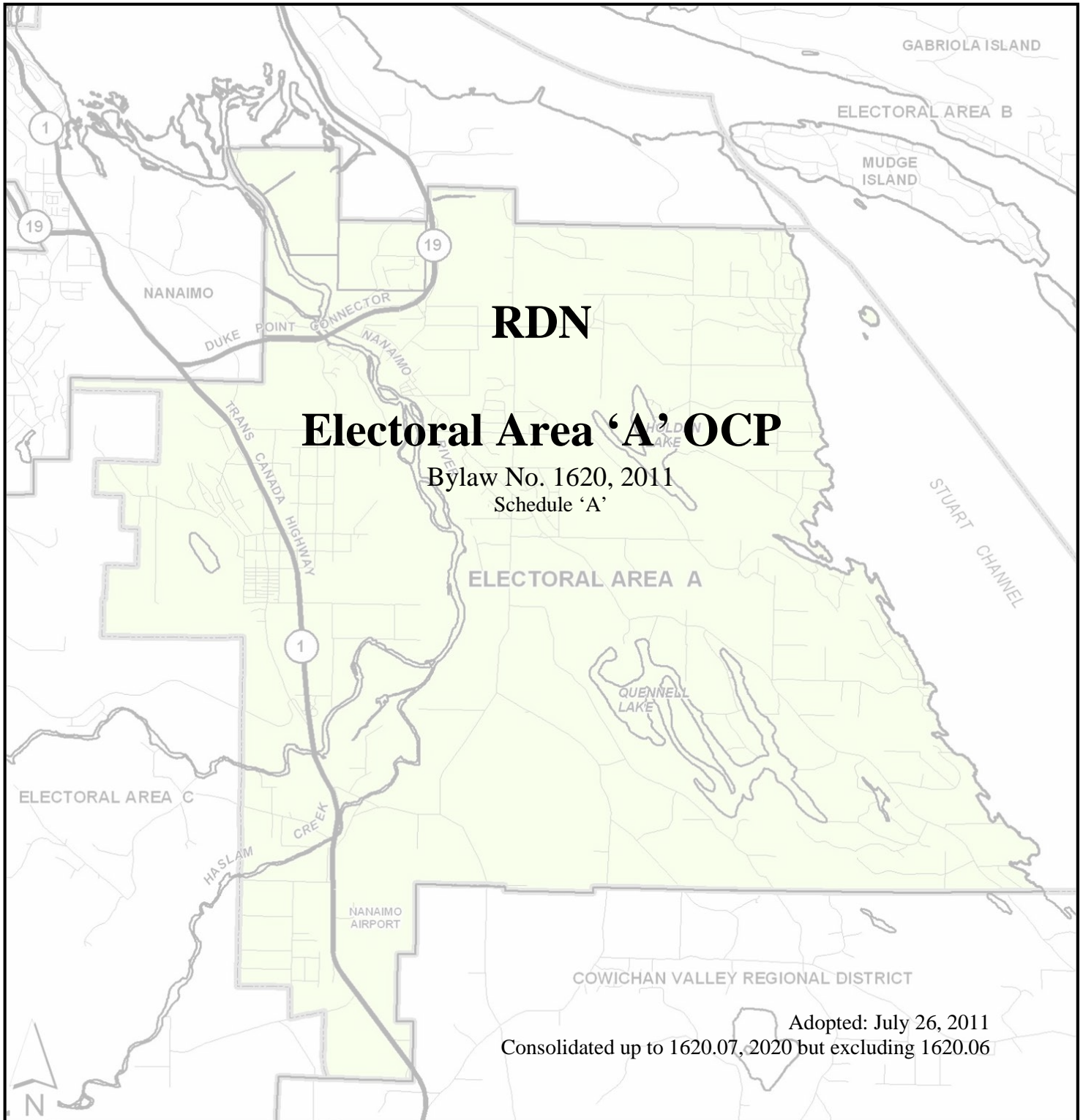




A Shared Community Vision



Acknowledgements

This Official Community Plan (OCP) was developed through a collaborative community effort which involved a broad cross section of Electoral Area 'A' residents, business owners and stakeholders. This OCP would not have been possible without the hard work and dedication of all those involved. The Regional District of Nanaimo (RDN) would like to acknowledge and thank all those who participated in the OCP review. Special thanks go out to the Electoral Area 'A' Citizen's Committee members who devoted a significant amount of their time and energy to produce this document. The Committee members included:

Joe Burnett, Chair and Electoral Area 'A' Director
Chris Pagan
Donna Sweeney
Anne Fiddick
Brian Collen
Jill Maibach
Geoff Macaulay
Jack Anderson
Devon Wyatt
Ray Digby
Bert Vermaskari
Zita Hartman
Lynnia Clark
Henrik Kreiberg
Joanne McLeod
Garry Laird
Mike Hooper
Sharon Stannard

Table of Contents

1.0	Definitions	5
2.0	Introduction	8
2.1	What is an Official Community Plan?	8
2.2	Purpose.....	8
2.3	Scope.....	9
2.4	OCP Review Process	11
2.5	Organization of the Plan	11
2.6	Regional Context Statement	13
2.7	Greenhouse Gas Emissions Reduction Targets	15
3.0	Vision, Principles and Goals.....	19
3.1	A Shared Community Vision.....	20
3.2	Sustainability Principles	21
3.3	Community Goals.....	23
4.0	Protecting the Natural Environment	25
4.1	Environmentally Sensitive Ecosystems and Species of Concern	26
4.2	Freshwater Management.....	29
4.3	Coastal Zone Management	31
4.4	Drinking Water Protection and Groundwater Resources.....	34
4.5	Rainwater Management	37
4.6	Encouraging Sustainable Development	40
4.7	Hazard Management	42
5.0	Creating a Local Food System.....	45
5.1	Agricultural.....	46
5.2	Creating a Local Food System.....	51
6.0	Creating Complete Communities	53
6.1	Cedar Estates.....	54
6.2	Cedar Main Street Village Plan	56
6.3	Suburban Residential	56
6.4	Cassidy Rural Village	58
6.5	Cassidy Rural Village Potential Expansion Area	61
7.0	Protecting Rural Integrity and Functioning Rural Landscapes.....	66
7.1	Rural Residential.....	67
7.2	Rural	68
7.3	Rural Resource.....	70
7.4	Ecoforestry.....	71
7.5	Kirkstone Place.....	72
8.0	Creating a Vibrant and Sustainable Economy	75
8.1	Forestry	76
8.2	Aggregates and other extractable resources.....	77
8.3	Home Based Business.....	78
8.4	South Wellington Light Industrial and Commercial.....	78
8.5	Cassidy Light Industrial Commercial	80
8.6	Commercial.....	81
8.7	Industrial	82
8.8	Nanaimo Airport.....	83



8.9	South Wellington Rural Community Centre	84
9.0	Supporting a Multi-modal Transportation and Mobility System	87
9.1	Active Transportation Network.....	877
9.2	Improving Mobility	944
10.0	Enhancing and Maintaining Park Land, Green Space, Natural Areas, Recreational Opportunities and Culture	977
10.1	Creating Opportunities for Parks, Trails, Outdoor Recreation and Culture	988
10.2	Acquisition of Park Land, Green Space, and Natural Area.....	1011
11.0	Institutional Uses and Improving Servicing Efficiency	1044
11.1	Schools	1044
11.2	Institutional Land Use Designation	1055
11.3	Community Water Services.....	1066
11.4	Community Sewer Services	1088
12.0	Development Permit Areas	1144
12.1	Sensitive Ecosystem Development Permit Area	1155
12.2	Freshwater and Fish Habitat Development Permit Area.....	1155
12.3	Marine Coast Development Permit Area	1177
12.4	Eagle and Heron Nesting Trees Development Permit Area.....	1188
12.5	Aquifers Development Permit Area.....	11919
12.6	Hazard Lands Development Permit Area.....	1211
12.7	Farmland Protection Development Permit Area	1211
12.8	South Wellington Industrial – Commercial Development Permit Area.....	1222
12.9	Cedar Main Street Development Permit Area.....	1222
12.10	Cassidy Development Permit Area	1222
12.11	Cedar Development Permit Area.....	1233
12.12	Yellow Point Aquifer Protection Development Permit Area	1244
13.0	Cooperation Among Jurisdictions.....	1266
14.0	Development Amenities.....	1277
	Appendix 1 - Opportunities for Community Engagement.....	12929
	Appendix 2 - Groundwater Protection Best Management Practices.....	13131
	Appendix 3 - Controlling Growth on Lands Located Outside of the GCB's.....	1344
	Village Plans Which Form Part of this Plan	
1.	Schedule B: Cedar Main Street Village Plan	



1.0 Definitions

The following general definitions are provided to assist in interpretation of the Electoral Area 'A' OCP.

“ALR” refers to the Agricultural Land Reserve as defined by British Columbia *Agricultural Land Commission Act*.

“Community Sewer System” is a communal method of wastewater management. It consists of a wastewater collection system, wastewater treatment plant, recycling the treated liquid or releasing it to a water body or to the ground, and proper disposal of biosolids for beneficial use.

“Community Vision” means a statement in the OCP which portrays an image of what the community would like to become in the future.

“Community Water System” is a communal method of providing domestic water. Community water systems typically include a water source (ground or surface water), treatment and/or disinfection facilities, and storage and distribution facilities.

“Eco-Village” means a “full-featured settlement in which human activities is harmlessly integrated into the natural world in a way that is supportive of healthy human development and can be successfully continued into the indefinite future” (Ecovillages and Sustainable Communities, Robert Gilman, 1991).

“Existing” means at the time of the adoption of this OCP bylaw, unless the context indicates otherwise.

“Goal” means a statement that indicates a desire for something that the community would like to achieve in the future. A goal is generally broad in scope and works towards the desired outcome articulated by the community’s vision and principles.

“Green Building” means the practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building’s life-cycle including siting, design, construction, operation, maintenance, renovation, and deconstruction. The objective of green building is generally to protect occupant health, reduce water and energy consumption, use resources more efficiently, and reduce the overall impact on the environment.

“Green Space” means parkland, protected areas, or undeveloped lands, some of which may be publically accessible, that provide for the preservation of vegetation and natural landscapes, allow for rain water infiltration, and/or support ecosystem diversity.

“Growth Containment Boundary” means a Growth Containment Boundary as defined in Regional District of Nanaimo Regional Growth Strategy Bylaw No 1615.

“Immediate” means with respect to Implementation Actions, to occur directly following the adoption of this OCP.

“Implementation Actions” means the actions, programs, agreements, bylaws and decisions which are required to satisfy the direction provided by the policies contained in the OCP. OCP implementation follows the adoption of an OCP and requires specific actions by the



RDN in addition to the adoption of the OCP. Without these actions, it is not possible to achieve the Community Vision.

“Intensive Residential Development” means a residential development with higher densities and/or smaller minimum parcel sizes than the surrounding residential development.

“Landscape Buffer” means an area of preserved natural vegetation, introduced vegetation, or a planted berm or any combination thereof, which meets the standards of RDN Land Use and Subdivision Bylaw No. 500, 1987 as amended or replaced from time to time.

“Landscape Screen” means an area of trees, fences, evergreen vegetation or planted berm or any combination thereof, intended to block or mask from view certain uses which meet the standards of RDN Land Use and Subdivision Bylaw No. 500, 1987 as amended or replaced from time to time.

“Long Term” means with respect to Implementation Actions, within a range of five to fifteen years which may extend beyond the life of this OCP.

“May” means a course of action that could be followed provided specified criteria are met.

“Natural Boundary” means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself.

“Objectives” are specific aims to be reached in the achievement of the community’s goals.

“Ongoing” means with respect to Implementation Actions, continuous without termination or interruption when opportunities arise within the scope of the RDN’s jurisdiction.

“Parcel Coverage” means the sum total horizontal area as measured from the outermost perimeter of all buildings or part thereof on the parcel expressed as a percentage of the total parcel area.

“Plan Area” means the area within Electoral Area ‘A’ of the RDN as described in Section 2 of this plan.

“Policy” means a statement that provides direction and guidance on courses of action to be undertaken to achieve the objectives of the plan.

“Present Natural Boundary” means the natural boundary which has resulted from natural shoreline processes, erosion, and accretion, which may or may not be consistent with the natural boundary identified on the legal plan of subdivision registered with the Land Title Office (LTO) as determined by a British Columbia Land Surveyor.

“Principle” means an open ended broad statement that forms the framework for making effective decisions. Principles also provide guidance in the formation of goals.



“Private Managed Forest Land” means private land:

- a. in respect of which there is a management commitment and,
- b. that is classified as private managed forest land under the [British Columbia Assessment Act](#).

“Province” means the Province of British Columbia.

“Qualified Environmental Professional (QEP)” means an applied scientist or technologist acting alone or together with another qualified environmental professional, if:

- a. the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association’s code of ethics and subject to disciplinary action by that association;
- b. the individual’s area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal; and,
- c. the individual is acting within that individual’s area of expertise.

“Qualified Professional (QP)” means an applied scientist, engineer, or technologist acting alone or together with another qualified professional, if:

- a. the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association’s code of ethics and subject to disciplinary action by that association; and,
- b. the individual is acting within that individual’s area of expertise.

“Regional Board or Board” means the Board of the Regional District of Nanaimo (RDN).

“Regulation” means a statement which prescribes the rules for development. A regulation is a means of implementing some types of policies. For example, land use regulations are typically included in a zoning and/or subdivision servicing bylaw.

“School” means private and public schools.

“Shall” means an imperative course of action which is within the scope of the RDN’s powers to provide, enact, regulate or enforce.

“Short Term” means with respect to Implementation Actions, within the range of one to five years.

“Should” means a desirable course of action to be taken by the RDN or another body or persons.

“Top of Bank” means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 metres measured perpendicularly from the break and the break does not include a bench within the ravine that could be developed as determined by a British Columbia Land Surveyor.

“Watercourse” means watercourse as defined in “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987” as amended or replaced from time to time.



2.0 Introduction

What will Electoral Area ‘A’ be like in 2033? For every citizen, there is undoubtedly a different prediction. More important than predictions is to know *what* residents *want* it to be like and to *plan today* to work towards that desirable future. For example, how can we make sure our children will continue to want to live here when they grow up? Will they be able to afford a home, have a job and enjoy the same or better quality of life as residents do today? Will seniors and young families be able to stay in the community in which they grew up? How can we protect the environment, preserve rural character and enhance the economy?

In addition, other increasingly important aspects to consider include reducing greenhouse gas emissions and encouraging local food production in pursuit of becoming a more environmentally, socially, and economically sustainable community. These are some of the challenges and opportunities faced by the community and which are addressed in this Official Community Plan (OCP).

2.1 What is an Official Community Plan?

The [Local Government Act](#) authorizes local governments to adopt OCP’s that guide the community’s future development. The same legislation provides direction on the focus of an OCP and its content as well as its adoption procedures. The [Local Government Act](#) defines an OCP as a “*statement of objectives and policies to guide local government decisions on planning and land use management within the planning area.*”

An OCP must be adopted by a local government as a bylaw, which requires four readings by the Regional Board as well as a public hearing. The OCP bylaw must also be referred to the Agricultural Land Commission and approved by the Minister of Community, Sport, and Cultural Development and the Ministry of Transportation and Infrastructure (MOTI).

To provide flexibility for any changes that may occur over the duration of this OCP, the [Local Government Act](#) states that an OCP does not commit a local government to implement policies specified in the plan but limits them to ensure their actions are consistent with the plan. Amendments to this plan must only be considered following consultation/communication with the community in accordance with the RDN public consultation/communication framework. Please note that at a minimum any amendment to this plan requires a public hearing in accordance with the [Local Government Act](#).

2.2 Purpose

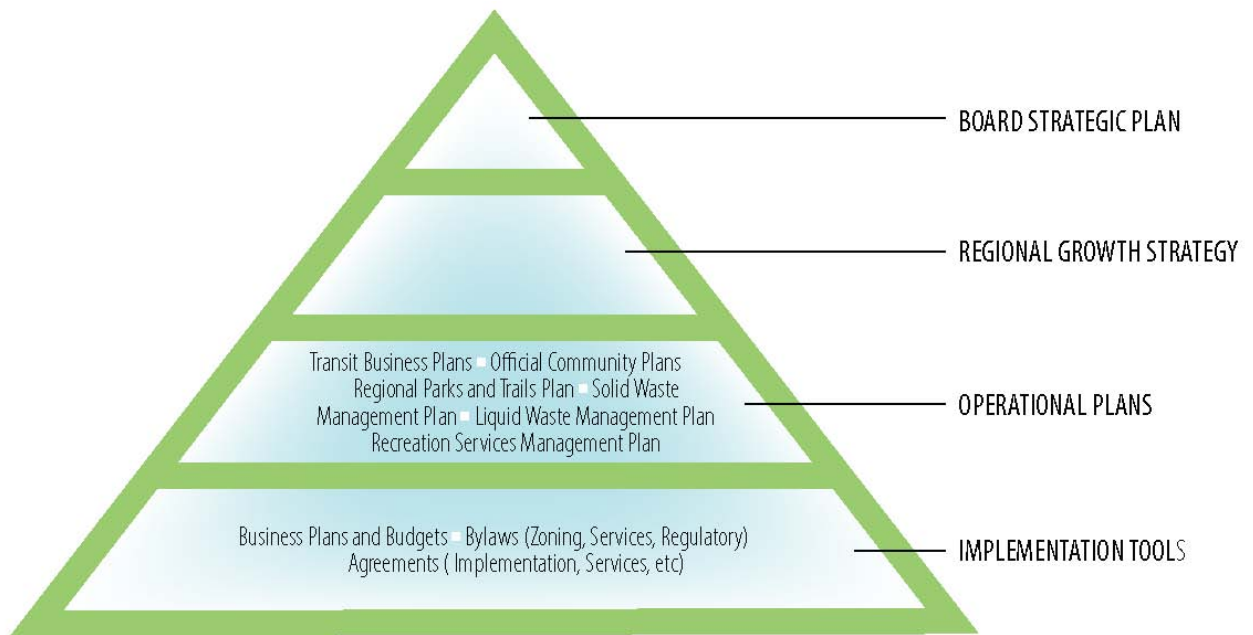
The purpose of this OCP is to:

- help Electoral Area ‘A’ move towards becoming more environmentally, socially, and economically sustainable;
- present a long-term vision complete with goals, objectives, and policies which, if implemented, will help the community achieve its vision;



- provide guidance on decision-making towards the achievement of community goals;
- encourage sustainable development and discourage non-sustainable development;
- direct discussion and decisions about land use and development; and,
- help the community prepare for change, future challenges and growth.

