


Schedule '1'

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|  REGIONAL DISTRICT OF NANAIMO | <h1>Community and Site Impact Review Form</h1> |
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To accompany:

- **Development Permit Applications**
- **Applications for Rezoning**
- **Temporary Use Permit Applications**

The following basic information is required in order to assist the Planning Department in assessing applications for potential community and site impact. ***This is a preliminary assessment. You may be requested to supply more formal information concerning the impact of your proposal before your application can be processed.***

Please provide a description of your proposed project. Attach another sheet if necessary:

This rezoning application for the Lakes District Neighbourhood Plan area, located within the Regional District of Nanaimo Nanoose Bay – Electoral Area E and more specifically within the Fairwinds Growth Containment Boundary as identified in the Regional District of Nanaimo Regional Growth Strategy, aims to fulfill the purpose and intent of the Lakes District Neighbourhood Plan (Bylaw No. 1400.03, 2011). This Application seeks to advance sustainable development within the Lakes District, balancing environmental, social and economic considerations within the context of meaningful community development and represents a critical step towards translation of RDN policy into built form. Supported by a number of policy and design documents, this application represents comprehensive master plan vision implementation. For project phases, see attached sheet.

| | yes | no |
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| 1. Land Use: Will the proposal result in the need to amend or obtain a variance from any RDN Plan or bylaw? If yes, what kind of variance do you anticipate needing: _____height _____ setback _____please specify | | X |
| 2. Watercourses: Does your property contain a watercourse or have a boundary on a watercourse? | X | |
| 3. Vegetation: Will any change be required to existing vegetation within an environmentally sensitive development permit area? | X | |

| | yes | no |
|--|-----|----|
| 4. <u>Other Environmentally Sensitive Features</u> : Are there other sensitive features on site which are protected within a development permit area? (e.g. eagle nest trees) | X | |
| 5. <u>Site Grading</u> : Will any excavation, removal or addition of soil be required within an environmentally sensitive development permit area? | X | |
| 6. <u>Community Services</u> : Does the development have the potential to significantly increase the need for public services or infrastructure? (examples: schools, roads, fire protection, solid waste facilities, transportation, hospitals, parks) | X | |
| 7. <u>Hazardous situations</u> : Are there any potential hazards on site or is the site within a natural hazard development permit area? (Examples: steep ravines or slopes greater than 30%) | X | |
| 8. <u>Public Nuisance</u> : Will the proposed use cause any public nuisance such as light / glare, odours, or noise other than those found in normal residential neighbourhoods? | | X |
| 9. <u>Emergency and Hazards</u> : Does the proposal have any potential to interfere with an emergency response plan or will the proposal involve a risk of explosion or the release of hazardous substances should there be an accident? | | X |
| 10. <u>Population</u> : Will the proposal substantially alter the location, distribution, density, or growth rate of the human population of an area contrary to the Regional Growth Management Plan? | | X |
| 11. <u>Transportation/Circulation</u> : Will the proposal generate significant additional vehicular traffic, have substantial effects on existing transportation systems, increase parking demands, or increase traffic hazards for pedestrians or cyclists? | X | |
| 12. <u>Utilities</u> : Are substantial upgrading or extension of utilities required? (Examples: Sewer, garbage collection, storm drainage) | X | |
| 13. <u>Parks and Recreation</u> : Will the proposal impact upon natural areas available for hiking or similar outdoor activities or will the proposal affect significant sites in the RDN Parks Plan or other park or protected areas? | X | |
| 14. <u>Archeological Sites</u> : Does the proposal have any potential to alter an historic archeological site? If yes, applicant should contact the Provincial Archeological Branch. | X | |
| 15. <u>Cumulative Impacts or Future Impact</u> : Does the project have multiple phases? If yes, please explain the phases in your project description at the beginning of this form. | X | |
| 16. Under the provisions of the Provincial <i>Contaminated Sites Regulations</i> , have any of the schedule 2 activities taken place on this site? | X | |

LAKES DISTRICT – PROJECT PHASES

Development within the Lakes District is proposed over four successive phases, with with two independent phases available for implementation at any point over the build-out. Phases are illustrated in the Land Use Phasing map and associated diagrams, attached: