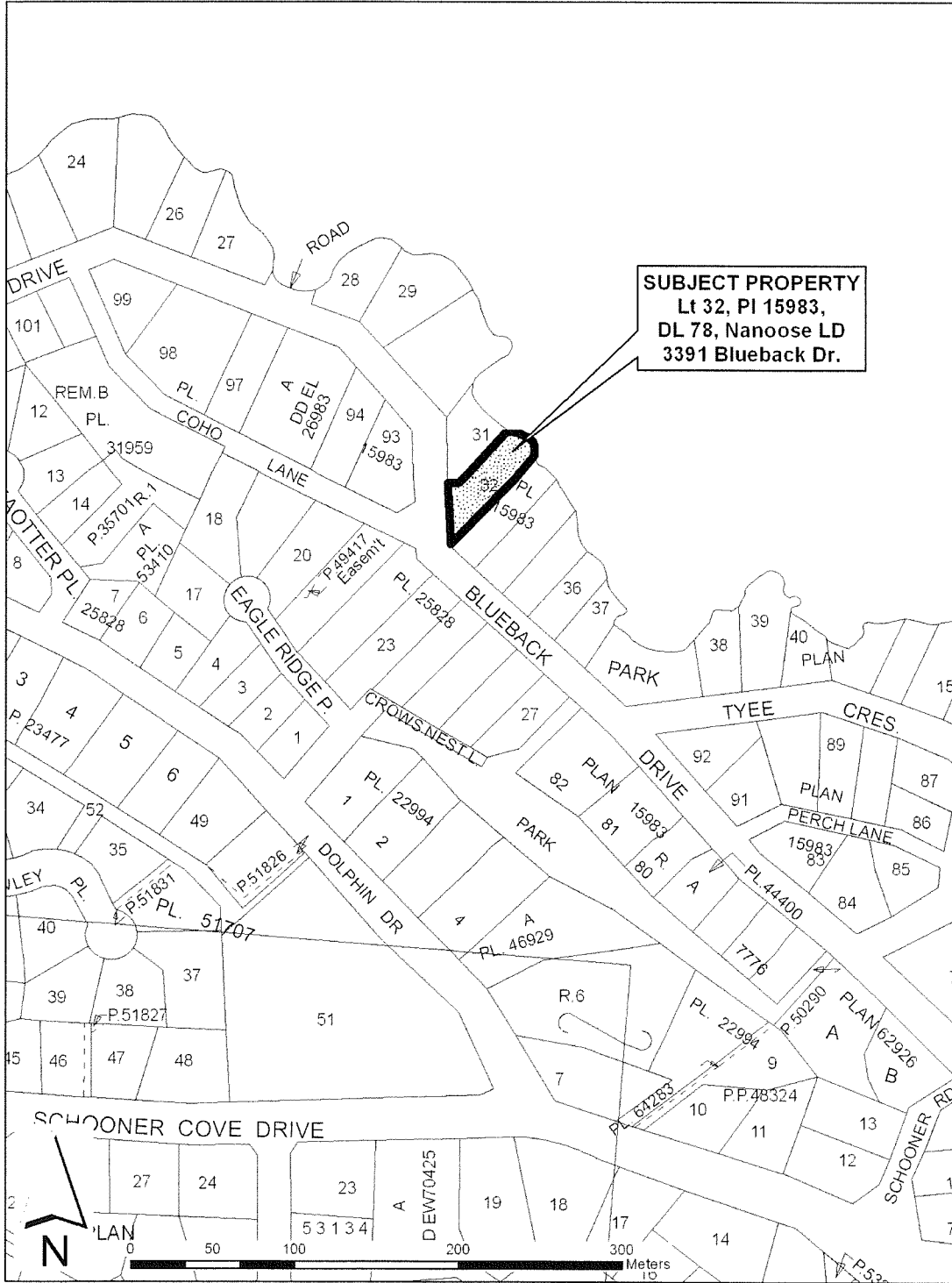
Elevation:
 5.54 meters

2
 A1

LEFT SIDE ELEVATION

SCALE: $\frac{1}{4}'' = 1'-0''$

Attachment No. 1
Location of Subject Property





CAO APPROVAL	
EAP	✓ Apr 13 2010
COW	
RHD	
BOARD	

MEMORANDUM

TO: Dale Lindsay
Manager of Current Planning

DATE: March 29, 2010

FROM: Angela Buick
Planner

FILE: PL2010-044

SUBJECT: Development Variance Permit Application No. PL2010-044 - Jonathan Craggs
Lot B, District Lot 49, Nanoose District, Plan VIP81015
1359 Lundine Lane
Electoral Area 'G'

PURPOSE

To consider an application for a Development Variance Permit to relax the interior side lot line setback in order to permit an addition to an existing fence.

BACKGROUND

The Regional District of Nanaimo has received a Development Variance Permit application from Jonathan Craggs on behalf of Brian Haberstock & Dennis Grady. The subject property is 1052 m² and is is zoned Residential 1 (RS1) pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987." The subject property is located on Lundine Lane which is adjacent to the Island Highway West to the south, residential properties to the east and west and residential property to the north.

Proposed Variance

The applicant is requesting to relax the minimum setback requirement for an interior side lot line pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987", from 2.0 metres to 0.0 metres to permit the construction of an over height fence. The applicant has requested the variance in order to construct a 2.44 metre high fence along the western property line fence (see Schedule No. 3 for location of proposed fence).

ALTERNATIVES

1. To approve the Development Variance Permit Application No. PL2010-044 as submitted, subject to the conditions outlined in Schedules No. 1 - 3 and the notification requirements of the *Local Government Act*.
2. To deny the Development Variance Permit application No. PL2010-044 as submitted.

DEVELOPMENT IMPLICATIONS

The subject property is generally flat. The location of the existing fence is located on the western lot line. The applicant is requesting to increase the fence size in order to provide visual privacy and reduce highway noise. Currently the fence is 1.83 meters high. The applicant is proposing to construct a 2.44 metre high fence. As the proposed addition will result in fence which is over 2.0 metres in height, it is

considered a structure and subject to setbacks. In staff's assessment, the proposed variance is reasonable and will not negatively impact the subject property or adjacent properties.

SUSTAINABILITY IMPLICATIONS

In keeping with Regional District of Nanaimo Board policy, the applicant has completed the "Sustainable Community Builder Checklist". No sustainability implications were identified as a result of this proposed variance.

PUBLIC CONSULTATION IMPLICATIONS

As part of the required public notification process, property owners located within a 50.0 metre radius, will receive notice of the proposal and will be provided an opportunity to comment on the proposed variance, prior to the Board's consideration of the permit.

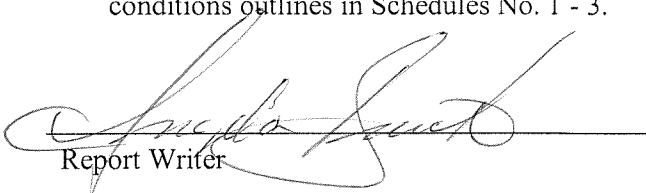
SUMMARY

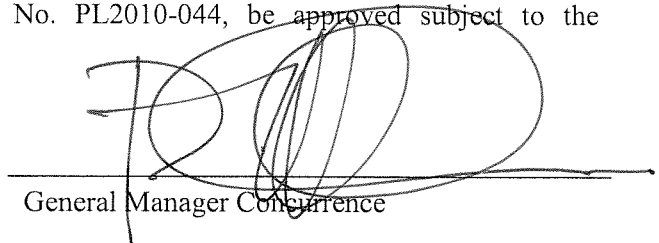
This is an application for a Development Variance Permit to relax the minimum setback requirements to the interior side lot line from 2.0 metres to 0.0 metres in order to permit the construction of a 2.44 metre high fence. As there are no foreseen negative impacts to the subject property and surrounding lots, staff recommends approval of the Development Variance Permit subject to the conditions outlined in Schedules No. 1 - 3.

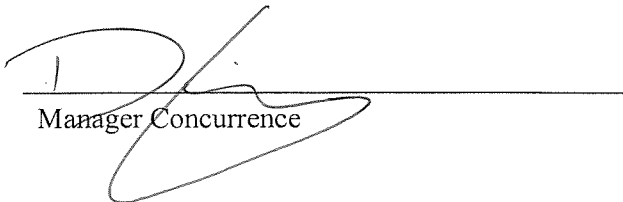
RECOMMENDATION

That

1. Staff be directed to complete the required notification, and
2. The Development Variance Permit Application No. PL2010-044, be approved subject to the conditions outlines in Schedules No. 1 - 3.


Report Writer


General Manager Concurrence


Manager Concurrence


CAO Concurrence

Schedule No. 1

Terms of Development Variance Permit No. PL2010-044

The following sets out the terms and conditions of Development Variance Permit No. PL2010-044

Bylaw No. 500, 1987 - Variance

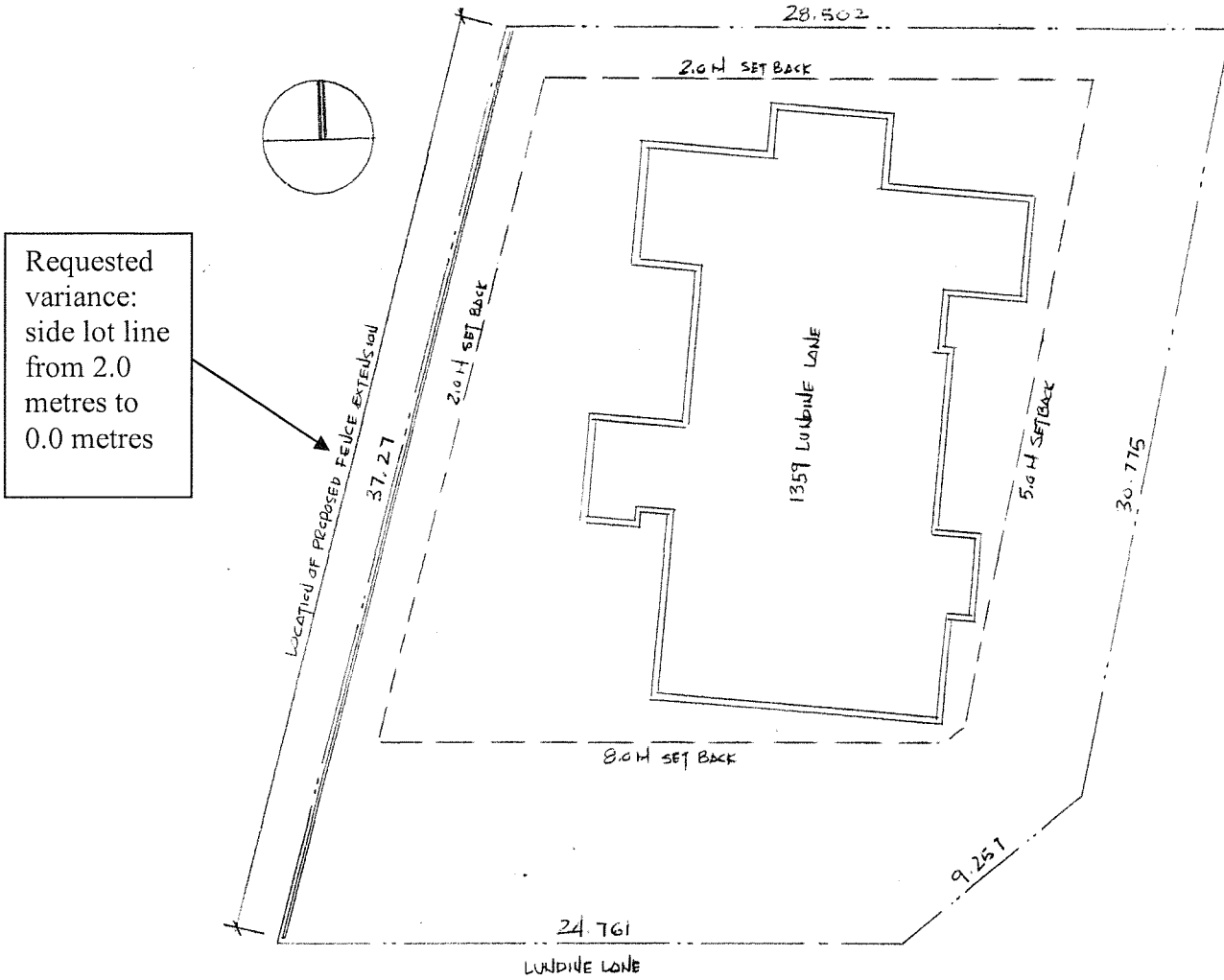
With respect to the lands, “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”, is requested to be varied as follows:

1. **Section 3.4.61 – Minimum Setback Requirements** is requested to be varied by decreasing the minimum setback requirement from 2.0 metres to 0.0 metres. (see *Schedule No. 2 and 3* for proposed fence location and elevations).

Conditions of Approval

1. The proposed fence addition to be sited in accordance with the site plan submitted by applicant, attached as *Schedule No. 2*.
2. The fence shall be developed in accordance with the building elevations submitted by the applicant (maximum height of 2.44 m) attached as *Schedule No. 3*.