The diagram below illustrates the hierarchy of Regional District of Nanaimo (RDN) plans and strategies. The 2010-2012 Board Strategic Plan provides direction to the Regional Growth Strategy (RGS) which in turn provides direction to a full spectrum of operational plans including OCP's. All RDN land use bylaws must comply with the intent and direction provided by the policies in the OCP.



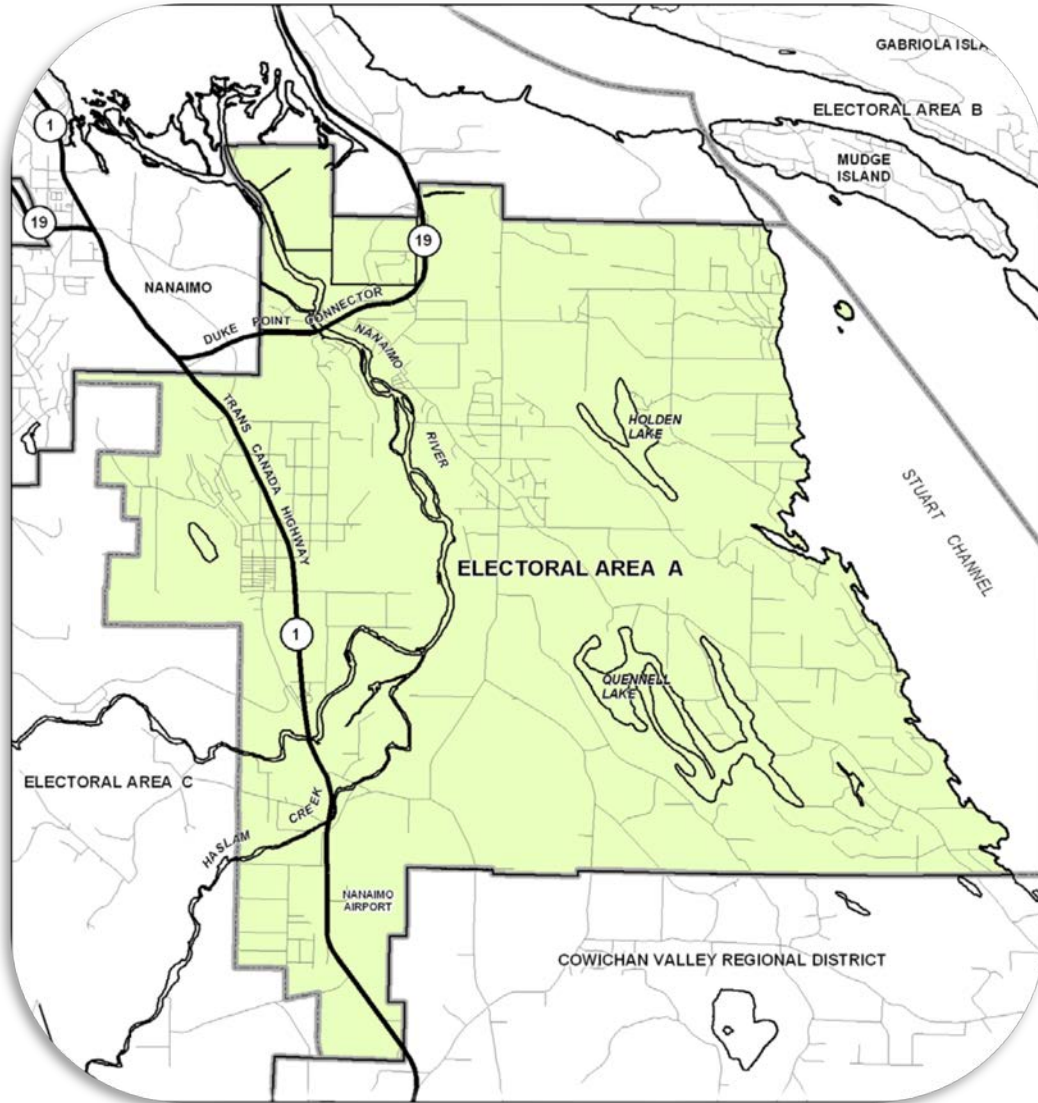
Comprehensive Approach to Sustainability

2.3 Scope

The Electoral Area ‘A’ OCP (plan area) is bordered by the City of Nanaimo to the north, Electoral Area ‘C’ to the west, the Strait of Georgia to the east, and the Cowichan Valley Regional District to the south. The plan area is home to three Snuneymuxw First Nation reserves located near the mouth of the Nanaimo River. Although these lands are located within Electoral Area ‘A’, policies in this plan do not apply to the Snuneymuxw reserves. The plan area also includes the neighbourhoods of Boat Harbour, Cassidy, Cedar, Cedar-by-the-Sea, South Wellington, and Yellow Point. The plan area is shown in Figure No. 1 below.



Figure No. 1 – Electoral Area ‘A’ Plan Area



Approximately 6,751 people live within the plan area based on the Statistics Canada 2006 Census. Over the past few years, the rate of growth of Electoral Area ‘A’ has been slower than other areas in the RDN. If the current growth trend continues, it is anticipated that as many as 8,700 people could be residing in Area ‘A’ by 2026. It should be noted that this is a very rough estimate which does not take into account factors such as migration patterns, rates of growth, and birth and death rate, which may result in greater growth rates than anticipated by this plan.

The intent of this OCP is to provide direction on how the plan area will grow and change over the next five to ten years while recognizing the needs and desires of the community for the next fifteen to twenty years. However, it is recognized that the plan may require amendment in response to future changes in legislation, changing community opinions, and amendments to the RGS.

The Plan Area, including the lands subject to the Cedar Main Street Village Plan, is designated a ‘development approval information area’ pursuant to the RDN’s Impact



Assessment Bylaw No. 1165, 1999. This Bylaw outlines information requirements for zoning amendments, development permit applications, and applications for a temporary industrial or commercial use permit. The Cedar Main Street Village Plan is attached to and forms part of this Bylaw to provide detailed guidance on future land use and community preference and desirable changes within the Cedar Main Street Plan Area.

2.4 OCP Review Process

The Electoral Area 'A' OCP review was a collaborative effort which involved an extensive public consultation process. This process was held between May 2008 and November 2010. Please refer to Appendix 1 for a list of opportunities for public engagement which were provided during the OCP review.

Community input indicated that there was support to rewrite the previous Electoral Area 'A' OCP with a focus on sustainability. A variety of techniques were used to engage the community and obtain their input, as were a variety of methods used to communicate with the community and for the process to be open and transparent.

In addition, a Citizen's Committee consisting of 17 members representing a variety of interests and geographic locations within the plan area was also established. The purpose of the Committee was to augment the input received by the general community and to act as resident experts to discuss issues and ideas, make recommendations to the RDN, as well as to encourage open dialogue about the OCP review.

2.5 Organization of the Plan

An OCP must be clear and understandable. Its organization must provide clear linkages between goals, objectives, and policies. It must also articulate a strong vision where the land use plan and policies can be demonstrated to be consistent with the vision. In this way, the vision becomes a story line that ensures that goals, objectives and policies are all working in the same direction. *Figure 2* on the following page provides an overview of how this OCP is structured.

The Electoral Area 'A' Official Community Plan includes Schedule A and Maps 1-10 which specify the policies and Development Permit Area designations¹ applicable to all of The Plan Area and Schedule B and Maps 1-4, the Cedar Main Street Village Plan which provides policies and Development Permit Area designations² specific to Cedar Main Street Development Permit Area exemptions and guidelines are found in the zoning bylaw³.



¹ Bylaw 162.05, adopted December 4, 2018

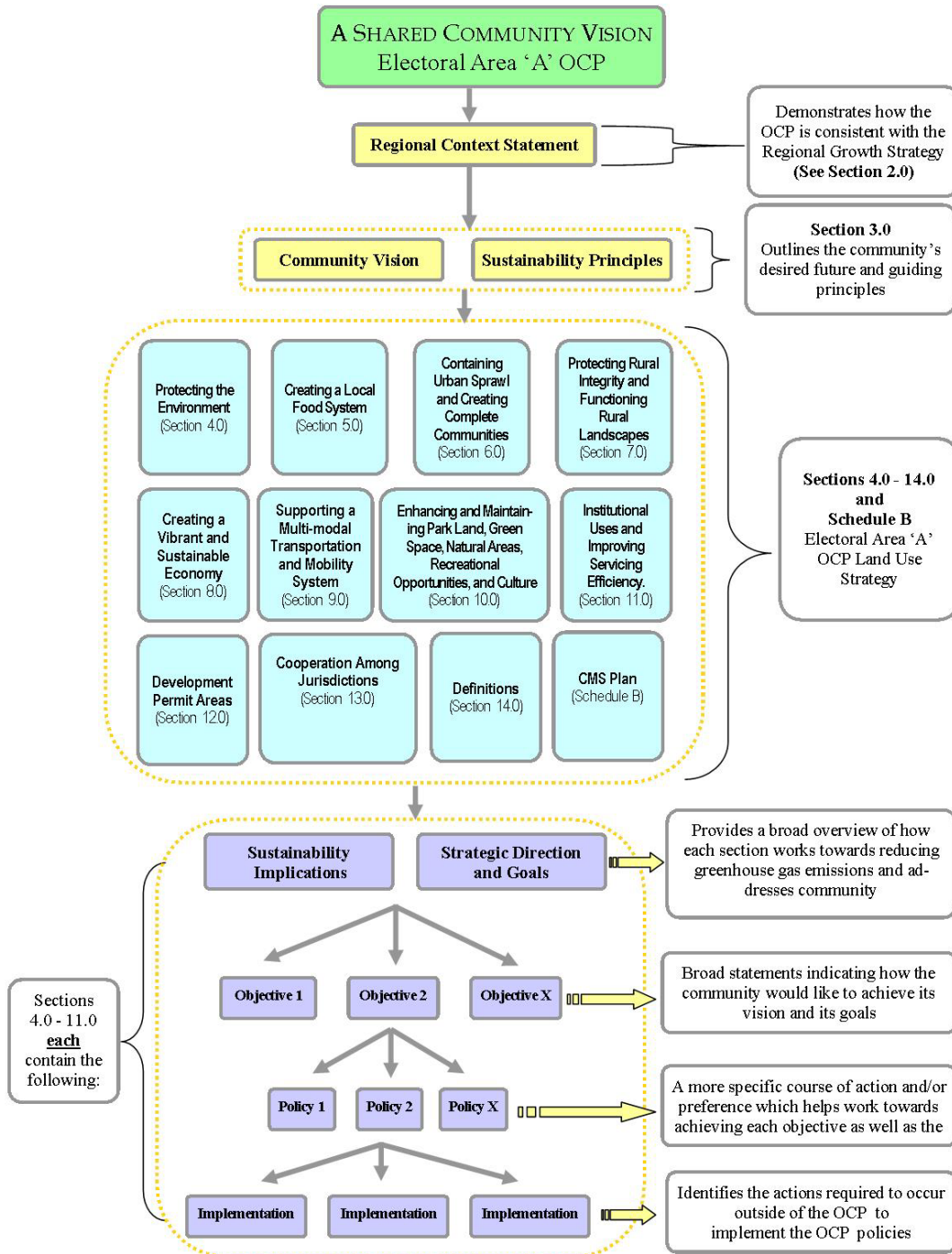
² Bylaw 162.05, adopted December 4, 2018

³ Bylaw 162.05, adopted December 4, 2018



The Cedar Main Street Village Plan forms part of this OCP. The location and boundary of the Cedar Main Street Village Plan is shown on Map No. 3 Land Use Designations and Growth Containment Boundaries.

Figure No. 2: OCP Structure



2.6 Regional Context Statement

In accordance with Section 865 of the [Local Government Act](#), this plan must be consistent with the Regional Growth Strategy (RGS). Therefore, all policies in the Electoral Area 'A' OCP are consistent with or complementary to the goals and policies of the RGS. It is recognized that where policies contained in this plan recommend changes to the RGS, that the actions or uses identified by the policies shall not be supported unless the Regional Board supports an amendment to the RGS.

The OCP's response to the eleven RGS Goals is outlined below:

RGS Goal 1: Prepare for Climate Change and Reduce Energy Consumption

In accordance with Section 877(3) of the [Local Government Act](#), the Area 'A' OCP includes targets for greenhouse gas emissions reductions as well as policies and actions for achieving the targets. This plan also supports the creation of compact, complete communities to reduce automobile dependence and encourage a range of housing types and sizes. In addition, this plan encourages green development and infrastructure, and efficient use of energy and resources.

RGS Goal 2: Protect the Environment

The Area 'A' OCP supports the use of policies and DPA's to provide protection to the plan Area's environmentally sensitive features identified in Section 4.0. The plan includes policies that apply at the time of rezoning, policies which encourage property owners to protect groundwater resources and the environment, and policies which are intended to communicate the community's preference to other levels of government and other agencies.

RGS Goal 3: Coordinate Land Use and Mobility

The Area 'A' OCP supports land use patterns and mobility networks within the Rural Villages and on lands within the Growth Containment Boundary (GCB) which reduce automobile dependency and provide for efficient movement of people and goods. This plan supports the creation of compact communities served by active transportation networks and a multi-modal system of transportation which includes the automobile, transit, rail, air, as well as human powered forms of transportation.

RGS Goal 4: Concentrate Housing and Jobs in Rural Village and Urban Growth Centres

The Area 'A' OCP supports a range of housing types and sizes, as well as areas for commercial and mixed use development within rural villages. In doing so, the plan provides opportunities for people to live closer to their place of employment and the services which they require on a daily basis; thereby reducing auto dependency and creating vibrant rural communities.

RGS Goal 5: Enhance Rural Integrity

The Area 'A' OCP seeks to enhance rural integrity by supporting agricultural, forestry and environmental goods and services, resource uses, as well as providing opportunities for more efficient use of land by supporting alternative approaches to subdivision and development such as conservation design, clustering, and density transfer.



RGS Goal 6: Facilitate the Provision of Affordable Housing

The Area ‘A’ OCP supports the provision of affordable housing through policies which provide for the creation of a range of parcel sizes and housing types. In addition, the plan supports the provision of affordable housing as a community amenity.

RGS Goal 7: Enhance Economic Resiliency

The Area ‘A’ OCP supports opportunities for strategic economic development in each of the three core communities in the plan area including Cedar, South Wellington, and Cassidy. The plan supports a new designation titled ‘*Cedar Main Street*’ in Cedar along the historic Cedar Road to encourage strategically placed commercial, residential, and mixed use development to provide local employment, a wider range of housing options, and a variety of additional local services. In South Wellington, the plan supports a transition from low intensity heavy industrial uses towards high intensity low impact light industrial uses which provide more opportunities for local employment and improve its aesthetic appeal. In Cassidy, the plan supports an expansion to the GCB to make Cassidy a more complete community with a broader range of housing types and sizes, local employment, and local services. Cassidy provides a unique opportunity for low impact industrial/commercial development strategically located on a transportation hub with access to rail, highway, and air.

RGS Goal 8: Enhance Food Security

The Area ‘A’ OCP vision states “*In 2033....Electoral Area ‘A’ has become a leader in local food production*”. The plan supports this by including policies and implementation actions which are intended to encourage agriculture and make it more viable. In addition, the plan supports the preservation of the plan area’s agricultural land base for agricultural use and supports uses which are compatible with agriculture and contribute towards making it more viable.

RGS Goal 9: Celebrate Pride of Place

The Area ‘A’ OCP contains policies and implementation actions which recognize and support preservation and enhancement of the plan area’s unique beauty, culture, history, and arts.

RGS Goal 10: Provide Services Efficiently.

The Area ‘A’ OCP supports efficient cost-effective community services by encouraging growth into well-defined compact areas at densities that support the efficient use of land and are capable of funding the long-term maintenance and operating costs of these services. The plan also supports the use of a triple bottom line approach in selecting appropriate servicing options. The plan supports the provision of community water and sewer to areas within the GCB for the purpose of facilitating the additional development supported by this plan. The plan also recognizes that these services may be required outside of the GCB to address health or environmental concerns, but not to facilitate additional development beyond that which is supported without community water or sewer servicing.

RGS Goal 11: Enhance Cooperation Among Jurisdictions

The Area ‘A’ OCP supports ongoing communication and cooperation among jurisdictions. Specifically Section 13.0 establishes a framework designed to facilitate the resolution of issues with interjurisdictional ramifications, as well as other issues which have not yet been identified, through cooperation and consultation.



2.7 Greenhouse Gas Emissions Reduction Targets

In 2008 the Province adopted [Bill 27, the Local Government \(Green Communities\) Statutes Amendment Act](#) which requires local governments to include policies, targets, and actions for GHG emissions reductions in their OCP's.

It is estimated that local governments have direct or indirect control over 44% of GHG emissions

-Federation of Canadian Municipalities

In 2007, the Province adopted Bill 44 (2007), the [British Columbia Greenhouse Gas Reductions Targets Act](#), which establishes a province wide greenhouse gas emissions reduction target of 33% reduction from 2007 levels by 2020, and 80% reduction from 2007 levels by 2050. This target reflects consensus from the International Panel on Climate Change (IPCC), the leading global authority on climate science, that emission reductions of this magnitude are necessary to prevent average global temperature increase from exceeding 2° C above pre-industrial values. This is widely considered to be the threshold beyond which the effects of climate change would become severe.

The RDN is one of over 176 local governments in BC to partner with the Province and the Union of British Columbia Municipalities to find ways to tackle the challenges posed by climate change and as a result has a directive to significantly reduce GHG emissions. By signing it the RDN has agreed to develop strategies and take actions to achieve the following goals:

- i. being carbon neutral in respect of its operations by 2012, recognizing that solid waste facilities regulated under [the Environmental Management Act](#) are not included in operations for the purposes of this Charter;
- ii. measuring and reporting on their community's GHG emissions profile; and,
- iii. creating complete, compact, more energy efficient rural and urban communities (e.g. foster a built environment that supports a reduction in car dependency and, energy use, establishes policies and processes that support fast tracking of green development projects, adopts zoning practices that encourage land use patterns that increase density and reduce sprawl).

To provide perspective on the magnitude of this challenge, total emissions in the RDN in 2007 were estimated to be 690,000 tonnes of CO² equivalent. With a population of approximately 140,000 people, this amounts to about five tonnes CO² equivalent per person. Achieving a community wide reduction of 33% below that level by 2020, when the population in the region is forecasted to approach 190,000 people, translates to halving emissions to 2.5 tonnes CO² equivalent per person in ten short years.

