

## Official Community Plan

The Electoral Area 'H' Official Community Plan was adopted in 2004, and in 2010 the Bowser Village Centre Plan was added.

An Official Community Plan describes a long-term vision for the future of a community and a course of action to achieve it. The course of action is described in objectives and policies to guide land use, servicing, and physical, social and economic changes in the community.

The Official Community Plan is adopted as a bylaw of the Regional District of Nanaimo.

# Electoral Area 'H'



# Official Community Plan Review

## Time for an Update



The project is an "update" to the Official Community Plan, meaning that it is not a complete re-write but will be focused on amending those areas in need of change, and adding new content to address new issues or priorities.

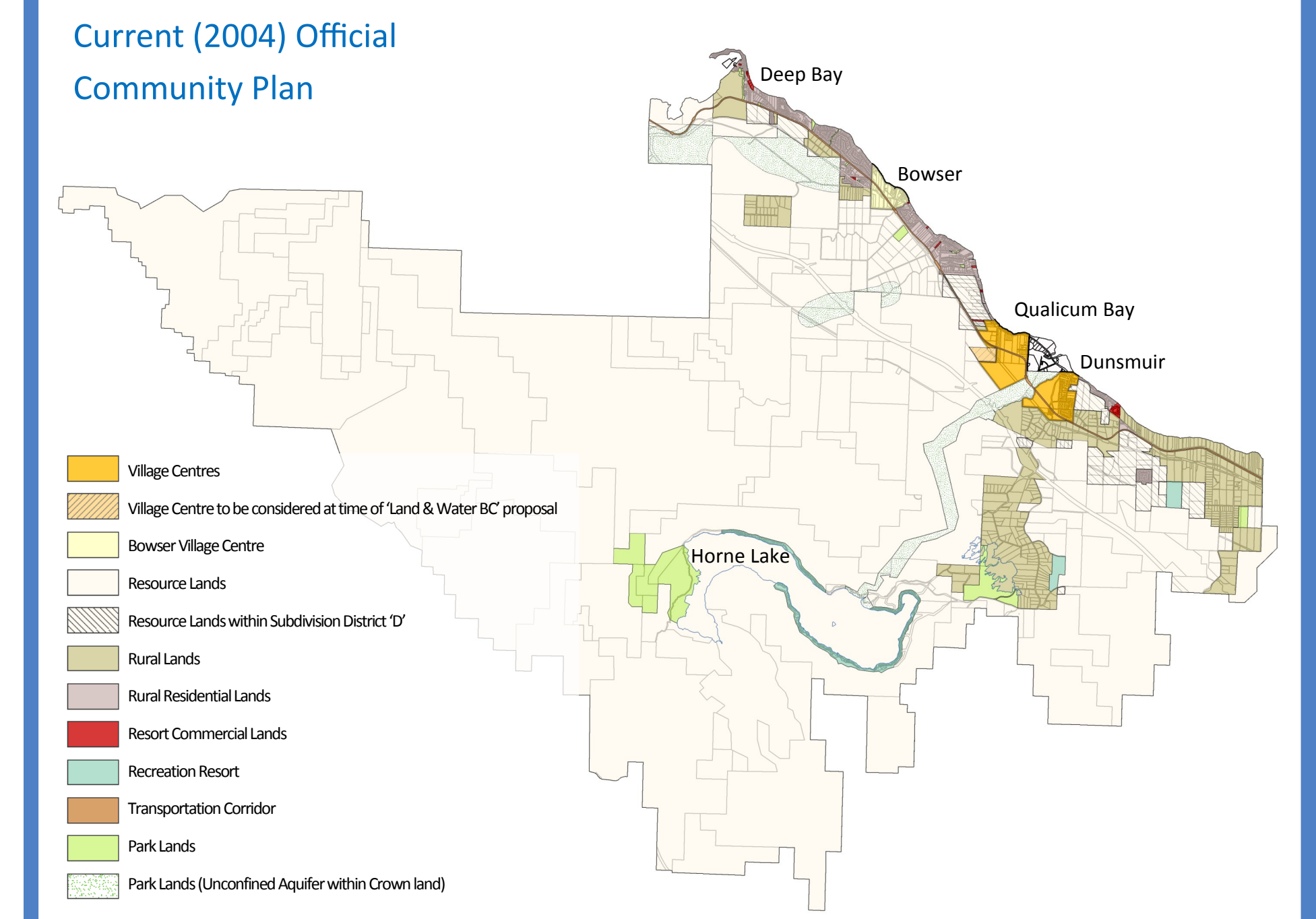


## Where is "Area H"?

The Regional District of Nanaimo includes four municipalities and seven unincorporated electoral areas.

Electoral Area 'H' extends from Larkdownne Road, to just past Deep Bay, and inland to include Horne Lake, Spider Lake and forested lands beyond.

## Land Use Designations



## Get Involved!

Visit the **project website** to find out the project's current status, view upcoming drafts, and find out about events

[www.rdn.bc.ca/areahocp](http://www.rdn.bc.ca/areahocp)

- Sign up for email alerts on the project
- Submit comments online or by letter
- Talk to members of the Community Working Group

Visit us at the **Project Office** Tuesdays, upstairs at **Magnolia Court** 9:15—12:00



## What's in an Official Community Plan?

An Official Community Plan includes objectives and policies for existing and future use of land to address questions such as:

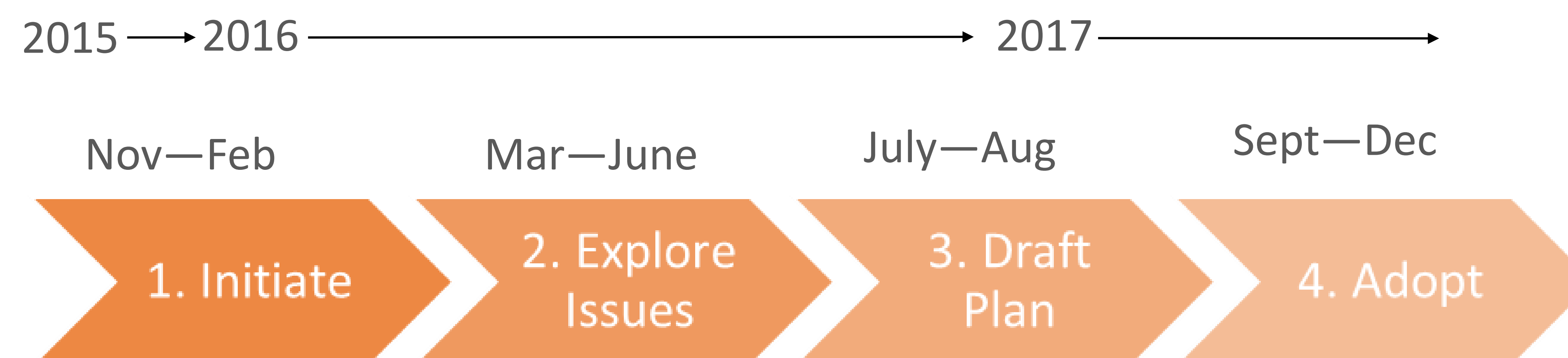
- What kind of use is supported where, and how much?
- How will the community grow and develop over time?
- What needs to be protected?
- What kinds of services are needed, and where?
- What are the hazards in the area?
- What are the public transportation needs?
- What community and institutional space is needed?

## Community Working Group

A **Community Working Group** was established to confirm and prioritize local issues, and act as information sources for both the community as a whole and staff. The **Community Working Group** met 15 times over the last 15 months with their last meeting in May, 2017. THANK YOU to these community-minded volunteers.

