

**REGIONAL DISTRICT OF NANAIMO**  
**ELECTORAL AREA 'H' PARKS AND OPEN SPACE ADVISORY COMMITTEE**  
**REGULAR MEETING**  
**WEDNESDAY, MARCH 1, 2017**  
**10:00 AM**

*(Lighthouse Community Centre, Qualicum Bay)*

**A G E N D A**

**PAGES**

**CALL TO ORDER**

**WELCOME NEW MEMBERS**

**ELECTION OF SECRETARY**

**DELEGATIONS**

*Motion to receive late delegations.*

**MINUTES**

3-6 Minutes of the regular Electoral Area 'H' Parks and Open Space Advisory Committee meeting held December 1, 2016.

*Motion to adopt the Minutes.*

**BUSINESS ARISING FROM THE MINUTES**

**CORRESPONDENCE/ COMMUNICATIONS**

7-9 E. McCulloch, RDN to G. Jellis **Re: McColl Rd Beach Access development**

**UNFINISHED BUSINESS**

**REPORTS**

10-18 Parks Update – Fall 2016

Water Access Update (verbal with handout)

19-33 OCP update

*Motion to receive Reports.*

**BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS**

**NEW BUSINESS**

**DIRECTOR'S UPDATE**

**COMMITTEE ROUND TABLE**

**IN-CAMERA**

**ADJOURNMENT**

*Motion to adjourn.*

**Next Meeting**

June 28, 2017  
Lighthouse Community Centre

**REGIONAL DISTRICT OF NANAIMO**

**MINUTES OF THE ELECTORAL AREA 'H' PARKS AND OPEN SPACE ADVISORY  
REGULAR COMMITTEE MEETING  
THURSDAY, DECEMBER 1, 2016  
10:00 AM  
(Lighthouse Community Centre, Qualicum Bay)**

**ATTENDANCE:** Bill Veenhof, Chair, Director, RDN Board  
David Wiwchar  
Nancy Robertson  
Valerie Weismiller  
Dagmar Seydel

**STAFF:** Elaine McCulloch, Parks Planner  
Pam Newton, GIS Technician  
Kevin Robillard, GIS Technician

**OTHER:** Ted Seaman, Bowser Trail Bashers  
Tom Tryon, Bowser Trail Bashers  
Terry King, Bowser Trail Bashers

---

**CALL TO ORDER**

Chair Veenhof called the meeting to order at 10:00am.

**ELECTION OF SECRETARY**

No secretary was elected. This item needs to appear on the next meeting's agenda. E. McCulloch will take the minutes for this meeting.

**MINUTES**

MOVED D. Wiwchar, SECONDED N. Robertson that the minutes of the regular Electoral Area 'H' Parks and Open Space Advisory Committee meeting held May 26<sup>th</sup>, 2016 be adopted.

CARRIED

**BUSINESS ARISING FROM MINUTES**

**Water Access Signage**

Staff reported that regulation signage has been removed from the water accesses and the Community Parks and will be replaced with basic water access identification signage. The Crab Rd. water access has been added to the to the development priorities. B. Veenhof to be copied on any correspondence between staff and MoTI regarding the removal of trespass over Water Access.

## **Bowser Elementary School Outdoor Classroom**

Staff reported that after the POSAC's input at the last meeting the Bowser Elementary School Parents Advisory Committee (PAC) requested Community Works funding from the Regional Board and was awarded \$30,000 towards their project.

## **REPORTS**

### **Monthly Update Regional and Community Parks and Trail Projects: June-August and September 2016**

Ms. McCulloch provided a summary of the Regional and Community Parks and Trail Projects reports and answered questions. Additional verbal updates were provided on the following items:

*Sunny Beach Park Use Permit* – A Parks Use Permit was issued to the local Tidal Treasures tourist program to allow event signage at the Sunny Beach Water Access parking lot. Parks Staff are working with the permit holders to reduce the impact the program participants may have on the beach and on the local residents.

*Deep Bay Creek Trail* – Parks Staff have made an agreement with the local Strata Council to allow Park Operations Staff to access the south end of the trail by way of their private driveway. Parks will construct a new small wooden bridge on the Strata property to improve this pedestrian access for both the Strata residents as well as for Parks Operations Staff.

*Lions Park Lease Agreement* – Staff is currently working with representatives from the Qualicum Bay Lions Club regarding the renewal of their lease agreement for the property. Committee members supported the idea of RDN Parks undertaking a Master Planning Process for Lions Park once the terms of the Lease Agreement have been determined.

*Zoning amendment application 4660 & 4652 Anderson Ave, amenity contribution proposal* – Staff reported that the applicant has put forward a proposal to include a \$3,000 amenity contribution towards park improvements in Electoral Area H as part of their zoning amendment application. V. Weismiller noted that there are unofficial trails that cross the property that are part of a larger trail network over Crown Lands. Staff will follow up with Planning on this item.

*Official Community Plan (OCP) and Active Transportation Plan (ATP) Update* – The OCP is currently being drafted and reviewed by the Community Working Group. The draft plan will include information on existing parks and acquisition priorities and criteria from the Community Parks and Trails Strategy. The timing of the new Regional Parks and Trails Plan to be completed in 2017/2018 is such that new priorities won't be able to be reflected in this revised OCP; however it will refer to the Regional Parks and Trails Strategy and the fact that it is updated and amended from time to time. The Active Transportation Plan is currently in the drafting phase; it is expected to be completed and available to the public in the early New Year.

### **Dunsmuir CP – Concept Plan**

Ms. McCulloch presented a summary of the public input received through the second public open house held in September 2016. The Committee recommended proceeding with park development in a phased approach with the playground and court improvements being included in the first phase and considering bike park and trail development for future phases. The Committee supported the following elements to be included in the development of the Phase 1 construction drawings:

Playground	Concept A which includes a zip line
Sport Court	Resurfacing, perimeter fencing, and new basketball hoops
Tennis Court	Permanently remove the tennis net and repair or resurface the court for pickle ball, ball hockey, etc. Staff to investigate the options for resurfacing or repairing the existing tennis courts and provide a recommendation as to which is the most cost effective once maintenance and replacement costs are factored in.
Park Layout	The general proposed layout of the park including driveway access, parking lot, and picnic area was supported.
Trails	Trail development through the undeveloped portion of the park was generally supported by the public however the Committee recognized that given the poor drainage conditions it could be quite costly.
Bike Skills / Pump Track	The development of a bike skills park were well supported by the public.

MOVED V. Weismiller, SECONDED D. Wiwchar that staff proceed with preparing construction drawings for Concept Plan A for Dunsmuir Community Park.

CARRIED

MOVED D. Wiwchar, SECONDED D. Seydel that staff proceed with clearing a view corridor into Dunsmuir Community Park as part of the 2017 Parks Work Plan.

CARRIED

## NEW BUSINESS

### Trail Mapping

RDN Mapping staff Pam Newton and Kevin Robillard presented the work they have done on mapping the Crown Land trails in Electoral Area 'H'. Members of the *Bowser Trail Bashers* were present at the meeting and asked the following questions:

When is the Olympic Torch Trail going to be completed? Staff assured them that this project is still on the Regional Parks and Trails list of projects and that staff continue to work with Planning to secure a route for the trail.

What is the status of the old Thompson Clarke Railroad? Staff will look into this.

The *Bowser Trail Bashers* requested that extruded metal grating be installed on the boardwalk along the Deep Bay Community Trail. The trail group would like to help parks staff with the install. Staff will follow up with them on this request.

### DIRECTOR'S UPDATE

B. Veenhof provided an update on some of the issues that are being considered in the OCP review that have implications for parks.

**COMMITTEE ROUND TABLE**

**V. Weismiller – Noted** that Bowser area trails are included in the *book Best Biking Trails on Vancouver Island*.

**ADJOURNMENT**

MOVED D. Wiwchar that the meeting be adjourned at 12:35 pm.

CARRIED

---

Chair

**From:** [McCulloch, Elaine](#)  
**To:** [Guy & Tammy Jellis](#)  
**Cc:** [Bill Veenhof](#); [Dobbs, Mark](#); [Marshall, Wendy](#)  
**Subject:** McColl Rd Beach Access  
**Date:** Tuesday, January 31, 2017 10:58:57 AM

---

Hi Guy,

The McColl Road water access is one of many undeveloped road right-of-ways which are owned by the Crown and managed by the Ministry of Transportation and Infrastructure. The RDN holds a number of permits with MOTI for the development and installation of trails and signs on these accesses that provide the public with improved access to the water. The Area H Parks and Open Space Advisory Committee (POSAC) has requested that RDN Parks look at the feasibility of installing water access identification signage and “minor trail improvements” on a number of these accesses. Parks staff will be undertaking water access assessments within the next couple of weeks and will make a recommendation to the POSAC regarding which sites are suitable for improvements.