Similarly, achieving an 80% reduction in community emissions in 2050 equates to about 0.5 tonnes CO² equivalent per person, or 90% below 2007 per capita levels when emissions are measured against predicted population growth.

This plan is consistent with the requirements of Bill 27 and the RDN's commitments under the [Climate Action Charter](#). The plan contains targets, policies and actions for reducing GHG emissions in the plan area.

At this time, reliable and accurate data for assigning specific tonnage of GHG emissions reduced achieved by a particular action is not available. Therefore, in the context of this plan,



targets are specific actions and/or direction which if followed will generally result in a reduction in GHG emissions. Specific GHG emission reduction targets are found throughout this document and this section provides an overview of how this plan assists the community in achieving its overall GHG emissions reduction target.

The RDN is in the process of developing a region-wide Community Energy and Emissions Plan (CEEP) which is intended to establish a baseline level of current GHG emissions in the Region as well as targets, policies and actions that could be considered to reduce GHG emissions. It is noted that this section of the OCP may be amended following the completion of the CEEP.

The following outlines the overall target and general policy direction. Specific actions are identified in the plan as implementation items to be considered by the Regional Board.

Electoral Area ‘A’ Greenhouse Gas (GHG) Emissions Reduction Strategy

Section 2.7	Targets/Policy	Significance/Contribution
Overall GHG Emissions Reduction Target	Reduce GHG emissions by 30% below 2007 levels by 2020 and 80% below 2007 levels by 2050.	Consistent with the Provincial target and meets the RDN’s obligations as a signatory to the Climate Action Charter.
General Policy Direction	Create compact complete communities within well-defined Growth Containment Boundaries	Together with policies to reduce sprawl, encouraging development in existing urban or rural villages can reduce the largest source of emissions in the RDN. On road transportation had comprised more than 60% of annual emissions in the RDN in 2007. When dwellings are located close to shopping, work and leisure activities residents are less reliant on driving. Higher population densities within existing communities can also support both improved public and commercial services within walking distance of residential uses.
General Policy Direction	Encourage the use of energy efficient buildings and homes	The second largest source of personal GHG emissions in the region is energy consumption in buildings. Smaller homes and multi-unit buildings consistent with compact community policies reduce energy consumption associated with space heating, while other building features and appliances make more efficient use of the energy consumed for other household activities including lighting and hot water use.
General Policy Direction	Promote Active Transportation	Active transportation is any human-powered mode including cycling, walking, and horseback riding. Reducing the dependence on the automobile not only increases physical fitness and community health, but also improves air quality and reduces GHG emissions by reducing the vehicle miles traveled in personal



Section 2.7	Targets/Policy	Significance/Contribution
General Policy Direction	Increase sustainable local food production and reduce fossil fuel dependence	<p>automobiles.</p> <p>Nearly every step of the current industrial food production system is dependent on fossil fuels. For example natural gas is the main ingredient used in nitrogen fertilizer and petroleum is the foundation of industrial pesticides. Both are essential in obtaining the crop yields currently expected in commercial agriculture. In addition, equipment used to sow, manage, harvest, process, and transport crops is also in many cases heavily dependent on fossil fuels. The cost of food is expected to rise as the input costs of producing and transporting agricultural products increases.</p> <p>Although there is some debate over exactly how much energy is required to produce and transport food, the fossil fuel energy required to transport food from the farm to the plate can be more than the food energy obtained by eating the food. This is a trend that needs to be reversed in response to peak oil and climate change.</p> <p>Producing food locally in a way such as permaculture design can minimize dependence on fossil fuels and utilize natural organic methods that lead to a reduction in the amount of GHG emissions associated with agricultural operations.</p>
General Policy Direction	Support sustainable forestry initiatives	<p>Plants, and in fact all living organisms capture and store carbon from the atmosphere. A growing forest is a carbon sink capable of absorbing emissions from other sources including buildings and transportation. But these areas are threatened by land use change and deforestation.</p> <p>Regulating forestry or tree cutting is outside of the RDN's jurisdiction, but the RDN may encourage sustainable forestry practices and act to discourage land use change.</p> <p>Directing development into existing communities before permitting new development on green field sites will protect the forest resource land base, a necessity for a healthy local forestry sector that invests in sustainable practices and initiatives.</p>



Section 2.7	Targets/Policy	Significance/Contribution
General Policy Direction	Support community education on GHG emissions reduction	Community education can result in significant opportunities for GHG reduction by helping residents make better decisions. Through increased knowledge, area residents will gain a better understanding of how their actions and decisions affect GHG emissions and what they can do to make a difference.



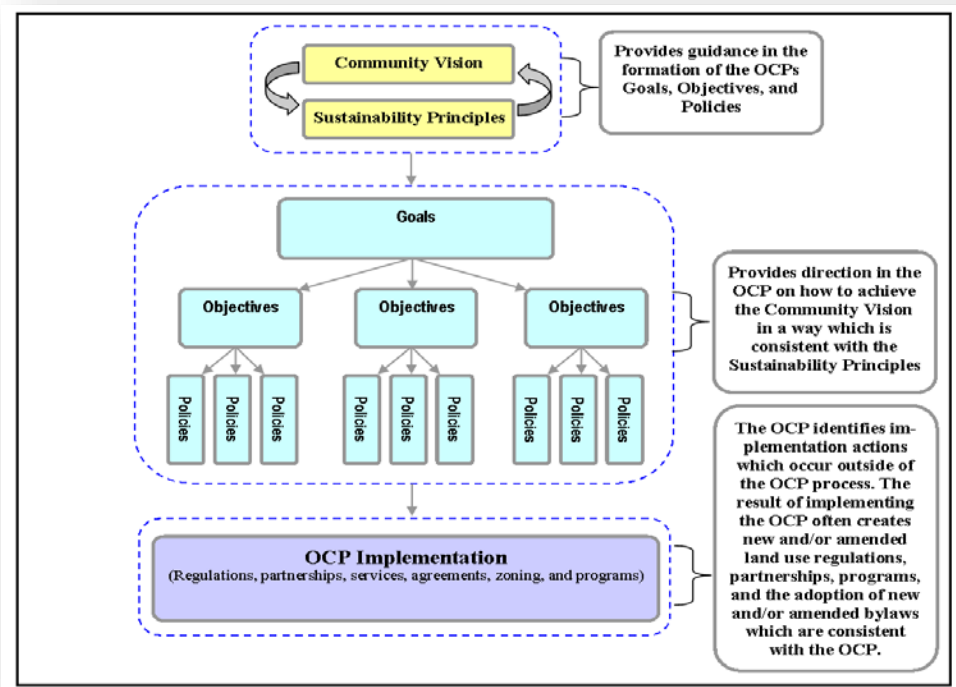
3.0 Vision, Principles and Goals

The Electoral Area ‘A’ OCP review process brought the community together to develop a Community Vision titled ‘A Shared Community Vision’. The community also contributed to drafting Sustainability Principles, goals, objectives, and policies for this OCP.

The Community Vision identifies a desired future for Electoral Area ‘A’ and provides a set of guiding principles. The Vision helped guide decisions on what was included in the OCP and will assist the RDN in making sound land use decisions in the future to ensure that Area ‘A’ works towards becoming a more sustainable community. The objectives and policies provide direction for how to achieve the Community Vision and goals in a way which is consistent with the Sustainability Principles. Therefore, development proposals considered in the plan area should be consistent with this plan’s policies, objectives, and goals, and should also be consistent with the Sustainability Principles and help work towards achieving the Community Vision.

It is important to understand the relationship between the Community Vision, Sustainability Principles, goals, objectives, policies and implementation. *Figure 3* below provides an overview of this relationship. It is important to note, regulations fall outside of this plan, but are critical to the plan’s success and in achieving the Community Vision. The act of transforming the policies contained in this plan to regulations is called implementation. Implementation is required to realize the potential of this plan’s policies.

Figure 3 – Relationship between vision, principles, goals, objectives, policies and regulations



3.1 A Shared Community Vision

Electoral Area 'A' is a diverse, caring community full of local talent, which respects its cultural and historical roots in agriculture, mining, forestry and other resource uses. Electoral Area 'A' includes portions of the traditional territory of the Snuneymuxw and Stz'uminus First Nations.

Electoral Area 'A' is also a community with a strong desire to preserve its existing rural values, which are deeply entrenched in the community and passed down through generations. Rural village feel, lands in agricultural and resource production, quietness, open spaces, opportunities to interact and be in touch with and appreciate nature, clean air and water are some of the values which contribute towards area residents' way of life and is the reason we call Electoral Area 'A' home.

On December 6, 2008, the community came together to develop 'A Shared Community Vision'. This Vision recognizes that environmental, social, or economic changes may be needed to ensure that the things the community values today are preserved and enhanced for future generations. It also ensures that the community continues to work toward sustainability in consideration of the potential global impacts of climate change.

A Shared Community Vision:

In 2033 Electoral Area 'A' is a highly desirable place to live, work, and play and as a result has become more socially, environmentally, and economically sustainable. The community has evolved over time through careful planning and guidance provided by the OCP, which has been upheld by the RDN and strongly supported by members of the community. The OCP is based on the concept of sustainability and 'smart growth', which seeks to minimize the impacts of human activities. This has been accomplished by managing natural resources, as well as economic, environmental, and social systems in a way that enhances the quality of life, yet does not diminish the ability of future generations to meet their needs.

Electoral Area 'A' has become a leader in local food production and sustainability and is often showcased as a model community due to its environmental stewardship and protection policies, growth management strategies, innovative use of alternative technologies, green building programs, recreational and sports opportunities, diverse culture, artistic talent, and excellent multi-modal transportation system.

After nearly 25 years of well managed development, rural values are not only maintained and protected but are also enhanced. Young families and seniors are now attracted to and are staying within the community. There are opportunities for local employment which pay a livable wage, contribute to the local economy, and have minimal impacts on the environment. Per capita greenhouse gas emissions have been reduced and continue to decline as the economy prospers.

Growth is directed into well-defined rural centres. Growth and development outside these areas has largely been avoided as agriculture, resource use, and conservation of biodiversity have become the top priority for these areas.

The community is a vibrant place to live where a diversity of residents from all economic levels and ethnic backgrounds are welcomed and have an enhanced sense of community pride. Electoral Area 'A' residents feel safe in their community and enjoy the personal freedom a rural lifestyle provides.



3.2 Sustainability Principles

In the pursuit of becoming a more sustainable community, it is recognized that when making decisions, economic, social, and environmental factors are interdependent and must not be considered in isolation. In addition, it is recognized that decisions made today not only affect the current generation, but are also a major determinant in the quality of life to be enjoyed by future Electoral Area 'A' generations.

Electoral Area 'A' residents have worked together to define what is important to ensure that the plan area continues to be a great place to live, work, and play as well as to work towards what is required to become a more sustainable community. Nine Sustainability Principles are presented below which provide guidance for making sound decisions and form the foundation for the goals, objectives, and policies of this OCP. These Sustainability Principles are intended to provide guidance to the Regional Board, RDN staff, other government and non-government agencies, stakeholders, developers and community members in making decisions that will result in a positive impact on Electoral Area 'A'.



Principle 1 Nature Has Value

Electoral Area 'A' residents believe that nature has value beyond what can be extracted, harvested, or derived from it. Area 'A' residents are committed to environmental stewardship and conservation.

Electoral Area 'A' residents' health and well-being relies upon functioning healthy ecosystems which are critical to a sustainable long-term future. This includes not only biologically diverse local flora and fauna, but also the quality and quantity of drinking water and the protection of services provided by a healthy ecosystem such as clean air, water, and soil.

Nature is complex, diverse, and unpredictable and Electoral Area 'A' residents understand that to protect and enhance the natural environment, it is necessary to continually adapt to changing conditions and strive to better understand and mitigate the potential impacts of our actions and important land use decisions.

Principle 2 Maintain Local History, Culture, and Rural Character

Local history, culture, rural character, and rural lifestyles are highly valued and are of critical importance to residents of Electoral Area 'A'. Although there is no single definition of rural character, it is generally characterized by low population density, a focus on agricultural and resource uses, and has an abundance of large expanses of open and green space which typically include larger land holdings than compared to suburban and urban areas. Some area residents say rural character is '*food production*' while others believe that it is about living closer to the land and its aesthetic qualities. Rural character also provides residents with a lifestyle different than what would be encouraged and expected in an urban environment which includes lack of urbanized sights, sounds, services, amenities, peace and quiet, close social networks, safety and the sound and smells of active agriculture.



Principle 3 Leaders in Local Food Production, and Local Marketing

Over half of the plan area is located within the ALR and agriculture is an important contributor to the local economy. Area residents wish to become leaders in local food production as a means of reducing dependence on imported food. Residents wish to see land located in the ALR being used wisely and for its intended purpose in a sustainable fashion. Area residents discourage uses which may create conflicts with agricultural uses such as non-farm related residential, commercial, or industrial growth on lands located within or adjacent to the ALR. Residents encourage more intensive land use and higher densities within clearly defined areas within the GCBs and in a way which minimizes the impacts of these uses on agricultural operations.

To become leaders in local food production requires significant changes to the status quo including much more emphasis on marketing the plan area from an agricultural and local food production perspective.

Principle 4 Manage Growth Carefully

Area residents support and understand that to protect the rural character of Electoral Area 'A' and the quality of life enjoyed by rural residents, it is necessary to limit the rate of change in rural areas. This plan achieves this by discouraging new non-agricultural and resource development in rural areas and encouraging it into well-defined areas within GCBs, which are not recognized by this plan as being 'rural'. In addition, infill and intensification of existing residential areas on lands within the GCB is strongly encouraged and necessary to preserve the rural character of the plan area.

Principle 5 Safe, Healthy, and Active Communities for all Residents

The creation of safe, healthy and active communities is critical to the overall livability of Electoral Area 'A'. Residents who live in communities which provide a range of opportunities for safe and efficient interconnected forms of transportation which include opportunities for walking, cycling, and other forms of human-powered transportation are more likely to choose non-vehicular modes of transportation. Providing opportunities for active transportation reduces obesity, improves community health, reduces greenhouse gas emissions, improves social networking opportunities, and improves safety as more people use active transportation routes.

Principle 6 Participatory Democracy

Electoral Area 'A' residents value the ability to participate in decisions that affect them. Effective public participation provides early and ongoing opportunities to engage citizens in a way that is meaningful, transparent, and inclusive. It is recognized that participation by all stakeholders affected by a decision is crucial in developing good plans and making sound decisions.

Principle 7 A Diverse Community

Electoral Area 'A' is comprised of a diverse group of individuals who have different educational backgrounds, economic status, religious beliefs, and interests who when combined contribute towards a sense of community in Electoral Area 'A'. A diverse population also means that the community has a broad range of needs including transportation, housing, recreation, medical, and education. Area 'A' residents wish to support and encourage diversity in the community and as such, it is recognized that the community must provide for a diverse range of needs including transportation and mobility, education, employment, and housing.



Principle 8 A Diversified Local Economy

A healthy local economy provides a range of employment opportunities catering to a diversity of interests and skill sets which meet the needs of the community. A local economy is diverse and includes a range of services and employment options. Electoral Area 'A' residents wish to strengthen and diversify the local economy and support economic development, which makes a positive contribution to the local economy without negatively affecting the environment or sacrificing rural integrity or local resident's quality of life. Preference is given to well-designed, pedestrian-oriented developments within appropriate areas designated by this plan.

Principle 9 Efficient and Cost Effective Services

The provision of community services such as parks and trails, water, sewer and transit are important in creating healthy livable communities. However, it is important to ensure that delivery of these services does not place an undue burden on plan area residents. Therefore, Electoral Area 'A' residents support the provision of a variety of community services in an efficient and cost effective manner.

3.3 Community Goals

A number of community goals were developed at a series of four community workshops and from responses to a number of workbooks submitted by the community.

The purpose of the community goals is to provide general direction on how the community would like to achieve its vision in a way which is consistent with the Sustainability Principles designated in Section 3.2 above. The community goals also form the basis for the objectives and policies contained in this plan.

Growth Management

1. Increase the diversity of locally produced agricultural products and the number of farms which operate using a system of sustainable agricultural.
2. Decrease the percentage of development that is located on lands outside of the GCB.
3. Increase the percentage of development that is located within well-defined areas on lands within the GCB.
4. Ensure that the demand for water does not exceed the sustainable supply.
5. Ensure that the community is provided an opportunity to be involved in decisions that affect them.
6. Ensure that all policies in the Official Community Plan are clear and understandable.

Community Well being

7. Protect the rural character of Electoral Area 'A' from the impacts of future development.
8. Increase community diversity.
9. Ensure that neighbourhoods have distinct identities and lively public spaces that promote social interaction.
10. Ensure that community services are geared towards all ages including active transportation, recreation, culture, sports, the arts, and education.

Environmental Integrity

11. Increase the amount of green development which makes efficient use of land, energy, and resources.
12. Ensure that biodiversity, groundwater resources, and natural habitat are preserved, protected, and enhanced.



13. Increase public awareness of environmental issues and the importance of environmental stewardship.
14. Ensure that the impacts of development on the natural environment are identified and minimized.
15. Reduce greenhouse gas emissions.

Economic Health

16. Increase economic diversity.
17. Ensure that opportunities exist for economic development which creates opportunities for local employment, minimizes negative environmental impact, and does not detract from the quality of life enjoyed by area residents.
18. Ensure that infrastructure and community services are provided in an efficient manner.

Please note, at the beginning of each section of this plan, a reference is provided indicating which of the above community goals that section helps to achieve.



4.0 Protecting the Natural Environment

The Georgia Basin, which includes the RDN, is one of the fastest growing areas in the Province and is also one of the most biologically diverse areas of North America. Electoral Area 'A' is home to many environmentally sensitive features which must be identified and preserved to ensure the long term environmental health of the area.

Maintaining healthy ecosystems is important for regulating our climate, cleaning our fresh water, regulating and cleaning atmospheric gases, maintaining genetic diversity, sustaining the water cycle, recycling nutrients, and pollinating our crops.



This section contains objectives and policies for minimizing the impact of development while working towards achieving the Community Vision in a way which is consistent with the Sustainability Principles.

Sustainability Implications

Climate Change

The OCP's role in addressing climate change is to support actions and decisions which are necessary to help reduce GHG emissions and prepare the community to adapt to changing conditions as a result of climate change (adaptation and mitigation). This OCP can influence GHG emissions through the designation and implementation of land use and conservation policies.