**Schedule No. 2
Location of Fence**

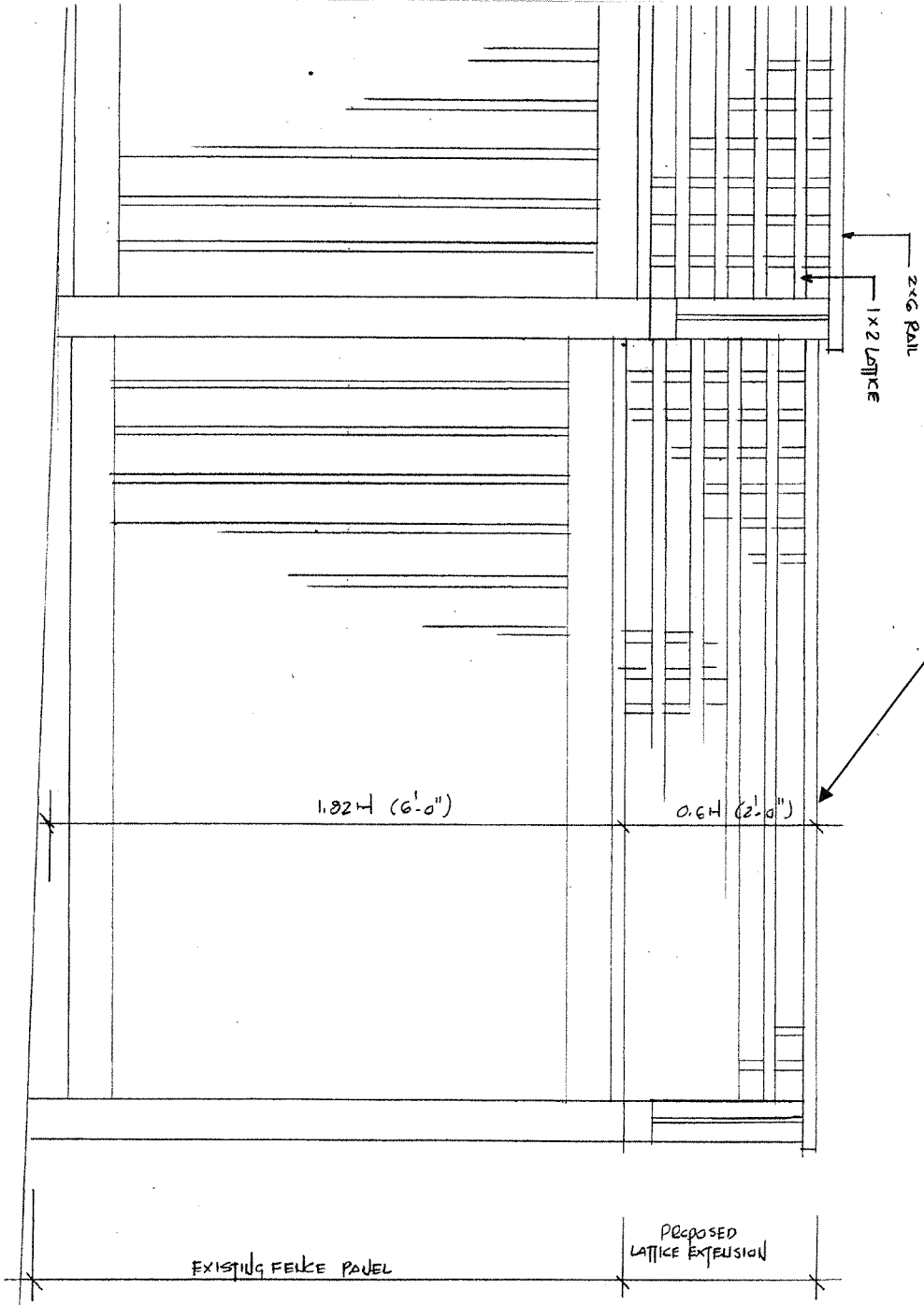


SITE PLAN GRADY/HOBERSTOCK RESIDENCE 1359 LUNDINE LANE, QUAKOM B.C.

SCALE: 1:200

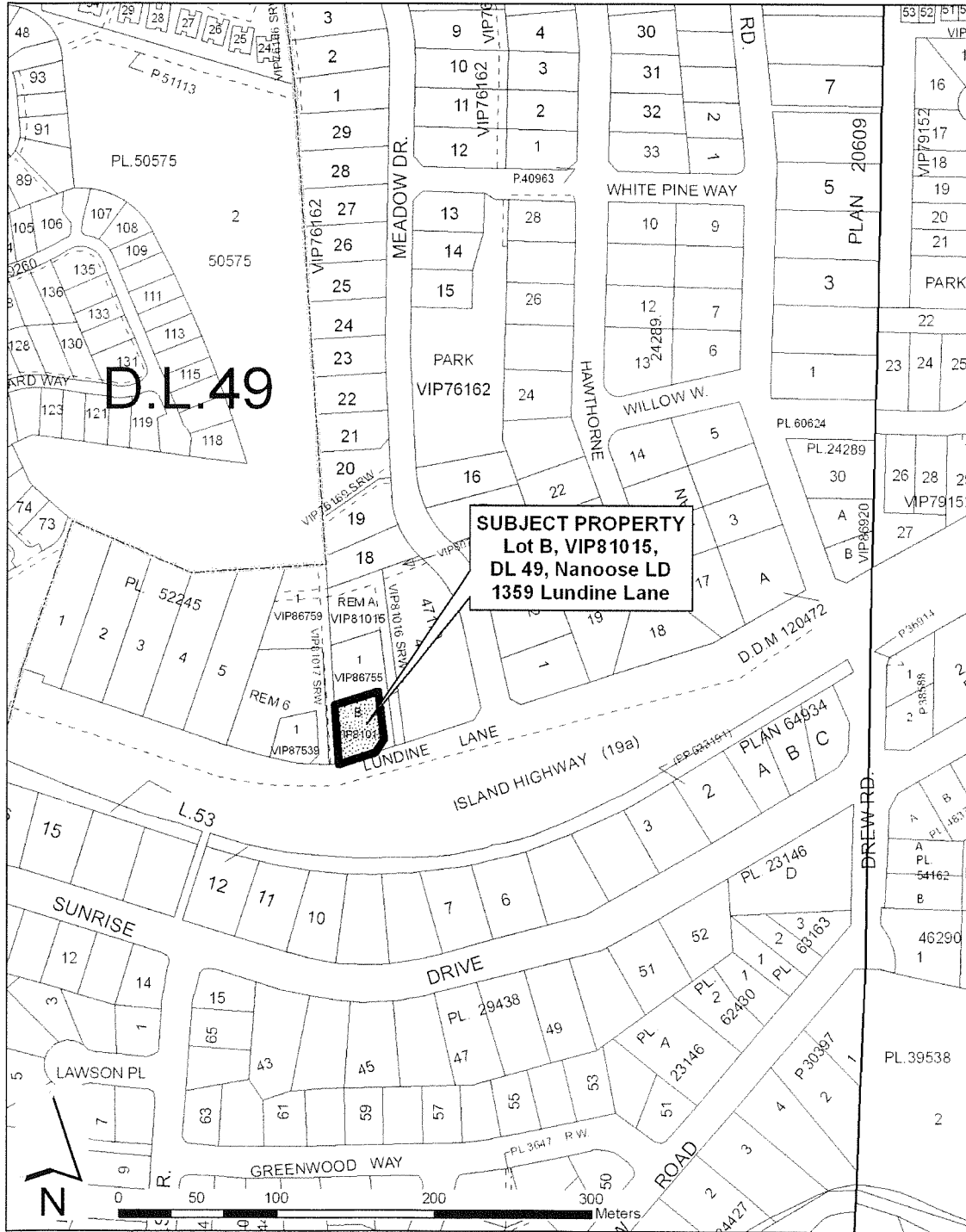
Schedule No. 3
Proposed Fence Elevations

PROPOSED FENCE EXTENSION
SCALE: 3/4" = 1'-0"
CRAIG/HAEBERSTOCK RESIDENTS 1369 LULLAUNE LANE QUANICO B.C.



Elevation:
2.4 meters

Attachment No. 1 Location of Subject Property



BCGS Mapsheet No. 92F.039.1.3



CAO APPROVAL		CW
EAP	✓ Apr 13 10	
COW		
RHD		
BOARD		

MEMORANDUM

TO: Dale Lindsay
Manager of Current Planning

DATE: March 26, 2010

FROM: Elaine Leung
Planner

FILE: PL2010-055

SUBJECT: **Development Variance Permit Application No. PL2010-055 – Vectis Ventures Lot 31, District Lot 78, Nanoose District, Plan 14275 – 1917 Bonito Crescent Electoral Area 'E'**

PURPOSE

To consider an application for a Development Variance Permit for the removal and replacement of existing beach access stairs.

BACKGROUND

The Regional District of Nanaimo has received a Development Variance Permit application from Vectis Ventures on behalf of Jane Alison Talarico. The property is approximately 0.14 hectares in size and contains an existing dwelling unit (*see Attachment No. 1 for location of the subject property*). The applicant wishes to replace existing beach access stairs.

The subject property is zoned Residential 1 (RS1), pursuant to “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987.” The subject property fronts on Bonito Crescent and is bordered by residential properties to the east and west, and the Strait of Georgia to the north.

Proposed Variances

The applicants propose to vary the following from the “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”:

- *Section 3.3.9 General Regulations – Setbacks from the Sea (in Electoral Area ‘E’)* by varying the setback from the natural boundary from 15.0 metres horizontal distance from the natural boundary, to 0.0 metres.
- *Section 3.4.61 Residential 1* by varying the minimum setback from the rear lot line, and the interior (eastern) side lot line from 2.0 metres to 0.0 metres.

ALTERNATIVES

1. To approve Development Variance Permit No. PL2010-055 subject to the conditions outlined on Schedules No. 1 – 3.
2. To deny Development Variance Permit No. PL2010-055 as submitted.

LAND USE AND DEVELOPMENT IMPLICATIONS

As outlined above, the applicants are requesting a variance in order to allow for the removal and subsequent reconstruction of existing beach access stairs. The existing stairs are currently encroaching onto the neighbour's property to the west, as well as encroaching onto the foreshore. The proposed stairs will no longer encroach. The location of the existing stairs is outlined on *Schedule No. 2*. The proposed location of the new stairs is outlined on *Schedule No. 3*. With respect to the variance requested for the interior side lot line, staff note that this is only representative of a small eastern portion of the entire stair structure. The applicants will be required to obtain a building permit prior to construction.

Given that the existing stairs are encroaching onto the neighbour's property, and are in disrepair, the applicants wish to replace the stairs to a safer condition. As the variance will result in the removal of the encroachments, and as the variance is not anticipated to negatively impact adjacent property owners, staff recommends approval.

Sustainability Implications

In keeping with Regional District of Nanaimo Board policy, the applicant has completed the "Sustainable Community Builder Checklist". No sustainability implications were identified as a result of the proposed development.

Public Consultation Process

As part of the required public notification process, property owners and tenants located within a 50.0 metre radius, will receive a direct notice of the proposal, and will have an opportunity to comment on the proposed variance, prior to the Board's consideration of the application.


SUMMARY/CONCLUSIONS

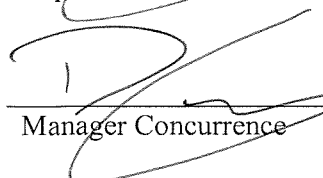
This is an application for a Development Variance Permit to permit the construction of beach access stairs. The applicants are requesting variances to the rear and interior side lot lines from 2.0 metres to 0.0 metres, and a reduction in the setback from the natural boundary of the sea, from 15.0 metres to 0.0 metres. Staff supports the application and recommends approval of the Development Variance Permit.

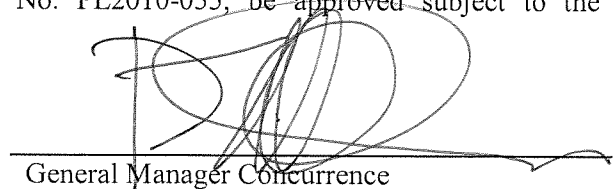
RECOMMENDATION

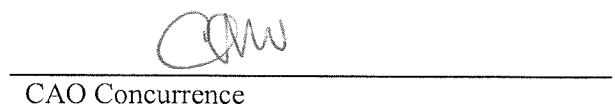
That

1. Staff be directed to complete the required notification, and
2. The Development Variance Permit Application No. PL2010-055, be approved subject to the conditions outlines in Schedules No. 1 - 3.


 Report Writer


 Manager Concurrence


 General Manager Concurrence


 CAO Concurrence

Schedule No. 1
Terms of Development Permit No. PL2010-055

The following sets out the terms and conditions of Development Variance Permit No. PL2010-055.