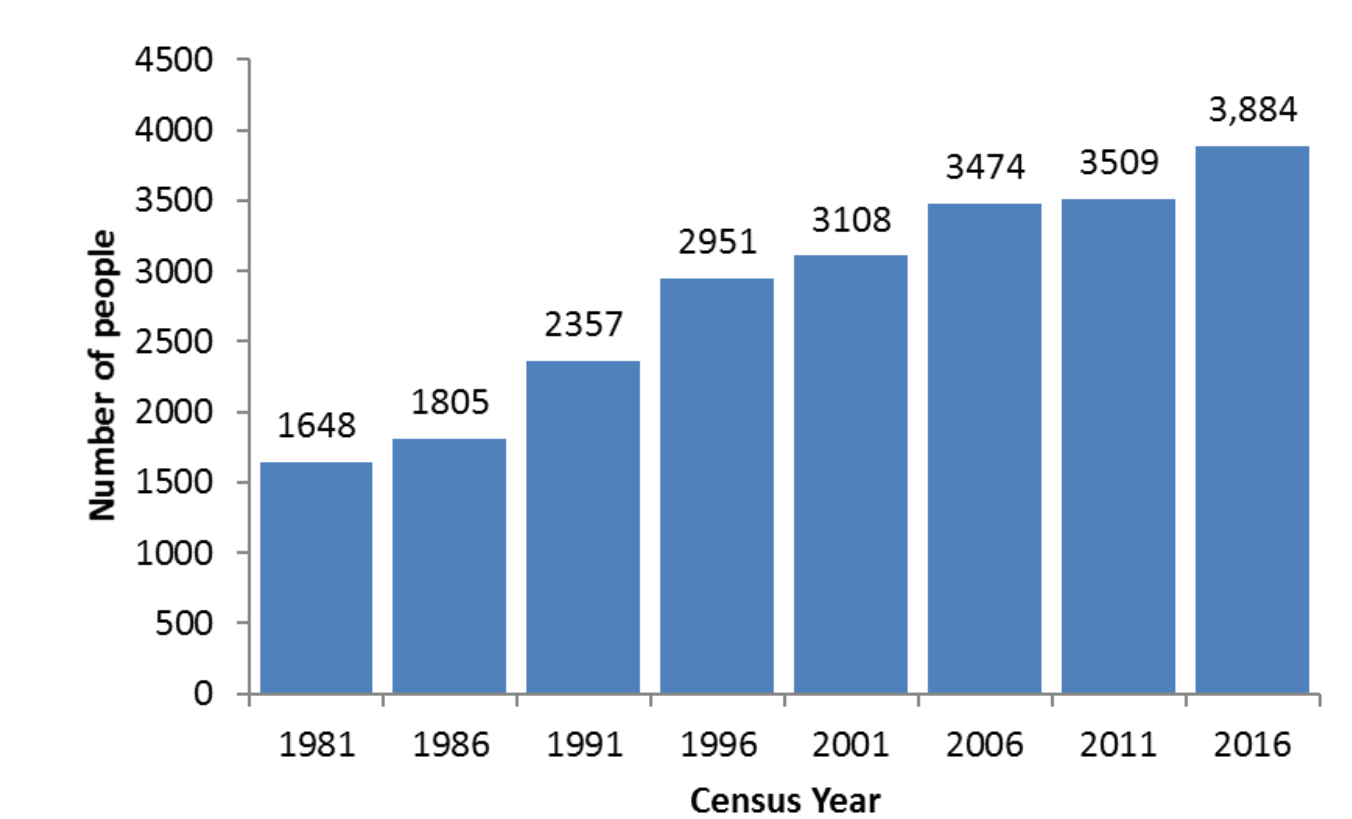
*Agendas, background materials and meeting notes from all of these meetings are posted on the project website.*

## Timeline

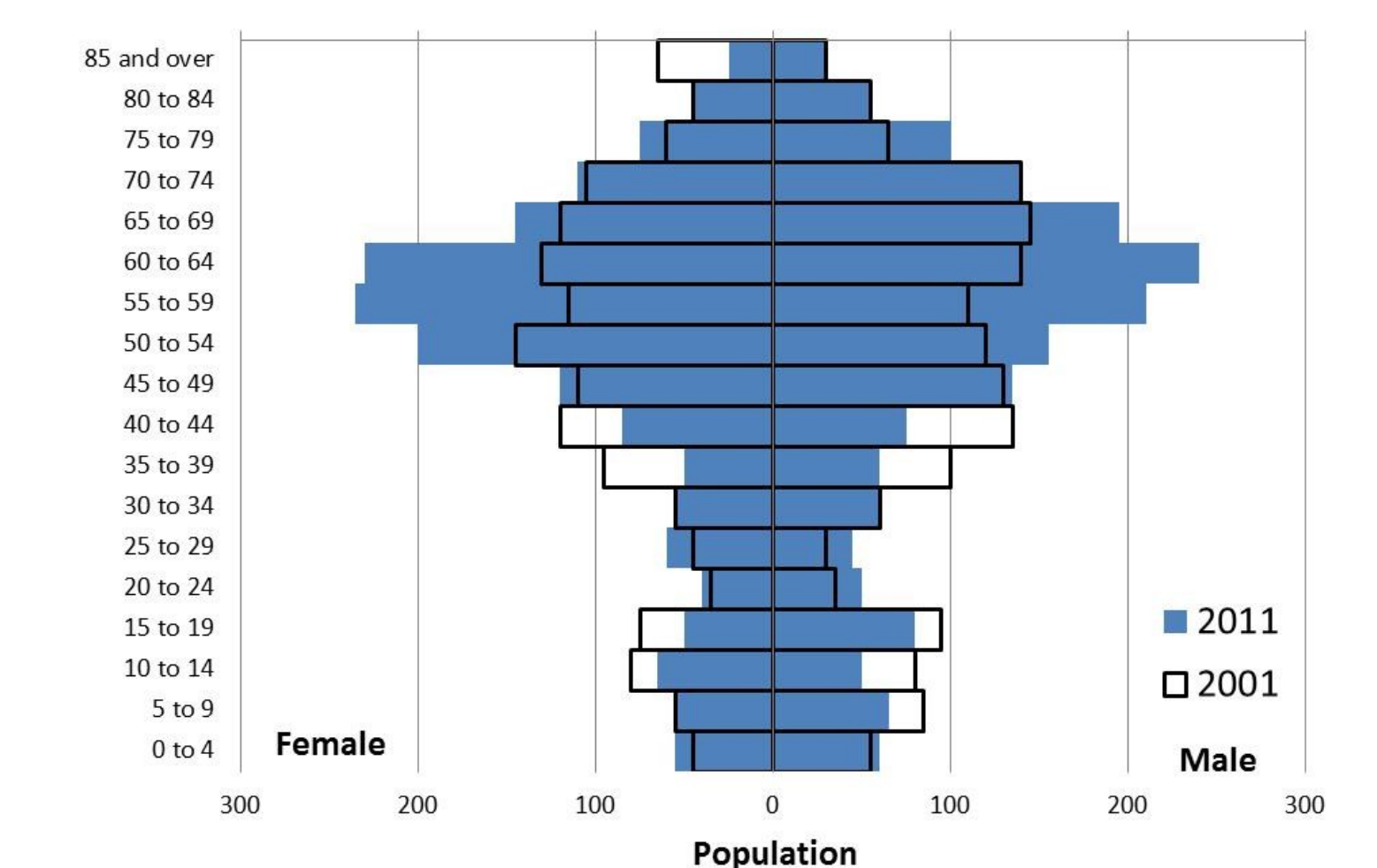


## Who lives here?

When the last national census was taken in 2016, there were **3,884** residents of Area H.