Environment

Biodiversity and ecosystem health are in decline worldwide, largely due to human activities. Factors such as climate change, pollution, resource extraction, and over consumption, impact both local and global ecosystems. As a growing electoral area with a desirable quality of life within close proximity to urban services, it is anticipated that there will be continued pressure placed on the natural environment. OCP policies need to ensure that biodiversity and ecosystem health are protected.

Social

A healthy, clean environment is important from a social perspective in that it helps define who we are, both as individuals, and as a community. The natural environment provides the foundation for our wellbeing, forms an important part of our culture and our memories, and helps define our sense of community.

Property owners, area residents, non-profit conservation organizations, business, First Nations, and all levels of government all have a role to play in protecting the natural environment.



The RDN recognizes its role is to ensure the natural environment is protected and enhanced as the plan area grows and changes over time to safe guard current and future Electoral Area ‘A’ residents’ ability to enjoy the natural amenities the plan area has to offer.

Economic

The economy depends on the environment for every aspect of its existence. Food, energy, minerals, raw materials, and water, are some examples of what the environment provides. Without biologically diverse and healthy ecosystems, the economy cannot prosper. Electoral Area ‘A’ residents support the development opportunities which provide opportunities for local employment while safeguarding the environment and rural way of life.

Strategic Direction and Goals

Section 4.0 helps achieve the Community Vision by contributing towards community goals 4, 6, 7, 11, 12, 13, and 14. Please refer to Section 3.3 for a list of community goals.

4.1 Environmentally Sensitive Ecosystems and Species of Concern

In keeping with the Community Vision and the goal of protecting the natural environment, this plan identifies and supports the protection and enhancement of important environmentally sensitive Areas (ESA) within the plan area. ESA’s are areas of land and/or water that are sensitive to human presence, development, and interference. They are also features, areas, or habitats that are worthy of a higher level of protection as a result of vulnerability or value in maintaining ecosystem components.

An inventory of sensitive ecosystems on east Vancouver Island and the Gulf Islands was undertaken by the Canadian Wildlife Service in partnership with other agencies. The result of this inventory was the Sensitive Ecosystem Inventory of east Vancouver Island and Gulf Islands. Protection of these ecosystems has been incorporated into the policies found within this OCP. In addition, the Conservation Data Centre collects and disseminates information on plants, animals and ecosystems at risk in British Columbia. This OCP includes provisions to protect the known locations of species of concern. There are likely other environmentally sensitive ecosystems and features unknown to the community and the RDN at this time.

This plan recognizes that new information on ESA’s and species of concern may become available and includes policies to recognize new information.

Objectives, Policies and Implementation Actions

Section 4.1	Policy/Objective
Objective 4.1.1	Retain a full range of habitat required to maintain and re-establish indigenous and endangered species.
Policy 4.1.1	Land, water, and species of concern which are sensitive to human disturbance are deemed to be an Environmentally Sensitive Areas (ESA). These areas are identified on Map No. 1 of this plan. It should be noted ESA’s are not limited to the boundaries indicated. This plan may be amended from time to time to recognize newly identified ESA’s and to make changes to ESA boundaries to reflect changing on-site conditions or more comprehensive environmental assessments and amendments to the ESA’s atlas.



Section 4.1	Policy/Objective
Advocacy Policy 4.1.2	Request that the provincial and federal ministries responsible for species and risk and ecosystem protection monitor ESA's and provide the RDN with updated information on the status, location, and management of ESA's on an ongoing basis.
Advocacy Policy 4.1.3	Work with senior provincial and federal agencies, non-government organizations, and other community interest groups to identify, preserve, protect, and enhance ESA's.
Advocacy Policy 4.1.4	Work with senior provincial and federal agencies, non-government organizations, property owners, and other community interest groups to identify wildlife movement patterns and needs in order to work towards creating and/or protecting opportunities for ecological connectivity within the plan area and adjacent lands.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Advise senior government agencies of policies in the OCP.	Ongoing
Incorporate new and more accurate verifiable information on ESA's in this plan as it becomes available.	Ongoing
Work with the Provincial Approving Officer, property owners and developers and include habitat protection guidelines in a DPA.	Immediate

Section 4.1	Policy/Objective
Objective 4.1.2	New development will not result in a decrease in the amount or number of ESA's.
Policy 4.1.5	Designate DPA's in Section 12 of this plan to protect the following sensitive ecosystem types: riparian vegetation, wetland, coastal bluff, terrestrial herbaceous, and older forest as defined in the ESA atlas.
Policy 4.1.6	Designate DPA's in Section 12 of this plan to protect Bald Eagle and Great Blue Heron nesting trees and known occurrences of rare and endangered species shown on Map No. 1.

Section 4.1	Policy/Objective
Objective 4.1.3	To protect sensitive ecosystems and rare species through the use of policies and DPA's.
Policy 4.1.7	The RDN should not support development applications within or adjacent to ESA's where a proposed development would adversely affect an ESA or species of concern as determined by an environmental professional where the identified impacts are not proposed to be mitigated in a manner recommended by an environmental professional and where applicable, approved by a senior level of government.



Policy 4.1.8	Despite the minimum parcel sizes supported by this plan, the creation of new parcels less than the minimum parcel size supported by this plan and located within a smaller footprint of the parent parcel may be supported to protect and/or enhance an environmentally sensitive feature without an amendment to this plan, provided the overall number of parcels and density is consistent with the current zoning and the environmentally sensitive feature is permanently protected. Density and/or the number of potential parcels shall be based on the buildable area taking into account site constraints, not the overall parcel size. It is recognized that a rezoning and an amendment to the RGS may be required.
Policy 4.1.9	Development should generally conform to “ Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia “ as amended and/or replaced from time to time.
Policy 4.1.10	Zoning amendments and development proposals shall be reviewed in relation to existing and potential archaeological sites and where sites are apparent or identified on provincial archaeological mapping, such applications shall be referred to the Ministry responsible for archaeology. The RDN shall notify applicants if the subject property includes a recorded protected archaeological site or an area of significant archaeological potential.
Policy 4.1.11	Development applications for lands in or adjacent to ESA’s generally as identified on Map No. 1 of this plan shall ensure that the environmentally sensitive feature is protected to the greatest extent possible.
Policy 4.1.12	To the greatest extent possible ESA and the habitat requirements for species of concern should remain in their natural state and should not be developed or disturbed.
Advocacy Policy 4.1.13	With respect to a proposed subdivision within, adjacent to, or containing an ESA, the RDN should request that the subdivision approving officer not support the proposed subdivision unless the ESA is adequately protected through zoning, covenant, park land dedication where appropriate, or conservation agreement. It is preferred that the creation of new parcels not be supported in the case where it is likely that encroachment into the sensitive area would occur over time. Approval from the Agricultural Land Commission shall be required where a covenant would prohibit agricultural activities on lands within the Agricultural Land Reserve.
Policy 4.1.14	This plan recognizes the importance of protecting Coastal Douglas Fir (CDF) ecosystems which are among the rarest and endangered coastal ecosystems within the plan area and on the east coast of Vancouver Island.
Policy 4.1.15	The RDN should support developing a strategy for conservation measures within Coastal Douglas Fir ecosystems which occur within the plan area.



Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
RDN to consider the protection of ESA's as part of zoning amendment application review process.	Ongoing
Work with the Provincial subdivision approving officer to encourage the protection of ESA's.	Ongoing
Work with the Ministry's responsible for ecosystem conservation and forest stewardship and other stakeholder groups and agencies to develop a strategy for conservation measures on lands within the Coastal Douglas Fir Ecosystem.	Ongoing

Objective 4.1.4	Support and encourage community involvement and environmental education
Policy 4.1.16	Support and encourage communication and education on ESA's within the private sector, non-governmental organizations, and community groups.
Advocacy Policy 4.1.17	Land owners, senior government agencies, non-profit societies, and non-governmental organizations are encouraged to participate in the registration and holding of covenants and to assist with funding for environmental conservation.
Advocacy Policy 4.1.18	Encourage and assist (through education) land owners to develop their land in an environmentally sensitive way.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
The RDN should develop an environmental stewardship education program.	Short Term
The RDN should develop an eco-gifting program whereas property owners wishing to donate land for the purpose of ecological protection can do so to the RDN or non-profit conservation organization.	Short Term
The RDN should develop incentives to encourage green development.	Ongoing

4.2 Freshwater Management

Electoral Area 'A' contains an extensive and complex interconnected water system primarily within the Nanaimo River watershed which includes watercourses, lakes, wetlands and aquifers that help define Electoral Area 'A'. The preservation and enhancement of pristine aquatic and riparian ecosystems is vital as many terrestrial and aquatic plant and animal species depend on these ecosystems for survival.

Surface water is also a source of water for residences and agriculture and is valuable for recreational activities. In addition, maintaining intact watersheds and natural flow regimes serves to maintain stable stream channels and helps prevent or moderate flooding.



The Ministry of Environment, in cooperation with Fisheries and Oceans Canada, adopted the [Riparian Areas Regulation](#) (RAR), which came into force on March 31, 2006. This legislation was enacted in July of 2004 under Section 12 of the British Columbia [Fish Protection Act](#). The purpose of the RAR is to protect the features, functions, and conditions that are required to support fish life processes in riparian areas. Local governments are required to protect all streams in accordance with the regulation. This plan satisfies the requirements of the RAR.

Objectives and Policies

Section 4.2	Policy/Objective
Objective 4.2.1	To identify, preserve, protect, and enhance all freshwater ecosystems within Electoral Area ‘A’.
Policy 4.2.1	Ensure that all development, including the subdivision of land containing or adjacent to a watercourse, does not adversely affect any watercourse or its associated riparian ecosystems.
Policy 4.2.2	Development applications that pose negative impacts will not be supported unless those impacts are mitigated on the subject parcel or an adjacent parcel containing similar habitat such that the end result represents an overall improvement to the function of the ecosystem being impacted.
Policy 4.2.3	The restoration and ‘day lighting’ of previously disturbed watercourses is supported. Culverting and the permanent diversion of watercourses shall be discouraged.
Policy 4.2.4	Creative development proposals which enhance and/or provide protection to a watercourse shall be supported including clustering of development, density averaging, covenant protection, park land dedication over and above the minimum 5% requirement, providing green space and other methods. A rezoning and/or amendment to the RGS may be required.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Consider implications of development on surface water and riparian areas during application reviews.	Ongoing
Request that the subdivision approving officer not support a proposed subdivision unless watercourses are adequately protected through covenants, green space dedication where appropriate, or conservation agreement. Approval from the Agricultural Land Commission shall be required where a covenant would prohibit agricultural activities on lands within the Agricultural Land Reserve.	Ongoing

Objective 4.2.2	To maintain, enhance and protect the biodiversity, ecological function, aesthetic appeal and recreational value of all watercourses in Electoral Area ‘A’.
Policy 4.2.5	Designate DPA’s in Section 12 of this plan to protect watercourses and their associated riparian ecosystems.



Policy 4.2.6	The RDN shall support the use of protective measures such as return to Crown, covenants, or conservation agreements for riparian corridors and along the bed of watercourses, creeks, lakes, and wetlands wherever development on adjacent land is proposed.
Advocacy Policy 4.2.7	Proposed subdivisions that include or are adjacent to a watercourse shall not be supported unless the watercourse is adequately protected through covenants, green space dedication where appropriate, or a conservation agreement. Subdivision layouts designed to reduce encroachment into protective covenant areas shall be strongly encouraged.
Policy 4.2.8	Encourage the Provincial and Federal Agencies responsible for watershed management and ecosystem health to monitor watercourses and provide the RDN with updated information on their status, location, and management.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Work with applicable Provincial and Federal Agencies, and stewardship and enhancement groups to protect and restore watercourses.	Ongoing
For development applications require information from applicants that identifies the potential impacts of development and recommends measures to mitigate the potential impacts. Require reasonable measures as recommended by the qualified professional.	Ongoing

Objective 4.2.3	To encourage and promote environmentally responsible development.
Policy 4.2.9	Support and encourage communication and education on environmentally sensitive features within the private sector, non-governmental organizations, and community groups.

4.3 Coastal Zone Management

Coastal and marine environments provide goods and services from an ecological, economic, and social perspective. The form and dynamics of the shoreline help determine essential habitat conditions for coastal plant and animal communities. Coastal areas are also highly valued by property owners, the general community, and marine recreational users for their aesthetic qualities, recreational values, and viewscapes.



In addition, many coastal communities are experiencing unprecedented levels of growth. This is a critical time to recognize the unintended consequences of past practices and to identify ways to reduce the impacts of development and ensure that the benefits of having healthy



marine ecosystems continue to be enjoyed for generations to come.

Objectives and Policies

Section 4.3	Policy/Objective
Objective 4.3.1	Maintain, enhance, and protect biodiversity, ecological function, aesthetic appeal, and recreational value of the waterfront.
Policy 4.3.1	Designate DPA's in Section 12 of this plan to protect the coastline including its associated upland ecosystems.
Policy 4.3.2	Discourage the continued development or intensification of neighbourhoods along the coastal foreshore in order to limit impacts on environmentally sensitive features and the aesthetic impacts of development.

Objective 4.3.2	Minimize impacts on public access and the natural environment.
Policy 4.3.3	Development which impedes public access along the foreshore shall not be supported.
Advocacy Policy 4.3.4	With respect to referrals on the siting of new aquaculture farms, due to the sensitive nature of the marine zone and minimal rates of water exchange in Stuart Channel, the RDN shall strongly encourage the provincial and federal governments to consult with the community to ensure that the impacts of such use have been adequately identified and mitigated.
Policy 4.3.5	The use of marine retaining walls and other 'hard' surfaces such as seawalls, concrete groynes, gabions, and rip rap shall only be supported where a qualified professional has determined that "soft" approaches to shoreline stabilization such as vegetation enhancement, upland drainage control, biotechnical measures, beach enhancement, anchor trees, and gravel placement are not appropriate given site specific conditions. In addition, the construction of shoreline stabilization measures including marine retaining walls must be in compliance with the RDN Marine Retaining Wall Policy, as amended or replaced from time to time.
Policy 4.3.6	The use of shoreline stabilization measures on Crown foreshore, in a manner that obstructs public access to and along public beaches or foreshore areas, shall not be supported. All works below the high water mark require Fisheries and Oceans Canada approval and Crown foreshore tenure from the Integrated Land Management Bureau. Where approval for Crown foreshore use is obtained, the RDN may support proposals for shoreline stabilization measures below the high water mark, provided they are designed to encourage public access along the coastline and do not have negative environmental impacts.
Policy 4.3.7	The RDN supports public access to the water in new subdivisions. Where more than one access to water is required under Section 7(f) of the Land Title Act , the RDN may support the consolidation of accesses to support recreational uses.



Policy 4.3.8	Development proposals adjacent to the marine foreshore should maintain and enhance public access.
Policy 4.3.9	The RDN shall not support zoning the surface of water within the plan area for residential or industrial purposes.

Objective 4.3.4	Foster public ownership and stewardship of the waterfront.
Policy 4.3.10	Support community involvement in the cooperation and coordination between agencies responsible for the use and management of marine, foreshore, and upland resources in order to balance community objectives with comprehensive management of the coastal zone.
Policy 4.3.11	The RDN should not support waterfront development proposals which do not provide suitable public waterfront access or which are likely to result in a unmitigated damage to the environment on land adjacent to the coastline.
Advocacy Policy 4.3.12	The Ministry of Transportation and Infrastructure (MOTI) is strongly encouraged to deny encroachment permits to occupy road ends adjacent to the ocean or a watercourse where the permit would affect public access.

Objective 4.3.5	Minimize the environmental and aesthetic impacts of boat houses, water access stairs, and boat ramps.
Policy 4.3.13	New boat ramps located on private property shall be discouraged in order to minimize cumulative environmental impact.
Policy 4.3.14	Notwithstanding policy 4.3.13, new boat ramps may be supported on publicly accessible lands such as public road rights-of-way to reduce the need for individual boat ramps and to reduce the cumulative environmental impacts.
Policy 4.3.15	The construction of structures for the purpose of providing private water access may be supported where it does not impede public access and where it can be demonstrated that the proposed structure would not have a negative environmental impact, would be safe from a geotechnical and structural engineering perspective, and would not impede views from adjacent properties.
Policy 4.3.16	The construction of boat houses shall not be supported where such structures result in a net negative environmental impact and/or impede views from adjacent properties.
Policy 4.3.17	The size and scale of beach access stairs should be minimized and should not include oversized landings, viewing platforms, decks, or any other additions beyond that which is required to provide safe access. Water access stairs must be located and designed in such a way as to reduce the impacts on native vegetation and animal communities and to preserve slope stability.
Policy 4.3.18	The RDN may consider developing zoning regulations for the construction of boat houses, beach access stairs, boat ramps, boat launching devices, and private docks. The regulations should address maximum dimensions, public access, environmental protection, building materials, minimum setback requirements, protection of view corridors, public consultation, and maximum height requirements.



Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Undertake a community planning exercise to develop regulations for boat houses, water access stairs, boat ramps, and private docks.	Short Term

4.4 Drinking Water Protection and Groundwater Resources

Groundwater is the primary source of water in Electoral Area ‘A’ and as such, residents depend on it to meet residential, industrial, commercial, and agricultural needs. A recent groundwater assessment and vulnerability study has shown that the surface water and groundwater regimes in Area A are very complex and not well understood.

Area ‘A’ includes both bedrock and large, shallow, and unconfined aquifers in coarse permeable materials. Some of these aquifers are very productive but are also very vulnerable to surface contamination. In addition to aquifer vulnerability, some portions of Electoral Area ‘A’ also experience a water deficit in the late summer/early fall, meaning that more water is extracted from the aquifers than is replenished resulting in a decline in groundwater levels. The Yellow Point Aquifer located east of Haslam Creek is a naturally low productivity bedrock aquifer. There are indications that there may be a significant long-term decline in water levels in this aquifer.



Some portions of the plan area, mainly those with shallow bedrock aquifers with little storage capacity, experience severe water shortages during dry summer months and residents require water to be trucked in from elsewhere to meet their daily needs. Therefore, protection of drinking water and groundwater resources from both a quality and quantity perspective is paramount to the residents of Electoral Area ‘A’.

This section of the OCP provides objectives and policies which aim to implement the recommendations of the Electoral Area ‘A’ Groundwater Assessment and Vulnerability Study conducted by GW Solutions Inc., and Vancouver Island University dated March 2009.

Objectives and Policies

Section 4.4	Policy/Objective
Objective 4.4.1	Support and encourage further research, inventories, and monitoring of groundwater resources within the plan area.
Policy 4.4.1	Support the installation of monitoring wells throughout the plan area to characterize the dynamic of the aquifers and to monitor the interaction between the surface and groundwater. They should also be installed along the coast to better characterize the groundwater discharge to the foreshore and to monitor any deterioration of the groundwater quality due to saltwater intrusion.