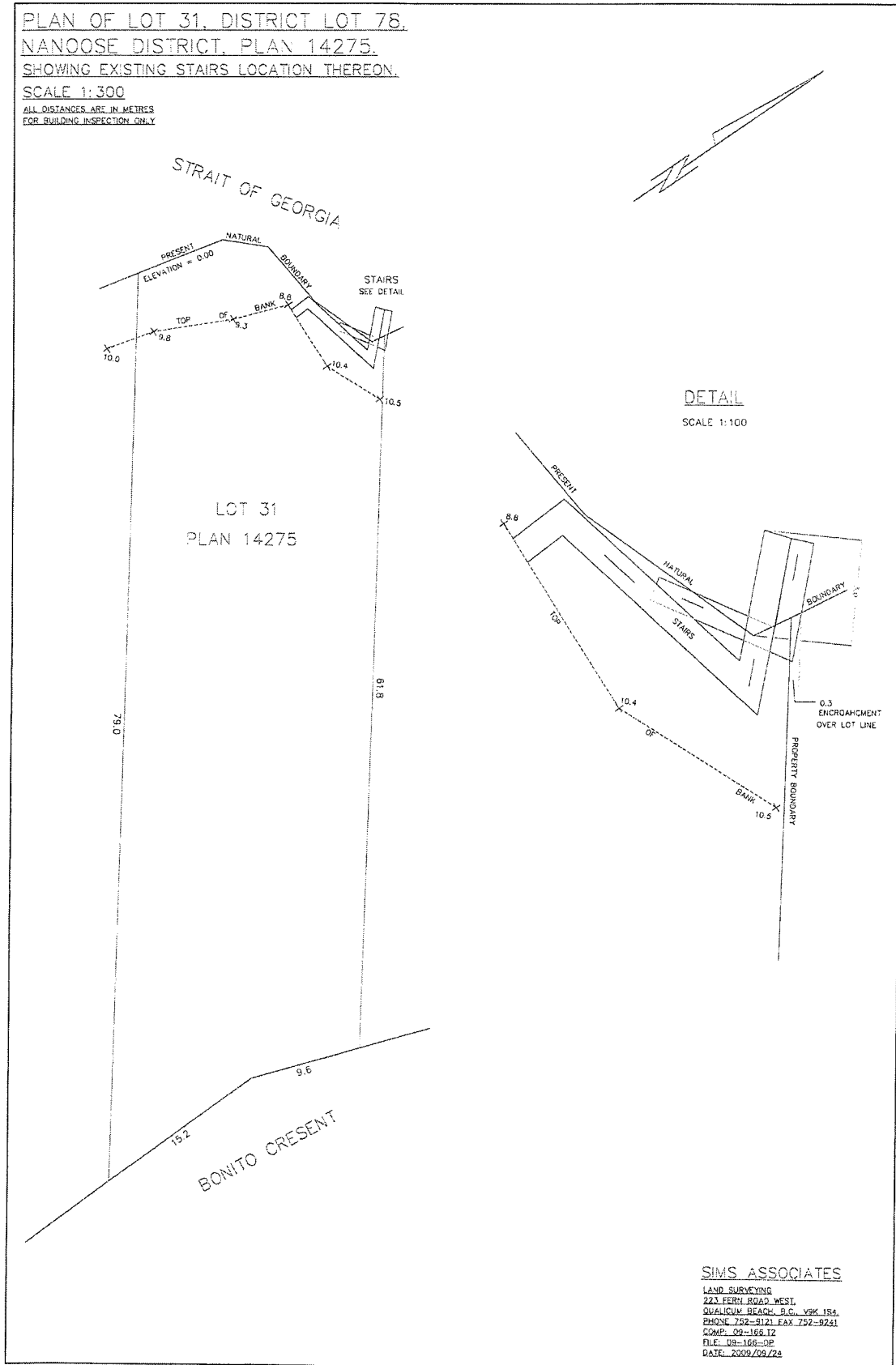
With respect to the lands, “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987,” is requested to be varied as follows:

1. **Section 3.3.9 b) Setbacks – Sea (Electoral Area ‘E’)** is hereby varied by reducing the minimum setback from 15.0 metres from the natural boundary to 0.0 metres as shown on *Schedule No. 3*.
2. **Section 3.4.61 Minimum Setback Requirements** is hereby varied by reducing the minimum setback from the rear lot line and interior side lot line from 2.0 metres to 0.0 metres as shown on *Schedule No. 3*.

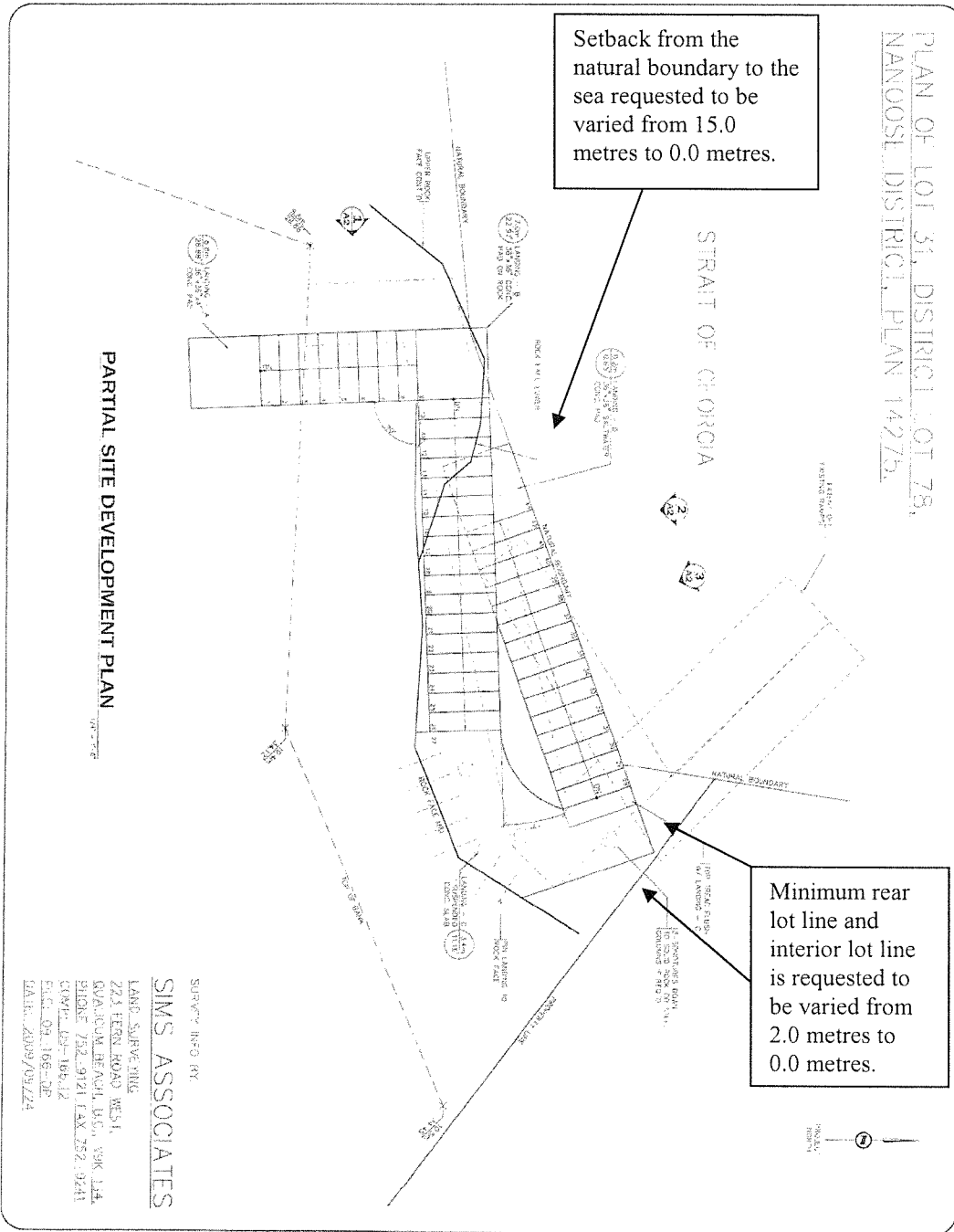
Conditions of Permit

1. The beach access stairs shall be sited in accordance with site survey prepared by Sims Associates, dated September 24, 2009, attached as *Schedule No. 3*.
2. The beach access stairs shall be constructed in accordance with the building elevations submitted by the applicant attached as *Schedule No. 3*.

Schedule No. 2
Site Plan (existing stairs)



Schedule No. 3 Site Plan – Proposed Reconstructed Stairs



JORGENSEN
Professional Engineering Services
2005-2006
2007-2008
2009-2010
2011-2012
2013-2014
2015-2016
2017-2018
2019-2020
2021-2022
2023-2024
2025-2026
2027-2028
2029-2030
2031-2032
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2099-2100

