



## Section 7: Infrastructure, Transportation & Utilities

This section establishes strategies for Transportation, Schools, Community Facilities, Community Sewer Services, Community Water Services, and Community Storm Drainage Services.

Currently, the Ministry of Transportation and Highways is responsible for public roads and drainage in the Plan Area. School District No. 69 has jurisdiction over providing public education to residents. Private, charitable non-profit groups, societies and agencies provide community facilities. The RDN provides local government services and facilities such as the Church Road Transfer Station. Part of the City of Parksville's community water system and several private water utilities are also located in the Area.

It is recognized that certain matters are beyond the jurisdiction of the RDN. The Plan's objectives and policies relating to these matters are intended to serve as indicators of community preference to help guide senior levels of governments in their own planning and decision-making.



### Transportation

A safe and efficient road network is important to the community in Electoral Area 'F'. Given the dispersed residential development pattern, the rural nature of the Plan Area and the need to travel extensive distances to obtain goods and services, the private automobile will remain the primary mode of travel for residents. Provisions should also be made for non-automobile alternatives such as pedestrian, equestrian and cycling links through the Plan Area.

Highways 4, 4A and the Inland Island Highway are the major transportation routes through the Plan Area. The remaining roads in Electoral Area 'F' are characterized by a standard to narrow road surface with no provisions for pedestrian or bicycle travel.

Currently, transit service is not available in the Plan Area. Pursuant to the Regional District of Nanaimo's Transit Plan, should population and potential use levels increase in the Plan Area, transit services could be considered first for the Village Centres then for outlying points.

This Plan recognizes and supports the recent Vancouver Island Highway Agreement, developed in partnership with the Ministry of Transportation and Highways and the province.

As the road authority, the Ministry of Transportation and Highways has designated existing roads and the approximate location of proposed major roads, as illustrated on Map No. 5. It is not anticipated that any major public roads will be constructed during the next 5-year period.

#### **Objectives**

1. Support the Ministry of Transportation and Highways development a safe and efficient road network.
2. Promote safe pedestrian, equestrian and bicycle travel as alternatives to automobile travel.
3. Consider the provision of transit services to the Plan Area when necessary and appropriate.

## **General Policies**

1. The Ministry of Transportation and Highways Network Plan shall be encouraged to note that residents in the Bellevue Road area have expressed concerns with the possible extension of Bellevue road due to potential traffic volumes, impact on rural lifestyles, and issues concerning the extension of a road through Little Mountain and Morison Creek Regional Parks.
2. The RDN supports the management of activities along the new Inland Island Highway to protect the integrity of the corridor through the Vancouver Island Highways Master Implementation Agreement signed with the Ministry of Transportation and Highways.

## **Future Impact Policies**

1. The Ministry of Transportation and Highways shall be encouraged to consider signage on road rights-of-way to identify businesses, Tourist Commercial uses, and individual agricultural enterprises.
2. The Ministry shall be encouraged to consider providing pathways for the safe and convenient use by pedestrians, horseback riders and cyclists when planning for any new road development.



## **Schools**

There are four schools in Electoral Area 'F', two under the jurisdiction of School District No. 69 and two private schools: the Errington Elementary School, the French Creek Elementary School, the Morning Glory School, and the Seventh Day Adventist School. The School District is also developing a new school site at the intersection of Grafton Road and Fairdowne Road. A school site has also been designated on Corcan Road in Qualicum River Estates. Public school facilities are available outside the Plan Area for students attending higher grade levels.

## **Objectives**

1. Cooperate with School District No. 69 in planning for the current and future needs of the community.
2. Initiate discussions with School District No. 69 on the future use of the Errington Elementary School.

## **General Policies**

1. The development of new school and educational facilities on lands within the Village Centres and Rural Separation Boundaries shall be supported.
2. The broader use of school facilities by the community shall be encouraged. The use of schools for community centres, evening events, continuing education and community recreation shall be investigated in partnership with School District No. 69.
3. School site and parks planning shall continue to be coordinated through signed agreements.
4. Industrial land use designations on properties adjacent to school sites is not supported.

## **Future Impact Policies**

1. All subdivision of land shall comply with the school site acquisition requirements pursuant to the *Municipal Act*. Where there is an agreement between the School District and the Regional District, and lands are being proposed for subdivision, provisions outlined the Future Impact Policies in Section 6: Parks Trails and Recreation shall apply.