Section 4.4	Policy/Objective
Policy 4.4.2	The RDN shall work with the provincial ministry responsible for monitoring water levels, Snuneymuxw First Nation, and Fisheries and Oceans Canada to consider installing a surface water gauging station where the Nanaimo River discharges into its estuary.
Policy 4.4.3	This plan supports conducting further research and study in order to gain a better understanding of the aquifers in Electoral Area 'A' including characterization and quantification of the water budget for the plan area.
Advocacy Policy 4.4.4	The RDN shall encourage the provincial ministry responsible for groundwater extraction and licensing to quantify and monitor the volume of water being extracted by water license holders.
Advocacy Policy 4.4.5	Support the creation and implementation of an aquifer/groundwater monitoring program in cooperation with the province, community water service providers, and plan area residents.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
At the time of subdivision, development permit application, or rezoning, where a groundwater assessment is being conducted, consider the requirement for the installation of monitoring wells when recommended by a qualified professional.	Ongoing
Conduct additional detailed groundwater studies as time and funding permit.	Ongoing

Objective 4.4.2	Ensure that development applications and proposed subdivisions do not have a negative effect on the quantity or quality of groundwater both today and into the future.
Policy 4.4.6	The vulnerability of aquifers to surface contamination is shown on Map No. 2. Map No. 2 does not indicate areas where there are concerns with groundwater quantity such as the Yellow Point Aquifer. Adjustments may be made to reflect new information as it becomes available.
Policy 4.4.7	Designate DPA's in Section 12 of this plan to protect groundwater resources from potential negative effects of proposed development, where a development permit would be required prior to the development or alteration of land.
Policy 4.4.8	In areas not serviced by either an RDN Community Water system or NCID water, zoning amendments that propose to increase the density or intensity of the use of land above an area designated as 'moderate' or 'high' vulnerability on Map No. 2 shall only be supported where an aquifer impact assessment conducted by a hydrogeologist or other qualified person can demonstrate to the satisfaction of the RDN that the proposed development will be serviced with an adequate year round supply of potable water that meets or exceeds Canadian Drinking Water Guidelines and will not negatively affect the subject aquifer(s) or jeopardize the quality or quantity of water available for use by existing plan area residents.



Policy 4.4.9	The establishment of land uses which would have a negative impact on the quality, or quantity of ground or surface water shall not be supported.
Policy 4.4.10	All land uses and development within Electoral Area 'A' should generally be consistent with the groundwater protection best management practices contained in Appendix 2. It is recognized that some of the best management practices go beyond the RDN's jurisdiction and require cooperation with other jurisdictions, individuals, and business owners. The Best Management Practices contained in Appendix 2 are not intended to be enforceable and shall only be used as a guide.
Policy 4.4.11	All development applications must minimize impervious surfaces and consider both natural and man-made systems to maximize groundwater recharge while ensuring that groundwater resources are protected from potential deleterious substances.
Advocacy Policy 4.4.12	Encourage the subdivision approving officer, when considering a proposed subdivision, to require an aquifer impact assessment to ensure that the newly proposed potable water supplies will not negatively affect the subject aquifer(s) or jeopardize the quality or quantity of water available for use by existing plan area residents.
Policy 4.4.13	With respect to subdivision applications where community water is not available, the RDN should ensure that each proposed lot be provided with a sustainable water supply which does not negatively affect existing adjacent properties.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Adopt a subdivision servicing bylaw that applies to on-site servicing and includes requirements to drill and test a well on each proposed lot to ensure that each proposed lot has a sustainable water supply.	Short Term

Objective 4.4.3	Encourage a comprehensive and innovative approach to water conservation.
Policy 4.4.14	Encourage the use of soil covers and crops with low watering needs, reducing water loss.
Policy 4.4.15	Consider the formation and implementation of a comprehensive water conservation program in cooperation with the provincial ministry responsible for water planning, community water service providers, and plan area residents.
Policy 4.4.16	Encourage the use of xeriscaping, low flow plumbing fixtures, micro-irrigation, gray water and rainwater collection and reuse, and other innovative water conservation technologies in all existing and proposed development.
Advocacy Policy 4.4.17	Senior agencies are encouraged to remove barriers for the use of proven water conservation technologies that significantly reduce water consumption such as gray water and rain water collection and reuse.



Advocacy Policy 4.4.18	The provincial ministry responsible for water licensing and extraction is strongly encouraged to monitor existing water extraction licenses and to revoke licenses that are no longer in use.
Advocacy Policy 4.4.19	The provincial ministry responsible for groundwater licensing and extraction is encouraged to adopt a groundwater extraction licensing and monitoring program to encourage water conservation and to provide aquifer data to help better understand and manage groundwater resources.
Advocacy Policy 4.4.20	The provincial government is requested to introduce legislation to govern the management of groundwater resources to ensure that: <ul style="list-style-type: none"> a. The rate of groundwater withdrawal does not exceed the rate at which the sources are recharged. b. There is an adequate allotment of water earmarked for agricultural use; and. c. The human use of ground or surface water does not have negative impacts on fish and wildlife, or on the recreation potential of a creek, river, or significant wetland.
Policy 4.4.21	The RDN should not support rezoning applications which propose to extract and/or process water for the purpose of bulk or retail sale such as bottled water. This does not include water services being provided to those who require water to be trucked in from elsewhere to meet their daily household needs due to well water shortages and or water quality concerns.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Consider rebate programs to encourage low flow toilets, plumbing fixtures, and other water saving devices.	Ongoing
Designates guidelines within DPA's to encourage water conservation.	Immediate

4.5 Rainwater Management

The creation of impervious surfaces interrupts the natural water cycle by decreasing the percentage of rain water and other surface water that is able to naturally infiltrate back in to the earth.

The resulting excess surface water, the water that would have otherwise been able to infiltrate back in to the earth, no longer becomes available to recharge aquifers and moderate stream flow and temperature. In addition, the excess water has the potential to erode native soils and pick up contaminants as it flows along the surface before depositing them in watercourses that form part of the natural drainage system. Therefore, there is a direct relationship between the amount of impervious surfaces in our built environment and environmental health.



Since plan area residents rely on groundwater for their domestic water supply and the plan area contains many fish bearing streams that are sensitive to disturbance that are also valued for their role in the ecosystem and for recreational opportunities, it is important to ensure that rain water runoff is managed in a way that ensures that the environment is protected.

Objectives and Policies

Section 4.5	Policy/Objective
Objective 4.5.1	Recognize rain water as a natural resource that must be managed to protect the environment including the quality and quantity of ground and surface water.
Policy 4.5.1	The RDN should take steps to ensure that erosion control is provided during construction and demolition.
Policy 4.5.2	The RDN may consider regulating impervious surfaces within the plan area through tools such as zoning regulations, landscaping requirements, etc.
Policy 4.5.3	The creation and implementation of a comprehensive area wide rain water management plan is supported.
Policy 4.5.4	The RDN shall strongly encourage rainwater retention and collection and should ensure that development proposals do not increase the peak flow run off into adjacent areas.
Policy 4.5.5	The RDN shall not support development applications that propose to or may result in the release of rain water run off containing sediments or other contaminants off site.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Develop a strategy for management of impervious surfaces at a watershed scale.	Long Term
Develop a watershed management plan.	Long Term

Objective 4.5.2	Support the use of engineering and environmental designs that mimic the function of the natural environment.
Policy 4.5.6	Development or subdivision of land must where practical be designed to: <ul style="list-style-type: none"> a. Replicate the function of a naturally vegetated watershed; b. Maintain the hydrological regime of surface and groundwater and pre-development flow rates; c. Minimize interference with groundwater recharge; and, d. Not introduce or remove materials where it would cause erosion of or the filling in of natural watercourses and/or wetlands.
Advocacy Policy 4.5.7	The Regional District shall request that the Approving Officer require subdivisions to be designed to maintain the hydraulic regime of streams and watercourses while providing sufficient drainage in a manner which does not interfere with groundwater recharge or allow erosion materials into natural watercourses, lakes, and wetlands.



Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
When commenting on subdivision application referrals from the MOTI, the RDN shall request that the subdivision approving officer require the applicant to incorporate rainwater management systems which do not interfere with groundwater recharge or allow erosion materials into natural watercourses, lakes, and wetlands.	Ongoing
Include guidelines within DPA's to ensure that rainwater is managed appropriately and in general conformity with this plan.	Immediate

Objective 4.5.3	Minimize the amount of impervious surfaces to the greatest extent possible.
Policy 4.5.8	Zoning amendment applications that would result in increased density or intensification of land use shall be required to demonstrate that impervious surfaces have been minimized.
Policy 4.5.9	Rain water management provisions shall be incorporated in to DPA's included in Section 12 of this plan.
Policy 4.5.10	The RDN should not support development which would result in an increase in rain water flowing onto adjacent lands. Drainage must be controlled on-site by retention of open ground for infiltration, on-site retention basins, naturally vegetated areas, rock pits, or dry wells to the satisfaction of the RDN, who may require the owner to have the on-site storm drainage facilities designed by a qualified professional engineer at the owner's cost. Where onsite drainage is not possible due to poor drainage conditions as determined by a professional engineer, other environmentally sound options may be considered and may be subject to approval by the MOTI.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
When evaluating rezoning applications which result in increased density or intensification of land use, the RDN shall require the applicant to demonstrate that impervious surfaces have been minimized.	Ongoing



4.6 Encouraging Sustainable Development

Well designed developments contribute towards the Electoral Area ‘A residents’ goal of preserving and protecting the natural environment, conserving resources, and reducing greenhouse gas emissions. Factors such as historical land use patterns, inefficient buildings, site design, and recently climate change have raised environmental awareness and the need to improve the efficiency of and reduce the ecological footprint of the built environment.



This section works towards achieving the Community Vision by encouraging green development.

Objectives and Policies

Section 4.6	Policy/Objective
Objective 4.6.1	Encourage the use of efficient building materials, techniques and practices that reduce energy and water consumption.
Policy 4.6.1	The use of proven innovative and technologically viable technologies that make efficient use of water and energy resources shall be supported such as gray water recycling, subject to provincial approval where applicable.
Policy 4.6.2	The RDN shall consider developing a sustainability checklist for the purpose of encouraging green development and best management practices which should include a focus on energy efficiency, water conservation, greenhouse gas emission reductions, resource conservation, best management practices, site design considerations, and environmental protection.
Policy 4.6.3	In conjunction with the sustainability checklist, the RDN shall consider the development of an incentive program for developments which receive a high score. Incentives may include, but are not limited to, reduced/waived fees and DCC's, quicker processing times, rebates for energy and water efficiency, and community recognition.
Policy 4.6.4	Where irrigation is required to maintain proposed landscaping, it should be designed and installed by an Irrigation Industry Association of British Columbia certified irrigation designer.
Advocacy Policy 4.6.5	The RDN shall work with the Vancouver Island Health Authority (VHIA) and other jurisdictions having authority to remove the barriers and encourage the use of green technologies for on-site rain water, gray water and reclaimed water recycling.
Policy 4.6.6	The RDN should consider developing a program with incentives that encourages homeowners to retrofit existing housing stock for the purpose of increasing its energy and water efficiency.
Policy 4.6.7	The use of local and sustainable building materials such as stone, wood, and site cut timber shall be encouraged.
Policy 4.6.8	The use of renewable energy systems such as wind, solar-voltaic cells, micro-hydro, cogeneration, and geothermal shall be encouraged.



Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Investigate the feasibility of a water conservation rebate program. Consider incentives for rain water retention systems and low flow fixtures and appliances.	Short Term/ Ongoing
Work with the Vancouver Island Health Authority to streamline approvals for green alternatives.	Ongoing
In consultation with the community, develop a comprehensive sustainability checklist used to evaluate and score development applications and form the basis for incentives for green development.	Immediate
Work with senior governments and other agencies to consider the development of a housing retrofit program to increase the efficiency of the existing housing stock.	Long Term

Objective 4.6.2	Encourage the creation of compact complete communities which reduce the dependence on automobiles for the primary mode of transportation.
Policy 4.6.9	Compact residential development shall be concentrated on lands within the GCB in accordance with Section 6.0 of this plan.

Objective 4.6.3	Encourage developments that contribute towards maintaining a healthy natural environment, conserving water and energy, reducing greenhouse gas emissions, and assist in moving towards sustainability and discourage developments which do not.
Policy 4.6.10	The RDN shall consider amending the development application fee structure to provide financial incentives for all development and building permit applications which score high on the sustainability checklist.
Policy 4.6.11	Rezoning applications that propose developments that achieve Leadership in Energy and Environmental Design (LEED) certification, Built Green, or other high level standard shall be encouraged.
Policy 4.6.12	Comprehensive development proposals that consider the full life cycle of input materials and process by-products, as well as those that seek to minimize the use of energy and raw materials, minimize waste, and build sustainable economic, ecological and social relationships are encouraged (may require a RGS amendment).

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
The RDN should initiate a fee structure review with the intent of identifying options for encouraging green development in conjunction with the development of a sustainability checklist.	Immediate

Objective 4.6.4	Educate the public on sustainable development practices and the use of green building technologies.
------------------------	--



Policy 4.6.13	The RDN shall consider providing clear and concise consolidated information available on line and in hardcopy about the availability of grants and rebate programs which support green initiatives for homeowners and developers.
Policy 4.6.14	This plan supports the adoption of a green building policy for all new buildings as well as renovations and retrofits of existing buildings.
Policy 4.6.15	The RDN should support the creation of a community education program aimed at informing the community on actions they can choose which result in reduced GHG emissions and efficient use of energy and resources.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Amend the RDN website by creating a section for grants and rebate programs. Develop informational brochures updated on a yearly basis outlining the availability of grants and rebate programs in support of green development.	Short Term

4.7 Hazard Management

Natural hazard areas are sources of potentially dangerous chance events such as lands which may be susceptible to damage from floods, mass movement of soil, landslides, earthquakes, or forest fire. Map No. 1 shows known natural hazard areas within the plan area (Environmentally Sensitive Features and Natural Hazard Areas).

A wildland fire protection plan for the North Cedar Improvement District, Snuneymuxw First Nation and Electoral Area 'A' was prepared. The report found that a large portion of Electoral Area 'A' is considered to have a moderate, high, or extreme forest fire risk.

Seismic activity is a distinct possibility within the plan area. South Central Vancouver Island is classified as a Zone 4 area according to the 2006 National Building Code Seismic Zoning Map. This indicates that the area is at high risk for seismic activity.

This section is intended to minimize the risk of potential hazards to persons and property.

Objectives and Policies

Section 4.7	Policy/Objective
Objective 4.7.1	Minimize the risk of personal injury or loss of property which may result from natural hazards.
Policy 4.7.1	Designate DPA's in Section 12 of this plan to protect lives and property from natural hazards to ensure that development is reviewed through the development permit process prior to development or alteration of land.
Policy 4.7.2	Despite the minimum parcel sizes supported by this plan, proposals which do not result in an increase to the number of parcels being created or an increase in density may be supported through a rezoning or development variance permit to protect future and existing development from natural hazards subject to satisfying the following criteria: <ul style="list-style-type: none"> a. The proposal must demonstrate that the purpose of the alternate land use



Section 4.7	Policy/Objective
	<p>pattern is for mitigating a risk as a result of a natural hazard on the property including flooding, landslide, and/or forest fire;</p> <ul style="list-style-type: none"> b. A report, from a professional qualified to comment on the applicable hazard, shall be required and must include an assessment of the hazard and recommendations to minimize the risks; c. A covenant prepared at the applicant's expense and to the satisfaction of the RDN shall be registered on the title of the subject property registering the professional report, requiring compliance with the report's recommendations and saving the RDN harmless from liability as a result of the proposed development; d. There must be a demonstrated need and rationale for the proposed land use pattern; e. Performance bonding and/or a development agreement may be required to ensure that the recommended mitigation works are complete to the satisfaction of the RDN; f. Density and/or the number of potential parcels shall be based on the buildable area taking into account site constraints not the overall parcel size; g. The balance/remainder of the property is protected from further subdivision and/or development through zoning and/or covenant; and, h. The land is not located in the ALR and the proposal is consistent with the RGS.

Objective 4.7.2	Enforce mitigation measures which are compatible with the needs of local residents and are sensitive to the environment.
Policy 4.7.3	No development application, subdivision, or alteration of land in a natural hazard area shall be supported unless the applicant or appropriate authority provides evidence that measures can and will be taken to reduce the potential hazard, mitigate the risk, and protect adjacent properties from possible impacts.
Policy 4.7.4	All development proposals located within a designated floodplain must comply with the RDN Floodplain Management Bylaw 1469, 2006 as amended or replaced from time to time.

Objective 4.7.3	Identify, conserve and protect natural hazard areas and adjacent lands from damage due to development, subdivision, or alteration of land.
Policy 4.7.5	Areas susceptible to flooding, mass movement, unstable slopes, high rates of erosion, forest fire, steep slopes, or land that would pose a threat to property or lives if developed is deemed a natural hazard area. These areas are identified on Map No. 1 (Environmentally Sensitive Features and Natural Hazard Areas).
Policy 4.7.6	Natural Hazard Areas are not limited to the boundaries indicated on Map No. 1 and adjustments may be made to reflect changing on-site conditions or hazard assessments.
Advocacy Policy 4.7.7	The Ministry of Environment is encouraged to provide additional floodplain mapping data on other watercourses in the plan area.



Policy 4.7.8	The RDN is encouraged to provide information to land owners, perspective buyers and developers on the potential hazards within the plan area and methods for minimizing risk.
--------------	---

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Distribute fire smart manuals and informational brochures to land owners and applicants for development applications.	Ongoing
Work with the provincial ministry responsible for forest and risk management, Union of British Columbia Municipalities, South Island Woodlot Association, and Private Managed Forest Land Council to develop and implement a fuel abatement program for the plan area.	Ongoing



5.0 Creating a Local Food System

A food system is local when it allows farmers, food producers, and their customers to interact either face-to-face at the point of sale or through community partnerships or initiatives which encourage local products. It also supports the notion of farm to plate by encouraging farm products to be grown, stored, processed, sold, and handled locally.

Electoral Area 'A' has deep agricultural roots and strongly desires to maintain, enhance, and promote the plan area as an agricultural community. plan area residents wish to support agriculture and become leaders in local food production as stated in the Community Vision. Significant changes are required to achieve this vision.