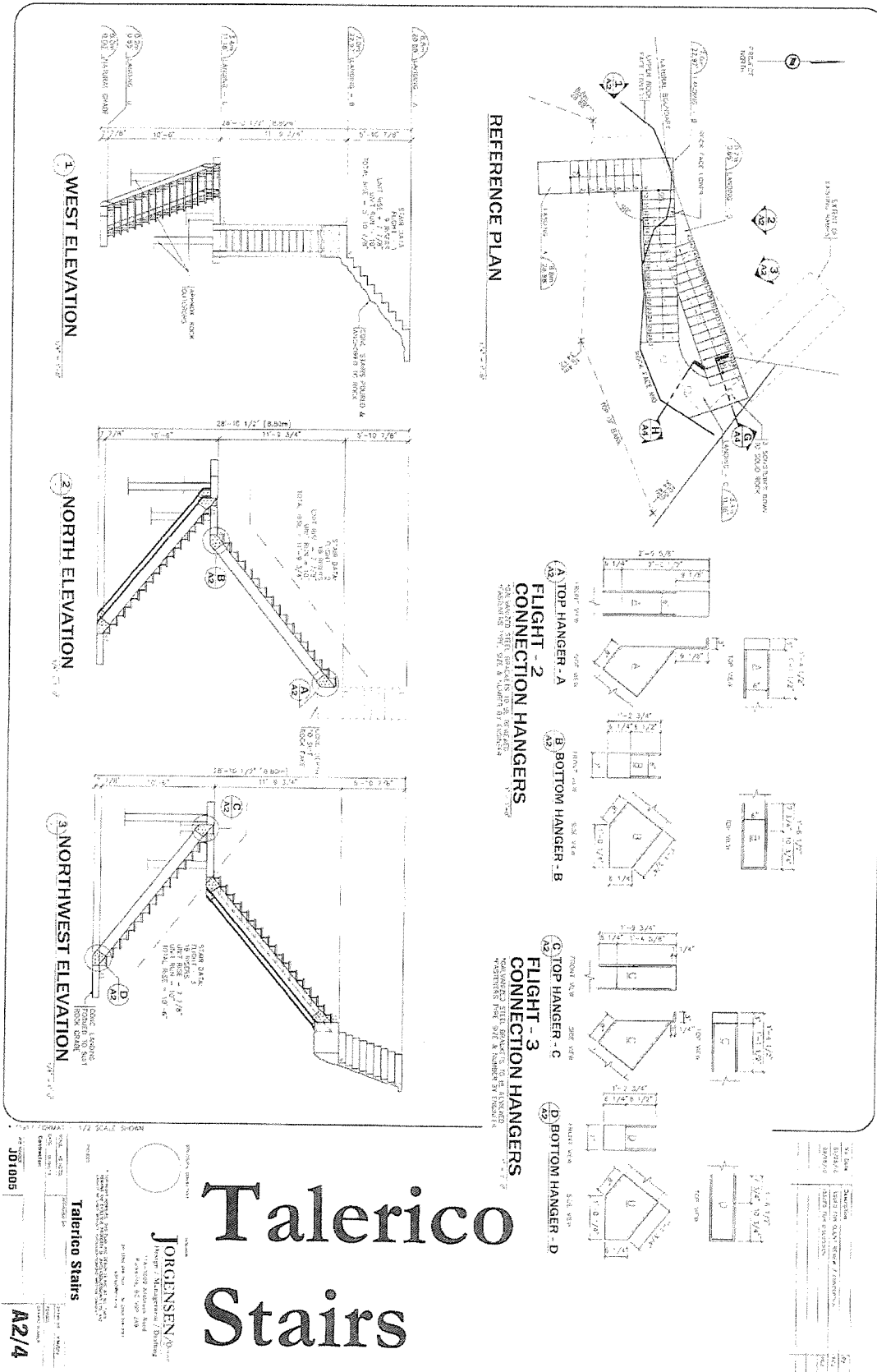
Talerico Stairs

A1/4

JO1005

Talerico Stairs

Schedule No. 4
 Elevations



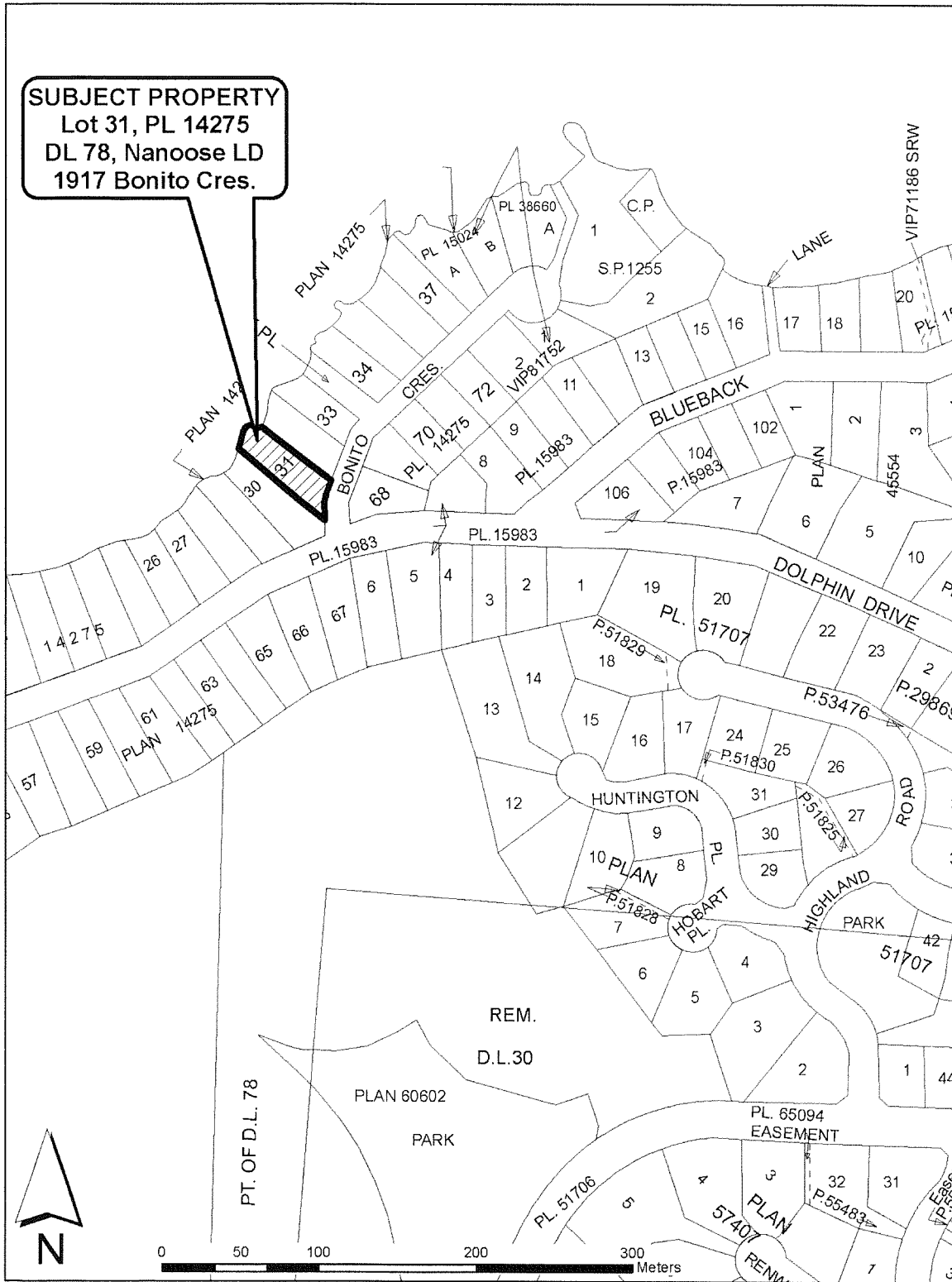
Talerico Stairs

JORGENSEN/A/S

Talerico Stairs

1011005
 A2/4

Attachment No. 1
Location of Subject Property



BCGS MAPSHEET: 92F.030.3.3



RDN REQUEST	
CAO APPROVAL <i>CW</i>	
EAP	✓ <i>Apr 13 '10</i>
COW	
RHD	
BOARD	

MEMORANDUM

TO: Dale Lindsay
Manager of Current Planning

DATE: March 25, 2010

FROM: Susan Cormie
Senior Planner

FILE: PL2010-057

SUBJECT: **Development Variance Permit Application No. PL2010-057**
JE Anderson & Associates, BCLS
Lot D, Plan 30767 & Lot 1, Plan 35343, Both of District Lot 19, Newcastle District
230 & 238 Kenmuir Road
Electoral Area 'H'

PURPOSE

To consider an application for a Development Variance Permit to vary the parcel averaging provisions in conjunction with a phased four lot subdivision proposal of the subject properties.

BACKGROUND

The Regional District of Nanaimo has received a Development Variance Permit application in conjunction with a four lot subdivision proposal from JE Anderson, BCLS, on behalf of D & L Simpson, D Sodergren and J Butler (*see Attachment No. 1 for location of subject properties*).

The Electoral Area Planning Committee may recall that Development Permit No. PL2009-818 for the protection of the aquifer was approved by the Board on November 24, 2009 for this four-lot subdivision proposal along with approval for relaxation of the minimum 10% frontage requirement for two of the proposed parcels. Since that time, the applicant has decided to phase the subdivision and is requesting approval for two of the proposed parcels now with the remaining two parcels proposed to be created at a later date. However, with this change, the parcel averaging provisions as per Bylaw No. 500, 1987 will no longer be able to be met. As a result, the applicant has applied to relax the parcel averaging provisions to vary the number of parcels being created at 80% of the minimum parcel size from 50% to 66.7%.

The parent parcels, which have a combined lot area of 8,130 m², are zoned Residential 2 (RS2) and are situated within Subdivision District 'M' (RU1D) (*2,000 m² minimum parcel size with community water service*) as per the "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987".

The parent parcels currently support two single dwelling units and several accessory buildings. Surrounding land uses include residentially zoned properties and Kenmuir Road to the east.

Proposed Development

As outlined above, the applicant is proposing to create four new parcels in two phases. Two of the parcels in Phase 1 are proposed to be 1600 m² in size with the third parcel proposed to be 4940 m². As more than 50% of the proposed parcels are proposed to be less than the 2000 m² minimum parcel size, a variance to the parcel averaging provisions of Bylaw No. 500, 1987 is required. (*see Schedule No. 2 for Proposed Plan of Phased Subdivision*). The parcels are proposed to be serviced by community water service connections and individual private septic disposal systems. The parent parcels are not within a RDN Building Services area.

ALTERNATIVES

1. To approve Development Variance Permit No. PL2010-057, as submitted, subject to the conditions outlined in Schedules No. 1 and 2.
2. To deny the Development Variance Permit No. PL2010-057 as submitted.

DEVELOPMENT IMPLICATIONS

Development Permit Implications

The conditions of Development Permit No. PL2009-818, which includes the removal of a number of accessory buildings, will continue to apply to the proposed phasing of this subdivision application.

Proposed Variance/Covenant Implications

The parcel averaging provisions of Bylaw No. 500, 1987 require the applicant to register a covenant where the remainder parcel is greater than twice the minimum parcel size. This is to avoid further subdivision of oversized lots which were used as part of the original lot averaging. In this case, the remainder lot (Proposed Lot C) is able to be subdivided into two parcels without affecting the parcel averaging provision. As such, staff supports a variance to section 4.3.4c in order to not require a covenant on the proposed remainder (Phase 2).

SUSTAINABILITY IMPLICATIONS


In keeping with Regional District of Nanaimo Board policy, the applicant has completed the “Sustainable Community Builder Checklist”. The proposed subdivision is situated within the Dunsmuir Village Centre where growth is encouraged.

SUMMARY

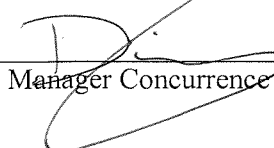
Prior to the development of these subject properties, a Development Variance Permit is required in order to vary the parcel averaging provisions of Bylaw No. 500, 1987. As the proposed variance will not negatively impact the overall subdivision, staff recommends approval of the development variance permit.

RECOMMENDATIONS

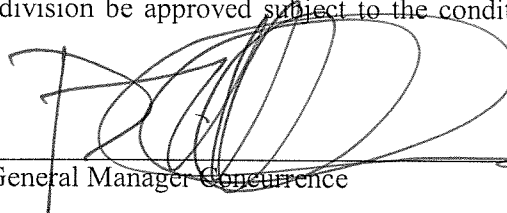
1. That staff be directed to complete the required notification, and
2. That Development Variance Permit Application No. PL2010-057 to vary the parcel averaging provisions in conjunction with a phased four lot subdivision be approved subject to the conditions outlined in Schedule No. 1.



Report Writer



Manager Concurrence



General Manager Concurrence



CAO Concurrence

Schedule No. 1
Development Variance Permit Application No. PL 2010-057
Conditions of Approval / Proposed Variance

The following sets out the conditions of approval with respect to Development Permit No. PL2010-057:

1. Subdivision

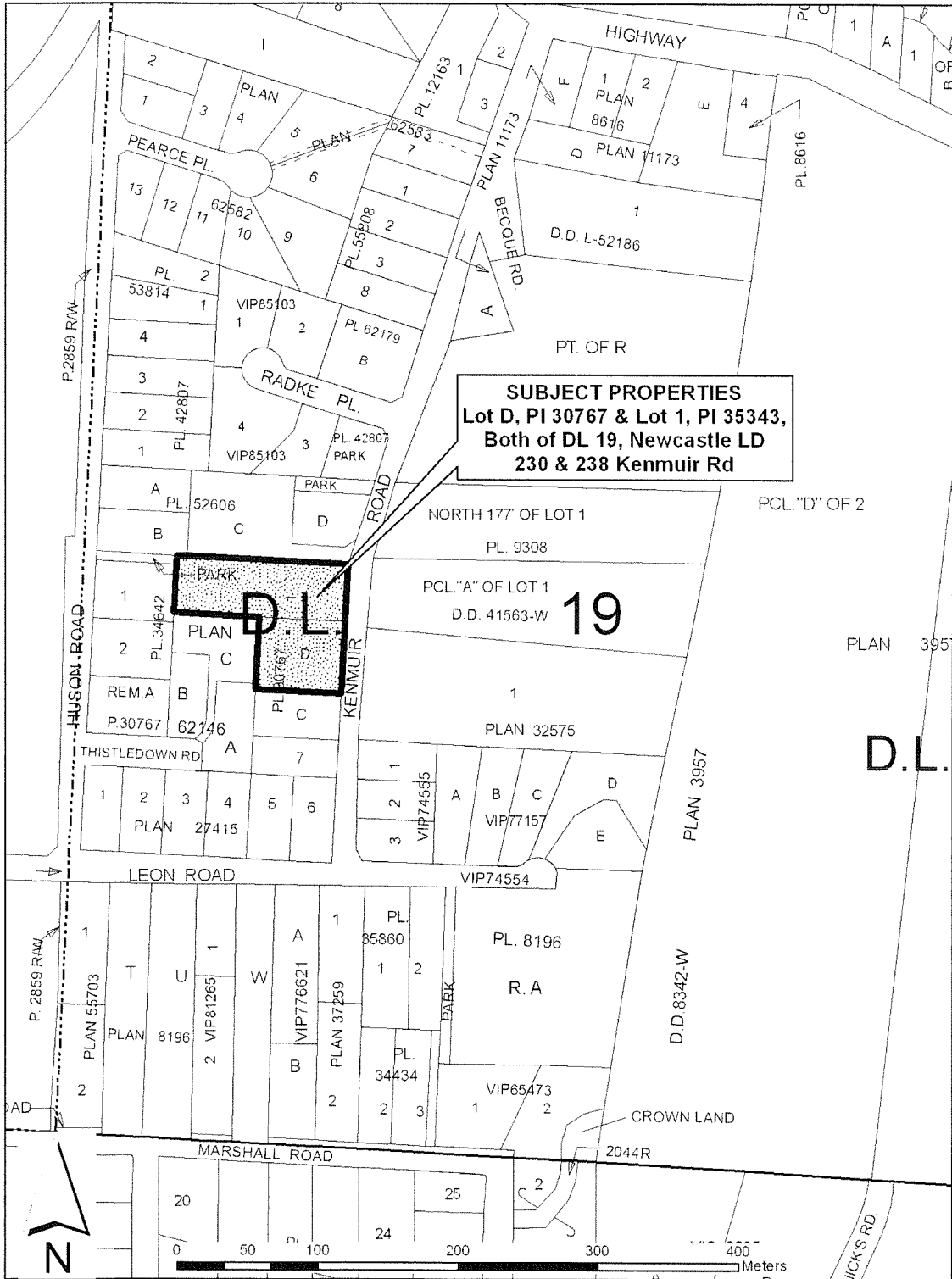
The subdivision of the lands shall be in substantial compliance with Schedule No. 2 (to be attached to and forming part of Development Variance Permit No. PL2010-057).

All other conditions of approval as set out in Development Permit No. PL2009-818 shall be completed to the satisfaction of the Regional District of Nanaimo.

2. Proposed Variance

The requirements of Section 4.3.4 are proposed to be relaxed by varying the parcel averaging provision from a maximum of 50% of the proposed parcels that can be less than 2000 m² in size to a maximum of 66.7% of the proposed parcels that can be less than 2000 m² in size provided that these parcels are not less than 1600 m² in size and by not requiring a no subdivision covenant on the remainder (Phase 2).

Attachment No. 1 Location of Subject Properties



BCGS MAPSHEET: 92F.037.4.4



MINUTE	
CAO APPROVAL <i>QW</i>	
EAP	✓ Apr 13 '10
COW	
APR 03 2010	
RHD	
BOARD	

MEMORANDUM

TO: Paul Thompson
Manager of Long Range Planning

DATE: March 26, 2010

FROM: Stephen Boogaards
Planner

FILE: 6480 01

SUBJECT: Greenhouse Gas Emission Targets in Official Community Plans

PURPOSE

To introduce the proposed amendments to the electoral area official community plans (OCPs) to satisfy the Government of British Columbia requirement to include greenhouse gas emission targets, policies and actions in all electoral area official community plans by May 31, 2010.

BACKGROUND

At its March meeting, the Electoral Area Planning Committee received a report outlining a proposed approach to amending each electoral area OCP to include greenhouse gas emission reduction targets, policies and actions. The proposed approach is to adopt the provincial targets for GHG emission reductions and add general policies and actions for emission reductions at this time. Each OCP would be revisited at a later date, after additional information on GHG emission reductions in rural areas is available, when more area specific targets, policies and actions would be added. The amendments are intended to satisfy the new provincial government requirement for targets, policies and actions to be included in OCPs by May 31, 2010. The EAPC made the following recommendation at its March 9, 2010 meeting:

That staff be directed to prepare the OCP bylaw amendments to address the requirement for greenhouse gas emission targets.

That one public hearing be scheduled and be held in the RDN Board Chambers for all OCP bylaw amendments.

ALTERNATIVES

1. That Bylaws No. 1148.06, 2010, 1055.04, 2010, 1400.02, 2010, 1152.04, 2010, 1540.01, 2010, and 1335.04, 2010 be given 1st and 2nd reading and proceed to Public Hearing.
2. That the Committee provide direction on additional changes to the official community plan amendments prior to initiating Bylaws No. 1148.06, 2010, 1055.04, 2010, 1400.02, 2010, 1152.04, 2010, 1540.01, 2010, and 1335.04, 2010.

SUSTAINABILITY IMPLICATIONS

Reducing greenhouse gas emissions is a significant component of the RDN's goal to build more sustainable communities. The inclusion of GHG emission targets, policies and actions in official community plans is a key part of the strategic approach to improving energy efficiency and reducing emissions across the region. Policies that support the creation of complete compact communities together with encouraging land use patterns that provide opportunities for transit, walking and cycling will make the biggest contribution to reductions in GHG emissions. The proposed amendments are also consistent with sustainability policies that support forms of housing and buildings that are more efficient in the use of energy.

