

# Official Community Plan Review

Electoral Area 'H'

Public Information  
Meeting

*November 22, 2017*

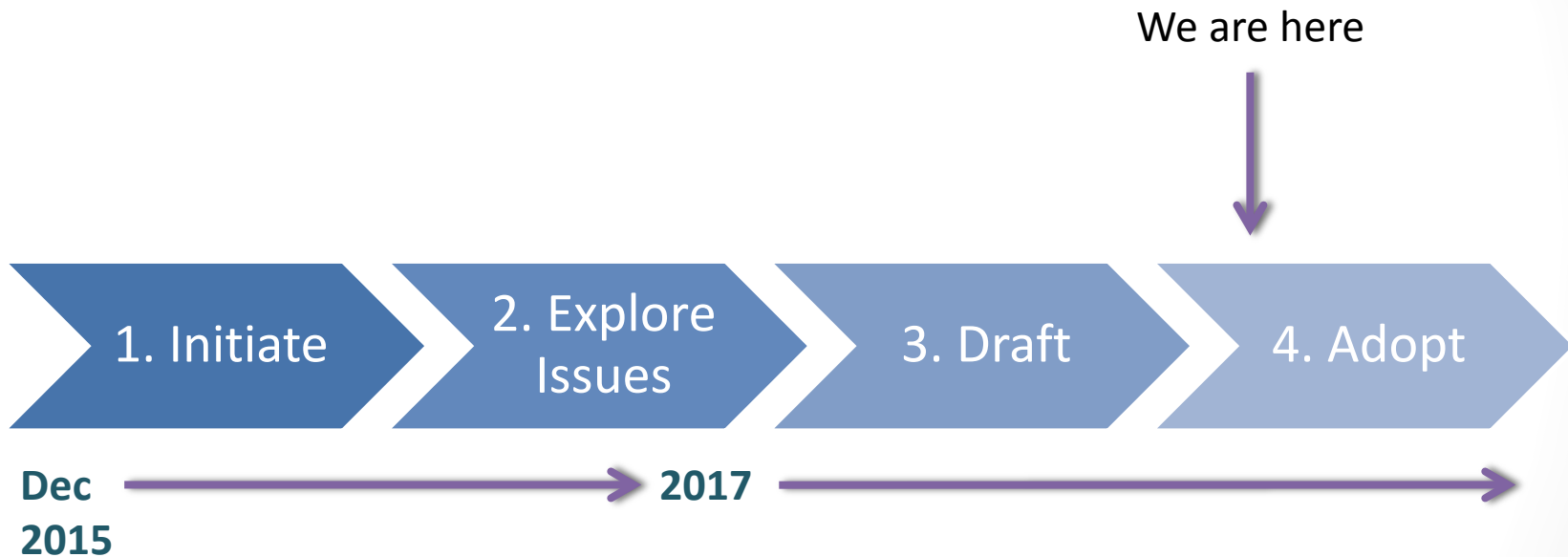
Lighthouse Community Hall



# Tonight's Agenda

1. Presentation by Planning Staff
2. Questions and Answers

# Project Timeline



# Next steps

<b>1<sup>st</sup> &amp; 2<sup>nd</sup> Reading</b>	October 24
<b>Referrals sent to agencies and First Nations</b>	After 1 <sup>st</sup> reading
<b>Public Information Meeting</b>	TODAY
<b>Public Hearing</b>	December 6
<b>3<sup>rd</sup> reading and adoption</b>	Tentatively December 12 <sup>th</sup> or first meeting in January

# Key Community Input – Phase 2

Topic	What the community said
<b>Natural and Cultural Assets</b>	<ul style="list-style-type: none"> <li>• Maintain a healthy environment and protect cultural history</li> <li>• Support recreation and tourism that has a low impact on the environment and takes advantage of the area’s natural assets</li> </ul>
<b>Economy and Services</b>	<ul style="list-style-type: none"> <li>• Grow the local economy and create local jobs</li> <li>• Attract more services to the area, particularly health services like a doctor and pharmacy</li> </ul>
<b>Affordable and Diverse Housing</b>	<ul style="list-style-type: none"> <li>• Create affordable and diverse housing but maintain the rural, single family neighbourhoods we moved here for</li> </ul>
<b>Climate Change and Hazards</b>	<ul style="list-style-type: none"> <li>• Provide education about climate change</li> <li>• Improve wildfire preparedness and adapt to future sea level rise</li> <li>• Reduce greenhouse gas emissions</li> </ul>
<b>Transportation</b>	<ul style="list-style-type: none"> <li>• Improve local and regional transportation</li> </ul>
<b>The Development Strategy</b>	<ul style="list-style-type: none"> <li>• Encourage growth in village centres and keep rural lands rural but consider some development outside Village Centres in key locations and that meet specific conditions</li> </ul>