Vancouver Island is heavily dependent on imported foods to meet daily nutritional requirements. Estimates indicate that only about five to six percent of the food consumed locally is grown on Vancouver Island.

Dependence on external food sources combined with the fact that Vancouver Island is isolated from the mainland and does not have large volumes of food storage capacity creates vulnerabilities in the local food supply which can be mitigated through the creation of a local food system.

Over half of the plan area is located in the ALR which has a favourable climate for producing many agricultural food products. Although the soils in the plan area are varied and water for irrigation in some areas is needed, Electoral Area 'A' has potential to significantly increase local food production.

"If you eat, you're involved in agriculture."

Wendell Berry,
(Author, farmer, and philosopher)

Sustainability Implications

Groundwater Resources

Water is a limiting factor for many agricultural operations. Several interests compete for groundwater in Electoral Area 'A'. At this time we do not have data on how much water is used by agriculture in the plan area. The largest groundwater users in the plan area are the Harmac Pulp Mill located in the City of Nanaimo followed by the North Cedar Improvement District. Managing groundwater resources should ensure that water is available to support the ecosystem while recognizing the needs of agriculture, industrial, and residential uses.

Commercial Agriculture

The current industrial agricultural system is heavily dependent on fossil fuels. Natural gas is the main ingredient used in nitrogen fertilizer and petroleum is the foundation of industrial pesticides. Both are essential in obtaining the crop yields currently expected in commercial agriculture. In addition, equipment used to sow, manage, harvest, process, and transport crops is also, in many cases, heavily dependent on fossil fuels. The cost of food is expected to rise as the input costs of producing and transporting agricultural products increases.



Food Security

Much of the produce eaten in British Columbia comes from distant lands. Many of these areas are experiencing an increase in severe weather events which are threatening crops and creating additional vulnerabilities and price fluctuations in the food system.

Climate Change Implications

Industrialized agriculture is a significant contributor to greenhouse gas emissions through deforestation, livestock production, application of chemical fertilizer and manure, and from the use of fossil fuels in the sowing, harvesting, processing and transport of agricultural products. Creating local food systems reduces the distance food must travel and as a result reduces greenhouse gas emissions and transport costs.

In addition to warmer average temperatures, climate change is expected to shift precipitation patterns and increase the frequency of severe weather events which may increase the risk of extreme drought and crop failure. Local food systems help mitigate the impacts of climate change by building resiliency into the system and becoming more self-reliant.

Food Accessibility

Access to fresh nutritious food is critical for maintaining a healthy population. All area residents should have access to affordable, fresh, nutritious, culturally appropriate food, which is locally produced. Access to healthy food can help combat rising rates of obesity and chronic illnesses that can be partially addressed by improvements to diet and exercise.

Strategic Direction and Goals

Section 5.0 helps achieve the Community Vision by contributing towards community Goals 1, 6, 7, 13, 15, 16, and 17. Please refer to Section 3.3 for a list of community goals.

5.1 Agricultural

The Agricultural Land Use designation applies to all land located in the Agricultural Land Reserve (ALR) at the date of adoption of this plan. These lands occupy approximately fifty-five percent of the plan area and are generally characterized by parcels, greater than 2.0 ha in area. Lands within the ALR are intended for agricultural production. These lands contribute to the economy and are of critical importance in helping Electoral Area 'A' become a leader in local food production.



Objectives and Policies

Section 5.1	Policy/Objective
Objective 5.1.1	Protect ALR land from non-agricultural development.
Policy 5.1.1	Lands within the Agricultural Lands designation are shown on Map No. 3.
Policy 5.1.2	Agriculture shall be the priority use on lands located within the Agricultural Lands designation.
Policy 5.1.3	Uses within this designation shall include agriculture and uses which are compatible with agriculture and contribute towards making it more productive.
Policy 5.1.4	Rezoning may be supported, subject to the approval of the Agricultural Land Commission to allow: <ol style="list-style-type: none"> a. Value added agricultural uses; b. ‘Permitted use’ as defined by the <i>ALR, Subdivision and Procedure Regulation</i> (<i>BC Regulation 171-2002</i>), as amended or replaced from time to time; or, c. Agricultural education and/or demonstration of agricultural technologies.
Policy 5.1.5	This plan supports the creation of an agricultural zone which applies to all lands within this designation.
Policy 5.1.6	Removal of lands from the ALR, which are capable of agricultural production, is considered contrary to the Community Vision and is not supported by this plan.
Policy 5.1.7	Subdivision of land within the ALR, which does not result in a net benefit to agricultural production as determined by a qualified professional, is considered contrary to the Community Vision and is not supported by this plan.
Policy 5.1.8	The RDN should consider providing comments to the Agricultural Land Commission on all applications for non-farm use, subdivision, and exclusion.
Policy 5.1.9	If land is removed from the ALR, the land should continue to be designated ‘Agricultural Lands’ and should not be considered for additional development potential.
Policy 5.1.10	This plan supports ongoing consultation with the Agricultural Advisory Committee, the Agricultural Land Commission, and the Provincial Ministry responsible for Agriculture to find ways to encourage agriculture and make it more productive.
Advocacy Policy 5.1.11	The RDN shall work with the MOTI to discourage the creation of new public roadways ending at lands located in the ALR to reduce the future demand for further non-agricultural development of ALR land.



Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Designate DPA's on land adjacent to the ALR to ensure adequate buffers are provided and to reduce the impacts of non-agricultural development on agricultural land.	Immediate
Work with the Agricultural Advisory Committee, the Ministry responsible for Agriculture, the Agricultural Land Commission, and the community to develop an agricultural zone and identify opportunities to increase diverse agricultural activity. Amend RDN Land Use and Subdivision Bylaw No. 500, 1987 to include the new zone.	Short Term
Review the current board policy on commenting on applications made to the Agricultural Land Commission and consider the potential role of the Agricultural Advisory Committee. Write a report to the Board with recommendations.	Short Term
Work with the Provincial subdivision approving officer, Ministry of Agriculture, and the Agricultural Land Commission to minimize the impact of subdivision on lands within the ALR.	Ongoing

Objective 5.1.2	Support and promote sustainable agriculture on ALR lands.
Policy 5.1.12	The minimum parcel size for lands located within the Agricultural Lands designation shall be 8.0 ha.
Policy 5.1.13	<p>Despite policy 5.1.12 above, subject to approval from the Agricultural Land Commission, and subject to being consistent with the RGS, the RDN may support the creation of more compact residential clusters through a rezoning or Development Variance Permit (DVP) on lands within this designation which may include smaller parcels and/or a subdivision pursuant to the Strata Property Act subject to the following:</p> <ol style="list-style-type: none"> The proposal must include a significant agricultural component which would contribute towards making Electoral Area 'A' a leader in local food production. The proposal does not result in more dwelling units and/or parcels than what is permitted by the zoning in place at the time the application is made. The overall density and/or number of parcels shall be determined based on the buildable area of the subject property and not the total site area as determined by the RDN. The proposal is consistent with ALR, Subdivision and Procedure Regulation (BC Regulation 171/2002). Residential development should be located on the least fertile portions of the subject property. Residential development must include a vegetated buffer designed and constructed in accordance with the Ministry of Agriculture "A Guide to Edge Planning Promoting Compatibility Along Urban-Agricultural Edges" published in 2009 by the Ministry of Agriculture as amended or replaced



	<p>from time to time.</p> <p>f. No parcel of less than 1.0 ha shall be created.</p> <p>g. All development must be serviced with onsite methods for treating wastewater and water systems.</p> <p>h. The proposal includes a report from a professional Agrologist outlining how the proposal would be more efficient from an agricultural perspective than a traditional subdivision and certifying that the proposed residential development is located on the least fertile portions of the land and is necessary to support the proposed agricultural use.</p> <p>i. The remainder must be protected against further subdivision and non-agricultural uses through covenant and/or zoning.</p>
Policy 5.1.14	This plan supports the use of conservation covenants for the preservation of environmentally sensitive features. However, it is recognized that agricultural considerations must be taken fully into account when the use of a conservation covenant for the preservation of environmentally sensitive features is being contemplated.
Policy 5.1.15	This plan supports a feasibility study looking at the use of conservation covenants and transfer of development credits for the preservation of farm land.
Policy 5.1.16	Property owner initiated zoning to reduce subdivision and preserve large parcel of agricultural land is supported.
Policy 5.1.17	The use of agricultural practices which minimize the impacts on the environment, improve water use efficiency, reduce the use of chemical fertilizers, and reduce dependence on fossil fuels, such as permaculture, shall be encouraged.
5.1.18	The use of water for irrigation on agricultural lands to boost local food production is supported.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Conduct a public process for considering implementation of minimum parcel sizes.	Please refer to Appendix 3 for more information
Conduct a feasibility study looking at the use of conservation covenants and transfer of development credits for the preservation of farm land.	Short Term

Objective 5.1.3	Create opportunities for local food markets
Policy 5.1.19	This plan supports collaboration, cooperation, and flexibility to support agricultural operations looking at investing in agriculture and/or attempting to resolve issues which are limiting agricultural production in Area 'A'.
Policy 5.1.20	The RDN shall work with other levels of government and other agencies to develop financial incentives to preserve farm land and encourage young families to get in to farming.
Policy	This plan supports the use of public land for community gardens and farmers



5.1.21	markets where appropriate.
Policy 5.1.22	Proposals for the establishment of a cold storage facility and provincially licensed meat processing facility may be supported within the plan area in consultation with the ministry responsible for Agriculture, Agricultural Land Commission, the farming community, and the community at large.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Work with the farming community and the Agricultural Advisory Committee to develop strategies which support and encourage agriculture in Electoral Area 'A'.	Ongoing
Amend 'RDN Land Use and Subdivision Bylaw No. 500, 1987' to permit community gardens and farmers markets. Develop a process for managing the use of these lands for community agriculture.	Short Term

Objective 5.1.4	Support and Encourage Agricultural Education.
Policy 5.1.23	This plan supports the preparation of an Agricultural Plan for Electoral Area 'A' which should at minimum provide an overview of the local food system, its relative food security, capacity, opportunities for enhancing the food-related economy, and recommendations for increasing the sustainability of the food system.
Policy 5.1.24	The RDN should provide perspective purchasers, developers, and land owners with information on living in rural agricultural communities.
Policy 5.1.25	The RDN should work with the Nanaimo and Cedar Farmers Institute, ministry responsible for Agriculture, RDN Advisory Committee, Agricultural Land Commission, Nanaimo Foodshare, and School District 68 to develop an agricultural education program aimed at elementary and high school students.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Prepare an agricultural plan which is consistent with the plan prepared for the Cowichan Valley Regional District.	Immediate
Develop informational brochures to distribute to prospective property owners as well as existing Area A residents.	Short Term
Work with the Agricultural Advisory Committee to establish an agricultural education program.	Short Term



5.2 Creating a Local Food System

A successful local food system requires the right conditions to be in place for both producers and consumers. Both require reliable and steady access to markets offering products at affordable prices. Local food systems also require a reliable means to store and process products before being sent to market.



This plan recognizes that creating a successful, local food systems goes beyond the scope of this OCP and requires cooperation and involvement

from all levels of government as well as farmers and consumers. This section outlines the community's preference on how the RDN could improve the local food system in Electoral Area 'A' and the actions senior governments and other agencies could consider.

Objectives and Policies

Section 5.2	Policy/Objective
Objective 5.2.1	Create and enhance opportunities to buy locally produced agricultural products
Policy 5.2.1	Support and encourage farmers markets by: <ol style="list-style-type: none"> a. Making farmers markets and non-industrial agricultural uses exempt from DPA requirements and supporting temporary and/or seasonal farmers markets in any land use designation; b. Waiving and/or significantly reducing building permit and development application fees for the construction of produce stands, farmers markets, and other agricultural markets that sell locally produced agricultural products; and, c. Supporting the Nanaimo Foodshare, Nanaimo and Cedar Farmers Institute, and other agricultural group's educational programs that introduce people to growing their own food and buying locally grown food.
Policy 5.2.2	Community gardens are supported in all land use designations.
Policy 5.2.3	The integration of edible landscaping in all new development is strongly encouraged.
Policy 5.2.4	The provision of community gardens may be considered a community amenity in conjunction with a proposed development.



Section 5.2	Policy/Objective
Policy 5.2.5	The development of a local cold storage facility, licensed meat processing facility, and value-added agricultural uses which utilize raw products produced on local farms are strongly supported.
Policy 5.2.6	The RDN should work with the Agricultural Advisory Committee, local producers, and potential consumers to explore ways of expanding markets for local agricultural products.
Advocacy Policy 5.2.7	The RDN should work with the local farming community and other agencies to consider the feasibility of establishing a composting facility whereby dairy manure and other organic material could be processed in to a viable alternative to raw manure and chemical fertilizers for use on local fields.
Advocacy Policy 5.2.8	The RDN should help control the spread of noxious weeds by working with the Ministry of Transportation and Infrastructure to ensure frequent cutting of roadside vegetation adjacent to farming areas.
5.2.9	The RDN may support the provision of community water on lands outside of the GCB for the purpose of facilitating increased agricultural productivity.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
When considering a rezoning application, the RDN shall encourage the applicant to incorporate provisions for local food production in the design.	Ongoing
Amend ' RDN Land Use and Subdivision Bylaw No. 500, 1987 ' to permit farmers markets and community gardens in all zones.	Immediate
Approach the Cowichan Valley Regional District, Nanaimo and Cedar Farmers Institute, Nanaimo Foodshare, and other agricultural groups to partner on the development of an updated local food map showing locations where locally grown food can be purchased in the Region and the timing of various locally produced crops.	Short Term



6.0 Creating Complete Communities

Growth Containment Boundaries (GCB's) define the boundary between what is considered 'urban' in the context of Electoral Area 'A' and that what is considered rural. Lands within the GCB are intended to accommodate some additional growth to facilitate the creation of compact, more complete communities, which include places to live, work, recreate, learn, shop, and access services. The creation of complete compact communities will help the community work towards achieving its vision.

The GCB's in Electoral Area 'A' surround two specific areas the Cedar Village Area and the Cassidy Rural Village.

Sustainability Implications

Energy, Water Use and GHG Emissions

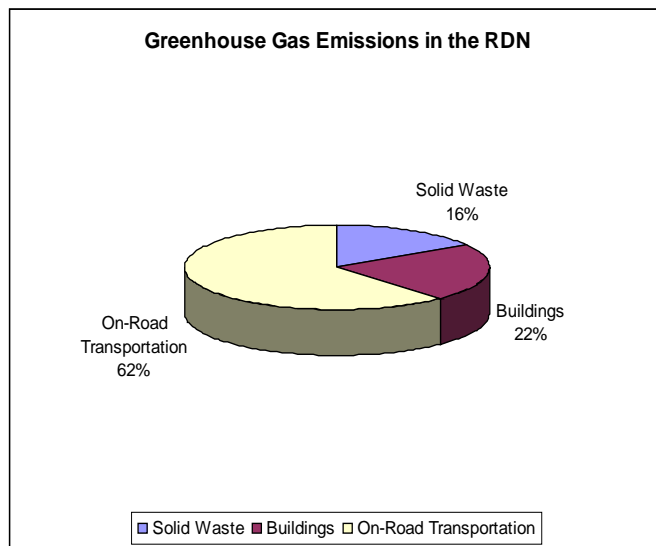
Building type and the location of development has a major influence on energy consumption, water use, and GHG emissions. A recent study conducted by the RDN found that:

- If all new construction takes the form of green buildings (LEED, EnerGuide 85, R2000, etc.) it would result in a 40% reduction in water use and a 16% reduction in GHGs over traditional construction.
- If all new development is located on lands inside the GCB and is multiple dwelling unit type including infill development it would result in a forty-eight percent reduction in water use and a thirty-six percent reduction in GHGs over traditional construction.

As noted above, using green building standards and focusing development within compact well-defined areas would result in a greater reduction (more than double) in water use and GHG emissions than the use of green building standards alone.

GHG Emissions

Transportation accounts for the majority of GHG emissions in the RDN. This is largely due to high dependence on personal automobiles to access the services (employment, personal, school, etc.) as a result of traditional development patterns which separated uses and allowed for development in rural areas far removed from those services. Creating complete compact communities is the single most important action this plan can support to reduce GHG emissions. Compact complete communities provide



opportunities for people to live in close proximity to services, employment, etc., which reduces automobile dependence, supports the provision of public transit and other non-automobile form of transportation, facilitates the use of more resource and energy efficient



infrastructure and building types, and ultimately results in a significant reduction in GHG emissions.

Social Responsibility

Encouraging development within well-defined boundaries and discouraging rural sprawl reduces the environmental, social, and economic impact of human settlements.

Environmental Implications

Compact forms of development help reduce environmental impacts by reducing energy and water use, preserving biodiversity and critical ecosystem components, and reducing auto-dependence. This creates a healthier, more physically active population, and preserves land which is suitable for agriculture and resource use.

Social Implications

Communities with a range of housing types and sizes in a range of prices provide opportunities to create diversity in the community. Seniors and young families are attracted to and are retained in the community, and families can stay closer together as young adults moving out on their own for the first time are not forced to leave the community.

Economic Implications

The cost of providing community servicing, building and maintaining roads, and providing utilities and other services to compact well-designed communities is lower than the cost of providing the same to low density rural sprawl.

Preservation of Rural Character

Encouraging growth on lands within GCB's and discouraging it on lands outside the GCB's helps preserve rural character by reducing the pressure for further densification and fragmentation of rural land. This not only works towards maintaining the 'rural feel' of Electoral Area 'A', but also helps secure the plan area's future capacity to produce food and resources to support plan area residents and the local economy.

Strategic Direction and Goals

Section 6.0 helps achieve the Community Vision by contributing towards community goals 2, 3, 4, 6, 8, 9, 10, 11, 14, 15, 16, 17, and 18. Please refer to Section 3.3 for a list of community goals.

6.1 Cedar Estates

The Cedar Estates land use designation provides an opportunity for small lot residential and seniors housing/assisted living. The focus of this designation is to provide options for affordable and seniors housing to help the community work towards its vision of attracting and retaining young families and seniors.

Currently, this designation is one of the few areas within Electoral Area 'A' serviced with both community water and sewer.



Objectives and Policies

Section 6.1	Policy/Objective
Objective 6.1.1	Establish seniors and affordable housing and limited local services within the Cedar GCB.
Policy 6.1.1	Lands designated as Cedar Estates are shown on Map No. 3.
Policy 6.1.2	Permitted uses shall be seniors supportive housing, residential, and accessory uses.
Policy 6.1.3	For residential development, the maximum residential density supported by this designation shall be 23 dwelling units per hectare. Where accessory dwelling units are being considered the maximum residential density may be increased to 46 dwelling units per hectare.
Policy 6.1.4	Accessory dwelling units and secondary suites are supported in this designation.
Policy 6.1.5	The densities supported in this designation are subject to the availability of community water and sewer and must have approved service connections.
Policy 6.1.6	The RDN should work with other agencies to consider the use of housing agreements and/or other tools to ensure the affordability of housing within this designation.