Once Parks staff has assessed the McColl Rd site, a recommendation will be provided to the POSAC regarding development possibilities for the site. However, if my memory serves me correctly, the McColl Rd water access is very steep which would make the construction of a new trail a bit more complicated than at other sites. Is the community requesting a trail be constructed down the bank or are they looking to have a viewpoint developed at this location? Or perhaps the issue is the trees on the right-of-way which impede neighbours’ views to the ocean?

Regarding your comment regarding the existing driveway on the ROW – in my experience I have noticed that this is not at all uncommon and that MOTI frequently issues permits for this purpose. I would note that if the RDN were to undertake any trail improvements at this site it would be with the understanding that it would not impact the existing driveway.

Please feel free to contact me if you have any further questions or concerns regarding the RDN’s involvement in this matter.



Cheers,

**Elaine McCulloch**

Parks Planner

RDN Recreation & Parks  
Oceanside Place  
830 West Island Highway, Parksville BC V9P 2X4

Office 250-248-4744 Ex. 3656  
Cell 250 927-0387  
Fax 250-248-3294  
[www.rdn.bc.ca](http://www.rdn.bc.ca)

---

**From:** Bill Veenhof [mailto:Bill.Veenhof@shaw.ca]  
**Sent:** Tuesday, January 17, 2017 5:05 PM  
**To:** McCulloch, Elaine  
**Cc:** Guy & Tammy Jellis  
**Subject:** Re: Area H Update - Building Permits - Chinese New Year - Emergency Preparedness Awareness - Feb Recreation Opportunities

Elaine/Wendy:

Can you give both of us a status update on the McColl Rd beach access?



Bill Veenhof  
Chairperson, Regional District of Nanaimo  
Director, Area H  
778-424-2810

On Jan 17, 2017, at 4:42 PM, Guy Jellis <[perrr4mer@yahoo.com](mailto:perrr4mer@yahoo.com)> wrote:

How's the headway on the beach access?.....are they just waiting for a permit lol?  
If they are ignoring the issue I was thinking of contacting the media.(CHEK news maybe)

STORY:

Vancouver island subdivision homes sold on information and pricing (appears on legal drawings) of beach access which has now been illegally appropriated and altered by the developer of the subdivision into his own personal home property.

The RDN and BC are promoting tourism, conservation, and access for all to our natural beauty of this province which is proving to be completely contrary to this situation.

Bowser is part of the RDN and taxed as such....how is it we are being ignored on this issue?

Your thoughts?

I'm completely serious and not trying to stir the pot, but am also frustrated and not one to sit idly and wait for "someone else to do the lifting"

One of our new acquaintances are thinking of selling their lot and are also frustrated as to how this will negatively effect their price and sales strategy. (They have also started a dialogue with the church about jointly trimming and maintaining the trees to open EVERYONES views within sight in our area. (My kind of people)

They are also onboard.

Let me know if you need their info.

Thank you.

Sent from my iPhone

---

**TO:** Parks Committees and Commissions      **MEETING:** January 2017

**FROM:** Wendy Marshall  
Manager of Parks Services      **FILE:**

**SUBJECT:** Parks Update Report

---

## RECOMMENDATION

That the parks update for October, November and December 2016 be received as information.

## SUMMARY

### *Planning and Capital Projects – Key Highlights*

**E & N Open** – On December 23, the E&N Coombs to Parksville Rail Trail opened for use. This follows almost 3 years of planning and construction. Due to the weather, there are some items to be completed in the spring including rail crossings, paved aprons, crossing beacons and signage. The trail has proved very popular in the first few weeks and staff expect to see use increase as the weather improves. The grand opening is being planned for late April or early May.

**Moorecroft Regional Park Buildings** – Demolition and removal of the Caretaker house and Kennedy Hall are complete. Archeological monitoring during the Kennedy Hall revealed no significant findings. A Field Representative from Nanoose First Nation was in attendance along with the RDN's Archeological Consultant during the demo. The project is complete with final inspection approvals on file.

**Beachcomber Management Plan** – Staff have been working on the first management plan for the park and held an open house for the plan in December. Approximately 30 people responded to a public survey providing comments on current use of the park and ideas for improvements. The plan will be wrapped up this spring.

**Tipple Kiosk** – The construction of the Tipple Kiosk in the Cedar Plaza adjacent to the Morden Colliery Regional Trail is now underway. Project construction includes the installation of two wood structures (for seating and information signage), plaza pavers and landscaping. Construction will be completed by March 2017.

**Meadow Drive Picnic Shelter** – The construction of the Meadow Drive Park picnic shelter is now complete. The structure is 22'x16' in area and two picnic tables will be added to the shelter in the next few weeks.

**Oak Leaf Community Park Development** – The new park was designed and developed by parks staff using in-house resources. Work included the removal or modification of hazard trees, parking lot expansion, trail development, split rail fencing, and the installation of a concrete vault toilet and bear proof garbage receptacle. Further parking lot improvements are still underway and parks signs will be installed this spring.

**Blueback Drive Community Park Development** – Construction on the final phase of development continued into the fall until deteriorating weather conditions forced a break in activity. Surface and subsurface water flows on this site have been very challenging, resulting in a great deal of drainage mitigation work. Improvements to date include a rock retaining wall, gravel paths, cedar change house for divers/swimmers, toilet surround and waste receptacle. Temporary sedimentation controls are in place over the winter along with a monitoring program and work is expected to resume in early spring.

***Operations – Key Highlights***

**Horne Lake Regional Park** - Staff took advantage of unusual low water levels to inspect the engineered boat launch repairs carried out in 2015. No further evidence of undermining or scour was observed.

**Nanaimo River Regional Park** - BC Coastal Wildfire crew pruned a Ministry of Forest Douglas Fir experimental site within the Park for forest fire fuel reduction purposes. These well planned and supervised efforts provide training opportunities for BCWF crews at no cost to the RDN.

**Gabriola Island** - Parks and Utilities staff met on site with a VIHA Health Officer at both Descanso Bay Regional Park and Rollo McClay Community Park to conduct an annual water system compliance inspection. Subsequent receipt of the inspection report showed both systems to be in compliance with Provincial standards.

**Coats Marsh Regional Park** - Staff investigated the unauthorized removal of two large fir trees from Coats Marsh Regional Park. Ongoing work continues involving The Nature Trust of BC, Bylaws Dept., and RCMP towards a restitution agreement with an adjacent landowner who mistakenly removed the trees adjacent the property boundary.

**Cox Community Park** - A volunteer work party made significant improvements to winter trail conditions, and will be assisting staff with the installation of two log benches fabricated at the Parks shop. A new park ID sign was laid out on-site and ordered, and will be installed in January.

**Descanso Bay Regional Park** – Staff provided assistance and monitoring of the campground following the untimely loss of the Campground Operator. An RFP will be issued for a replacement Operator.

**Parks Maintenance Contracts** – The draft RFP has been created for landscape maintenance service in Community Parks, and following review is anticipated to be issued early February. This RFP should amalgamate several smaller contracts and ensure that future services are delivered to a higher standard.

**Top Bridge Road Widening** – Engineering review, tender and MOTI permits are in place. Site work anticipated to start in the fall was temporarily put on hold due to weather. Work will commence by March and prior to the seasonal opening of the lower parking lot.

**All Community Parks** - Regulatory signage has been replaced with new park identification signage throughout the entire RDN Community Parks inventory.

***Service Calls*** -

- Hazard Trees - This season staff had a high number of hazard tree complaints, requiring investigation and the removal of several hazard trees at various park sites.
- Water Issues - Several calls were received regarding water issues, relating to drainage problems.

- Dogs off leash and aggressive dog behavior - Animal Control services are currently patrolling Moorecroft, Englishman River and Nanaimo Regional Parks to have a presence at the sites and hopefully reduce these occurrences.
- Complaints for Moorecroft Regional Park include illegal camping, beach fires, shellfish harvesting, removing wood branches and salal from the park.
- Other service calls included; illegal dumping of garbage, garden waste and animal carcasses.

**Park Statistics**

Year	Site	Aug	Sep	Oct	Nov	Dec	ADT	Days with data
2016	Witchcraft at trail marker #1	3,688	3,400	2,393	2,564	4,098	104.566	143
	Witchcraft at trail marker #10	2,972	2,538	1,068	777	516	48.336	143

Witchcraft at marker #1 is by the parking lot and would capture both hikers going up the mountain and people just visiting the lake. Marker #10 is on the Witchcraft Regional Trail which would only catch hikers. Please note numbers will have to be divided by two assuming the hikers went up and down the same way.