# Evolution of the OCP Drafts

November – December 2016	Draft Version 1 for Working Group Discussion – some OCP sections
May 10, 2017	Draft Version 2, Sections 1-7
June 20, 2017	Draft Version 2, Section 8 DPAs
October 6, 2017	Draft Version 3 posted to website
October 24, 2017	RDN Board gave 1 <sup>st</sup> and 2 <sup>nd</sup> reading with two changes to Draft Version 3
October 30, 2017	Proposed Bylaw No. 1335.06 posted to website

- **Draft 1 included margin notes**
- **Draft 2 had accompanying “draft explained” document**
- **Draft 3 had annotated version showing all changes from Draft 2 as well as short “draft explained” document**

# Overview of Proposed OCP

## Section 2

- \* Sensitive Ecosystems
- \* Natural Hazard Areas
- \* Freshwater Resources
- \* Marine Environment
- \* Climate Change & Energy

# Overview of Proposed OCP

## Section

# 3

\* **Agriculture &  
Aquaculture**

\* **Forestry**

\* **Mineral, Gravel and  
Hydrocarbon Resources**



# Overview of Proposed OCP

## Section

# 4

- \* Parks & Open Space
- \* Community & Institutional
- \* Community Water & Sewer Systems
- \* Transportation Network
- \* Public Transportation
- \* Marine Transportation

# Overview of Proposed OCP

## Section

# 5

- \* **Development Guideline Criteria**
- \* **Each of the land use designations (Map 5)**
  - \* **Deep Bay**
- \* **Affordable and Accessible Housing**
- \* **Alternative Forms of Rural Development**
  - \* **Temporary Use Permits**



# ELECTORAL AREA 'H' OFFICIAL COMMUNITY PLAN **DRAFT**

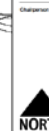
## MAP NO. 5 LAND USE DESIGNATIONS

- Electoral Area 'H' Official Community Plan Area Boundary
- Electoral Area Boundary
- Qualicum First Nation

### Land Use Designations

- Rural Village Centre
- Deep Bay Southwest
- Resource
- Resource - Agricultural
- Rural
- Rural Residential
- Tourist Commercial
- Recreation Resort
- Institutional
- Transportation Corridor
- Park
- Park Leads (Encircled Aquifer within Crown Land)
- Bowser Village Centre Plan Area
- 1000 Metro Marine Designation

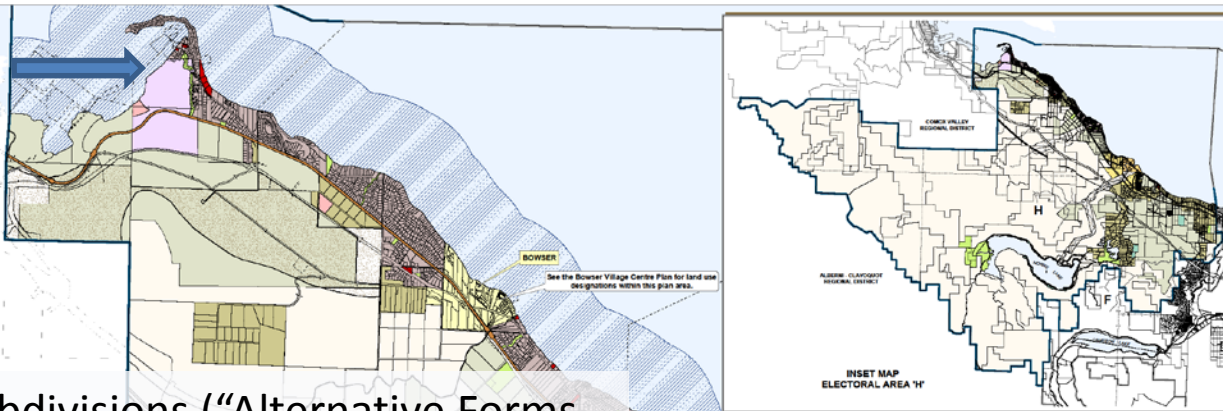
Schedule 'C' to accompany "Regional District of Nanaimo Electoral Area 'H' Official Community Plan Amendment Bylaw No. 1335.03, 2017"