The Area H average age is **52.6 years old** compared to the RDN average of **47.2 years old**, and the population aged between 2001 and 2011 (2016 census data not analyzed yet for age class)

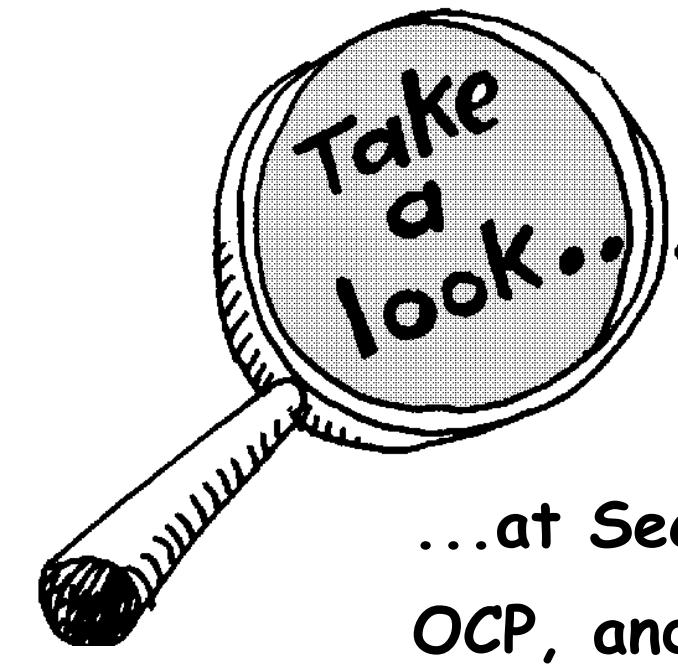


There are lots more statistics and maps in the OCP **Background Reports**

## Section

# 2

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



...at Section 3 of the draft OCP, and...

Development Permit Area No. 5

### Eagle and Heron Nesting Trees

New mapping for the OCP:

Eagles nests (in progress)

Heron rookeries (2016)

Improved Development Permit Area No. 2 for protection zones around these nesting trees:

- \* If the nest is no longer there, **NO** development permit required.
- \* If a nest exists but is un-mapped, development permit **IS** required.

### Aquifer Protection

⇒ NEW mapping for wellhead protection areas and groundwater recharge areas from Improvement Districts.

⇒ NEW map of groundwater features.

⇒ Former Bowser Seed Orchard site recognized as within the recharge area of the Bowser Waterworks wells and that any future use should not contaminate the aquifer.

⇒ Improved Development Permit Area No. 2 guidelines for aquifer protection.



### Steep Slope Hazard

⇒ NEW steep slope mapping based from 2 m contours.

⇒ Revised Steep Slopes

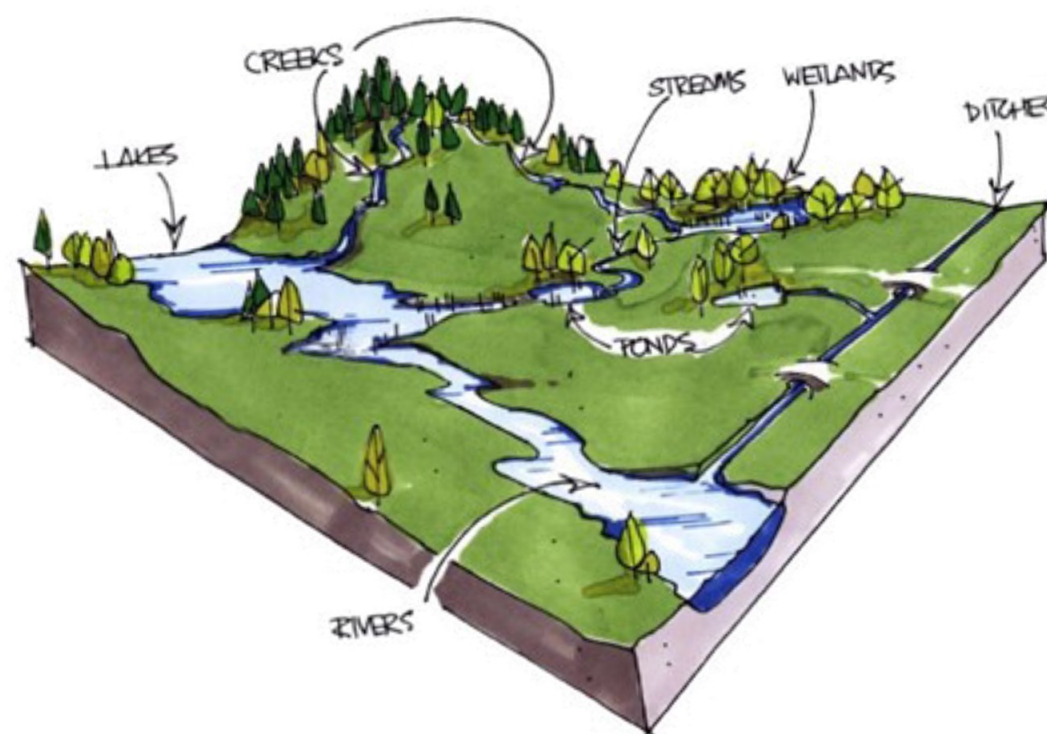
Development Permit Area No. 4. Applies to slopes near the marine coast to improve the boundaries of the current development permit areas.

⇒ Steep slope mapping for entire Plan Area for information.

### Freshwater and Fish Habitat

\* Combined two development permit areas into revised DPA No. 1

\* Updates guidelines and adds exemptions wherever possible.



### Climate Change and Energy

\* Policy direction to develop a climate change adaptation plan.

\* Support for renewable energy generation as economic opportunity

\* Continued policies for reducing greenhouse gas emissions.

\* Ensure new waterfront lots created by subdivision will be buildable taking into account 0.8 m local sea level rise without flood protection works.

### Marine Environment

\* New objective and policies for protection of marine ecosystems and natural coastal processes.

\* New policy that structural modification to the shoreline such as with sea walls and rip rap will only be permitted when a Green Shores (softer) approach is not a practical alternative.

\* Revised Development Permit Area for the marine coast (No. 3) to provide clarity and direction for coastal development to meet the objectives of the OCP

\* Reduced area of coastal development permit area from 30 m upland of natural boundary to 15 m. This focuses on the most sensitive areas and encourages development to remain out of the 15 m zone entirely.

### Green Shores for Homes

Protect your property *and* help the environment.

**Hard Armouring Approach:**

- ❌ Restored physical processes
- ❌ Enhanced habitat
- ❌ Reduced pollutants
- ❌ Reduced cumulative impacts

**GREEN SHORES HOMES**

- ✅ Restored physical processes
- ✅ Enhanced habitat
- ✅ Reduced pollutants
- ✅ Reduced cumulative impacts

Limited beach access

Changes to beach and habitat

Scouring and Erosion

Better beach access

Property Protection: Added sand, gravel, and vegetation helps absorb wave energy, reducing flooding and erosion while providing habitat.

Ecological Health: Restored or enhanced habitat for fish and wildlife.

\$\$\$ ← Less Expensive to Install: Research\* has demonstrated that the Green Shores approach can cost only 30-70% as much as a hard armouring approach. → \$

STEWARDSHIP CENTRE FOR BRITISH COLUMBIA

For more information visit: [www.greenshores.ca](http://www.greenshores.ca)

With support from Natural Resources Canada through the Adaptation Platform

Graphic created by Modus Planning, Design, & Engagement Inc. for the Stewardship Centre for B.C. \*Select illustration elements courtesy of treejelly.com

Natural Resources Canada

Resources naturelles Canada

Canada  
June 28, 2017 Open House

## Section

# 3

\* Agriculture & Aquaculture

\* Forestry

\* Mineral, Gravel and Hydrocarbon Resources



...at Section 3 of the draft OCP, and...

Development Permit Area No. 5

## Alternative Forms of Rural Development

NEW policy section in the "Development Strategy"

⇒ Can protect resource lands by enabling transfer of future development rights (potential residential dwellings) away from important agriculture or forestry lands, and to areas more suited to development.

⇒ Can enable creative ideas for working landscapes such as clustering dwellings near an agricultural area to create a farming cooperative.