**Permits**

- A park use permit was issued to the Oceanside Community Arts Council for use of the Sunnybeach Water Access (Area H) in the launch of the Tidal Treasures tourism program. Staff worked with program proponents to resolve subsequent waterfront landowner concerns with trespass and environmental degradation here and at other beach sites being promoted by the program.
- The Corcan-Meadowood Residents’ Association was issued a park use permit to hold their annual Hallowe’en Spectacular at Meadowood Community Park (Area F).
- Nanoose Bay Elementary School began another school year of permitted use at Moorecroft Regional Park for outdoor K/1/2 classes.
- The Mount Arrowsmith Biosphere Region invited the public to help identify ten Amazing Places in the Biosphere, and Top Bridge was selected for this special list. A park use permit was issued to VIU to film at Top Bridge and to erect permanent signage about this amazing place on the side of the existing RDN kiosk at the Top Bridge Crossing suspension bridge.




---

Wendy Marshall  
 wmarshall@rdn.bc.ca  
 February 6, 2017

Reviewed by:

- T. Osborne, General Manager of Recreation and Parks

Attachments

1. Parks Work Plan - Jan 2017

## Parks Work Plan January 2017 Update

PARK PROJECTS AND REQUESTS								
Area	Origin	Project #	Park	Description	Start Date	Completion	Progress	Comment
A	15-569	2016-002	Beach Accesses	Driftwood Beach Access stair design	2016		Completed	
A	16-785	2017-002	Beach Accesses	Driftwood Beach Access stair consultation and design	2017	2017 Q2	Not started	Planned for Spring 2017
A		2018-001	Beach Accesses	Driftwood Beach Access stairs construction	2018		Not started	Planned for 2018
A	15-568	2016-001	Cedar Plaza	Tipple construction	2016	2017 Q1	Delayed	Construction has started but is delayed due to weather.
A	15-568	2017-001	Cedar Plaza	Sign boards for the Tipple Structure	2017	2017 Q1	Not started	Planned for Spring 2017
A	Staff	2017-003	Skatepark	Concrete headwalls	2017	2017 Q3	Not started	Planned for Summer 2017
B	16-348	2017-006	707	Signs review and update	2017	2017 Q4	Not Started	Fall of 2017
B	15-565	2016-005	Cox	Entry sign installation	2016	2017 Q1	Underway	Sign is ordered and will be installed in the coming weeks
B	15-565	2016-006	Cox	Bench installation	2016	2017 Q1	Underway	Benches to be installed in next few weeks
B	Staff	2017-008	Decourcey stairs	Rebuild Beach Access stairs	2017	2017 Q3	Not started	Planned for the summer of 2017
B	16-677	2016-008	Development	Density transfer/subdivision review and comment	2016	TBD	Underway	Report done for board and response sent to Islands Trust (IT). Now with IT.
B	Grant	2017-004	Huxley	Playground design and install	2017	2017 Q4	Not started	Timeline for project will be determined once the outcome of the grant applications is known.
B	15-438	2017-005	Huxley	Sport Court upgrades	2017	2017 Q4	Not started	Timeline for project will be determined in once
B	15-369	2016-003	Huxley	Skate Park detail design	2016	2017 Q1	Underway	RFP has been awarded
B	Staff	2017-009	Joyce Lockwood Stairs	Rebuild Beach Access stairs	2017	2017 Q3	Not started	Planned for the summer of 2017
B	Staff	2017-010	Malspina Galleries	Trail work/garbage can install	2017	2017 Q3	Not started	Planned for the summer of 2017
B	16-346	2016-007	McCollum Road Cash in Lieu	Work with Developer for processing the Cash in Lieu	2016	TBD	Underway	Waiting for developer to received his PLA and final approval.
B	15-089	2017-007	Rollo	Dog Park design - work with community group	2017	2017 Q4	Not started	Planned for Fall of 2017
B	Posac	2016-004	Strand Boat Launch	Repair	2016		Completed	
B	Posac	2016-007	Whalebone	Various upgrades	2016	2017 Q3	Delayed	Work to continue throughout 2017
B-CWrks	Board	2015-001	Village Way Path	Design/MOTI approval	2015	2017 Q1	Underway	Plan redesigned per MOTI response in 2016 and the new design presented to MOTI. MOTI approved moving forward to the permitting stage. Costing will be done and the next steps discussed with the Area Director.
B-CWrks		2017-011	Village Way Path	Construction	2017	2017 Q4	Not started	To be determined once costing is obtained and direction provided by Area Director.

## Parks Work Plan January 2017 Update

Area	Origin	Project #	Park	Description	Start Date	Completion	Progress	Comment
C EW/PV	Posac	2018-003	Andres Dorrit	Information sign design and install	2018		Not started	Planned for 2018
C EW/PV	Posac	2018-004	Andres Dorrit	Detailed design	2018		Not started	Planned for 2018
C Ext	Staff	2016-017	Park Improvements	General			Not started	TBD
C Ext - CWrks		2018-002	Extension School	Agreement/Reno	2018		Not started	Planned for 2018
E	16-197	2016-009	Claudet	Utilities lot transfer	2016	TBD	Underway	Information was provided to Water Services. Water Services is working on the transfer.
E	Posac	2018-005	Trail Project	TBD	2018		Not started	Planned for 2018
E-CWrks	Board	2015-002	Blueback	Construction	2015	2017 Q2	Delayed	Work continued through the fall with the
E-CWrks	Posac	2106-011	Claudet	Final development	2016		Completed	
E-CWrks	16-564	2016-010	Oakleaf	Development as per plan	2016	2017 Q1	Underway	Phase 1 complete except for bench and signage. Signage is awaiting confirmed name for the park.
F	Posac	2017-012	ACT Trails	Land Agreement for trail development	2017	2017 Q1	Underway	Land agreement underway.
F	Posac	2018-009	ACT Trails	Trail development	2018		Not started	Planned for 2018
F	Posac	2018-006	Errington	Playground design	2018		Not started	Planned for 2018
F	Staff	2018-007	Errington	Operator Agreement	2018		Not started	Planned for 2018
F	Staff	2017-013	Meadowood	Parking lot improvements	2017	2017 Q3	Not started	Planned for summer of 2017.
F-CWrks	Posac	2019-001	Errington Playground	Construction	2019		Not started	Planned for 2019
G	Staff	2017-015	Boulton	Replace playground borders	2017	2017 Q3	Not started	Planned for summer of 2017.
G	Posac	2018-010	River's Edge Plan	Playground design	2018		Not started	Planned for 2018
G	16-619	2017-014	Stanhope Trail	Planning, construction	2017	2017 Q4	Underway	Detailed design of an asphalt paved connector trail from the end of Wally's Way to Ackerman Rd is complete, including drainage works, bollards, signs, fence and planting. Construction could occur following approval to proceed.
G-CWrks	Posac	2019-002	French Creek Paths/Trails	TBD	2019		Not started	Planned for 2019
G-CWrks	16-059	2016-012	Little Qualicum Hall	Assessment and report on condition of the building	2016	2017 Q1	Underway	Report being prepared for the March Area G POSAC meeting
G-CWrks		2018-011	Little Qualicum Hall	Carry out action from report	2018		Not started	Planned for 2018
H	16-281	2016-017	Beach Accesses	Assess sites and install signs at sites identified by the POSAC	2016	2017 Q1	Not started	Project to start in coming weeks
H		2017-016	Dunsmuir	Detail design	2017	2017 Q4	Not started	Planned for summer of 2017.
H		2018-012	Dunsmuir	Phase I construction	2018		Not started	Planned for 2018