FINANCIAL / LIQUID WASTE MANAGEMENT IMPLICATIONS

Pursuant to the *Local Government Act*, the draft amendments have been considered in relation to the Regional District's Financial Plan as well as its Liquid and Solid Waste Management Plans.

SUMMARY/CONCLUSIONS

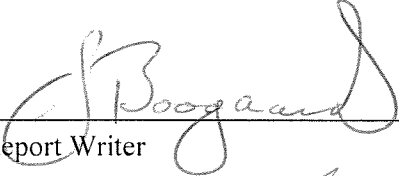
The Province of BC requires all local governments to include greenhouse gas emission targets, policies and actions in their OCPs by May 31, 2010. To meet the deadline the Regional District of Nanaimo Board has given direction to prepare interim targets and actions as an amendment to each electoral area OCP and to proceed with one public hearing for all of the amendments. As the proposed bylaw amendments are quite general they will not directly affect specific properties nor will they result in changes to land use designations. Having one public hearing will allow the RDN to meet the Province's deadline of May 31, 2010.


Following the completion of the Community Energy and Emissions Plan and a rural GHG emissions study the targets and actions will be updated and further refined. The process to develop the more detailed OCP specific targets, policies and actions will include a much more significant, multi-faceted and inclusive community engagement process.

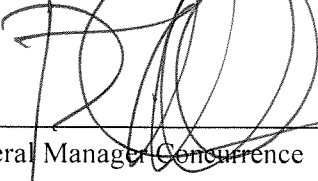
RECOMMENDATION


1. That "Regional District of Nanaimo Arrowsmith Benson-Cranberry Bright Official Community Plan Amendment Bylaw No. 1148.06, 2010" be given 1st and 2nd reading.
2. That "Regional District of Nanaimo East Wellington-Pleasant Valley Official Community Plan Amendment Bylaw No. 1055.04, 2010" be given 1st and 2nd reading.
3. That "Regional District of Nanaimo Nanoose Bay Official Community Plan Amendment Bylaw No. 1400.02, 2010" be given 1st and 2nd reading.
4. That "Regional District of Nanaimo Electoral Area 'F' Official Community Plan Amendment Bylaw No. 1152.04, 2010" be given 1st and 2nd reading.
5. That "Regional District of Nanaimo Electoral Area 'G' Official Community Plan Amendment Bylaw No. 1540.01, 2010" be given 1st and 2nd reading.

6. That "Regional District of Nanaimo Electoral Area 'H' Official Community Plan Amendment Bylaw No. 1335.04, 2010" be given 1st and 2nd reading.
7. That Bylaw No. 1148.06, 2010, Bylaw 1055.04, 2010, Bylaw 1400.02, 2010, Bylaw 1152.04, 2010, Bylaw 1540.01, 2010, Bylaw 1335.04, 2010 have been considered in conjunction with the Regional District of Nanaimo's Financial Plan and Waste Management Plans and Regional Growth Strategy to ensure consistency between them.
8. That Bylaw No. 1148.06, 2010, Bylaw 1055.04, 2010, Bylaw 1400.02, 2010, Bylaw 1152.04, 2010, Bylaw 1540.01, 2010, Bylaw 1335.04, 2010 proceed to Public Hearing.


Report Writer


Manager Concurrence


General Manager Concurrence


CAO Concurrence

Attachment No. 1

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1148.06

**A BYLAW TO AMEND “REGIONAL DISTRICT OF NANAIMO
ARROWSMITH BENSON-CRANBERRY BRIGHT OFFICIAL COMMUNITY PLAN
BYLAW NO. 1148, 1999”**

WHEREAS the Board of the Regional District of Nanaimo wishes to amend “Regional District of Nanaimo Arrowsmith Benson-Cranberry Bright Official Community Plan No. 1148, 1999”:

THEREFORE IT BE RESOLVED that the Board of the Regional District of Nanaimo, in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited as "Regional District of Nanaimo ARROWSMITH BENSON-CRANBERRY BRIGHT OFFICIAL COMMUNITY PLAN BYLAW NO. 1148.06, 2010”.
2. The “Regional District of Nanaimo ARROWSMITH BENSON-CRANBERRY BRIGHT OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW NO. 1148.06, 2010” is hereby amended as set out in Schedule ‘A’ and ‘B’ to this Bylaw.

Introduced and read two times this XX day of XXXX, 2010.

Considered in conjunction with the Regional District of Nanaimo Financial Plan and any applicable waste management plans this XX day of XXXX, 2010.

Public Hearing held pursuant to Section 890 of the *Local Government Act* this XXth day of XXXX, 2010.

Read a third time this XX day of XXXX, 2010.

Received approval pursuant to Section 882 of the *Local Government Act* this XX day of XXXX, 2010.

Adopted this XX day of XXXX, 2010.

Chairperson

Sr. Mgr., Corporate Administration

Schedule 'A' to accompany "Regional District of Nanaimo
Arrowsmith Benson-Cranberry Bright Official Community Plan Amendment
Bylaw No. 1148.06, 2010"

Chairperson

Sr. Mgr., Corporate Administration

BYLAW NO. 1148.06

Schedule 'A'

1. "Regional District of Nanaimo Arrowsmith Benson-Cranberry Bright Official Community Plan Bylaw 1148, 1999," is hereby amended as follows:

- a) **TABLE OF CONTENTS**

The following is inserted preceding "APPENDIX A – DEVELOPMENT PERMIT AREAS":

"GOAL 9 – CLIMATE CHANGE AND ENERGY"

- b) **INTRODUCTION**

Plan Format

The following paragraph is hereby deleted:

"The Arrowsmith Benson – Cranberry Bright, Official Community Plan is organized around the eight goals of the Regional Growth Management Plan. Each section of the Plan speaks to one of these eight goals and contains specific objectives and policies."

and replaced with the following:

"The Arrowsmith Benson – Cranberry Bright Official Community Plan is organized around the eight goals of the Regional Growth Strategy. The first eight sections of the Plan speak to one of these eight goals and the ninth section, Climate Change, encompasses all goals. Each section of the Plan contains specific objectives and policies."

- c) The following section is hereby added after "GOAL 8 – COOPERATION AMONG JURISDICTIONS" attached as Schedule 'B' and forming part of this Bylaw:

"GOAL 9 – CLIMATE CHANGE AND ENERGY"

Schedule 'B' to accompany "Regional District of Nanaimo
Arrowsmith Benson-Cranberry Bright Official Community Plan Amendment
Bylaw No. 1148.06, 2010"

Chairperson

Sr. Mgr., Corporate Administration

BYLAW NO. 1148.06

Schedule 'B'

GOAL 9 – ADDRESS CLIMATE CHANGE AND ENERGY USE

Bill 27, enacted by the Government of British Columbia (Province) in 2008, requires official community plans (OCPs) to address how the Regional District of Nanaimo (RDN) will provide direction and take action to reduce GHG emissions in its electoral areas. Specifically, OCPs must include targets for the reduction of greenhouse gases and policies and actions with respect to achieving those targets.

The Province has set a target to reduce GHG emissions to 33% below 2007 levels by 2020 and 80% by 2050. The amount of GHG emitted is influenced by many factors. The RDN can directly and indirectly influence the level of emissions generated due to land use patterns, housing form, transportation systems, construction standards, and landfill operations. The RDN can also be instrumental in:

- Recognizing the role sustainable forestry practices play in offsetting GHG emissions by storing carbon;
- Helping to slow global warming and supporting adaptation to the impacts of climate change by protecting the health of ecosystems; and
- Promoting and supporting the use of renewable energy and district energy systems.

Energy consumption is strongly influenced by land use patterns, density and mobility choices. Subdivision design, site planning, building design, and construction technologies are also significant factors in the amount of energy consumed. Reducing energy consumption means building compact, complete communities that are not auto-dependent, increasing the number of multi-unit dwellings, supporting (near) net-zero building design and construction, and supporting the use of renewable energy and district energy systems.

The RDN is in the process of preparing a Community Energy & Emissions Plan (CEEP) that will provide a framework for reducing energy consumption and GHG emissions within the region and establish specific targets for the reduction of emissions in specific areas - for example, building construction, transportation, and energy source. This information will be used to help develop more detailed area specific targets, policies and actions to be included in this Plan.

It is also important to plan for adaptation to the potential impacts of climate change. In particular, OCPs may include policies that address the need to adapt to potential sea level rise, water deficits, flooding, and wildfires, etc.

Policy Target

Support Province targets to reduce greenhouse gas emissions 33% below 2007 levels by 2020, and 80% below 2007 levels by 2050.

Policies

1. ***Growth Management*** - Encourage population growth within village centres to reduce transportation based greenhouse gas emissions.

Encouraging the majority of growth in village centres helps to facilitate more people living close to existing services, which decreases their need to drive. Designated growth areas coupled with policies to increase population densities in areas with improved services should decrease transportation related emissions, which are the largest source of emissions in the region.

Actions

- Support redevelopment in village centres which will result in higher densities and a greater mix of uses;
 - Support changes to the Urban Containment Boundary only if the result is a decrease in GHG emissions.
2. ***Compact Communities*** - Support neighbourhood form that provides opportunities for energy efficient modes of transportation such as walking, cycling or public transit.

When dwellings are located close to shopping, work and leisure activities residents are less reliant on driving. Higher population densities within existing communities can also support both improved public and commercial services within walking distance of residences.

Actions

- Support a variety of housing types within village centres;
 - Support a mix of land uses that will contribute to having more complete and compact communities;
 - Support the establishment of commercial or retail services in village centres that will provide for the needs of the residents in the village centre and in the immediate surrounding area;
 - For development proposals within village centres consider how land use and transportation can be coordinated.
3. ***Buildings and Energy*** – Encourage the incorporation of green building features into the siting and construction of buildings.

Compact communities include more energy efficient forms of housing. By sharing walls, attached dwellings require less energy for space heating, the largest household energy expenditure. Specific green building features should be incorporated in the siting or design of buildings to make them more energy efficient and also make use of renewable energy sources.

Actions

- Consider green building features as a community amenity for zoning amendments consistent with this plan;
- Review the site layout in zoning amendments to consider how buildings may use energy more efficiently;
- Consider partnerships with the private sector for green building demonstration projects;
- Support the development and use of locally produced renewable energy.

4. Forest Land and Carbon Sinks - *Recognize the importance of natural areas for carbon absorption and develop tools to encourage development in existing developed areas as a means to redirect development away from greenfield sites.*

Plants, and in fact all living biodiversity within natural areas capture and store carbon from the atmosphere. A growing forest is a carbon sink capable of absorbing emissions from other sources such as transportation and settlement. But these areas are threatened by land use change and deforestation. The RDN should develop tools and incentives to encourage development in existing developed areas as a means to redirect development away from greenfield sites.

Actions

- Develop tools and incentives to facilitate the encouragement of the redirection of development from greenfield sites to village centres;
- Develop tools and incentives to encourage the retention of trees and vegetation on private property.

5. Food Production – *Support efforts to maintain a sustainable locally produced source of food.*

Escalating costs, competition with cheap imported foods and cumbersome regulations on operations have all diminished local agriculture and the ability of farmers to maintain viable farms. Support for local agriculture will cut the number of commercial vehicles transporting food into the region and provide the security to local farmers to adopt more sustainable practices.

Actions

- Review the zoning bylaw to reduce obstacles to maintaining efficient farming operations, agricultural processing or compatible land uses;
- Support the provision of services and infrastructure necessary to the efficient and sustainable farming operations;
- Support the development and provision of resources to support agricultural sales;
- Encourage the retention of land in the Agricultural Land Reserve and other productive farm lands.

6. Transportation and Infrastructure – *Promote private and public infrastructure that may use energy more efficiently.*

Infrastructure and services provided in compact complete communities provides opportunities for personal and institutional choices that conserve energy. Efficient use of infrastructure may reduce

transportation related emissions through integrating active transportation with existing road networks or it may reclaim energy resources from waste streams to service public and private facilities.

Actions

- Provide trails and pathways that are functional and support efficient pedestrian movement;
- Support transit and transportation alternatives that will reduce greenhouse gas emissions;
- Recover energy and materials from both public and private sector waste streams that may be used to service communities or facilities.

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1055.04

**A BYLAW TO AMEND “REGIONAL DISTRICT OF NANAIMO
EAST WELLINGTON – PLEASANT VALLEY OFFICIAL COMMUNITY PLAN
BYLAW NO. 1055, 1998”**

WHEREAS the Board of the Regional District of Nanaimo wishes to amend “Regional District of Nanaimo East Wellington-Pleasant Valley Official Community Plan No. 1055, 1998”:

THEREFORE IT BE RESOLVED that the Board of the Regional District of Nanaimo, in open meeting assembled ENACTS AS FOLLOWS:

- 1) This Bylaw may be cited as “Regional District of Nanaimo EAST WELLINGTON – PLEASANT VALLEY OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW NO. 1055.04, 2010”.
- 2) The "Regional District of Nanaimo EAST WELLINGTON – PLEASANT VALLEY OFFICIAL COMMUNITY PLAN BYLAW NO. 1055.04, 2010” is hereby amended as set out in Schedules ‘A’ and ‘B’ to this Bylaw.

Introduced and read two times this XX day of XXXX, 2010.

Considered in conjunction with the Regional District of Nanaimo Financial Plan and any applicable waste management plans this XX day of XXXX, 2010.

Public Hearing held pursuant to Section 890 of the *Local Government Act* this XXth day of XXXX, 2010.

Read a third time this XX day of XXXX, 2010.

Received approval pursuant to Section 882 of the *Local Government Act* this XX day of XXXX, 2010.

Adopted this XX day of XXXX, 2010.