## Community Facilities

Community and institutional facilities in Electoral Area 'F' are found throughout the Plan Area. There are three churches, the Mid Island Pensioners and Hobbyist Association/Bradley Centre, the Errington War Memorial Hall, the Coombs/Hilliers Recreation Organization Rodeo Grounds, the Arrowsmith Agricultural Association Fairgrounds, and four firehalls. Private, charitable non-profit groups, societies and agencies provide and maintain these community facilities. Community facilities are illustrated on Map No. 4.

### **Objectives**

1. Encourage community use and support of community facilities.
2. Encourage the innovative use of available resources to improve facilities.
3. Support the establishment of future community facilities on lands within the Village Centres and Rural Separation Boundaries.
4. Support local fire departments and recognize their importance to the community.

### **General Policies**

1. The innovative siting of community services is encouraged. For example, the use of school sites for water storage facilities, benefiting both the local community and the schools, shall be supported.



## Community Water and Sewer Services

The designation of Rural Separation Boundaries and Village Centres enables the possible provision of water and sewer services to properties within these designated areas. While no community water and sewer services are currently available to lands within the Village Centres or Boundaries, the future provision of community water and sewer services to these areas is supported in principle.

The provision and timing of water and sewer services will depend on a number of factors, such as the feasibility of servicing, the cost of servicing, and the outcome of the village planning processes. No expansion of services to the Village Centres and Rural Separation Boundaries has been scheduled or proposed as part of the RDN capital works program.

The cost of community water and sewer services will be on a user pay basis. That is, only those benefiting from the service will be required to pay for the service. It is anticipated that the cost of community water and sewer systems will be funded through connection charges and user fees on a proportional per lot basis. The Community Sewer Service Areas and Community Water Service Areas are designated on Map No. 6.

### **Objectives**

1. Minimize the cost of community services to residents through efficient management.
2. Minimize the impact on the natural environment during service extension and construction.
3. Ensure community service extension does not compromise rural character.
4. Ensure community services are planned for designated growth areas in the community and for those areas in need due to environmental or public health concerns.
5. Support the right of all residents to potable water.

### **General Policies**

1. The use of pump and haul services for wastewater removal will only be supported if an existing system has failed and there is no other means of resolving the treatment problem on site.
2. The consideration of package treatment plants for existing development to address health or environmental issues is encouraged.
3. The location of the community service infrastructure shall be sited to avoid the disturbance of environmentally sensitive areas and to pose no negative impact on the environment.

### **Future Impact Policies**

1. The RDN shall recommend that the Ministry of Environment, Lands and Parks review all waste management permit applications which propose to use innovative package treatment plants to facilitate additional development if the land is located within a Community Sewer Service Area.
2. The RDN shall recommend to the Ministry of Environment, Lands and Parks that no new private water utilities be approved to facilitate the development of land.
3. The Ministry of Environment, Lands and Parks and the Federal Department of Fisheries and Oceans shall be consulted before approving the location of infrastructure in proximity to fisheries sensitive areas, to assist in mitigating any negative impact on fish and habitats.
4. The Ministry of Environment, Land and Parks and the Central Vancouver Island Health Region shall be encouraged to expand approved sewage treatment methods to include non-polluting or innovative technologies, such as those that minimize water consumption.
5. Prior to approvals being given for development within parcels with multi-lot or phased development potential, applicants shall be required to grant a blanket easement for the extension of community sewer services to the areas indicated in the Community Sewer Service Area unless otherwise provided by statutory rights-of-way or conveyance to the RDN.



## **Community Storm Drainage Service**

The Ministry of Transportation and Highways is currently responsible for ensuring adequate drainage for public roads. The Ministry also approves drainage plans for the development and subdivision of land. The RDN has recently obtained the authority to establish drainage service areas. While no local storm drainage service areas have been established in Electoral Area 'F' by the RDN, flexible storm drainage standards that are cost efficient and minimize impact on the environment are favoured.

### **Objectives**

1. Identify priority areas for developing specific storm water management strategies.
2. Produce an updated and verifiable map of aquifers and recharge areas.

### **General Policies**

1. Storm drainage standards for land within Rural Separation Boundaries shall be investigated.
2. Landowners are encouraged to be accountable for drainage on their own and neighbouring properties.
3. Water conservation through the catchment of water is supported.

***Future Impact Policies***

1. Proposals for new development and road construction must consider storm water management to ensure that lands are not negatively impacted by the development or road construction.
2. The Ministry of Environment, Lands and Parks and the Department of Fisheries and Oceans will be consulted where new drainage facilities may impact fisheries-sensitive watercourses.
3. The province shall be encouraged to develop an accessible topographical map of drainage systems.