## Parks Work Plan January 2017 Update

Area	Origin	Project #	Park	Description	Start Date	Completion	Progress	Comment
H	Board	2014-582	Grant - Lighthouse Community Centre Society	Blding upgrades as identified by the LCCS -Installment 4	2017	2017 Q2	Not started	Report for 2016 spending received. Funds for 2017 will be released once budget is approved and funding requests received from the LCCS.
H	Staff	2016-013	Lions Park	Operator Agreement	2016	2017 Q1	Underway	Meeting held mid-January with the Lions Club to review the Club's short and long-term interests, and a new tenure arrangement. A draft transition document will be tabled for discussion at a late March meeting with the Lions.
H	Posac	2019-003	Oakdowne	Licence on other crown parcels surrounding the park	2019		Not started	Planned for 2019
H	Other	2016-014	Roadside Trails	OPC planning - work with Planning Department on their process	2016	2017 Q1	Underway	Response was provided on the draft of the Active Transportation plan.
H	Staff	2017-017	Thompson-clark	Stair repair	2017	2017 Q3	Not started	Planned for summer of 2017.
H	Other	2016-015	Trails Initiative	Community Trails - GIS work and signs	2016	TBD	Underway	Signs installed at Hatchery. GIS captured trail data. Signs to be installed.
H	Posac	2018-013	Wildwood	Kiosk development and install - split with Regional	2018		Not started	Planned for 2018
H-CWrks	Other	2020-001	Area H Roadside Trails	Work with MOTI on any development of trails along the road.	2020		Not started	Timing will depend on the Active Transportation Plan currently under development.
Other - Comm	Other	2018-014	Bike Network Plan	Develop plans	2018		Not started	Planned for 2018
Other - Comm	Operational		Development	Subdivision/parkland - review, comments and POSAC input			On Going	Ongoing as required through planning
Other - Comm	16-616	2016-018	Park Signage	Remove old and install simple signage	2016	2017 Q1	Underway	All most all signs removed and replaced with park name signs
REG	Staff	2017-019	Ammonite Falls Trail	Bridge studies	2017	2017 Q4	Not started	Work planned for the summer of 2017.
REG	Staff	2018-020	Arboretum	Kiosk upgrade -design new sign with volunteers and install	2018		Not started	Planned for 2018
REG	Operational	2016-028	Beachcomber	Management Plan development	2016	2017 Q2	Underway	First round public consultation completed. Draft plan being written.
REG	Mngmnt Plan	2018-019	Benson Creek Falls	Kiosk	2018		Not started	Planned for 2018
REG	16-668	2017-049	Benson Creek Falls	Parking - monitor and communicate with residents	2017	2017 Q4	Underway	Continue to monitor Creekside parking lot with Footprints Security beginning in March.
REG	16-669	2017-048	Benson Creek Falls	Parking feasibility study and design - Weigles entrance	2017	TBD	Not started	Will begin with survey of area and preliminary design of parking lot in 2017

## Parks Work Plan January 2017 Update

Area	Origin	Project #	Park	Description	Start Date	Completion	Progress	Comment
REG	16-649	2017-038	Coats Marsh	Bat study	2017	2017 Q1	Not started	Consultant will be hired in the coming weeks.
REG		2017-037	Coats Marsh	Caretaker role	2017	2017 Q4	Not started	Will work with lawyer throughout 2017.
REG	Operational	2017-028	Descanso	Operator Agreement	2017	2017 Q3	Underway	A new request for service will be issued by the end of mid February.
REG	Staff	2017-027	Descanso	Tractor purchase	2017	TBD	Not started	TBD with new operator
REG	Staff	2018-018	Descanso	Septic field studies	2018		Not started	Planned for 2018
REG	Staff	2017-029	Englishman River	Geo technical study of the bank above the road	2017	2017 Q2	Not started	Work planned for the spring of 2017.
REG	Staff	2017-030	Englishman River	Repair road to Top Bridge	2017	2017 Q3	Not started	Work planned for summer of 2017.
REG	Other		Fairwinds	Development - PDA		TBD	Not started	To be determined once development applications submitted through planning.
REG	Staff	2017-026	Horne Lake	Accessible toilets install	2017	2017 Q3	Not started	Work planned for the summer of 2017.
REG	Staff	2017-025	Horne Lake	Park upgrades	2017	2017 Q3	Not started	Work planned for the summer of 2017.
REG	16-767	2017-024	Horne Lake Heritage Trail	Historic designation	2017	2020	Not started	
REG	16-766	2017-023	Horne Lake Regional Trail	Planning	2016	2018 Q2	Underway	Planning grant application submitted to Rural Dividends Program late October 2016 with
REG		2020-003	Horne Lake Regional Trail	Construction	2019	2020	Not started	Construction planned to begin in 2019.
REG	Mngmnt Plan	2017-021	La Selva	Construction	2017	2017 Q2	Not started	Can begin following Board approval.
REG	Mngmnt Plan	2016-025	Moorecroft	Agreement - La Selva entry	2016	2017 Q1	Underway	A report is ready for Board approval of the agreement between the Strata and RDN Parks to permit public pedestrian access into Moorecroft Regional Park from the end of La Selva Place.
REG	16-480	2016-026	Moorecroft	Planning with First Nations	2016	2017 Q4	Underway	Staff, Management and Area Director met on site in the Park with NFN Council members and staff to revisit the idea of a First Nations cultural building in the park. Ongoing correspondence to occur during 2017 and a plan will be created for the development zone.
REG	Staff	2017-040	Moorecroft	Vault toilet install	2017	TBD	Not started	Location and type of toilet to be determined through planning for the development zone.
REG	Mngmnt Plan	2018-021	Moorecroft	Picnic shelter design/tender	2018		Not started	Will occur in 2018 following Moorecroft planning process with stakeholders to refine amenity needs and locations.
REG	16-126	2016-024	Mount Benson	Race Event - work with event holders	2016	2017 Q1	Underway	Met with interest groups in early October. Have been awaiting park use permit application since then. Have not heard back from email reminder sent in mid-December.
REG	16-666	2017-036	Mount Benson	Parking solution	2017	TBD	Underway	Staff investigating parking improvements for Board Consideration.



## Parks Work Plan January 2017 Update

Area	Origin	Project #	Park	Description	Start Date	Completion	Progress	Comment
REG	Mngmnt Plan	2017-034	Naniamo River	Install benches	2017	2017 Q2	Not started	To start in the coming weeks.
REG	Mngmnt Plan	2017-033	Naniamo River	Interpretive signs design and install	2017	2017 Q3	Underway	Design of six interpretive signs complete. Installation to follow.
REG	Staff	2017-020	TCT	Timberlands Road trail head development	2016	2017 Q4	Underway	Planning grant application submitted to the Rural Dividends Program Q4 2016, with results expected by end of Q1 2017.
REG	Other	2019-004	Top Bridge	Reroute trail and parking lot in City of Parksville	2019		Not started	Planned for 2019. Timing depends on the City of Parksville
REG	Posac	2018-017	Wildwood/LHRT	Kiosk development and installtion - split with H	2018		Not started	Planned for 2018
REG CAP	16-670	2017-031	Benson Creek Falls	Stair design, bridge design	2017	TBD	Not started	To occur following Geo-tech study.
REG CAP	16-670	2017-032	Benson Creek Falls	Geo technical study of the slope for stair and bridge development	2017	TBD	Not started	To occur following final confirmation of lease renewal with Province.
REG CAP	Board	2016-022	E&N	Construction	2016	2017 Q2	Underway	The trail opened for use in December. The remaining items will be completed by April.
REG CAP	Board	2017-022	E&N	Amenities and signs install	2017	2017 Q3	Underway	Staff assessing use and planning and developing amenities accordingly.
REG CAP	15-201	2017-035	Little Qualicum	Bridge upgrades	2017	2017 Q4	Underway	Enviromental Consultant proposals received. Work to continue through 2017 with construction in late summer.
REG CAP	16-479	2016-027	Moorecroft	Building removals	2016		Completed	
REG CAP	Mngmnt Plan	2017-041	Moorecroft	Washroom -detailed design and construction	2017	TBD	Not started	Type of washroom and location to be determined through planning process for the development zone.
REG CAP	Board	2014-001	Morden Colliery	Lease upgrade	2014	TBD	Underway	Waiting to for processing update from Province.
REG CAP	16-124,14-755,14-754	2017-047	Morden Colliery	Bridge and trail design and tender	2017	2018 Q2	Underway	Project delayed because of ALC development application process.
REG - Other	Other	2016-019	Amazing Places/Top Trails	With VI Tourism	2016	2017 Q4	Underway	Top Bridge made the list as top ten. Launch event planned for March 30 at the Parksville Civic Centre. Signage to come.
REG - Other	Staff	2017-018	Brochure	Design/print	2017	2017 Q4	Not started	Planned for Fall of 2017