Chairperson

Sr. Mgr., Corporate Administration

Schedule 'A' to accompany "Regional District of Nanaimo
East Wellington-Pleasant Valley Official Community Plan Amendment
Bylaw No. 1055.04, 2010"

Chairperson

Sr. Mgr., Corporate Administration

BYLAW NO. 1055.04

Schedule 'A'

1. "Regional District of Nanaimo East Wellington-Pleasant Valley Official Community Plan Bylaw No. 1055, 1998," is hereby amended as follows:

a) **TABLE OF CONTENTS**

The following section is hereby inserted after "SECTION 7 – DEVELOPMENT SERVICING STANDARDS":

"SECTION 8 – CLIMATE CHANGE AND ENERGY"

The following sections are renumbered:

"SECTION 9 – DEVELOPMENT PERMIT AREAS

SECTION 10 – IMPLEMENTATION AND ADMINISTRATION"

- b) The following section is hereby added after "SECTION 7 – DEVELOPMENT SERVICING STANDARDS" attached as Schedule 'B' and forming part of this Bylaw:

"SECTION 8 – CLIMATE CHANGE AND ENERGY"

c) **SECTION 8 – DEVELOPMENT PERMIT AREAS**

The following sections are renumbered:

"SECTION 9 – DEVELOPMENT PERMIT AREAS

9.1 FISH HABITAT PROTECTION

9.2 NATURAL HAZARD AREAS

9.3 INDUSTRIAL"

d) **SECTION 9 – IMPLEMENTATION AND ADMINISTRATION**

The following section is renumbered:

"SECTION 10 – IMPLEMENTATION AND ADMINISTRATION"

Schedule 'B' to accompany "Regional District of Nanaimo
East Wellington-Pleasant Valley Official Community Plan Amendment
Bylaw No. 1055.04, 2010"

Chairperson

Sr. Mgr., Corporate Administration

BYLAW NO. 1055.04

Schedule 'B'

SECTION 8 – CLIMATE CHANGE AND ENERGY

Bill 27, enacted by the Government of British Columbia (Province) in 2008, requires official community plans (OCPs) to address how the Regional District of Nanaimo (RDN) will provide direction and take action to reduce GHG emissions in its electoral areas. Specifically, OCPs must include targets for the reduction of greenhouse gases and policies and actions with respect to achieving those targets.

The Province has set a target to reduce GHG emissions to 33% below 2007 levels by 2020 and 80% by 2050. The amount of GHG emitted is influenced by many factors. The RDN can directly and indirectly influence the level of emissions generated due to land use patterns, housing form, transportation systems, construction standards, and landfill operations. The RDN can also be instrumental in:

- Recognizing the role sustainable forestry practices play in offsetting GHG emissions by storing carbon;
- Helping to slow global warming and supporting adaptation to the impacts of climate change by protecting the health of ecosystems; and
- Promoting and supporting the use of renewable energy and district energy systems.

Energy consumption is strongly influenced by land use patterns, density and mobility choices. Subdivision design, site planning, building design, and construction technologies are also significant factors in the amount of energy consumed. Reducing energy consumption means building compact, complete communities that are not auto-dependent, increasing the number of multi-unit dwellings, supporting (near) net-zero building design and construction, and supporting the use of renewable energy and district energy systems.

The RDN is in the process of preparing a Community Energy & Emissions Plan (CEEP) that will provide a framework for reducing energy consumption and GHG emissions within the region and establish specific targets for the reduction of emissions in specific areas - for example, building construction, transportation, and energy source. This information will be used to help develop more detailed area specific targets, policies and actions to be included in this Plan.

It is also important to plan for adaptation to the potential impacts of climate change. In particular, OCPs may include policies that address the need to adapt to potential sea level rise, water deficits, flooding, and wildfires, etc.

Policy Target

Support Province targets to reduce greenhouse gas emissions 33% below 2007 levels by 2020, and 80% below 2007 levels by 2050.

Policies

1. **Growth Management** - Encourage population growth within village centres to reduce transportation based greenhouse gas emissions.

Encouraging the majority of growth in village centres helps to facilitate more people living close to existing services, which decreases their need to drive. Designated growth areas coupled with policies to increase population densities in areas with improved services should decrease transportation related emissions, which are the largest source of emissions in the region.

Actions

- Support redevelopment in village centres which will result in higher densities and a greater mix of uses;
- Support changes to the Urban Containment Boundary only if the result is a decrease in GHG emissions.

2. **Compact Communities** - Support neighbourhood form that provides opportunities for energy efficient modes of transportation such as walking, cycling or public transit.

When dwellings are located close to shopping, work and leisure activities residents are less reliant on driving. Higher population densities within existing communities can also support both improved public and commercial services within walking distance of residences.

Actions

- Support a variety of housing types within village centres;
- Support a mix of land uses that will contribute to having more complete and compact communities;
- Support the establishment of commercial or retail services in village centres that will provide for the needs of the residents in the village centre and in the immediate surrounding area;
- For development proposals within village centres consider how land use and transportation can be coordinated.

3. **Buildings and Energy** – Encourage the incorporation of green building features into the siting and construction of buildings.

Compact communities include more energy efficient forms of housing. By sharing walls, attached dwellings require less energy for space heating, the largest household energy expenditure. Specific green building features should be incorporated in the siting or design of buildings to make them more energy efficient and also make use of renewable energy sources.

Actions

- Consider green building features as a community amenity for zoning amendments consistent with this plan;
- Review the site layout in zoning amendments to consider how buildings may use energy more efficiently;

- Consider partnerships with the private sector for green building demonstration projects;
- Support the development and use of locally produced renewable energy.

4. *Forest Land and Carbon Sinks* - Recognize the importance of natural areas for carbon absorption and develop tools to encourage development in existing developed areas as a means to redirect development away from greenfield sites.

Plants, and in fact all living biodiversity within natural areas capture and store carbon from the atmosphere. A growing forest is a carbon sink capable of absorbing emissions from other sources such as transportation and settlement. But these areas are threatened by land use change and deforestation. The RDN should develop tools and incentives to encourage development in existing developed areas as a means to redirect development away from greenfield sites.

Actions

- Develop tools and incentives to facilitate the encouragement of the redirection of development from greenfield sites to village centres;
- Develop tools and incentives to encourage the retention of trees and vegetation on private property.

5. *Food Production* – Support efforts to maintain a sustainable locally produced source of food.

Escalating costs, competition with cheap imported foods and cumbersome regulations on operations have all diminished local agriculture and the ability of farmers to maintain viable farms. Support for local agriculture will cut the number of commercial vehicles transporting food into the region and provide the security to local farmers to adopt more sustainable practices.

Actions

- Review the zoning bylaw to reduce obstacles to maintaining efficient farming operations, agricultural processing or compatible land uses;
- Support the provision of services and infrastructure necessary to the efficient and sustainable farming operations;
- Support the development and provision of resources to support agricultural sales;
- Encourage the retention of land in the Agricultural Land Reserve and other productive farm lands.

6. *Transportation and Infrastructure* – Promote private and public infrastructure that may use energy more efficiently.

Infrastructure and services provided in compact complete communities provides opportunities for personal and institutional choices that conserve energy. Efficient use of infrastructure may reduce transportation related emissions through integrating active transportation with existing road networks or it may reclaim energy resources from waste streams to service public and private facilities.

Actions

- Provide trails and pathways that are functional and support efficient pedestrian movement;

- Support transit and transportation alternatives that will reduce greenhouse gas emissions;
- Recover energy and materials from both public and private sector waste streams that may be used to service communities or facilities.

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1400.02

**A BYLAW TO AMEND “REGIONAL DISTRICT OF NANAIMO
NANOOSE BAY OFFICIAL COMMUNITY PLAN BYLAW NO. 1400, 2005”**

WHEREAS the Board of the Regional District of Nanaimo wishes to amend “Regional District of Nanaimo Nanoose Bay Official Community Plan No. 1400.02, 2005”:

THEREFORE IT BE RESOLVED that the Board of the Regional District of Nanaimo, in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited as “Regional District of Nanaimo NANOOSE BAY OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW NO. 1400.02, 2010”.
2. The "Regional District of Nanaimo NANOOSE BAY OFFICIAL COMMUNITY PLAN BYLAW NO. 1400.02, 2010" is hereby amended as set out in Schedules 'A' and 'B' to this Bylaw.

Introduced and read two times this XX day of XXXX, 2010.

Considered in conjunction with the Regional District of Nanaimo Financial Plan and any applicable waste management plans this XX day of XXXX, 2010.

Public Hearing held pursuant to Section 890 of the *Local Government Act* this XXth day of XXXX, 2010.

Read a third time this XX day of XXXX, 2010.

Received approval pursuant to Section 882 of the *Local Government Act* this XX day of XXXX, 2010.

Adopted this XX day of XXXX, 2010.

Chairperson

Sr. Mgr., Corporate Administration

Schedule 'A' to accompany "Regional District of Nanaimo
Nanoose Bay Official Community Plan Amendment
Bylaw No. 1400.02, 2010"

Chairperson

Sr. Mgr., Corporate Administration

BYLAW NO. 1400.02

Schedule 'A'

1. "Regional District of Nanaimo Nanoose Bay Official Community Plan Bylaw No. 1400, 2005," is hereby amended as follows:

a) **Table of Contents**

The following section is hereby inserted after "Section VII – CITIZEN INVOLVEMENT":

"Section VIII – CLIMATE CHANGE AND ENERGY 8-1"

The following sections are renumbered:

"Section IX – DEVELOPMENT PERMIT AREAS	9-1
Development Permit Area General Policies	9-1
• DPA I Form and Character	9-2
• DPA II Farmland Protection	9-5
• DPA III Watercourse Protection	9-7
• DPA IV Sensitive Ecosystems Protection	9-13
• DPA V Highway Corridor Protection	9-17"

b) **1.6 PLAN ORGANISATION**

The following paragraph:

"The Nanoose Bay Official Community Plan is structured around the six Community Values. These values were drafted early in the OCP process and have served as a 'touchstone' as the Plan evolved."

is amended as follows:

"The Nanoose Bay Official Community Plan is structured around the six Community Values. These values were drafted early in the OCP process and have served as a 'touchstone' as the Plan evolved. The Plan also includes a section on climate change and energy which local governments are now required to include pursuant to the Green Communities Act."

- c) The following section is hereby added after "Section VII – CITIZEN INVOLVEMENT" attached as Schedule 'B' and forming part of this Bylaw:

"Section VIII – CLIMATE CHANGE AND ENERGY"

d) **Section VIII DEVELOPMENT PERMIT AREAS**

The following sections are renumbered:

“Section IX DEVELOPMENT PERMIT AREAS

9.1 DEVELOPMENT PERMIT AREAS GENERAL POLICIES”

Schedule 'B' to accompany "Regional District of Nanaimo
Nanoose Bay Official Community Plan Amendment
Bylaw No. 1400.02, 2010"

Chairperson

Sr. Mgr., Corporate Administration

BYLAW NO. 1400.02

Schedule 'B'

Section VIII - Climate Change and Energy

Bill 27, enacted by the Government of British Columbia (Province) in 2008, requires official community plans (OCPs) to address how the Regional District of Nanaimo (RDN) will provide direction and take action to reduce GHG emissions in its electoral areas. Specifically, OCPs must include targets for the reduction of greenhouse gases and policies and actions with respect to achieving those targets.

The Province has set a target to reduce GHG emissions to 33% below 2007 levels by 2020 and 80% by 2050. The amount of GHG emitted is influenced by many factors. The RDN can directly and indirectly influence the level of emissions generated due to land use patterns, housing form, transportation systems, construction standards, and landfill operations. The RDN can also be instrumental in:

- Recognizing the role sustainable forestry practices play in offsetting GHG emissions by storing carbon;
- Helping to slow global warming and supporting adaptation to the impacts of climate change by protecting the health of ecosystems; and
- Promoting and supporting the use of renewable energy and district energy systems.

Energy consumption is strongly influenced by land use patterns, density and mobility choices. Subdivision design, site planning, building design, and construction technologies are also significant factors in the amount of energy consumed. Reducing energy consumption means building compact, complete communities that are not auto-dependent, increasing the number of multi-unit dwellings, supporting (near) net-zero building design and construction, and supporting the use of renewable energy and district energy systems.

The RDN is in the process of preparing a Community Energy & Emissions Plan (CEEP) that will provide a framework for reducing energy consumption and GHG emissions within the region and establish specific targets for the reduction of emissions in specific areas - for example, building construction, transportation, and energy source. This information will be used to help develop more detailed area specific targets, policies and actions to be included in this Plan.

It is also important to plan for adaptation to the potential impacts of climate change. In particular, OCPs may include policies that address the need to adapt to potential sea level rise, water deficits, flooding, and wildfires, etc.

Policy Target

Support Province targets to reduce greenhouse gas emissions 33% below 2007 levels by 2020, and 80% below 2007 levels by 2050.

Policies

1. **Growth Management** - Encourage population growth within village centres to reduce transportation based greenhouse gas emissions.

Encouraging the majority of growth in village centres helps to facilitate more people living close to existing services, which decreases their need to drive. Designated growth areas coupled with policies to increase population densities in areas with improved services should decrease transportation related emissions, which are the largest source of emissions in the region.

Actions

- Support redevelopment in village centres which will result in higher densities and a greater mix of uses;
- Support changes to the Urban Containment Boundary only if the result is a decrease in GHG emissions.

2. **Compact Communities** - Support neighbourhood form that provides opportunities for energy efficient modes of transportation such as walking, cycling or public transit.

When dwellings are located close to shopping, work and leisure activities residents are less reliant on driving. Higher population densities within existing communities can also support both improved public and commercial services within walking distance of residences.