Section 6.1	Policy/Objective
Objective 6.1.2	Establish new development that includes provisions for seniors and young families.
6.1.7	Development must be designed to accommodate the target users of the site including provision for access and mobility, shelter, recreation, etc. Residential development should provide a variety of housing sizes and price points suitable for seniors, young families, and those entering the housing market for the first time.
6.1.8	Designate a DPA in Section 12 of this plan to provide guidelines on the form and character of development within this designation.
6.1.9	With respect to seniors housing, provision should be made to ensure that the development provides adequate access for public transit to be able to service the site.
6.1.10	Development within this designation is strongly encouraged to include provisions for community gardens and the use of edible landscaping.
6.1.11	Development must be pedestrian oriented and designed to accommodate persons with restricted mobility and provide direct connections to adjacent commercial areas.



Section 6.1	Policy/Objective
Objective 6.1.3	Reduce the impact of development and reduce its energy and water consumption.
Policy 6.1.12	Seniors supportive housing may be a maximum of three storeys in height.
Policy 6.1.13	The use of building materials, infrastructure, internal works, design, and technologies that result in higher building performance, reduced energy and water consumption, and healthier internal environments shall be strongly encouraged.

6.2 Cedar Main Street Village Plan

The Cedar Main Street Village Plan (Schedule B) is the principal guiding document for all land use decisions within the Cedar Main Street Village Plan. The Village Plan is based on the results of a Community Design Charrette held in 2012 and was adopted as a bylaw amendment to this OCP. The Design Ideas, Land Use Designations, Development Policies, Development Permit Area designation¹, and implementation actions of the Village Plan detail community preferences and desirable changes within Cedar Main Street Development Permit Area exemptions and guidelines are found in the zoning bylaw².

Future land use and other improvements within Cedar Main Street must be consistent with both the Official Community Plan and the Cedar Main Street Village Plan. Where a particular issue is not covered by the Cedar Main Street Plan, the Electoral Area ‘A’ Official Community Plan will take precedence within the Cedar Main Street Plan Area. Where a conflict exists between the OCP and the Cedar Main Street Village Plan, the designation or policies of the Cedar Main Street Village Plan will take precedence.

6.3 Suburban Residential

The Suburban Residential land use designation includes lands within the Cedar GCB located outside of the Cedar Main Street and Cedar Estates Mixed Use land use designations. These lands may be serviced with community water and community sewer to facilitate additional development. This designation is intended to provide a transition between the more ‘urban’ uses and densities located in the Cedar Main Street and Cedar Estates Mixed Use land use designations and rural uses such as agriculture and resource use.

This designation seeks to preserve the ‘*rural village feel*’ of existing neighbourhoods while supporting diversity in the community by providing opportunities for low impact residential infill development.

¹ Bylaw 162.05, adopted December 4, 2018

² Bylaw 162.05, adopted December 4, 2018



Objectives and Policies

Section 6.3	Policy/Objective
Objective 6.3.1	Provide opportunities for additional low-impact residential development.
Policy 6.3.1	Lands designated within the Suburban Residential Land Use designation are shown on Map No. 3.
Policy 6.3.2	Lands within the Suburban Residential Lands designation shall have a minimum parcel size of 2000 m ² or a maximum density of five dwelling units per hectare with individual service connections to community water and community sewer.
Policy 6.3.3	<p>A rezoning may be supported to allow the following:</p> <ul style="list-style-type: none"> a. A minimum parcel size of 1000m², or b. A density not exceeding 15 dwelling units per hectare where a clustered development with at least twenty percent publically accessible green space is proposed. Secondary suites may be considered in addition to the 15 dwelling units per hectare. <p>Rezoning shall be subject to the following:</p> <ul style="list-style-type: none"> a. Community water and community sewer is provided; b. The form of housing is ground oriented and may include single residential and well-designed and visually appealing duplex and triplex units; c. The development is landscaped and includes a green visual separation buffer between it and existing established neighbourhoods; d. Development must conform with the policies contained in Section 4.0 of this plan; and, e. The design and layout of development and subdivision on lands adjacent to the ALR should generally be consistent with the current edition of the Ministry of Agriculture’ publication titled “<i>Guide to Edge Planning Promoting Compatibility Along Urban-Agricultural Edges</i>”.
Policy 6.3.4	A range of ground-oriented housing types and sizes is supported within this designation.

Section 6.3	Policy/Objective
Objective 6.3.2	Provide Opportunities for Infill Development.
Policy 6.3.5	<p>Secondary suites or accessory dwelling units may be supported after the completion of a village plan which includes a secondary suite and accessory dwelling unit review which should generally include the following:</p> <ul style="list-style-type: none"> a. Definition of accessory dwelling unit and secondary suite; b. Location and size restrictions; c. Servicing requirements; d. Development cost charges, e. Garbage and recycling fees;



Section 6.3	Policy/Objective
	f. Parking requirements; and, g. Approval process for new and existing suites.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Conduct a review of secondary suites and accessory dwelling units during the upcoming Cedar village planning process.	Short Term

Section 6.3	Policy/Objective
Objective 6.3.3	Recognize Existing Commercial Uses.
Policy 6.3.6	This plan recognizes existing local commercial sites within the Suburban Residential Lands designation. While expansion of existing commercial use is supported by Policy No. 6.3.7 below, it is intended that new commercial uses or expanded local commercial services in Cedar only occur within the Cedar Main Street land use designation.
Policy 6.3.7	Lands adjacent to existing commercially zoned properties may be considered for a zoning amendment for the purposes of expanding the adjacent existing commercial uses without an amendment to this plan.
Policy 6.3.8	All commercial uses within this designation shall be included within a DPA as shown on Map No. 10. Proposals for new commercial development or expansions to existing commercial uses shall require a development permit.

6.4 Cassidy Rural Village

The Cassidy Rural Village is located in the south west corner of Electoral Area ‘A’ west of the Trans Canada Highway and across from the Nanaimo Airport. Cassidy Rural Village is intended to include a range of housing types, recreational opportunities, local employment, and a range of services.

A large proportion of the dwelling units in this designation are within one of three manufactured home parks. Existing development also includes single residential dwelling units and limited local commercial services. Cassidy is home to Western Maritime Institute, a training facility for the maritime trades, which is located on the former Waterloo School site.

The Cassidy Rural Village has the highest density of any of the village centres in the RDN Electoral Areas. Currently community water and community sewer services are not provided by the RDN. In addition, there are no parks, schools, or recreational facilities.

Cassidy residents strongly support the preservation of the ‘*rural village feel*’ of Cassidy. Of utmost importance is protection of the Cassidy aquifers. This is especially true of the upper Cassidy aquifer which is considered highly vulnerable to surface contamination and is the main source of domestic water for most Cassidy residents.



Objectives and Policies

Section 6.4	Policy/Objective
Objective 6.4.1	For Cassidy Rural Village to become local service centre complete with a mix of housing types and sizes, employment opportunities, commercial services, public uses, and recreational opportunities.
Policy 6.4.1	Lands designated as Cassidy Rural Village are shown on Map No. 3.
Policy 6.4.2	Permitted uses within this designation shall generally include residential, mixed commercial residential, local commercial, professional and personal service, and institutional use.
Policy 6.4.3	Lands within the Cassidy Rural Village Lands designation shall have a minimum parcel size of 1.0 ha and a maximum density of one dwelling unit per hectare.
Policy 6.4.4	<p>A rezoning may be supported to allow the following maximum residential parcel sizes and/or densities:</p> <ol style="list-style-type: none"> a. A minimum parcel size of 1000 m²; b. A density not exceeding 15 dwelling units per hectare where a clustered development with at least 20% publically accessible green space is being proposed. Secondary suites and accessory dwelling units may be considered in addition to the 15 dwelling units per hectare; or, c. In the case of a manufactured home park, a maximum density of 20 dwelling units per hectare. <p>Rezoning shall be subject to the following:</p> <ol style="list-style-type: none"> a. Community water and an approved means of sewage disposal is provided; b. The form of housing is ground oriented and includes single residential or well-designed and visually appealing duplex and triplex units; c. The development is landscaped and includes a green visual separation buffer between it and existing established neighbourhoods; d. Development conforms with the policies contained in Section 4.0 of this plan; and, e. The design and layout of development and subdivision on lands adjacent to the ALR is consistent with the current edition of the Ministry of Agriculture publication titled "<i>Guide to Edge Planning Promoting Compatibility Along Urban-Agricultural Edges</i>".
Policy 6.4.5	Uses which require using, storing, or handling hazardous materials that pose a threat to the aquifer shall not be supported. Where rezoning or a development permit is required, highest industry standards shall be required.
Policy 6.4.6	<p>In addition to the requirements in Policy 6.4.4 above, rezoning applications for new manufactured home parks or additions to existing parks may be supported only where such applications include the following:</p> <ol style="list-style-type: none"> a. High quality construction, design, and landscaping which strives to create the appearance of an on-site stick built neighbourhood; b. Permanent foundations; c. Connections to community water and an community sewer;



Section 6.4	Policy/Objective
	<ul style="list-style-type: none"> d. Where applicable, the proposal is consistent with the Regional District of Nanaimo Manufactured Home Park Redevelopment Policy dated March 28, 2006 as amended and/or replaced from time to time and other applicable RDN bylaws; e. Community and/or public space; and, f. Alternate forms of land tenure may be supported.
Policy 6.4.7	Increasing the density or intensity of the use of a property within the Cassidy Rural Village is not supported unless the property is serviced with community water and community sewer.
Policy 6.4.8	New developments must be designed to encourage and accommodate pedestrian movement throughout and beyond the subject property.
Policy 6.4.9	Development within this designation shall not take the form of Big Box retail, highway commercial, strip commercial, or fast food outlet.
Policy 6.4.10	This plan supports the creation of a village plan for the Cassidy Rural Village.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Prepare a village plan for the Cassidy Rural Village.	Short Term

Section 6.4	Policy/Objective
Objective 6.4.2	Minimize the impact of development and protect the Cassidy Aquifers.
Policy 6.4.11	The provision of community water and community sewer services are supported within the Cassidy Rural Village and should be owned by and operated by or on behalf of the RDN.
Policy 6.4.12	As recommended by the Electoral Area ‘A’ Groundwater Vulnerability Assessment, applications for rezoning for commercial use must provide the following: <ul style="list-style-type: none"> a. A detailed description of waste (type and volume) and waste disposal method; b. A report demonstrating how the highest industry standards for handling and storage of wastes (double/triple lining of containers, safe storage program, emergency plans, etc.) are being incorporated into the design.
Policy 6.4.13	The use of innovative technologies and materials which improve energy and water efficiency and reduce greenhouse gases shall be required.



6.5 Cassidy Rural Village Potential Expansion Area

The Cassidy Rural Village Potential Expansion Area is located to the southeast of the Cassidy Rural Village. This designation includes the portion of land located within Electoral Area ‘A’ which has been identified as a potential village expansion area. The remainder of the expansion area is located within Electoral Area ‘C’. It is recognized that an expansion to the GCB and an amendment to the Electoral Area ‘C’ OCP is required to permit the comprehensive development supported by this designation.

The intent of this designation is to recognize potential future opportunities for the Cassidy Rural Village to expand to accommodate a broader range of housing types and sizes, local employment, limited commercial services, and opportunities for recreational uses.

Objectives and Policies

Section 6.5	Policy/Objective
Objective 6.5.1	Protect the plan area’s future resource potential.
Policy 6.5.1	Lands within the Cassidy Rural Village Potential Expansion Area are shown on Map No. 3
Policy 6.5.2	The minimum parcel size for lands within this designation shall be 50.0 ha.
Policy 6.5.3	Despite policy 6.5.2 above, the minimum parcel size shall be 2.0 ha for the lands legally described as: <ol style="list-style-type: none"> a. Lot 1, District Lot 15, Bright District, Plan VIP56362 b. Lot 1, District Lot 15, Bright District, Plan 8830 Except Part in Plans VIP67298 and VIP73475 c. That Part of District Lot 15, Bright District, Shown Outlined in Red on Plan 892R
Policy 6.5.4	Residential development shall be limited to a maximum of two dwelling units per parcel provided the parcel is greater than 2 ha in size.
Policy 6.5.5	Permitted uses within this designation shall be generally limited to those activities associated with natural resource harvesting, resource extraction, and primary processing that are deemed compatible with a rural resource lands designation.

Section 6.5	Policy/Objective
Objective 6.5.2	Create opportunities for Cassidy to become a more complete community.
Policy 6.5.6	Despite policy 6.5.2 – 6.5.5 above, an amendment to the Cassidy Rural Village Growth Containment Boundary (GCB) as identified on Map No. 3 may be supported. Prior to considering an expansion, the following information must be provided at the applicant’s expense and to the satisfaction of the RDN: <ol style="list-style-type: none"> a. A detailed report prepared by a professional Hydrogeologist or engineer registered in the province of British Columbia and experienced in hydrogeological investigations detailed which provides the following:



Section 6.5	Policy/Objective
	<ul style="list-style-type: none"> i. an assessment of the characteristics and behavior of the upper and lower aquifers at their most stressed time of the year which includes two cross sections of each aquifer which define the groundwater body and determine where the water comes from. The assessment must also examine the location of proposed wells and their interaction with the Cassidy Aquifers; ii. an assessment of the aquifer to determine its suitability for providing a sustainable potable water supply for the proposed development and both existing and potential development within the Cassidy Rural Village Land Use designation. The assessment must take into consideration potential changes in water levels and quality due to factors such as upland resource activities, agriculture, climate change and changing precipitation patterns, and current and future demands from other existing users of the Cassidy aquifer; iii. an assessment of the on-site soil conditions and potential risks to groundwater quality and human health associated with the disposal of treated wastewater to determine if the site is suitable for a wastewater treatment plant with adequate capacity to service the proposed development and both existing and potential development within the Cassidy Rural Village Land Use designation; iv. a risk analysis based on the uses being proposed which identifies any potential risks to groundwater quality and provides recommendations and requirements for mitigating the risk of aquifer contamination; v. recommendations for monitoring groundwater quality; and, vi. a professional statement which indicates and provides assurance that the proposed development would not have a negative impact on water quantity or quality in the Cassidy aquifers if conducted in the manner recommended by the hydrogeological investigation. <ul style="list-style-type: none"> b. A commercial industrial needs assessment which shows that additional commercial and industrial land is needed in Cassidy including the anticipated benefits for the residents of Cassidy and the region. The report must consider commercial and industrial supply and demand on a regional basis. c. An environmental assessment prepared by a registered professional biologist which inventories the subject property and identifies the existence of any environmentally sensitive features, rare or endangered plant and animal species, and site-specific sensitive ecological conditions. The report must take into consideration the types of development being proposed and make recommendations on environmental protection and if applicable mitigation and enhancement. d. Any other information as required by the RDN in support of a RGS amendment.
Policy 6.5.7	Should the RGS be amended to include the lands within this designation within the GCB and an amendment to the Arrowsmith Benson/Cranberry Bright Official Community Plan is approved, a rezoning application may be supported without an amendment to this plan to permit a comprehensive development which includes the following uses expressed as a percentage of the property:



Section 6.5	Policy/Objective
	<p>Residential Mixed Housing – an area of approximately 40% Residential mixed housing including a range of ground-oriented dwelling units of various sizes, styles, and types is required. The development must integrate affordable housing in a form, type, and price point suitable for the intended occupants and to the satisfaction of the RDN. The RDN shall encourage a mix of traditional on-site built homes, factory built homes, clustered housing on smaller parcels, accessory dwelling units, and secondary suites. Generally, the target residential densities within this designation shall be between 15 and 25 dwelling units per hectare based on the gross area of each residential development/subdivision area. In the case of Manufactured home park, policy 6.4.6 of Section 6.4 shall apply.</p> <p>Commercial – an area of approximately 5% A Commercial area located on Timberlands Road must be provided with a focus primarily on serving the needs of the local community. Commercial development shall not take the form of highway commercial and must not front nor have direct access on to the highway. Commercial must be located within walking distance of proposed and existing residential areas. A range of uses is supported such as retail, farmers’ market/local grocer, restaurant, garden centre, and professional services to a maximum of two storeys in height. Commercial development must be oriented towards the street with parking areas located either within or behind the buildings. Development must not be focused on the Trans Canada Highway and must if adjacent to the highway include a buffer of native vegetation screening it from the Trans Canada Highway.</p> <p>Business Park/Multi-Modal Low Impact Manufacturing – an area of approximately 25% Uses may include professional services, office use, low impact indoor manufacturing, food processing and packaging, indoor warehousing and distribution, and other uses which do not require the use or storage of materials or substances which pose a threat to the Cassidy Aquifers and which would not subject the adjacent residential neighbourhoods to noise, dust, glare, odour, or vibration. Uses which integrate modes of travel such as rail, road and air shall be encouraged on the site to take advantage of the proximity to all of these modes of transportation.</p> <p>Green Space and Village Amenities – a minimum of 30% Through the use of amenity zoning the RDN should ensure that the proposal includes a minimum of 30% green space and amenities with an extensive publicly accessible trail network. The proposal must include a neighbourhood activity centre and playing fields fronting Timberlands Road and adjacent to the Cameron Road residential site. The neighbourhood activity centre should consist of a community meeting space including meeting rooms and activity space as well as space for a community garden. The playing fields should include an area for outdoor field sports as well as a children’s play area. These amenities will be developed to the satisfaction of the RDN and based on the immediate and future needs of Cassidy.</p>



Section 6.5	Policy/Objective
Policy 6.5.8	The development described in policy 6.5.7 above must provide an abundant amount of interconnecting and publicly accessible open green space and trails, clustered and compact development, smaller streets and laneways, green and efficient infrastructure, and must preserve wildlife values and minimize environmental impacts.
Policy 6.5.9	A rezoning will only be supported if the subject property is serviced with approved community water and community sewer systems owned by the RDN and operated by or on behalf of the RDN and in accordance with RDN bylaws which cover the provision of water and sewer servicing.
Policy 6.5.10	It is recognized that to create a more complete community in Cassidy, portions of the development concept supported by this land use designation lie within Electoral Area 'C' of the RDN and outside of the plan area. Therefore, this OCP supports future amendments to the Electoral Area 'C' OCP which are consistent with the general development concept for Cassidy contemplated by this plan.
Policy 6.5.11	The development described in policy 6.5.7 above shall not be supported unless and until the Electoral Area 'C' Arrowsmith Benson - Cranberry Bright OCP is amended. This plan supports the development being considered as one comprehensive development under one application for the lands located in both Electoral Areas 'A' and 'C' and should not be considered separately.
Policy 6.5.12	This plan supports as, a condition of approval, that the RDN enter into a phased development agreement with the developer in accordance with Section 905.1 of The Local Government Act and a housing agreement(s) in accordance with Section 905 of The Local Government Act .
Policy 6.5.13	<p>In addition to the Community amenities identified in Section 14 of this plan, the following amenities or combination of amenities shall be required through the use of amenity zoning in consultation with the developer and the community as part of an amenity package specific to the development of the land within this designation and part of the comprehensive development plan:</p> <ol style="list-style-type: none"> a. Design and construction of a neighbourhood activity centre and sports field sized to service all of the Cassidy Area; b. Publically accessible community green space and trail to serve all of the Cassidy Area; c. Design and construct wastewater treatment facilities with additional capacity to accommodate the proposed and existing development and to contribute towards the future build out capacity of Cassidy based on this plan; d. Formalized public access in perpetuity to off-site outdoor recreational areas; e. Design and construct an offsite sewer trunk main system sized and located to serve the existing three mobile home parks and other areas of Cassidy along the sewer trunk route; and, f. Design and construct sustainable water system with adequate capacity to service the existing and proposed development and to contribute towards the future buildout capacity of Cassidy based on this plan. The system must also provide adequate flows for fire protection.