### Further reading...

The RDN undertook a study to develop a suite of options to support a more sensitive and sustainable approach to development in rural areas.

Read the report online @ [www.rdn.bc.ca/areahocp](http://www.rdn.bc.ca/areahocp)



## Agriculture & Aquaculture

⇒ New policies to support aquaculture throughout

⇒ New policy to guide content of agrology reports in support of subdivision in or exclusion land from the Agricultural Land Reserve

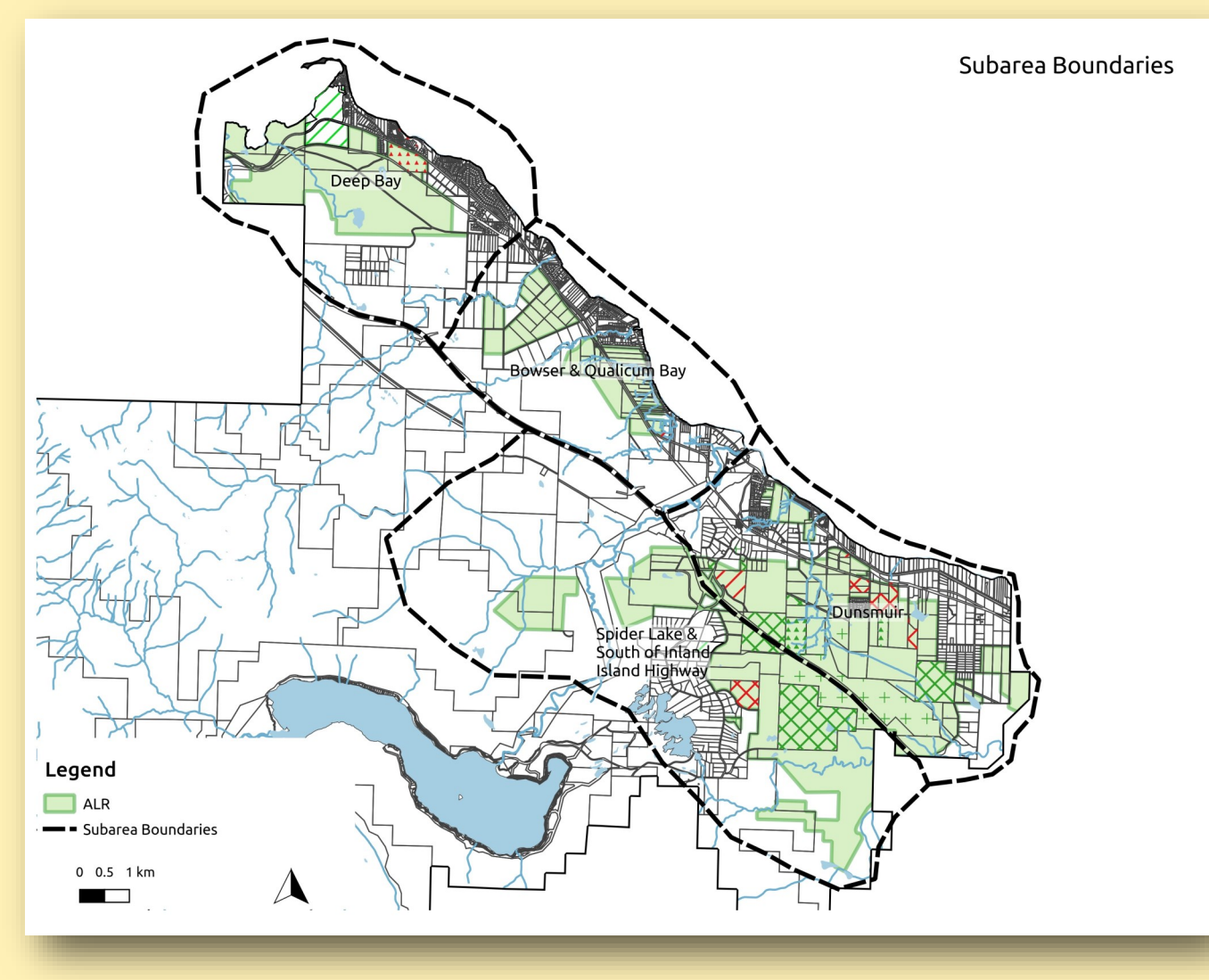
⇒ New Development Permit Area No. 5 for subdivision of lands adjacent to the Agricultural Land Reserve to reduce future conflicts between agriculture and other uses.

⇒ New advocacy policy encouraging the Ministry of Agriculture and other farm organizations to support owners of agricultural land in all aspects of farming.

⇒ Note that considers maintaining the OCP policy on minimum lots size of 8 ha in the ALR, which would mean removing the policy that supports smaller lot sizes that are set in the zoning bylaw.

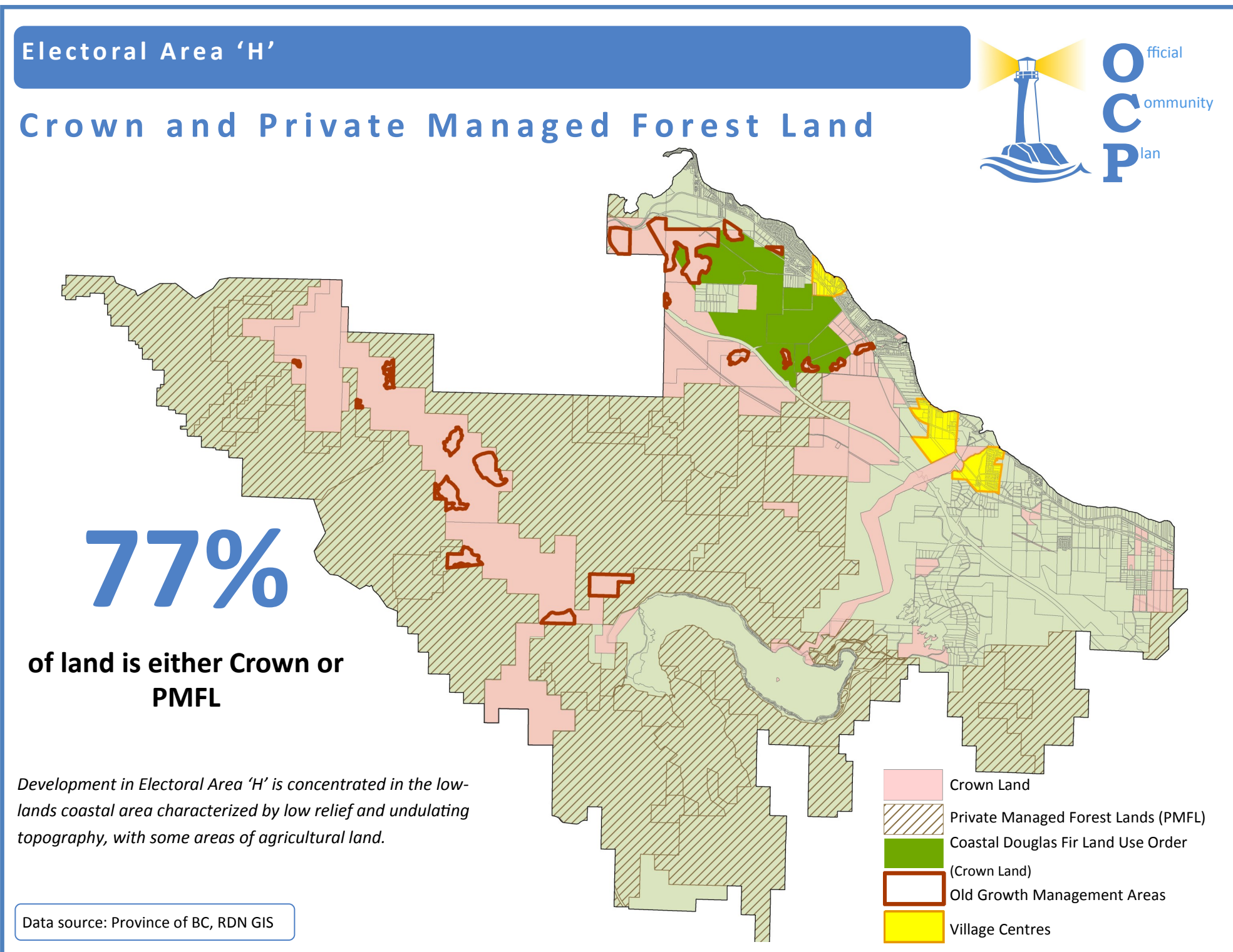
### Electoral Area 'H'

#### ALR Boundary Review: Preliminary Analysis Final Report



## Forestry

Added reference to the Coastal Douglas Fir Land Use Order that was designated in 2010.