Actions

- Support a variety of housing types within village centres;
- Support a mix of land uses that will contribute to having more complete and compact communities;
- Support the establishment of commercial or retail services in village centres that will provide for the needs of the residents in the village centre and in the immediate surrounding area;
- For development proposals within village centres consider how land use and transportation can be coordinated.

3. **Buildings and Energy** – Encourage the incorporation of green building features into the siting and construction of buildings.

Compact communities include more energy efficient forms of housing. By sharing walls, attached dwellings require less energy for space heating, the largest household energy expenditure. Specific green building features should be incorporated in the siting or design of buildings to make them more energy efficient and also make use of renewable energy sources.

Actions

- Consider green building features as a community amenity for zoning amendments consistent with this plan;
- Review the site layout in zoning amendments to consider how buildings may use energy more efficiently;

- Consider partnerships with the private sector for green building demonstration projects;
- Support the development and use of locally produced renewable energy.

4. ***Forest Land and Carbon Sinks*** - *Recognize the importance of natural areas for carbon absorption and develop tools to encourage development in existing developed areas as a means to redirect development away from greenfield sites.*

Plants, and in fact all living biodiversity within natural areas capture and store carbon from the atmosphere. A growing forest is a carbon sink capable of absorbing emissions from other sources such as transportation and settlement. But these areas are threatened by land use change and deforestation. The RDN should develop tools and incentives to encourage development in existing developed areas as a means to redirect development away from greenfield sites.

Actions

- Develop tools and incentives to facilitate the encouragement of the redirection of development from greenfield sites to village centres;
- Develop tools and incentives to encourage the retention of trees and vegetation on private property.

5. ***Food Production*** – *Support efforts to maintain a sustainable locally produced source of food.*

Escalating costs, competition with cheap imported foods and cumbersome regulations on operations have all diminished local agriculture and the ability of farmers to maintain viable farms. Support for local agriculture will cut the number of commercial vehicles transporting food into the region and provide the security to local farmers to adopt more sustainable practices.

Actions

- Review the zoning bylaw to reduce obstacles to maintaining efficient farming operations, agricultural processing or compatible land uses;
- Support the provision of services and infrastructure necessary to the efficient and sustainable farming operations;
- Support the development and provision of resources to support agricultural sales;
- Encourage the retention of land in the Agricultural Land Reserve and other productive farm lands.

6. ***Transportation and Infrastructure*** – *Promote private and public infrastructure that may use energy more efficiently.*

Infrastructure and services provided in compact complete communities provides opportunities for personal and institutional choices that conserve energy. Efficient use of infrastructure may reduce transportation related emissions through integrating active transportation with existing road networks or it may reclaim energy resources from waste streams to service public and private facilities.

Actions

- Provide trails and pathways that are functional and support efficient pedestrian movement;

- Support transit and transportation alternatives that will reduce greenhouse gas emissions;
- Recover energy and materials from both public and private sector waste streams that may be used to service communities or facilities.

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1152.04

**A BYLAW TO AMEND “REGIONAL DISTRICT OF NANAIMO
ELECTORAL AREA 'F' OFFICIAL COMMUNITY PLAN BYLAW NO. 1152, 1999”**

WHEREAS the Board of the Regional District of Nanaimo wishes to amend “Regional District of Nanaimo Electoral Area ‘F’ Official Community Plan No. 1152, 1999”:

THEREFORE IT BE RESOLVED that the Board of the Regional District of Nanaimo, in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited as “Regional District of Nanaimo ELECTORAL AREA ‘F’ OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW NO. 1152.04, 2010”.
2. The "Regional District of Nanaimo ELECTORAL AREA 'F' OFFICIAL COMMUNITY PLAN BYLAW NO. 1152.04, 2010” is hereby amended as set out in Schedules ‘A’ and ‘B’ to this Bylaw.

Introduced and read two times this XX day of XXXX, 2010.

Considered in conjunction with the Regional District of Nanaimo Financial Plan and any applicable waste management plans this XX day of XXXX, 2010.

Public Hearing held pursuant to Section 890 of the *Local Government Act* this XXth day of XXXX, 2010.

Read a third time this XX day of XXXX, 2010.

Received approval pursuant to Section 882 of the *Local Government Act* this XX day of XXXX, 2010.

Adopted this XX day of XXXX, 2010.

Chairperson

Sr. Mgr., Corporate Administration

Schedule 'A' to accompany "Regional District of Nanaimo
Electoral Area 'F' Official Community Plan Amendment
Bylaw No. 1152.04, 2010"

Chairperson

Sr. Mgr., Corporate Administration

BYLAW NO. 1152.04

Schedule 'A'

1. "Regional District of Nanaimo Electoral Area 'F' Official Community Plan Bylaw No. 1152, 1999," is hereby amended as follows:

a) **Table of Contents**

The following section is hereby inserted after "Section 7: Infrastructure, Transportation & Utilities":

"Section 8: Climate Change and Energy.....8.1"

The following section is renumbered:

"Section 9: Implementation.....9.1"

b) The following section is hereby added after "Section 7: Infrastructure, Transportation & Utilities" attached as Schedule 'B' and forming part of this Bylaw:

"Section 8 – CLIMATE CHANGE AND ENERGY"

c) **Section 8: Implementation**

The following section is renumbered:

"Section 9: Implementation"

Schedule 'B' to accompany "Regional District of Nanaimo
Electoral Area 'F' Official Community Plan Amendment
Bylaw No. 1152.04, 2010"

Chairperson

Sr. Mgr., Corporate Administration

BYLAW NO. 1152.04

Schedule 'B'

Section 8: Climate Change and Energy

Bill 27, enacted by the Government of British Columbia (Province) in 2008, requires official community plans (OCPs) to address how the Regional District of Nanaimo (RDN) will provide direction and take action to reduce GHG emissions in its electoral areas. Specifically, OCPs must include targets for the reduction of greenhouse gases and policies and actions with respect to achieving those targets.

The Province has set a target to reduce GHG emissions to 33% below 2007 levels by 2020 and 80% by 2050. The amount of GHG emitted is influenced by many factors. The RDN can directly and indirectly influence the level of emissions generated due to land use patterns, housing form, transportation systems, construction standards, and landfill operations. The RDN can also be instrumental in:

- Recognizing the role sustainable forestry practices play in offsetting GHG emissions by storing carbon;
- Helping to slow global warming and supporting adaptation to the impacts of climate change by protecting the health of ecosystems; and
- Promoting and supporting the use of renewable energy and district energy systems.

Energy consumption is strongly influenced by land use patterns, density and mobility choices. Subdivision design, site planning, building design, and construction technologies are also significant factors in the amount of energy consumed. Reducing energy consumption means building compact, complete communities that are not auto-dependent, increasing the number of multi-unit dwellings, supporting (near) net-zero building design and construction, and supporting the use of renewable energy and district energy systems.

The RDN is in the process of preparing a Community Energy & Emissions Plan (CEEP) that will provide a framework for reducing energy consumption and GHG emissions within the region and establish specific targets for the reduction of emissions in specific areas - for example, building construction, transportation, and energy source. This information will be used to help develop more detailed area specific targets, policies and actions to be included in this Plan.

It is also important to plan for adaptation to the potential impacts of climate change. In particular, OCPs may include policies that address the need to adapt to potential sea level rise, water deficits, flooding, and wildfires, etc.

Policy Target

Support Province targets to reduce greenhouse gas emissions 33% below 2007 levels by 2020, and 80% below 2007 levels by 2050.

Policies

1. ***Growth Management*** - Encourage population growth within village centres to reduce transportation based greenhouse gas emissions.

Encouraging the majority of growth in village centres helps to facilitate more people living close to existing services, which decreases their need to drive. Designated growth areas coupled with policies to increase population densities in areas with improved services should decrease transportation related emissions, which are the largest source of emissions in the region.

Actions

- Support redevelopment in village centres which will result in higher densities and a greater mix of uses;
- Support changes to the Urban Containment Boundary only if the result is a decrease in GHG emissions.

2. ***Compact Communities*** - Support neighbourhood form that provides opportunities for energy efficient modes of transportation such as walking, cycling or public transit.

When dwellings are located close to shopping, work and leisure activities residents are less reliant on driving. Higher population densities within existing communities can also support both improved public and commercial services within walking distance of residences.

Actions

- Support a variety of housing types within village centres;
- Support a mix of land uses that will contribute to having more complete and compact communities;
- Support the establishment of commercial or retail services in village centres that will provide for the needs of the residents in the village centre and in the immediate surrounding area;
- For development proposals within village centres consider how land use and transportation can be coordinated.

3. ***Buildings and Energy*** – Encourage the incorporation of green building features into the siting and construction of buildings.

Compact communities include more energy efficient forms of housing. By sharing walls, attached dwellings require less energy for space heating, the largest household energy expenditure. Specific green building features should be incorporated in the siting or design of buildings to make them more energy efficient and also make use of renewable energy sources.

Actions

- Consider green building features as a community amenity for zoning amendments consistent with this plan;
- Review the site layout in zoning amendments to consider how buildings may use energy more efficiently;
- Consider partnerships with the private sector for green building demonstration projects;
- Support the development and use of locally produced renewable energy.

4. Forest Land and Carbon Sinks - *Recognize the importance of natural areas for carbon absorption and develop tools to encourage development in existing developed areas as a means to redirect development away from greenfield sites.*

Plants, and in fact all living biodiversity within natural areas capture and store carbon from the atmosphere. A growing forest is a carbon sink capable of absorbing emissions from other sources such as transportation and settlement. But these areas are threatened by land use change and deforestation. The RDN should develop tools and incentives to encourage development in existing developed areas as a means to redirect development away from greenfield sites.

Actions

- Develop tools and incentives to facilitate the encouragement of the redirection of development from greenfield sites to village centres;
- Develop tools and incentives to encourage the retention of trees and vegetation on private property.

5. Food Production – *Support efforts to maintain a sustainable locally produced source of food.*

Escalating costs, competition with cheap imported foods and cumbersome regulations on operations have all diminished local agriculture and the ability of farmers to maintain viable farms. Support for local agriculture will cut the number of commercial vehicles transporting food into the region and provide the security to local farmers to adopt more sustainable practices.

Actions

- Review the zoning bylaw to reduce obstacles to maintaining efficient farming operations, agricultural processing or compatible land uses;
- Support the provision of services and infrastructure necessary to the efficient and sustainable farming operations;
- Support the development and provision of resources to support agricultural sales;
- Encourage the retention of land in the Agricultural Land Reserve and other productive farm lands.

6. Transportation and Infrastructure – *Promote private and public infrastructure that may use energy more efficiently.*

Infrastructure and services provided in compact complete communities provides opportunities for personal and institutional choices that conserve energy. Efficient use of infrastructure may reduce

transportation related emissions through integrating active transportation with existing road networks or it may reclaim energy resources from waste streams to service public and private facilities.

Actions

- Provide trails and pathways that are functional and support efficient pedestrian movement;
- Support transit and transportation alternatives that will reduce greenhouse gas emissions;
- Recover energy and materials from both public and private sector waste streams that may be used to service communities or facilities.

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1540.01

**A BYLAW TO AMEND “REGIONAL DISTRICT OF NANAIMO
ELECTORAL AREA 'G' OFFICIAL COMMUNITY PLAN BYLAW NO. 1540, 2008”**

WHEREAS the Board of the Regional District of Nanaimo wishes to amend “Regional District of Nanaimo Electoral Area ‘G’ Official Community Plan No. 1540.01, 2008”:

THEREFORE THAT IT BE RESOLVED that the Board of the Regional District of Nanaimo, in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited as “Regional District of Nanaimo ELECTORAL AREA ‘G’ OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW NO. 1540.01, 2010”.
2. The "Regional District of Nanaimo ELECTORAL AREA 'G' OFFICIAL COMMUNITY PLAN BYLAW NO. 1540.01, 2010” is hereby amended as set out in Schedule ‘A’ and ‘B’ to this Bylaw.

Introduced and read two times this XX day of XXXX, 2010.

Considered in conjunction with the Regional District of Nanaimo Financial Plan and any applicable waste management plans this XX day of XXXX, 2010.

Public Hearing held pursuant to Section 890 of the *Local Government Act* this XXth day of XXXX, 2010.

Read a third time this XX day of XXXX, 2010.

Received approval pursuant to Section 882 of the *Local Government Act* this XX day of XXXX, 2010.

Adopted this XX day of XXXX, 2010.

Chairperson

Sr. Mgr., Corporate Administration

Schedule 'A' to accompany "Regional District of Nanaimo
Electoral Area 'G' Official Community Plan Amendment
Bylaw No. 1540.01, 2010"

Chairperson

Sr. Mgr., Corporate Administration

BYLAW NO. 1540.01

Schedule 'A'

1. "Regional District of Nanaimo Electoral Area 'G' Official Community Plan Bylaw No. 1540, 2008," is hereby amended as follows:

- a) **Table of Contents**

The following is added following "2.8 Sustainable Development Practices and Climate Change":

"2.9 Energy Use and Climate Change"

- b) **2.0 – Protecting the Natural Environment**

The following section is hereby added after "2.8 Sustainable Development Practices and Climate Change" attached as Schedule 'B' and forming part of this Bylaw:

"2.9 – Energy Use and Climate Change"

Schedule 'B' to accompany "Regional District of Nanaimo
Electoral Area 'G' Official Community Plan Amendment
Bylaw No. 1540.01, 2010"

Chairperson

Sr. Mgr., Corporate Administration

BYLAW NO. 1540.01

Schedule 'B'

2.9 Energy Use and Climate Change

Bill 27, enacted by the Government of British Columbia (Province) in 2008, requires official community plans (OCPs) to address how the Regional District of Nanaimo (RDN) will provide direction and take action to reduce GHG emissions in its electoral areas. Specifically, OCPs must include targets for the reduction of greenhouse gases and policies and actions with respect to achieving those targets.