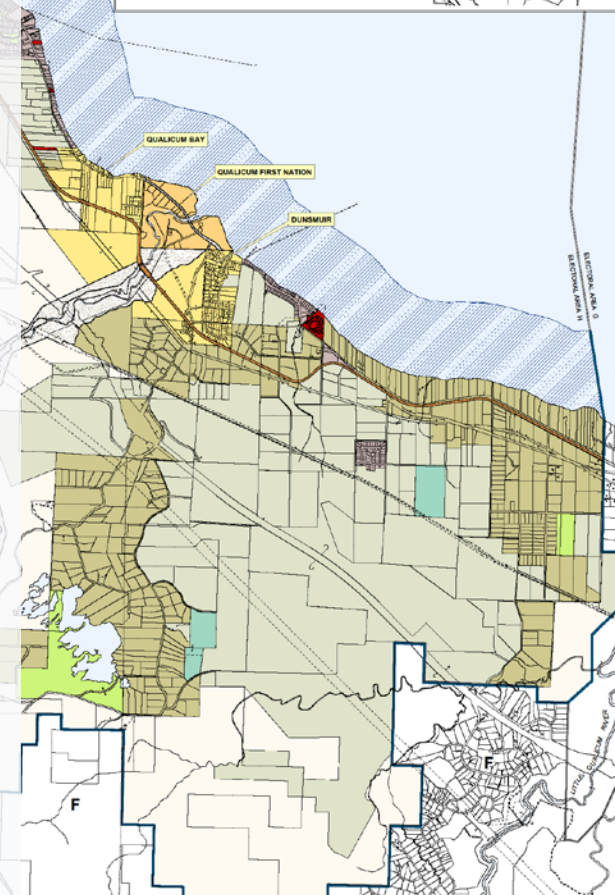
0 200 400 600 800 1000 2000 meters

BYLAW NO. XXXX, 2017

October 3, 2017



**BOWSER**  
See the Bowser Village Centre Plan for land use designations within this plan area.

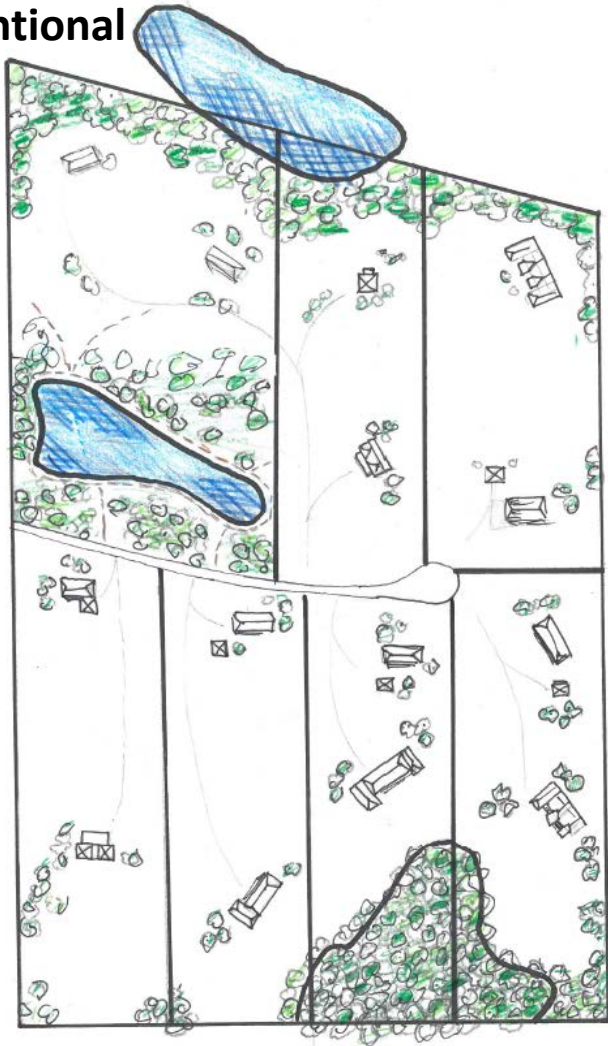


- Rural subdivisions (“Alternative Forms of Rural Development”)
- Rural commercial
- New “Deep Bay Southwest” Designation
- Addition to Bowser Village Centre
- Revised Form and Character Development Permit Areas including Bowser
- Support for study of Re-designating Horne Lake Strata from Recreational to Residential
- Temporary Use Permits
- Affordable Housing