The RDN undertook a study to investigate whether or not the boundary of the Agricultural Land Reserve warrants some adjustment in Electoral Area 'H'.

The study resulted in a number of recommendations to the RDN, many of which have been implemented in the draft OCP, and did not recommend the RDN apply for a block exclusion of land from the Agricultural Land Reserve.

## Section

# 4

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



...at Section 4 of the draft  
OCP, and...

The Active Transportation Plan  
and map

## Active Transportation Plan



ELECTORAL AREA 'H'  
ACTIVE TRANSPORTATION PLAN

The Active Transportation Plan (ATP) will guide the planning and implementation of facilities and initiatives that will enable and encourage more walking and cycling trips by more residents and visitors to Electoral Area 'H'.

⇒The ATP identifies 42 pedestrian and bicycle improvements prioritized into short, medium and long term objectives.

⇒The OCP will include the ATP network, and the ATP itself will be a separate document to refer to when developing the network.

## Community & Institutional Facilities

- \* The Deep Bay Marine Field Station is recognized as a new educational facility
- \* New Institutional land use designation to recognize existing, important community facilities.
- \* The Plan supports expansion of a Crown lease area at the end of Shayla Road in the Spider Lake area for the Bow-Horn Bay Volunteer Fire Department to construct a new fire hall.

## Parks & Open Space

- \* Updated accomplishments such as Henry Morgan Park and current work on Dunsmuir Park
- \* New reference to informal trail systems (not managed by RDN)
- \* New policy on RDN considerations for review of road closure applications.
- \* Updated references to Community Parks and Trails Strategy and Regional Parks and Trails Plan
- \* Clarified policy for park dedication at time of subdivision
- \* 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



## Community Water & Sewer

- \* Added new information about wellhead protection plans of the water Improvement Districts
- \* New policies to support community sewer outside of Village Centres where there is a threat to public health or to support other development objectives related to alternative forms of rural development.

## Transportation

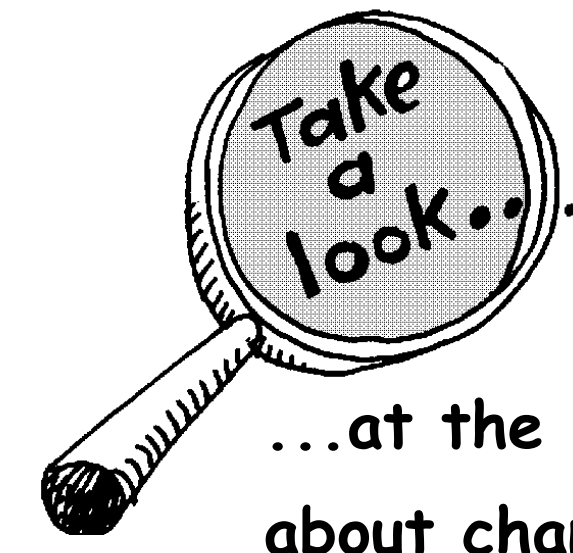
- ⇒NEW Advocacy policy to encourage BC Transit and the Comox Valley Regional District to work with the RDN to connect a bus route north from Deep Bay to Courtenay.
- ⇒NEW Advocacy policy to encourage the Deep Bay Harbour Authority to provide additional off street parking.
- ⇒NEW Policy to support new public boat launches
- ⇒NEW Objective for second access to neighbourhoods with only one way in and out.



## 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**



...at the next map to learn about changes requested to the OCP for specific properties outside Village Centres

### NEW in the Draft OCP

- Support for rezoning to Tourist Commercial or Service Commercial use in the Rural designation
- Policies for Alternative Forms or Rural Development
- Enabling issue of Temporary Use Permits
- Policies section for affordable and accessible housing
- Addition of one lot from Bowser Village Centre Future Use area to the Village Centre—enables road access to future Seniors Housing
- Policy section for Deep Bay
- Policies for Deep Bay Southwest development

### Affordable & Accessible Housing

- ☑ NEW policy section
- ☑ Recognizes need for affordable housing
- ☑ Supports expansion of Qualicum Bay Lions seniors' subsidized housing
- ☑ Encourages acquisition of affordable housing as an amenity contribution at the time of rezoning.

### Deep Bay Policies

- ☑ NEW Policy section for this distinct neighbourhood outside the Growth Containment Boundary
- ☑ September, 2016 community workshop
- ☑ Policies aim to capture community vision for future development
- ☑ Include a set of policies for Deep Bay Southwest.



## Alternative Forms of Rural Development

To encourage more sustainable forms of rural development outside the Village Centres, the draft OCP provides opportunities for:

- flexibility in minimum lot size and
- transfer of potential dwelling units

where the overall number of potential dwelling units does not increase outside the Village Centres.

#### Why?

- facilitates moving future development from sensitive and important areas to other areas more suited to development.
- These sensitive or important areas can be protected for a number of purposes such as:
  - ☑ groundwater recharge,
  - ☑ conservation,
  - ☑ agriculture,
  - ☑ forestry,
  - ☑ public parks and trails
  - ☑ or other public good uses.

### Flexibility in Minimum Lot size

Results in clustering the same number of lots dwellings in a smaller area, allowing for the remainder to be used for a another purpose that benefits the community or the environment.

#### Alternative Subdivision

Clustered lots, but large enough for on-site servicing. Typically:

- 1.0 ha if also onsite well
- 0.2 ha if on a water system.