The Province has set a target to reduce GHG emissions to 33% below 2007 levels by 2020 and 80% by 2050. The amount of GHG emitted is influenced by many factors. The RDN can directly and indirectly influence the level of emissions generated due to land use patterns, housing form, transportation systems, construction standards, and landfill operations. The RDN can also be instrumental in:

- Recognizing the role sustainable forestry practices play in offsetting GHG emissions by storing carbon;
- Helping to slow global warming and supporting adaptation to the impacts of climate change by protecting the health of ecosystems; and
- Promoting and supporting the use of renewable energy and district energy systems.

Energy consumption is strongly influenced by land use patterns, density and mobility choices. Subdivision design, site planning, building design, and construction technologies are also significant factors in the amount of energy consumed. Reducing energy consumption means building compact, complete communities that are not auto-dependent, increasing the number of multi-unit dwellings, supporting (near) net-zero building design and construction, and supporting the use of renewable energy and district energy systems.

The RDN is in the process of preparing a Community Energy & Emissions Plan (CEEP) that will provide a framework for reducing energy consumption and GHG emissions within the region and establish specific targets for the reduction of emissions in specific areas - for example, building construction, transportation, and energy source. This information will be used to help develop more detailed area specific targets, policies and actions to be included in this Plan.

It is also important to plan for adaptation to the potential impacts of climate change. In particular, OCPs may include policies that address the need to adapt to potential sea level rise, water deficits, flooding, and wildfires, etc.

Policy Target

Support Province targets to reduce greenhouse gas emissions 33% below 2007 levels by 2020, and 80% below 2007 levels by 2050.

Policies

1. **Growth Management** - Encourage population growth within village centres to reduce transportation based greenhouse gas emissions.

Encouraging the majority of growth in village centres helps to facilitate more people living close to existing services, which decreases their need to drive. Designated growth areas coupled with policies to increase population densities in areas with improved services should decrease transportation related emissions, which are the largest source of emissions in the region.

Actions

- Support redevelopment in village centres which will result in higher densities and a greater mix of uses;
- Support changes to the Urban Containment Boundary only if the result is a decrease in GHG emissions.

2. **Compact Communities** - Support neighbourhood form that provides opportunities for energy efficient modes of transportation such as walking, cycling or public transit.

When dwellings are located close to shopping, work and leisure activities residents are less reliant on driving. Higher population densities within existing communities can also support both improved public and commercial services within walking distance of residences.

Actions

- Support a variety of housing types within village centres;
- Support a mix of land uses that will contribute to having more complete and compact communities;
- Support the establishment of commercial or retail services in village centres that will provide for the needs of the residents in the village centre and in the immediate surrounding area;
- For development proposals within village centres consider how land use and transportation can be coordinated.

3. **Buildings and Energy** – Encourage the incorporation of green building features into the siting and construction of buildings.

Compact communities include more energy efficient forms of housing. By sharing walls, attached dwellings require less energy for space heating, the largest household energy expenditure. Specific green building features should be incorporated in the siting or design of buildings to make them more energy efficient and also make use of renewable energy sources.

Actions

- Consider green building features as a community amenity for zoning amendments consistent with this plan;
- Review the site layout in zoning amendments to consider how buildings may use energy more efficiently;

- Consider partnerships with the private sector for green building demonstration projects;
- Support the development and use of locally produced renewable energy.

4. ***Forest Land and Carbon Sinks*** - *Recognize the importance of natural areas for carbon absorption and develop tools to encourage development in existing developed areas as a means to redirect development away from greenfield sites.*

Plants, and in fact all living biodiversity within natural areas capture and store carbon from the atmosphere. A growing forest is a carbon sink capable of absorbing emissions from other sources such as transportation and settlement. But these areas are threatened by land use change and deforestation. The RDN should develop tools and incentives to encourage development in existing developed areas as a means to redirect development away from greenfield sites.

Actions

- Develop tools and incentives to facilitate the encouragement of the redirection of development from greenfield sites to village centres;
- Develop tools and incentives to encourage the retention of trees and vegetation on private property.

5. ***Food Production*** – *Support efforts to maintain a sustainable locally produced source of food.*

Escalating costs, competition with cheap imported foods and cumbersome regulations on operations have all diminished local agriculture and the ability of farmers to maintain viable farms. Support for local agriculture will cut the number of commercial vehicles transporting food into the region and provide the security to local farmers to adopt more sustainable practices.

Actions

- Review the zoning bylaw to reduce obstacles to maintaining efficient farming operations, agricultural processing or compatible land uses;
- Support the provision of services and infrastructure necessary to the efficient and sustainable farming operations;
- Support the development and provision of resources to support agricultural sales;
- Encourage the retention of land in the Agricultural Land Reserve and other productive farm lands.

6. ***Transportation and Infrastructure*** – *Promote private and public infrastructure that may use energy more efficiently.*

Infrastructure and services provided in compact complete communities provides opportunities for personal and institutional choices that conserve energy. Efficient use of infrastructure may reduce transportation related emissions through integrating active transportation with existing road networks or it may reclaim energy resources from waste streams to service public and private facilities.

Actions

- Provide trails and pathways that are functional and support efficient pedestrian movement;

- Support transit and transportation alternatives that will reduce greenhouse gas emissions;
- Recover energy and materials from both public and private sector waste streams that may be used to service communities or facilities.

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1335.04

**A BYLAW TO AMEND “REGIONAL DISTRICT OF NANAIMO
ELECTORAL AREA 'H' OFFICIAL COMMUNITY PLAN BYLAW NO. 1335, 2003”**

WHEREAS the Board of the Regional District of Nanaimo wishes to amend “Regional District of Nanaimo Electoral Area ‘H’ Official Community Plan No. 1335.04, 2003”:

THEREFORE IT BE RESOLVED that the Board of the Regional District of Nanaimo, in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited as “Regional District of Nanaimo ELECTORAL AREA ‘H’ OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW NO. 1335.04, 2010”.
2. The "Regional District of Nanaimo ELECTORAL AREA 'H' OFFICIAL COMMUNITY PLAN BYLAW NO. 1335.04, 2010” is hereby amended as set out in Schedules ‘A’ and ‘B’ to this Bylaw.

Introduced and read two times this XX day of XXXX, 2010.

Considered in conjunction with the Regional District of Nanaimo Financial Plan and any applicable waste management plans this XX day of XXXX, 2010.

Public Hearing held pursuant to Section 890 of the *Local Government Act* this XXth day of XXXX, 2010.

Read a third time this XX day of XXXX, 2010.

Received approval pursuant to Section 882 of the *Local Government Act* this XX day of XXXX, 2010.

Adopted this XX day of XXXX, 2010.

Chairperson

Sr. Mgr., Corporate Administration

Schedule 'A' to accompany "Regional District of Nanaimo
Electoral Area 'H' Official Community Plan Amendment
Bylaw No. 1335.04, 2010"

Chairperson

Sr. Mgr., Corporate Administration

BYLAW NO. 1335.04

Schedule 'A'

1. "Regional District of Nanaimo Electoral Area 'H' Official Community Plan Bylaw No. 1335, 2003," is hereby amended as follows:

a) **Table of Contents**

The following section is hereby inserted after "SECTION 5: DEVELOPMENT STRATEGY":

"SECTION 6: CLIMATE CHANGE AND ENERGY.....6.1"

The following section is renumbered:

"SECTION 7: IMPLEMENTATION.....7.1"

- b) The following section is hereby added after "SECTION 5 – THE DEVELOPMENT STRATEGY" attached as Schedule 'B' and forming part of this Bylaw:

"SECTION 6 – CLIMATE CHANGE AND ENERGY"

c) **SECTION 6 – IMPLEMENTATION**

The following section is renumbered:

"SECTION 7 – IMPLEMENTATION"

Schedule 'B' to accompany "Regional District of Nanaimo
Electoral Area 'H' Official Community Plan Amendment
Bylaw No. 1335.04, 2010"

Chairperson

Sr. Mgr., Corporate Administration

BYLAW NO. 1335.04

Schedule 'B'

SECTION 6 - Climate Change and Energy

Bill 27, enacted by the Government of British Columbia (Province) in 2008, requires official community plans (OCPs) to address how the Regional District of Nanaimo (RDN) will provide direction and take action to reduce GHG emissions in its electoral areas. Specifically, OCPs must include targets for the reduction of greenhouse gases and policies and actions with respect to achieving those targets.

The Province has set a target to reduce GHG emissions to 33% below 2007 levels by 2020 and 80% by 2050. The amount of GHG emitted is influenced by many factors. The RDN can directly and indirectly influence the level of emissions generated due to land use patterns, housing form, transportation systems, construction standards, and landfill operations. The RDN can also be instrumental in:

- Recognizing the role sustainable forestry practices play in offsetting GHG emissions by storing carbon;
- Helping to slow global warming and supporting adaptation to the impacts of climate change by protecting the health of ecosystems; and
- Promoting and supporting the use of renewable energy and district energy systems.

Energy consumption is strongly influenced by land use patterns, density and mobility choices. Subdivision design, site planning, building design, and construction technologies are also significant factors in the amount of energy consumed. Reducing energy consumption means building compact, complete communities that are not auto-dependent, increasing the number of multi-unit dwellings, supporting (near) net-zero building design and construction, and supporting the use of renewable energy and district energy systems.

The RDN is in the process of preparing a Community Energy & Emissions Plan (CEEP) that will provide a framework for reducing energy consumption and GHG emissions within the region and establish specific targets for the reduction of emissions in specific areas - for example, building construction, transportation, and energy source. This information will be used to help develop more detailed area specific targets, policies and actions to be included in this Plan.

It is also important to plan for adaptation to the potential impacts of climate change. In particular, OCPs may include policies that address the need to adapt to potential sea level rise, water deficits, flooding, and wildfires, etc.

Policy Target

Support Province targets to reduce greenhouse gas emissions 33% below 2007 levels by 2020, and 80% below 2007 levels by 2050.

Policies

1. **Growth Management** - Encourage population growth within village centres to reduce transportation based greenhouse gas emissions.

Encouraging the majority of growth in village centres helps to facilitate more people living close to existing services, which decreases their need to drive. Designated growth areas coupled with policies to increase population densities in areas with improved services should decrease transportation related emissions, which are the largest source of emissions in the region.

Actions

- Support redevelopment in village centres which will result in higher densities and a greater mix of uses;
- Support changes to the Urban Containment Boundary only if the result is a decrease in GHG emissions.

2. **Compact Communities** - Support neighbourhood form that provides opportunities for energy efficient modes of transportation such as walking, cycling or public transit.

When dwellings are located close to shopping, work and leisure activities residents are less reliant on driving. Higher population densities within existing communities can also support both improved public and commercial services within walking distance of residences.

Actions

- Support a variety of housing types within village centres;
- Support a mix of land uses that will contribute to having more complete and compact communities;
- Support the establishment of commercial or retail services in village centres that will provide for the needs of the residents in the village centre and in the immediate surrounding area;
- For development proposals within village centres consider how land use and transportation can be coordinated.

3. **Buildings and Energy** – Encourage the incorporation of green building features into the siting and construction of buildings.

Compact communities include more energy efficient forms of housing. By sharing walls, attached dwellings require less energy for space heating, the largest household energy expenditure. Specific green building features should be incorporated in the siting or design of buildings to make them more energy efficient and also make use of renewable energy sources.

Actions

- Consider green building features as a community amenity for zoning amendments consistent with this plan;
- Review the site layout in zoning amendments to consider how buildings may use energy more efficiently;

- Consider partnerships with the private sector for green building demonstration projects;
- Support the development and use of locally produced renewable energy.

4. *Forest Land and Carbon Sinks* - *Recognize the importance of natural areas for carbon absorption and develop tools to encourage development in existing developed areas as a means to redirect development away from greenfield sites.*

Plants, and in fact all living biodiversity within natural areas capture and store carbon from the atmosphere. A growing forest is a carbon sink capable of absorbing emissions from other sources such as transportation and settlement. But these areas are threatened by land use change and deforestation. The RDN should develop tools and incentives to encourage development in existing developed areas as a means to redirect development away from greenfield sites.

Actions

- Develop tools and incentives to facilitate the encouragement of the redirection of development from greenfield sites to village centres;
- Develop tools and incentives to encourage the retention of trees and vegetation on private property.

5. *Food Production* – *Support efforts to maintain a sustainable locally produced source of food.*

Escalating costs, competition with cheap imported foods and cumbersome regulations on operations have all diminished local agriculture and the ability of farmers to maintain viable farms. Support for local agriculture will cut the number of commercial vehicles transporting food into the region and provide the security to local farmers to adopt more sustainable practices.

Actions

- Review the zoning bylaw to reduce obstacles to maintaining efficient farming operations, agricultural processing or compatible land uses;
- Support the provision of services and infrastructure necessary to the efficient and sustainable farming operations;
- Support the development and provision of resources to support agricultural sales;
- Encourage the retention of land in the Agricultural Land Reserve and other productive farm lands.

6. *Transportation and Infrastructure* – *Promote private and public infrastructure that may use energy more efficiently.*

Infrastructure and services provided in compact complete communities provides opportunities for personal and institutional choices that conserve energy. Efficient use of infrastructure may reduce transportation related emissions through integrating active transportation with existing road networks or it may reclaim energy resources from waste streams to service public and private facilities.

Actions

- Provide trails and pathways that are functional and support efficient pedestrian movement;

- Support transit and transportation alternatives that will reduce greenhouse gas emissions;
- Recover energy and materials from both public and private sector waste streams that may be used to service communities or facilities.