## Parks Work Plan January 2017 Update

Area	Origin	Project #	Park	Description	Start Date	Completion	Progress	Comment
REG - Other	16-654, 16-678	2016-020	Marine Trail	Partnership agreement	2016	2017 Q4	Underway	Draft partnership agreement received mid-January.
REG - Other	Operational		Operator agreements	Monitor			Ongoing	Ongoing
REG - Other	Other	2018-016	Park Zoning	With Planning Department	2018		Not started	Planned for 2018
REG - Other	Operational	2020-002	Parks Warden Program	Redesign the program. Work with existing volunteers	TBD		On Hold	On hold until staff time is available
REG - Other	Operational		Partnerships	Meetings and on-going communication with partners			Ongoing	Ongoing
REG - Other	Operational	2017-042	RPT Plan	Develop RFP. Work with consultant on plan development	2017	2018 Q4	Not started	RFP to be prepared during summer for Board report in the fall of 2017.
REG - Other	Operational	2018-015	Trail Counters	Expand program	2018		Not started	Planned for 2018
Other	Operational	2016-031	2017 Budget	Create	2016	2017 Q1	Underway	The preliminary 2017 budget is completed. During January, the budget will be amended based on the actual surplus and any changes requested by the Area Directors.
Other			Acquisitions	Assessment and report			Underway	Several properties under consideration.
Other	Operational		Budget and Workplans	Ongoing monitoring			On Going	Ongoing
Other	Staff	2019-006	Bylaw 1399	Update existing bylaw	2019		Not started	Planned for 2019
Other	Operational	2017-045	Call and Work Tracking	Install system and train staff	2017	2017 Q2	Not started	Program will be ordered once the budget is approved.
Other	Staff	2019-005	Donation Program	Create program	2019		Not started	Planned for 2019
Other	Operational		GIS and Mapping	Ongoing mapping			On going	Ongoing
Other	Operational	2016-030	Maintenance Contracts	A, Ext, EW, E, F, H, E&N, VW	2016	2017 Q1	Underway	Draft RFP being written, review planned mid Jan, with RFP issued beginning of Feb
Other	Operational	2017-046	Park Maintenance Plans	Create plans for parks	2017	2017 Q4	Underway	Co-incident with RFP for developed C.P's
Other	Operational		Park Stats	Ongoing updates			On Going	Ongoing
Other	Operational	2018-022	Purchasing System	Create system for purchase	2018		Not started	Planned for 2018
Other	Operational	2017-044	Risk Management	Update Inspection Program	2017	2017 Q4	Underway	Work will be carried out throughout 2017.
Other	Operational	2016-032	SharePoint system	Create and upload old files	2016	2020	Underway	Staff continue to move files from the old files to the new system
Other	Operational	2017-039	Staffing	Hire new Parks Planner	2017	2017 Q2	Not started	Position to be posted shortly.
Other	Operational	2017-043	Worksafe BC	Update program	2017	2017 Q4	Underway	Work will be carried out throughout 2017.

---

**TO:** Electoral Area 'H' Parks & Open Spaces Advisory Committee      **MEETING:** March 1, 2017

**FROM:** Courtney Simpson  
Senior Planner, Long Range Planning      **FILE:** 6480-00

**SUBJECT:** Electoral Area 'H' Official Community Plan Review

---

### RECOMMENDATION

That the Electoral Area 'H' Parks & Open Spaces Advisory Committee (POSAC) provide comment on the draft Electoral Area 'H' Official Community Plan (OCP) sections *2.1 Sensitive Ecosystems* and *4.1 Parks and Open Space*.

### SUMMARY

The POSAC is requested to review draft OCP sections *2.1 Sensitive Ecosystems* and *4.1 Parks and Open Space* (Attachments 1 and 2) which have been updated from the existing OCP sections 2.1, 2.5 and 4.1 (Attachments 3-5) to reflect changes in the area, current priorities for acquisition of park and conservation land, and to strengthen some policies. The Community Working Group for the project reviewed earlier drafts of these sections and provided comments which have been incorporated.

### BACKGROUND

The current OCP was adopted in 2005 and the goal of the review project is to revise identified topic areas so it continues to be a relevant and effective plan able to achieve the community vision. The project was initiated in November, 2015 with endorsement of the terms of reference by the Regional District of Nanaimo (RDN) Board. Since then, through community engagement, including establishment of a Working Group, key issues have been identified and explored, and draft revisions of some of the OCP sections have been discussed, including those presented in this report. No significant changes are proposed in the sections related to parks and open spaces, but language is updated and strengthened in some areas. A final public open house is planned for May, 2017 where feedback will be sought on a further version of the draft, prior to presentation to the RDN Board.

#### *Land Use Implications*

The objectives of sections *2.1 Sensitive Ecosystems* and *4.1 Parks and Open Space* generally remain unchanged with some updated language, indicating that the overall community direction for the protection of sensitive ecosystems and acquisition and maintenance of parks and open space has remained relatively consistent over the years. At the more detailed policy level and for overall organization of the OCP there are a number of updates and changes which are described below:

Section 2.1 Sensitive Ecosystems:

- Changed title from Environmentally Sensitive Areas to Sensitive Ecosystems to broaden scope
- Previous section 2.5 Protection of Wildlife and Native Plants is now incorporated into section 2.1
- New “advocacy policy” sub-heading to group policies that are outside the ability of the RDN to directly implement
- Objectives and policies directly related to surface and groundwater protection are merged with to section 2.3 Freshwater Resources to reduce duplication

Section 4.1 Parks and Open Spaces

- Revised introductory text to reduce duplication with section 2.1
- New references to Active Transportation Plan currently being completed for Area 'H' in order to assist in its implementation
- New reference to informal trail systems to acknowledge the full extent of trails in the area regardless of whether or not the RDN manages them
- Updated accomplishments such as Henry Morgan Park and current work on Dunsmuir Park
- New policy on RDN considerations for review of road closure applications to ensure that their value as public land for active transportation and recreation is considered and to not support road closure applications if retaining the right-of-way will benefit future parks and trails development. This responds to concern that in recent years, at least one right-of-way was eliminated that reduces the ability to establish a future trail in a key location.
- Updated references to Community Parks and Trails Strategy and Regional Parks and Trails Plan
- Clarified policy for park dedication at time of subdivision for ease of interpretation
- Updated parkland acquisition priorities and consolidated into one policy to assist in implementation
- New policy to support creation of a regional parks development cost charge bylaw
- New “advocacy policy” sub-heading to group policies that are outside the ability of the RDN to directly implement

**ALTERNATIVES**

- 1. That the POSAC provide comment the draft OCP sections**
- 2. That the POSAC not provide comment on the draft OCP sections**

**STRATEGIC PLAN IMPLICATIONS**

This project is consistent with the RDN Strategic Plan 2016-2020. In particular, this OCP review helps to implement goals related to the focus on services, economic health and the environment.



---

Courtney Simpson  
csimpson@rdn.bc.ca  
February 17, 2017

Reviewed by:

- G. Garbutt, General Manager, Strategic & Community Development
- P. Thompson, Manager of Long Range Planning
- P. Carlyle, Chief Administrative Officer

Attachments

1. Draft (2017) Section 2.1 Sensitive Ecosystems
2. Draft (2017) Section 4.1 Parks and Open Space
3. Current (2005) OCP Section 2.1 Environmentally Sensitive Areas
4. Current (2005) OCP Section 2.5 Protection of Wildlife and Native Plants
5. Current (2005) OCP Section 4.1 Parks and Open Space

## Attachment 1

### Draft (2017) OCP Section 2.1 Sensitive Ecosystems

#### Section 2 – The Natural Environment

## 2.1 Sensitive Ecosystems

### INTRODUCTION

Only fragments of the rich mosaic of ecosystems in the coastal lowlands of east Vancouver Island remain after over a century of logging and human activities. In the late 1990's the Province of BC created a "Sensitive Ecosystem Inventory" of ecosystem remnants in the coastal lowlands of east Vancouver Island and the adjacent Gulf Islands. These sensitive ecosystems as well as location of known eagle nests and heron rookeries, are shown on Map No. 2.

Sensitive ecosystems and their component plants and animals are in need of protection not only because they are rare, but also for the significant role they play in creating healthy and attractive communities for people. Wetlands purify drinking water and help provide protection from flooding through natural stormwater management. Forests clean the air, refresh the spirit and provide visual relief from urban settings. Riparian forests are cool, moist havens during hot, dry summers. Significant features in the Plan Area include the Deep Bay estuary, Thames and Nile Creeks, Cook Creek, and the Big Qualicum River. All coastal areas fronting the Strait of Georgia are important and sensitive ecosystems, and they are addressed specifically in section 2.4.

Parks and protected areas are shown on Map No. 3. Protection of sensitive ecosystems on private land largely relies on stewardship by property owners.

Within the Plan Area, the location of known Great Blue Heron and Bald Eagle nests are shown on Map No. 2. They are protected from damage or destruction under the *Wildlife Act*. In addition, the Great Blue Heron is federally and provincially listed as a species of special concern meaning that it is not immediately threatened but is particularly susceptible to disturbance due to human activities or natural events.