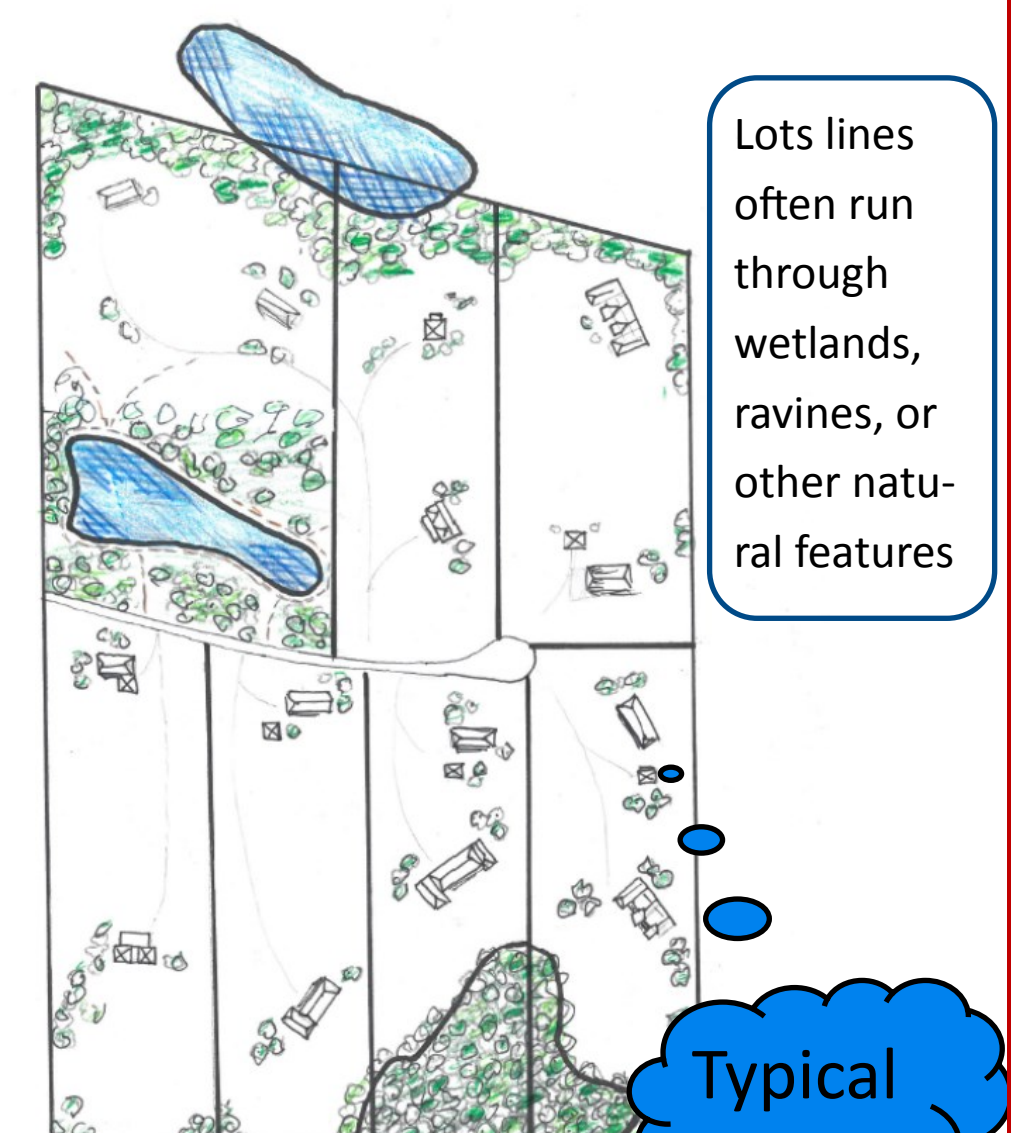
Shared wastewater disposal also an option to enable smaller lots

Creative



Land set aside—in this example, for conservation and groundwater recharge

#### Conventional Subdivision



Lots lines often run through wetlands, ravines, or other natural features

Typical

Residential lots take up all of the area,



**HOW** does the draft OCP address requested changes for specific properties? Follow the \* symbol on this map to find out.



...at the "Draft Version 2 Explained: Property Specific Development Requests" document for more details...  
... and to read about Working Group and community input so far

### Deep Bay Southwest (Baynes Sound Investments)

**Request:** master planned community of 300 dwellings and lodge building with tourist accommodation, second road access to Deep Bay from Highway 19A, boat trailer parking, sewage treatment, parks, trails and sensitive ecosystem protection.  
**Draft OCP:** supportive policies if the approximately 250 additional dwellings are obtained through use of Alternative Forms of Rural Development policies for transfer so there is no overall increase in dwelling potential outside the Growth Containment Boundary.

### Two lots on Faye Road

**Request:** subdivision of 16 lots where 2 currently permitted, with conservation of wetland area, trail connection from school to Thompson Clark/Ocean Trail, and some portion of dwellings as affordable housing.  
**Draft OCP:** Alternative Forms of Rural Development policies including transfer of potential dwellings would enable this proposal without increasing the overall potential number of dwellings outside the Growth Containment Boundary.

### Horne Lake Strata

**Request:** That the OCP support residential use instead of the current Recreational designation that allows seasonal use of the 400-lot strata property.  
**Draft OCP:** policy that supports changing the land use designation to Residential subject to the outcome of a study to review the community, servicing and environmental impacts. This change would require amendment to the Regional Growth Strategy.  
The outcome of the study could be used to inform future consideration to amend the Regional Growth Strategy.

### Crosley Road Realignment

**Request:** that the lot between Magnolia Court and Crosley Road be moved from the Bowser Village Plan "Future Use Area" to the Bowser Village Commercial Mixed Use designation, in exchange for realignment of Crosley Road and construction of road access to the future home of Bowser Seniors Housing.  
**Draft OCP:** this change is included in the draft Bowser Village Plan

### Horne Lake Rd & Highway 19 Intersection

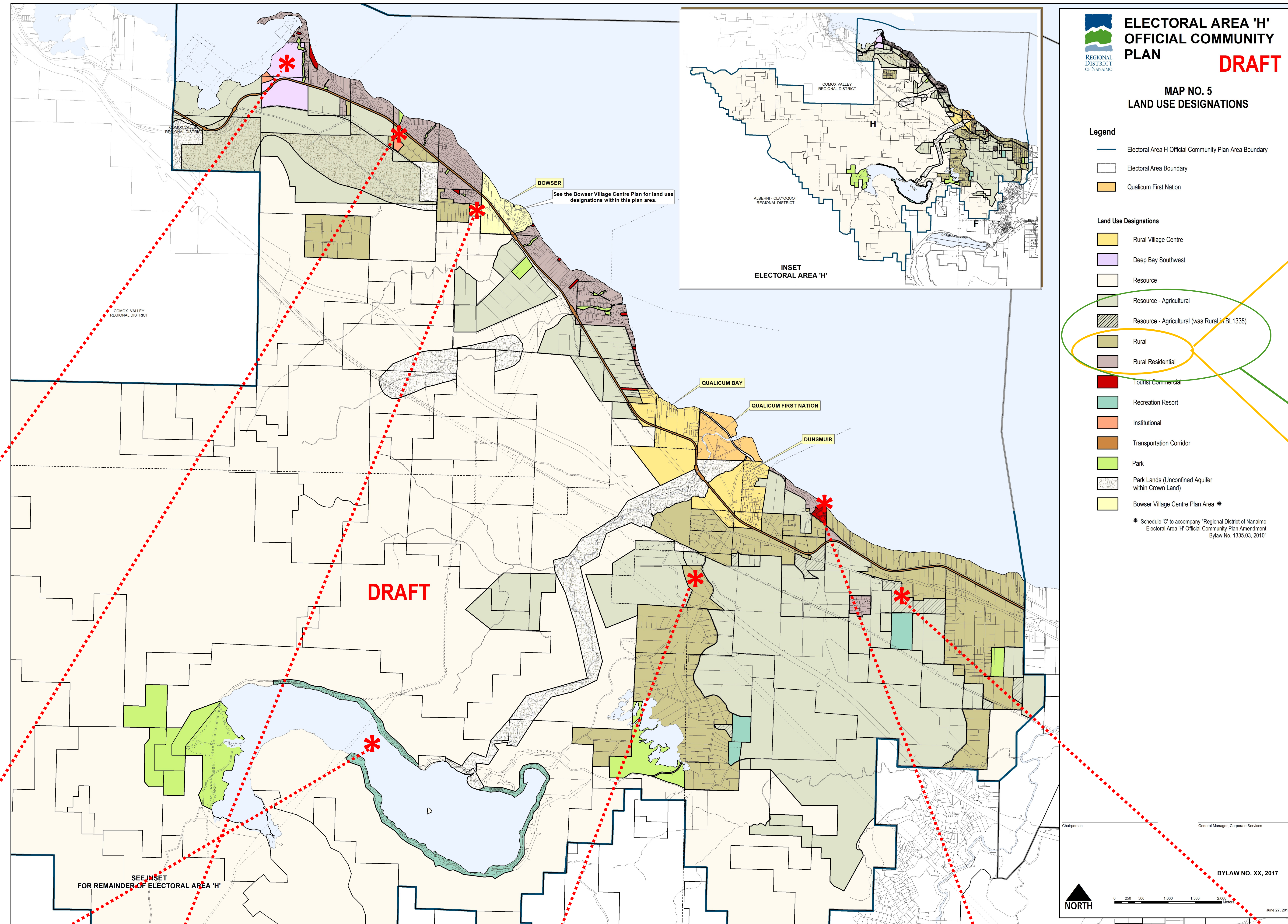
**Request:** that this 32 acre lot in the Rural designation be designed for mixed-use commercial development.  
**Draft OCP:** the new policies supporting rezoning to Tourist Commercial or Service Commercial in the Rural designation could be used to achieve some low-intensity development, subject to other considerations through rezoning such as the RDN—Ministry of Transportation and Infrastructure "Vancouver Island Highways Agreement", without requiring an amendment to the Regional Growth Strategy.