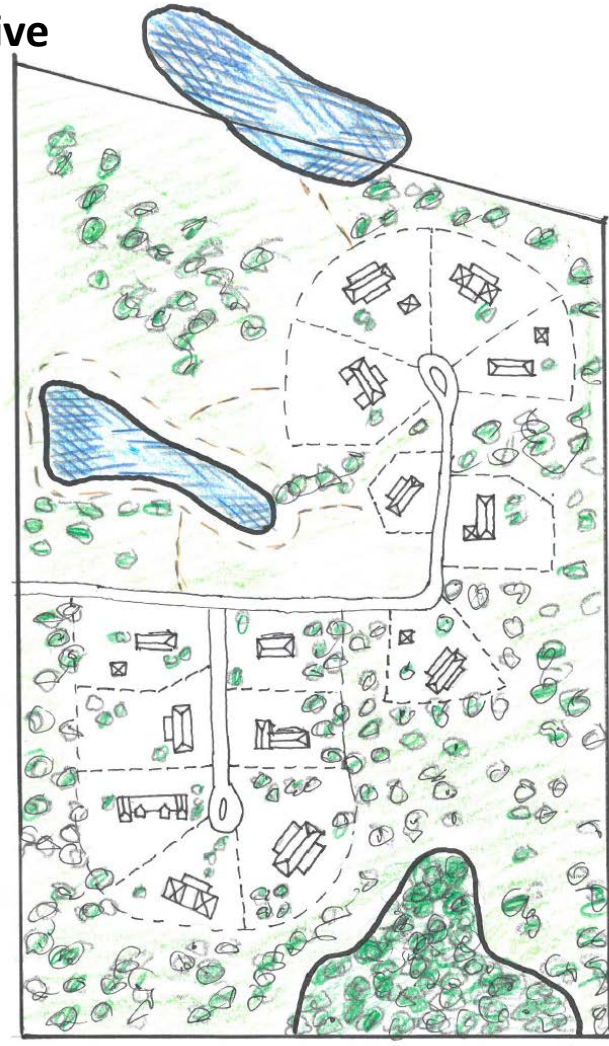
SEE INSET FOR REMAINDER OF ELECTORAL AREA 'H'

# Reduce Minimum Parcel Size

Conventional



Alternative

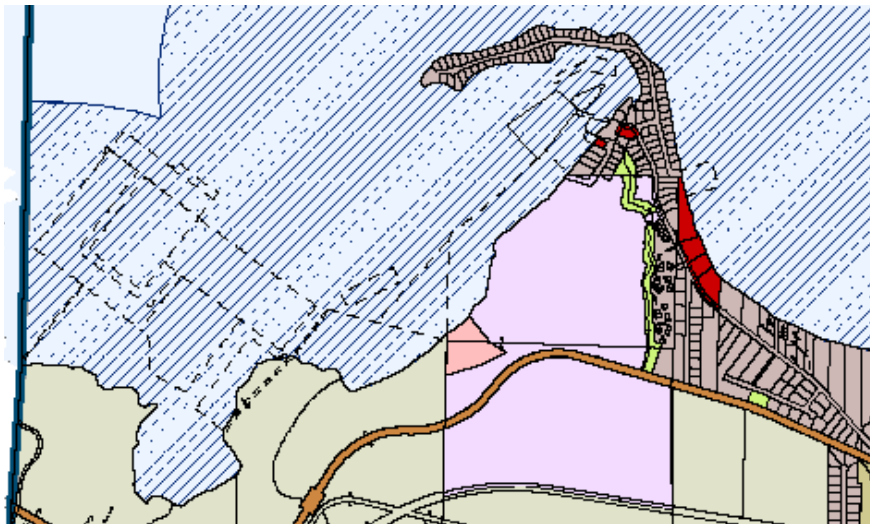


# Transfer of Dwelling Potential

FROM (donor)	TO (receiver)
<p>Rural Rural Residential</p>	<p>Rural Rural Residential</p> <p><i>No increased density in sensitive ecosystem or groundwater recharge area</i></p>

# Deep Bay Southwest

Type of Unit	Fixed maximum	Estimated within maximum of 300	Possible scenario	Total
Dwelling unit through cluster		50		50
Dwelling unit through transfer		250		250
Tourist accommodation unit	40			40
Secondary suite			75	75
<b>Total</b>	<b>40</b>	<b>300</b>	<b>75</b>	<b>415</b>



# Overview of Proposed OCP

## Bowser Village Centre Plan

- \* Village Plan adopted in 2011
- \* A few changes proposed

# Overview of Proposed OCP

## Section

# 6

- \* **Partnerships and Economic Opportunities**
- \* **Heritage Site Protection**



# Overview of Proposed OCP

## Section

# 7

- \* **Implementation Actions**
- \* **Community Amenity Contributions**

# Next steps

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