Other plants, animals and ecosystems at risk are studied, inventoried and ranked as to their level of threat by the federal and provincial governments. They are not mapped in this OCP but may be identified at the site level and require consideration in development proposals.

This sensitive ecosystem data will continue to be refined as mapping data and other information becomes available. Changes to Map No. 2 may be undertaken to reflect changing on-site conditions or more comprehensive environmental assessments.

### SENSITIVE ECOSYSTEM POLICIES

1. Streams, steep slopes, floodplain areas, watercourses, and Bald Eagle and Great Blue Heron nesting trees, and the entire coastline of the Plan Area, are designated as development permit areas to allow for the evaluation of development proposals with the objective of protecting these features.
2. Preserve sensitive ecosystem areas, their living resources, and connections between them in a natural condition and maintain these areas free of development and human activity to the maximum extent possible.

## Section 2 – The Natural Environment

3. The Regional District shall only support rezoning or amendment to the Official Community Plan to permit development on or near sensitive ecosystems or near eagle or heron nesting trees where the applicant or appropriate authority presents acceptable evidence that the proposed development will not adversely affect the environmentally sensitive areas, and that development design reflects best management practices.
4. Notwithstanding Policy 2.1.3 above, this Plan supports the Agricultural Land Commission's mandate of preserving and encouraging the development of Agricultural Land Reserve lands, and supports the development of farmland in a manner that recognizes and protects environmentally sensitive features on these lands.
5. The Regional District shall support and encourage the retention, enhancement or development of wildlife corridors to ensure that safe and secure routes are available to wildlife in the Plan Area.
6. The Regional District shall support the identification and designation of areas for the protection of sensitive ecosystems in perpetuity. In particular, the Regional District shall support initiatives associated with the following areas: provincial protected areas, provincial parks, ecological reserves, fisheries reserves and hatcheries, wildlife refuge, waterfowl habitat, and Regional District park land.
7. The Regional District supports the protection and conservation of the following priority sensitive ecosystem areas:
  - a) Crown Land west of Deep Bay including Gainsburg Swamp and the unconfined aquifer on Crown Land in District Lot 86;
  - b) Proposed Protected Area expansion of Horne Lake Caves Provincial Park located at the west end of Horne Lake at the mouth of the Qualicum River tributary;
  - c) Expansion of Spider Lake Provincial Park to include Illusion Lake; and Protection of Annie's Woods (*Lot 36, Plan 1967 DL 81, Newcastle Land District*), located on Crown Lands at Grovehill Road adjacent to the Island Highway through the establishment of an ecological reserve in recognition of the old growth forest values on site.
  - d) Protection of Annie's Woods (*PID 006 696 250; Lot 36, Plan 1967 DL 81, Newcastle Land District*), located on Crown Lands at Grovehill Road adjacent to the Island Highway through the establishment of an ecological reserve in recognition of the old growth forest values on site.
8. The Regional District will collaborate with other levels of government, First Nations, non-governmental organizations, and neighbouring local governments in inventorying, mapping, and conserving sensitive ecosystems, including development of consistent approaches to shared watersheds.

### ADVOCACY POLICIES

9. The Regional District shall encourage the Approving Officer to require protective covenants or the designation of Return to Crown along the bed of, and buffering riparian corridor of watercourses, streams, creeks, lakes and wetlands wherever development on adjacent land is proposed.
10. The habitat protection initiatives of the BC Ministry of Environment and Fisheries and Oceans Canada along rivers, streams, and wetland areas shall be strongly supported and complemented with Regional District park land and greenway protection initiatives.

## Attachment 2

### Draft (2017) OCP Section 4.1 Parks & Open Space

#### Section 4 – Community Resources

## 4.1 Parks and Open Space

### INTRODUCTION

Lands set aside for recreation and active transportation in the Plan Area include the Regional District's regional and community parks and trails, provincial parks, and federal fisheries lands on the Big Qualicum River and at Horne Lake. These are shown on Map No. 3 Community Resources. This section focuses primarily on parks for public use, and Section 2.1 of this Plan addresses sensitive ecosystem protection.

There are extensive trail networks on Crown lands and Private Managed Forest Land in the Plan Area; however, their long-term protection is not guaranteed. The Regional District does not have the resources to consider managing informal trail systems on Crown lands, but support them through mapping, and by working with community groups with interest in trail building and marketing. Private Managed Forest Lands are not considered publicly accessible, however, historic use of logging roads and trails for recreation in these areas is common, but since the tenure is private, there is no guarantee for ongoing protection.

Sports fields and playgrounds include the Lions Community Hall property and Wildwood Community Park. Henry Morgan Park near the Bowser Village Centre includes a playground, shelter and washroom. Dunsmuir Community Park has a small tennis court and basketball half-court, and at the time of updating this Plan in 2016, there were plans for improvements to this park in the near future.

There are numerous unconstructed road rights-of-way in the Plan Area, some of which were dedicated in the past for highway plans that never came to fruition. These rights-of-ways are assets for future trail construction and are an integral part of Regional District trail and active transportation planning.

### PARKS AND OPEN SPACE POLICIES

1. Parkland shall be permitted in all land use designations.
2. The designation of Park Land may also protect those lands that are noted as environmentally sensitive in the Plan Area.
3. This Plan designates all Provincial/Crown lands above known unconfined aquifers as Park Lands to protect finite groundwater resources in to the future.
4. This Plan designates Department of Fisheries and Ocean owned properties along the Big Qualicum River, at Horne Lake, and that part Block 40, plan 1339R, Alberni Land

### OBJECTIVES

1. *Ensure* that parks and recreational uses form an integral part of the community infrastructure.
2. *Recognize* the importance of regionally significant parks and natural features
3. *Support* the parkland acquisition strategies of the Regional District's Regional Parks and Trails Plan and the Community Parks and Trails Strategy
4. *Support* public open space opportunities on Provincial, Federal, and Regional District lands.
5. *Improve* public beach access to and linear recreational connections along creeks and river corridors as well as waterfront areas.
6. *Identify, maintain and improve* wildlife corridors.
7. *Maintain* close cooperation with public and private institutions to encourage institutional uses such as schools, community halls, the E&N Rail Corridor, and associated open space as an integral part of the community parks and open space system and where possible, available for public use.
8. *Encourage* the availability of the area's forest lands for recreational enjoyment and education while safeguarding recreational appeal.



Section 4 – Community Resources

- District as Park Land to protect this important river and regional park area.
5. Pursuant to the *Local Government Act*, at the time of subdivision the Regional District shall determine whether the owner of land being subdivided shall:
    - a. provide without compensation, useable park land equivalent to 5% of the parcel size and in a location acceptable to the Regional District Board, or
    - b. pay to the Regional District an amount that equals the market value of the land that may be required for park purposes, or
    - c. provide a combination of land and cash to the satisfaction of the Regional District Board.
  6. Known priorities and criteria for park acquisition must be considered and given priority at the time of park dedication such as those indicated in this Plan or by any other Plan of the Regional District such as the Community Parks and Trails Strategy, the Regional Parks and Trails Plan, or Active Transportation Plan. At the time of adoption of this Official Community Plan, key priorities for parkland acquisition and development in the Plan Area include:
    - a. "Olympic Torch Relay Trail" that would connect the Lighthouse Country Regional Trail through Bowser Village Centre;
    - b. Historic Horne Lake Trail;
    - c. Trails in Oakdowne Park through License of Occupation with the Province;
    - d. Connection between the Bowser Elementary at the end of Faye Road and the Thompson Clark Ocean Trail Community Trail via unconstructed Jackrabbit Road;
    - e. Those identified in Sensitive Ecosystem Policy 8 of this Plan; and
    - f. Those identified in Goal 4.1 of Schedule B, the Bowser Village Centre Plan.
  7. The Regional District will not support encroachment applications into rights of way to beach areas, the foreshore, streams, or watercourses in the Plan Area.
  8. When responding to referrals from the Ministry of Transportation and Infrastructure for road closure applications, the Regional District will:
    - a. consider the value of retaining the right-of-way as public land for recreation and active transportation purposes;
    - b. refer to its parks and trails plans and strategies, and
    - c. not support the closure if retaining the right-of-way as public land will benefit parks and trail development or active transportation.
  9. This Plan supports the creation of a regional parks development cost charge bylaw to assist achieving the acquisition objectives of the Regional District Park System Plan.
  10. The Regional District recognizes that public involvement is essential in the planning, acquisition, and development of the community and regional parks. Consultation with the public, as well as parks and recreation commissions, volunteer groups and service organizations is encouraged and is considered vital for the success of the Parks System.