### Qualicum Landing

**Request:** That the OCP support residential use instead of the current Tourist Commercial designation that supports short term commercial rental and seasonal occupancy.  
**Draft OCP:** does not include any change for Qualicum Landing, however the existing OCP policies could support conversion to a creative form of use that combine residential and tourism as long as opportunities for tourism are not lost.

### Lot adjacent to Arrowsmith Golf Course

**Request:** to change the designation from Rural to Tourist Commercial to expand their facilities and add tourist accommodation.  
**Draft OCP:** supports a rezoning such as this through new Rural Policy supporting rezoning to tourist commercial use under certain conditions.



**Where** would smaller lot sizes and transfer of potential dwellings take place? (Alternative Forms of Rural Development policies)

### Smaller lot sizes supported in Rural and Rural Residential designations.

- No overall increase in number of dwellings
- Area of significance protected
- Lots are large enough for wastewater disposal and potable water (if not on water system)

### Transfer of potential dwellings can be:

**Donor (FROM):** Resource, Resource-Agricultural, Rural or Rural Residential and  
**Receiver (TO):** Rural and Rural Residential.

### ? Working Group feedback is that receiver areas for potential dwellings should not be all of the Rural and Rural Residential areas.

- Policy drafted says receiver parcel should be where increased number of dwellings would be compatible with surrounding neighbourhood.
- ⇒ Should it be further limited?
- ⇒ What about receiver areas being only those served by community water?
- ⇒ Other ideas?

Keep in mind that in Village Centres, increased number of dwellings is already supported, so the transfer of dwelling potential is only meant to occur outside Village Centres.

## Bowser Village Centre Plan

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



...at the draft revised  
Development Permit Area for  
Bowser Village

### Crosley Road Realignment and addition to Village Centre

The Lighthouse Villa for Seniors is planned for construction on Crown land behind Magnolia Court that is leased by the RDN. There is no practical road accesses to this site. The neighbouring property owner has offered to build a new road to access the Seniors Housing, and realign the intersection of Crosley Road with the highway 19A, in exchange for their property being added to the Bowser Village Centre, Commercial Mixed Use designation.

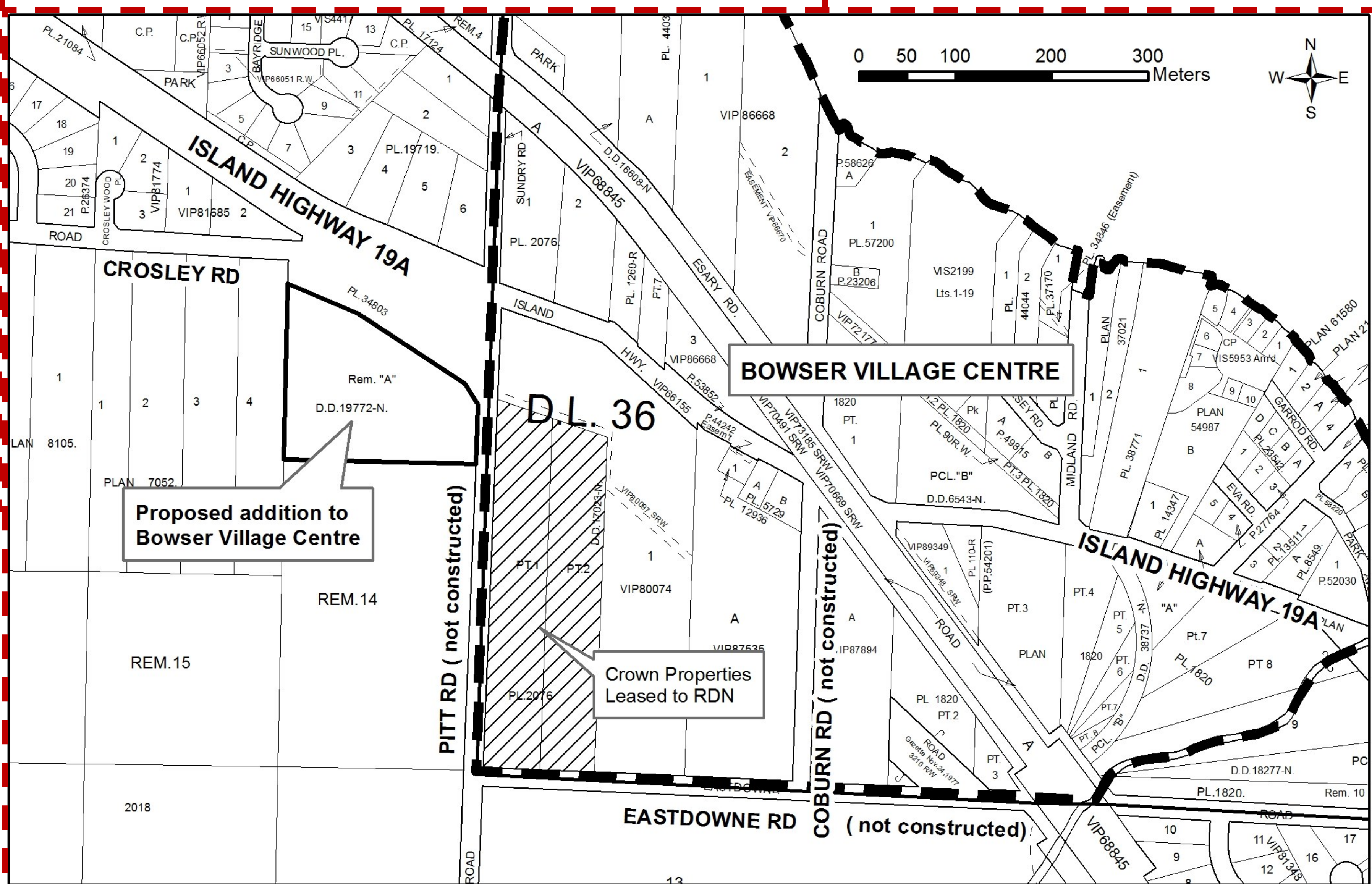
The property is within an area for future expansion of Bowser Village Centre. The property is 2.7 hectares in size, currently has 2 houses and cannot be subdivided. Adding it to the Bowser Village Centre would allow a range of residential and commercial uses, and a specific proposal would be presented to the community at the time of rezoning .

### Development Permit Area

- ⇒ Revisions to Bowser Village Centre Development Permit Area:
- ⇒ Improved clarity
- ⇒ Additional exemptions for minor development
- ⇒ Removed duplication of guidelines covered in other development permit areas

### Other Updates

- \* Ensure that should a wastewater collection and treatment system be constructed, that connection is a requirement of rezoning
- \* Ensure that minimum densities are met with rezoning to meet objectives of Plan
- \* These other updates are not drafted yet, stay tuned...



## Section

# 6

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



...at the Archaeological Overview Assessment pamphlet

### Partnerships and Economic Opportunities

Recognizes current and potential partnerships between Qualicum First Nation and other First Nations.