Section 4 – Community Resources

*ADVOCACY POLICIES*

11. The Regional District shall support the Province in the designation and protection of candidate areas identified through the BC Protected Areas Strategy Process. The Provincial Government has included an expansion of Horne Lake Caves Provincial Park and an ecologically sensitive wetland known as "Gainsburg Swamp" west of Deep Bay as candidates for its Protected Areas Strategy.
12. The Regional District shall encourage management of Crown lands as Parks/Reserve or BC Forest Recreation sites south and west of Bowser along Nile Creek, Thames Creek, Lymn/Chef Creek, Gainsburg Swamp, Annie's Woods and the unconfined aquifer on Crown Land in District Lot 86 (see Map No. 2).
13. The Regional District shall encourage the Province and forest companies to protect the natural woodlands and landscape features of the area and provide opportunities for controlled use of trails and private logging roads during non-operation periods for outdoor recreation except during times of high and extreme fire hazard.
14. The Regional District shall encourage appropriate agencies to allow public access or use of corridors intended as public utility rights-of-way or transportation corridors.
15. The Regional District shall encourage and support volunteer assistance in the development and management of community parks, Streamkeeper projects and trails.
16. Partnerships among residents, landowners, business owners, and government agencies to improve Park Lands are encouraged and supported by this Plan.

*NOTE FOR DRAFT: Still trying to get a response from BC Parks about the relevance of policy 11. The new Protected Areas Strategy released in last 2016 is very un-specific and doesn't identify these locations for expansion.*

### Attachment 3

## Current (2005) OCP Section 2.1 Environmentally Sensitive Areas

Regional District of Nanaimo  
ELECTORAL AREA 'H' OFFICIAL COMMUNITY PLAN - BYLAW NO. 1335



### SECTION 2 - THE NATURAL ENVIRONMENT

Residents are drawn to Electoral Area 'H' for its rural characteristics enhanced by abundant natural features, the coastal area, numerous watercourses, streams, wetlands, lakes and areas of natural forest. The protection of these natural features is critically important to residents throughout the plan review process; therefore, this OCP contains 'Environmentally Sensitive Lands' Development Permit Areas. This plan also contains 'Hazard Lands' Development Permit Areas to protect the built environment from natural conditions, where appropriate.

The Environmental Features map establishes a 1000-metre buffer, illustrated on Map 2, along the foreshore of Electoral Area 'H'. This boundary has been established to recognize the sensitivity of the coastal region and underscore the importance of the foreshore and coastal waters to the residents of Area 'H'.

In addition to the protection afforded through local government bylaws, the protection of environmental sensitive features falls under the jurisdiction of federal, provincial, and local governments. Fisheries and Oceans Canada and the Provincial Ministry of Water, Land and Air Protection are responsible for protecting fisheries and water resources through legislation such as the *Fish Protection Act Riparian Areas Regulation*<sup>4</sup>, the *Water Act*, and the *Waste Management Act*.

### 2.1 ENVIRONMENTALLY SENSITIVE AREAS

Environmentally sensitive areas are areas of land and water that are sensitive to human interference. These include: streams, watercourses, sub-tidal zones, estuaries, wetlands, lands adjacent to water bodies, aquifers, and natural habitats. Environmentally sensitive areas within the Plan Area include, but are not limited to, the Big Qualicum River and Big Qualicum Fish Hatchery, Nile Creek, Thames Creek, Quadra Sands Aquifers, Deep Bay estuary, all streams and watercourses, and the marine foreshore out 1000 metres from Deep Bay Spit to the south-east boundary of Electoral Area 'H'.

This environmental mapping will continue to be refined as mapping data and other information becomes available. Changes to Map No. 2 may be undertaken to reflect changing on-site conditions or more comprehensive environmental assessments.

An inventory of environmentally sensitive features accumulated from various sources has been compiled based on the current available environmental data. The Official Community Plan designates streams (*Fisheries Act*), Eagle and Great Blue Heron nesting trees, steep slopes, floodplain areas, watercourses (Bylaw No. 500, 1987) and the entire coastline of Electoral Area 'H', as development permit area to allow for the evaluation of development proposals with the objective of protecting these features (see *Appendix A – Development Permit Areas*).

#### Objectives

1. *Identify* environmentally sensitive areas.
2. *Preserve and protect* environmentally sensitive areas.

<sup>4</sup> Bylaw No. 1335.02 adopted January 23, 2007



3. *Conserve and protect* ground and surface water resources.
4. *Direct* development that is compatible with the Community Values and Development Guideline Criteria Statements.

**Policies**

1. All land or water identified on Map No 2, at the date of adoption of this plan are considered to be environmentally sensitive.
2. Selected features illustrated on Map 2 shall be designated Environmentally Sensitive Lands Development Permit Areas.
3. The Regional District shall only support rezoning to permit development on lands considered environmentally sensitive where the applicant or appropriate authority presents acceptable evidence that the proposed development will not adversely affect the environmentally sensitive areas.
4. Notwithstanding Policy 2.1.3 above, this Plan supports the Agricultural Land Commission's mandate of preserving and encouraging the development of Agricultural Land Reserve lands, and supports the development of farmland in a manner that recognizes and protects environmentally sensitive features on these lands.
5. The Regional District shall encourage the Approving Officer to require protective covenants or the designation of Return to Crown along the bed of, and buffering riparian corridor of watercourses, streams, creeks, lakes and wetlands wherever development on adjacent land is proposed.

**2.2 NATURAL HAZARD AREAS**

Natural hazard areas are sources of potentially dangerous chance events. Examples of natural hazards are: forest fires, floods, mass movement of land, landslides and earthquakes. Potential hazard areas are identified on Map No. 2.

Within the Plan Area many areas are subject to potential flooding. The lands surrounding river mouths and estuaries have the highest risk. Other areas with flood potential are isolated lowland areas and shore land adjoining watercourses, lakes, creeks, and wetlands. The Horne Lake area also faces the risk of potential flooding as the rate of water released from the Big Qualicum River Dam can modify the level of the lake significantly.

The Plan Area contains a number of areas where mass movements of land are a possibility; including the Horne Lake road and Mount Mark slide areas. The highland and mountain areas are particularly susceptible to mass movements of land, such as rock falls and avalanches, due to the steepness of these areas. It is also important to note that the removal of vegetation from steep banks may destabilize the bank and consequently result in its failure.

Potential landslides along the coastline and steep slopes are a major concern within the Plan Area. Some areas along the shore zone are straddling steep wave cut bluffs (with slopes between 30% and 60%) and are composed of unconsolidated sand. The threat of landslides is

## Attachment 4

### Current (2005) OCP Section 2.5 Protection of Wildlife and Native Plants

Regional District of Nanaimo  
ELECTORAL AREA 'H' OFFICIAL COMMUNITY PLAN - BYLAW NO. 1335



4. Where an application is submitted for a foreshore or water lease and the proposal is referred to the Regional District, the RDN shall recommend to the agency that any structure or development be designed to permit public access and recreational activity along the foreshore.
5. The Ministry of Transportation shall be encouraged to foster the improvement of beach access road rights-of-way for public recreational use, beach access, or designation for park purposes where appropriate.

### **2.5 PROTECTION OF WILDLIFE AND NATIVE PLANTS**

The Plan Area is part of the Nanaimo Coastal Lowland and therefore contains wildlife and plants characteristic of this zone.

Many significant wildlife areas are located on Crown Lands. These include: the Provincial Parks at Horne Lake and Spider Lake, Regional District park lands, Federal Fisheries land holdings along the shore of the Big Qualicum River and at Horne Lake and, to a lesser extent, numerous small community parks that are oriented towards greenbelt or nature protection. Provincial initiatives to protect wildlife or sensitive areas include the Protected Areas Strategy, which notes prospective areas to be protected in the future. These include the Horne Lake Caves Provincial Park at the end of Horne Lake, an area of old growth forest west of Deep Bay, the Gainsburg Swamp and the unconfined aquifer on Crown Land in District Lot 88.

#### **Objectives**

1. *Support* the establishment of wildlife and waterfowl reserves.
2. *Conserve* and *protect* wildlife and waterfowl habitat.
3. *Support* the identification and designation of significant native flora and fauna areas.
4. *Direct* development that is compatible with the Community Values and Development Guideline Criteria Statements.