- \* As the Qualicum First Nation reserve is surrounded by the Plan Area, there are many partnerships that are already in place including transit and recreation.
- \* Future opportunities could include things such as garbage and recycling collection, liquid waste management, and others.
- \* Recognizes RDN Board commitment to reconciliation
- \* Supports Qualicum First Nation development initiatives on land added to Reserve or intended to be added to Reserve, without amending the OCP.

### Heritage Site Protection

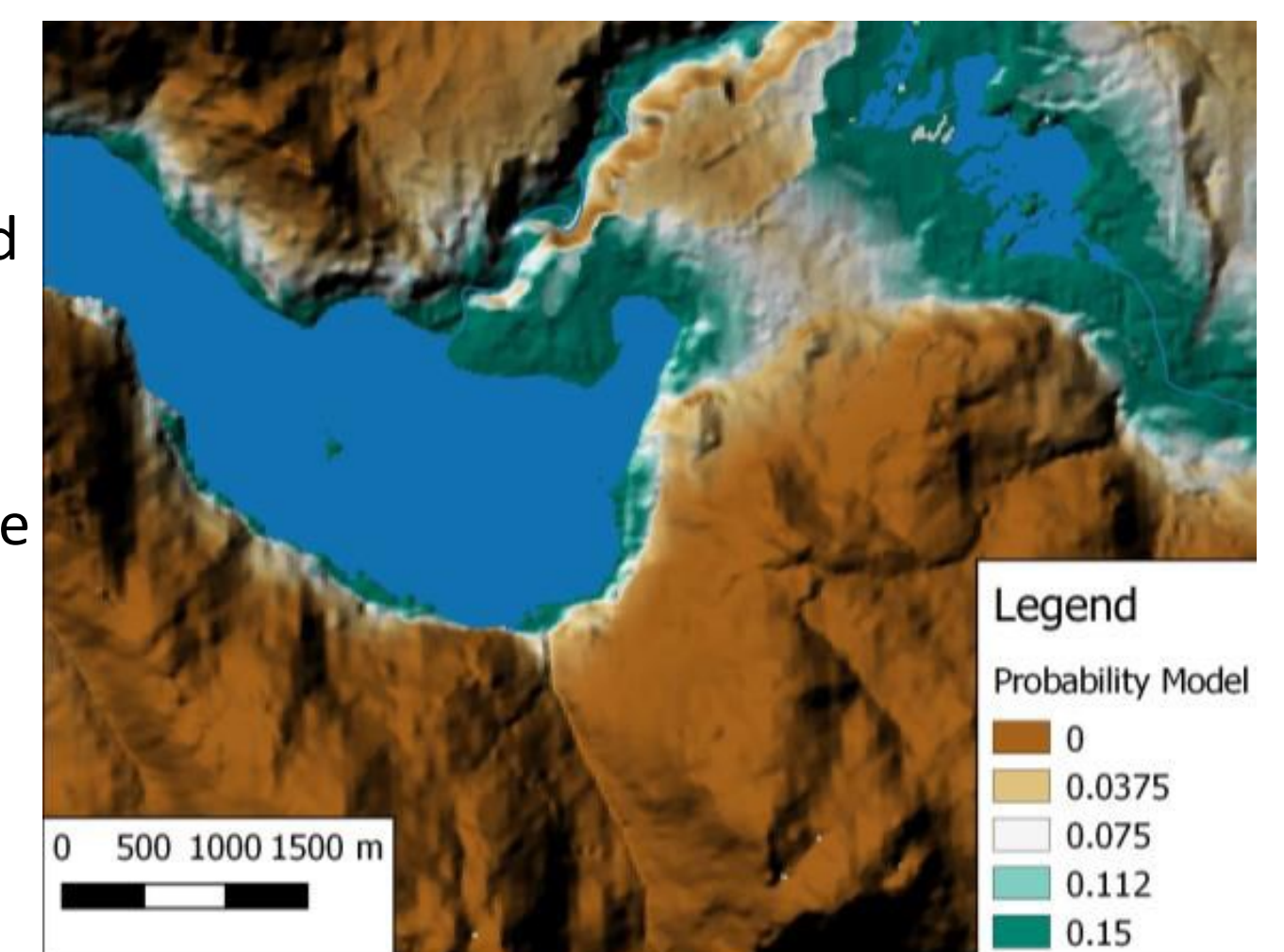
Heritage sites include archaeological sites as well as other places of cultural importance that do not necessarily have any physical marker.

⇒ NEW OCP section with policies to raise the importance of protecting sites during development.

*The jurisdiction for archaeological site protection remains with the BC Archaeology Branch.*

### Archaeological Overview Assessment

The RDN undertook an Archaeological Overview Assessment as background to this OCP Review. The result is mapped areas of high and low potential. The map will be kept with the BC Archaeological Branch, but information about specific property is available upon request at



the RDN or through the BC Archaeology Branch.

- ⇒ Provides early information to property owners about the likelihood of encountering a previously unrecorded archaeological site.
- ⇒ Helps property owner decide if they will undertake a more detailed archaeological assessment of their property before construction begins.

*Note: If an archaeological site is already identified on a property, a permit from the Archaeological Branch is required before construction begins.*

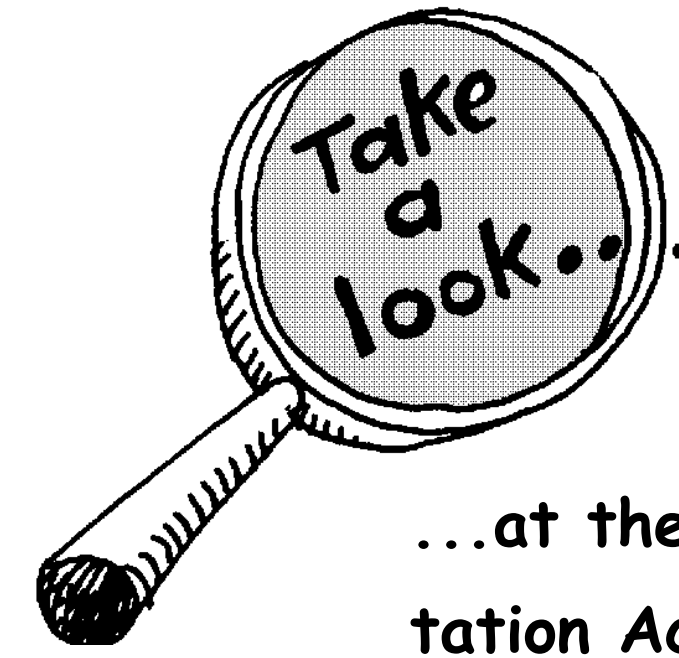


## Section

# 7

\* **Implementation Actions**

\* **Community Amenity Contributions**



...at the list table of Implementation Actions in Section 7

### Implementation Actions

- ⇒ An OCP sets policy direction, and to achieve its objectives, follow up action is often required.
- ⇒ Some aspects of an OCP are implemented through development, and others are implemented pro-actively by the RDN, senior government (federal or provincial) or the community.
- ⇒ The OCP includes a table listing implementation actions.

### Community Amenity Contributions

NEW policy section to create a framework for negotiating amenities in consideration of changes to the zoning bylaw for increased development potential.

#### ***What do you think?***

The following list of potential amenities should be considered, not in any order of priority:

- . Affordable housing
- . Transit stop infrastructure such as pull-outs and shelters
- . Trails and paths, particularly those that are identified in existing Regional District plans
- . Entrance / Gateway signage, infrastructure and beautification
- . Rest stop at Horne Lake Road and Highway 19A
- . Tourist information signage, area, or facility
- . Parks, conservation lands, outdoor gathering spaces and play areas (in the case of subdivision, in excess of 5% required under the *Local Government Act*)
- . Crosswalks
- . Green building features including energy efficient and net-zero-ready construction
- . Design amenities
- . Electric vehicle charging station