#### **Policies**

1. The Regional District shall support the identification and designation of areas for the protection of native flora and fauna in perpetuity. In particular, the RDN shall support initiatives associated with the following areas: provincial protected areas, provincial parks, ecological reserves, fisheries reserves and hatcheries, wildlife refuge, waterfowl habitat, and RDN park land.
2. Insofar as it lawfully can, the Regional District will support the protection and conservation of the following priority areas:
  - a) Crown Land west of Deep Bay including Gainsburg Swamp and the unconfined aquifer on Crown Land in District Lot 88;
  - b) Proposed Protected Area expansion of Horne Lake Caves Provincial Park located at the west end of Horne Lake at the mouth of the Qualicum River tributary;



*Regional District of Nanaimo*  
**ELECTORAL AREA 'H' OFFICIAL COMMUNITY PLAN - BYLAW NO. 1335**

- c) Ecological Reserve or park designation at Fletcher Creek over Crown Land described as Lot 36, District Lot 81, Newcastle Land District Plan 1937;
  - d) Expansion of Spider Lake Provincial Park to include Illusion Lake; and
  - e) Protection of Annie's Woods (*Lot 36, Plan 1967 DL 81, Newcastle Land District*), located on Crown Lands at Grovehill Road adjacent to the Island Highway through the establishment of an ecological reserve in recognition of the old growth forest values on site.
3. The habitat protection initiatives of BC Environment and the Federal Department of Fisheries, along rivers, streams, and wetland areas shall be strongly supported and complemented with Regional District park land and greenway protection initiatives.
  4. The Regional District shall support and encourage the restoration and enhancement of streams and their riparian corridors wherever possible by community groups, corporate bodies or land owners.
  5. The Regional District shall support and encourage the retention, enhancement or development of wildlife corridors to ensure that safe and secure routes are available to wildlife in the Plan Area.

## Attachment 5

### Current (2005) OCP Section 4.1 Parks and Open Space

Regional District of Nanaimo  
ELECTORAL AREA 'H' OFFICIAL COMMUNITY PLAN - BYLAW NO. 1335



## SECTION 4 – COMMUNITY RESOURCES

### 4.1 PARKS AND OPEN SPACE

Electoral Area 'H' includes two Class 'A' Provincial Parks, Horne Lake Caves and Spider Lake, which are important day use recreational destinations. In addition, the Provincial Government has included an expansion of Horne Lake Caves Provincial Park and an ecologically sensitive wetland west of Deep Bay as candidates for its Protected Areas Strategy.

There are significant publicly owned (Federal Fisheries) river protection corridors on Big Qualicum and at Horne Lake that provide opportunities for water-based recreation and nature appreciation as well as fishery management.

The Regional District has numerous community parks generally concentrated in the rural residential areas in the coastal portion of the Plan Area (with the exception of Spider Lake Community Park, located inland in the Spider Lake neighbourhood). In addition, the Plan Area contains a Regional Park at Horne Lake. Many community parks in rural residential areas are small greenbelt areas and a few provide opportunities for linear pedestrian/cycling connections, shoreline access or outdoor recreational activities.

The Plan Area includes field sport recreational opportunities at Lions Community Hall and at Wildwood Community Park. It should be noted that the Wildwood Community Park is leased Crown Land and includes sport fields. There is also a community park adjacent to the Village Centre of Dunsmuir, which has a small tennis court and basketball half-court. This park could provide significant recreational opportunities when the Dunsmuir Village Centre develops.

Along with these existing provincial, regional, and community parks, the residents of Area 'H' have stated a need for additional parkland developed for the:

1. protection of known unconfined aquifers;
2. linear walking trails;
3. stream protection and access;
4. beach access;
5. protection of wetlands and natural features; and
6. outdoor recreational and leisure neighbourhood park opportunities;

#### **Objectives**

1. Ensure that parks and recreational uses form an integral part of the community infrastructure.
2. Implement a comprehensive parkland acquisition strategy.
3. Support public open space opportunities on Provincial, Federal, and Regional District lands.
4. Improve public beach access and linear recreational connections along creeks and river corridors as well as waterfront areas.
5. Maintain close cooperation with public and private institutions to encourage institutional uses such as schools, community halls, the E&N Rail Corridor, and associated open space as an integral part of the community parks and open space system and where possible, available for public use.
6. Encourage the availability of the area's forest lands for recreational enjoyment and education while safeguarding recreational appeal.



7. Direct development that is compatible with the Community Values and Development Guideline Criteria Statements.

**Policies**

1. Parkland shall be permitted in all land use designations.
2. At the time of subdivision or development of land the Regional District may consider the parcels as potential parkland acquisition areas in the Rural Residential or Village Comprehensive Development designations. To satisfy the requirements of the **Local Government Act**, the Regional District shall determine whether the owner of land being subdivided shall:
  - a. provide without compensation, useable park land equivalent to 5% of the parcel size and in a location acceptable to the Regional Board, or
  - b. pay to the Regional District an amount that equals the market value of the land that may be required for park purposes, or
  - c. provide a combination of land and cash to the satisfaction of the Regional Board.
3. Where cash in lieu of park land is received from development within the Plan Area, it shall be reserved for useable park land acquisition in any suitable location within the Plan Area.
4. The Regional District shall endeavour to obtain park land for community recreation, nature preservation, linear connections, greenbelt and access to the waterfront.
5. All streams, watercourses and unknown unconfined aquifers within a proposed development are to be considered first for their potential as park lands or as publicly accessible greenways.
6. The Regional District shall support the Province in the designation and protection of candidate areas identified through the BC Protected Areas Strategy Process.
7. The Regional District of Nanaimo shall encourage management of Crown Lands as Parks/Reserve or BC Forest Recreation sites south and west of Bowser along Nile Creek, Thames Creek, Lymn/Chef Creek, Gainsburg Swamp, Annies Woods and the Old Douglas Fir Forest in District Lot 72, District Lot 37, and the unconfined aquifer on Crown Land in District Lot 86 (see Map No. 2).
8. This Plan supports the creation of a regional parks development cost charge bylaw to assist achieving the acquisition objectives of the Regional District Park System Plan.
9. The Regional District shall encourage the Province and forest companies to protect the natural woodlands and landscape features of the area and provide opportunities for controlled use of private logging roads during non-operation periods for outdoor recreation except during times of high and extreme fire hazard.
10. The Regional District shall encourage appropriate agencies to allow public access or use of corridors intended as public utility rights-of-way or transportation corridors.
11. The Regional District will not support encroachment applications into rights of way to beach areas, the foreshore, streams, or watercourses in the Plan Area.
12. The Regional District shall encourage and support volunteer assistance in the development and management of community parks, streamkeeper projects and trails.
13. The Regional District recognizes that public involvement is essential in the planning, acquisition, and development of the community and regional parks. Consultation with the





public, as well as recreation commissions, volunteer groups and service organizations is encouraged and is considered vital for the success of the Parks System.

## **4.2 COMMUNITY AND INSTITUTIONAL USES**

Community and institutional facilities include, but are not limited to, schools, religious and service organizations, community halls, community care facilities and fire halls, police stations, ambulance stations, and marinas and wharfs in the Plan Area.

These uses generally require appropriate institutional zoning prior to the use of land for such purposes. It is important to note, however, that some community care facilities are exempt from zoning regulations pursuant to the **Community Care Facilities Act**.

Institutional uses will be permitted in all land use designations in this Plan but may require institutional zoning. Future institutional uses shall be encouraged to locate within the Village Centres Land Use Designation where appropriate and where lands are available. This OCP supports the current land uses on existing Public zoned lands within Electoral Area 'H'.

### **Schools**

School District No. 69 has jurisdiction for the Bowser Elementary School, the single public school within the Plan Area (high school students attend school in Qualicum Beach or Courtenay). This Plan supports the future location of schools within the Village Centre Land Use Designation. Map No. 3 identifies the location of existing and known potential school sites within the Plan Area.

### **Objectives**

1. *Work with School District No. 69 in planning for the future needs of the community.*
2. *Initiate discussions with School District No. 69 on development plans for Bowser Elementary School.*
3. *Encourage coordination of school site and parks and open space planning with the School District.*
4. *Support the centralized location of future school sites in Village Centres.*
5. *Direct development compatible with the Community Values and Development Guideline Criteria Statements.*

### **Policies**

1. The Regional District shall encourage the integration of future school sites into Village Centres and integrate their location with the parks, trails and open space network.
2. This Plan supports the continued service of Bowser Elementary School. The Regional District shall initiate discussions with School District No. 69 as to the long-term plans for this school.
3. The Regional District shall encourage the School District to complement other community facilities by continuing to be make available schools and school grounds for recreation, cultural activities, and educational programs during non-school hours.
4. The Regional District will consider future agreements with the School District to implement the School Site Acquisition Provisions in the **Local Government Act**.