Section 6.5	Policy/Objective
Policy 6.5.14	The RDN shall work with developers and the Nanaimo Airport Commission to coordinate community water and sewer servicing and shall discourage the establishment of separate community systems. The intent of this policy is to encourage joint servicing for Cassidy and the Airport. However, this policy is not intended to prevent the establishment of a sewage treatment facility in Cassidy separate from the Airport.
Policy 6.5.15	At the time of rezoning, the RDN shall require the use of Amenity Zoning in accordance with Section 904 of the LGA, to permit the higher densities as identified in this plan in exchange for providing the amenities identified by this plan.
Policy 6.5.16	In consultation with the volunteer fire department, the RDN shall require the developer to conduct an assessment of the existing fire protection services and apparatus to ensure that adequate fire protection service capacity is available to serve the proposed development. The RDN shall ensure that appropriate fire protection measures are in place and/or are established prior to approval of the proposed development.

Section 6.5	Policy/Objective
Objective 6.5.3	Minimize the impact of development and protect the Cassidy Aquifers.
Policy 6.5.17	As recommended by the Electoral Area ‘A’ Groundwater Vulnerability Assessment, applications for rezoning for commercial and light industrial use must provide the following: <ul style="list-style-type: none"> a. A detailed description of waste (type and volume) and waste disposal method; and, b. A report demonstrating how the highest industry standards for handling and storage of wastes (double/triple lining of containers, safe storage program, emergency plans, etc.) are being incorporated into the design.
Policy 6.5.18	The use of green building practices, innovative technologies and materials which improve energy and water efficiency and reduce greenhouse gases shall be required.
Policy 6.5.19	Uses which require the use, storage, or handling of hazardous materials in a quantity that pose a threat to the aquifer shall not be supported.
Policy 6.5.20	The development must include provisions to protect agriculture from the impacts of non-farm use in accordance with “ A Guide to Edge Planning Promoting Compatibility Along Urban-Agricultural Edges published in 2009 by the Ministry of Agriculture as amended or replaced from time to time.
6.5.21	Despite this plan or any other RDN bylaw, the development must include a wastewater treatment facility that at minimum produces class A effluent as defined by the <i>Municipal Sewage Regulation</i> as amended or replaced from time to time.



7.0 Protecting Rural Integrity and Functioning Rural Landscapes

Residents, throughout the plan area have expressed a desire to preserve and protect the rural atmosphere of their community and lands which are capable of agricultural and resource production. As a result of this commitment, the OCP provides policies to protect and enhance the unique attributes of rural lands and to ensure that changes, which may occur on the rural lands, contribute to, rather than detract from, the quality of life enjoyed by the residents of the plan area.



The focus for lands located outside the GCB is agriculture and resource uses. However, it is recognized that there are significant opportunities for additional rural residential development in both the Rural Residential and Agricultural land use designations and to a lesser extent the Rural land use designation.

This section of the OCP contains the objectives and policies for four rural land use categories: Rural Residential Lands, Rural Lands, Ecoforestry, and Rural Resource Lands. The policies are intended to protect and enhance the rural character of the plan area.

Sustainability Implications

Environment

Functioning rural landscapes, in addition to their aesthetic appeal also serve to maintain biological diversity and provide many ecosystem functions such as clean air and water. The way in which land is used and developed has significant environmental implications. Most notably the development of land can result in habitat fragmentation and the loss of the ability of natural ecosystems to be self-sustaining and able to adapt to changing conditions. This is especially important in the remaining sensitive ecosystems types within the Coastal Douglas Fir Biogeoclimatic Zone within the plan area.

Land development patterns, more than anything else within the scope and jurisdiction of this plan, have an impact on GHG emissions. This is directly attributable to the heavy dependence on the automobile which is a result of the large distances separating rural residents from the services which are required as a part of normal everyday life.

Society

As a result of the Esquimalt and Nanaimo Railway land grants in the 1880's on the east coast of Vancouver Island, Electoral Area 'A' has very little crown land. This places an increased emphasis on working with land owners to encourage environmental stewardship. This plan supports environmental stewardship and works towards limiting the amount of additional residential development in rural areas to reduce land fragmentation, to reduce GHG emissions, and to reduce future expectations of servicing in these areas.

Economic

Rural uses such as agriculture, forestry, and mining contribute substantially to the local economy and are recognized as part of a '*rural lifestyle*'.



Strategic Direction and Goals

Section 7.0 helps achieve the Community Vision by contributing towards community goals 1, 2, 6, 7, 12, 13, 14, 15, and 16. Please refer to Section 3.3 for a list of community goals.

7.1 Rural Residential

The Rural Residential land use designation includes lands located outside of the GCB’s within established rural residential neighbourhoods which typically share some of the same characteristics of larger rural acreages. Some of the lands within this designation are serviced with community water from the North Cedar Improvement District or the RDN.

This designation recognizes historic development patterns and includes lands located within South Wellington, Cedar and along the coastline. In addition, this designation sets limits for future rural residential development to assist with maintaining and enhancing the rural character of the plan area and reducing the increase in auto dependence.

Objectives and Policies

Section 7.1	Policy/Objective
Objective 7.1.1	Limit opportunities for additional rural residential development.
Policy 7.1.1	Lands within the Rural Residential Lands designation are shown on Map No. 3.
Policy 7.1.2	The minimum parcel size for lands within the rural residential land designation shall be 1.0 ha.
Policy 7.1.3	Residential development shall be limited to one dwelling per ha to a maximum of two dwelling units per parcel.
Policy 7.1.4	Permitted land uses shall be residential, home based business uses, and agriculture on parcels one hectare or greater. This is not intended to prohibit small scale non-commercial food production such as backyard gardens or the keeping of animals in accordance with “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987” as amended or replaced from time to time.
Policy 7.1.5	The conversion of buildings into strata units pursuant to the Strata Property Act for the purposes of creating new property with separate titles is not supported.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Conduct a public process for considering implementation of minimum parcel sizes.	Refer to Appendix 3 for more information



7.2 Rural

The Rural land use designation is characterized by larger parcels (greater than 2 ha) and low population density. Traditional rural activities such as agricultural operations and hobby farms, mixed with large lot residential subdivisions, dominate the landscape. The Rural land use designation applies to those lands that are *not* situated within the ALR or previously the Forest Land Reserve. These lands strengthen the rural ambiance of the plan area and contribute towards the plan area’s capacity for local food production. Area ‘A’ residents value the rural qualities these lands provide to the community.

Objectives and Policies

Section 7.2	Policy/Objective
Objective 7.2.1	Limit opportunities for additional residential development.
Policy 7.2.1	Lands within the Rural Lands designation are shown on Map No. 3
Policy 7.2.2	The minimum parcel size for lands within the Rural Lands designation shall be 2.0 ha.
Policy 7.2.3	Residential development shall be limited to one dwelling unit per ha with the total number of dwelling units limited to two per parcel provided the parcel is greater than 2.0 ha in size.
Policy 7.2.4	<p>Subject to being consistent with the RGS and despite policy 7.2.2 or 7.2.3 above, the RDN may support the creation of more compact residential clusters through a rezoning on lands within this designation and designated Rural Residential in the RGS which may include smaller parcels and/or a subdivision pursuant to the Strata Property Act subject to the following:</p> <ol style="list-style-type: none"> a. The proposal must include a significant agricultural or resource component which would contribute towards making Electoral Area ‘A’ a leader in local food production, contribute to the rural economy, and/or result in the preservation of environmentally sensitive lands; b. The proposal does not result in more dwelling units and/or parcels than what is permitted by the zoning in place at the time the application is made. The overall density and/or number of parcels shall be determined based on the buildable area of the subject property and not the total site area and should be equal to or less than the number of lots that could be created without clustering; c. Where the proposed development is adjacent to agricultural operations or land within the ALR, the proposal must include a vegetated buffer designed and constructed in accordance with the “A Guide to Edge Planning Promoting Compatibility Along Urban-Agricultural Edges” as amended from time to time; d. With the exception of a building strata parcel, park, or public use no parcel of less than 1.0 ha shall be created; e. Park land shall be considered in accordance with Section 10.0 of this plan; f. All development must be serviced with onsite sewer and water systems, unless serviced by the North Cedar Improvement District or other existing water local service area;



Section 7.2	Policy/Objective
	g. The remainder of the property must be protected against further subdivision and development through zoning and/or covenant.

Section 7.2	Policy/Objective
Objective 7.2.2	Preserve the Rural Character of the Rural Lands Designation.
Policy 7.2.5	Permitted uses within this designation include agriculture, resource uses, rural residential uses, and uses which are compatible with and contribute towards making agriculture more viable.
Policy 7.2.6	<p>For lands designated rural residential in the RGS and rural by this plan, the RDN may consider rezoning for an eco-village subject to the provisions contained in Policy 7.2.4 above and the following:</p> <ul style="list-style-type: none"> a. The primary focus of the development must be sustainable agricultural production which may include traditional, organic, and intensive permaculture practices which promote ecosystem function and biodiversity; b. The subject property must be proven to have agricultural potential which coincides with the agricultural uses being proposed; c. The residential component of the development must be located on the least fertile portions of the land and must not negatively impact the environment; d. Residential use must be limited in scope and be accessory to the principle agricultural use and should be located away from neighboring property lines where soils and site conditions warrant. Traditional residential developments shall not be considered under this policy; e. Energy and water efficiency must be maximized in all aspect of development; f. The RDN may support ‘off grid’ residential development subject to the approval of the authorities having jurisdiction; g. The RDN shall give preference to applications that use alternative green building materials and construction methods subject to compliance/equivalency with the British Columbia Building Code; h. An accessory educational component related to sustainable agriculture, ecological preservation, green building methods, or other similar studies may be considered; and, i. Accessory small business uses may be considered which complement and make the use more viable.
Policy 7.2.7	Except where considered under policy 7.2.4 above, the conversion of buildings into strata units pursuant to the Strata Property Act for the purposes of creating new property with separate titles shall not be supported.
Policy 7.2.8	This plan recognizes commercial recreational uses which existed prior to the adoption of this plan. A rezoning may be supported to recognize these uses and make them more viable without an amendment to this plan.



Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Conduct a public process for considering implementation of minimum parcel sizes.	Refer to Appendix 3 for more information

7.3 Rural Resource

Lands within the rural resource land use designation are valued for their resources such as agriculture, forestry and natural resource extraction. The rural resource lands include lands that are Private Managed Forest Lands or were previously in the Forest Land Reserve. These lands play a significant role in protecting the plan area's future resource potential.

Objectives and Policies

Section 7.3	Policy/Objective
Objective 7.3.1	Protect the plan area's future resource potential.
Policy 7.3.1	Lands within the rural lands designation are shown on Map No. 3
Policy 7.3.2	The minimum parcel size for lands within the rural residential lands designation shall be 50.0 ha.
Policy 7.3.3	Residential development shall be limited to a maximum of two dwelling units per parcel provided the parcel is greater than 2 ha in size.
Policy 7.3.4	Permitted uses within the rural resource lands designation shall be generally limited to those activities associated with natural resource harvesting, resource extraction, and primary processing that are deemed compatible with a rural resource lands designation.
Policy 7.3.5	This plan recognizes commercial recreational uses which existed prior to the adoption of this plan. A rezoning may be supported to recognize these uses and make them more viable without an amendment to this plan.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Conduct a public process for considering implementation of minimum parcel sizes.	Please refer to Appendix 3 for more information



7.4 Ecoforestry

The Ecoforestry land use designation includes lands within Area ‘A’ which are valued for their continued ecoforestry use and provide an example of a sustainable land use ethic which sees the human economy as a subset of the environmental economy.

Included within these lands is the Wildwood Ecoforest established in 1938. According the Land Conservancy of British Columbia, it is the oldest ecoforest on the west coast of North America. This site is very unique to Area ‘A’ as a working example of sustainable forestry. Wildwood offers opportunities to learn about sustainable forestry practices and maintain biodiversity.



Objectives and Policies

Section 7.4	Policy/Objective
Objective 7.4.1	Provide opportunities for existing and potential ecoforestry operations in Electoral Area ‘A’.
Policy 7.4.1	Lands within the Ecoforestry designation are shown on Map No. 3
Policy 7.4.2	The minimum parcel size for lands within the Ecoforestry designation shall be 50.0 ha.
Policy 7.4.3	Residential development shall be limited to two dwelling units per parcel provided the parcel is greater than 2.0 ha.
Policy 7.4.4	Permitted uses within the Ecoforestry designation shall be limited to sustainable forestry and activities associated with sustainable forestry which may also include accessory education, value added activities, research, and public assembly.
Policy 7.4.5	Notwithstanding policy 7.4.4 above, for the Wildwood Ecoforest only, in recognition of historic uses, up to 3 small cabins for temporary accommodation may be supported within the Wildwood Ecoforest properties (not per parcel) in addition to the dwelling units supported by policy 7.4.3 above.
Policy 7.4.6	The RDN shall support the Land Conservancy’s initiative to register a covenant on the property to protect it against development in perpetuity.
Policy 7.4.7	Expansions to this designation may be supported where other land owners come forward wanting to protect forest land and/or opportunities for sustainable forestry initiatives.
Policy 7.4.8	This plan supports public access to lands within the Ecoforestry designation for the purpose of increasing knowledge and understanding of sustainable forestry initiatives.



Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Amend ‘RDN Land Use and Subdivision Bylaw No. 500, 1987’ to increase the minimum parcel size to 50.0 ha.	Immediate
Work with The Land Conservancy to develop an ecoforestry zone and subsequently amend ‘RDN Land Use and Subdivision Bylaw No. 500, 1987’ by adding the new zoning classification.	Short Term

7.5 Kirkstone Place

The Kirkstone Place land use designation applies to one parcel of land located north east of Kirkstone Way. This property has been identified as a potential candidate for inclusion into the Growth Containment Boundary.

The purpose of this designation is to support an opportunity for a model sustainable neighbourhood that showcases green residential design. For the purpose of this OCP, the development supported by this designation is considered intensive residential.

Objectives and Policies

Section 7.5	Policy/Objective
Objective 7.5.1	Limit development potential on land located outside of the Growth Containment Boundary.
Policy 7.5.1	Lands within the Kirkstone Place designation are shown on Map No. 3
Policy 7.5.2	Unless the subject property is included within the Growth Containment Boundary (GCB), the policies contained in the rural land use designation shall apply.

Section 7.5	Policy/Objective
Objective 7.5.2	Develop a green residential neighbourhood.
Policy 7.5.3	This plan supports an amendment to the Regional Growth Strategy (RGS) to include Kirkstone Place within the GCB.
Policy 7.5.4	If the subject property is included within the GCB, a rezoning may be supported to allow a ground oriented residential development with a maximum density of up to 20 dwelling units per hectare including secondary suites.

Section 7.5	Policy/Objective
Objective 7.5.2	Incorporate green principles, materials, and designs that reduce the impact of residential development.
Policy 7.5.5	In addition to all other requirements of this plan, applications for rezoning must satisfy the following:



Section 7.5	Policy/Objective
	<p>Design and Planning Process</p> <p>The RDN shall encourage the use of an Integrated Design Process (IDP) which brings together key stakeholders and design professionals to work collaboratively and interactively from the early planning stages through to building occupancy.</p> <p>Development Rating and Performance</p> <p>The RDN shall strongly encourage development to achieve Built Green Gold, Leed for Neighbourhood Development (if available), EnerGuide 80-85, or other high level equivalent or recognized standard.</p> <p>Road standards and Parking</p> <p>Road widths and surface area should be minimized to what is necessary to serve the proposed development.</p> <p>Wastewater Treatment</p> <p>If a connection to an RDN owned and operated community sewer service is not available, the RDN may support community sewer services including the use of alternative forms of sewage treatment such as solar aquatics, vegetated tertiary filter, tertiary packaged treatment plant, or other system which has been proven reliable, produces high quality effluent, and provides opportunities for treated water reuse and/or energy recovery.</p> <p>Transportation and accessibility</p> <p>The site must be designed to encourage the safe movement of pedestrians and cyclists, both around the site and connecting to lands beyond. Charging stations for electric vehicles should be provided.</p> <p>Landscape and siting</p> <p>With the exception of access and egress, a significant treed buffer must be established and/or maintained on all sides of the subject property.</p> <p>The RDN shall encourage the use of a site adaptive design approach to maximize land use efficiency and ensure that the proposed dwelling units, driveways, roads, etc. respect the topography of the site.</p> <p>Local Materials</p> <p>To strengthen/accentuate regional context in design, designs shall explore opportunities to incorporate local building materials in construction such as site cut timber and rock.</p> <p>Water Conservation</p> <p>The use of vegetated swales and other means of onsite rainwater management shall be required. Development should be designed to minimize impervious surface.</p> <p>The Regional District of Nanaimo shall require the applicant to provide a water conservation strategy prepared by a qualified professional which provides recommendations for water conservation.</p>



Section 7.5	Policy/Objective
	<p>Energy Conservation</p> <p>Development must be designed to maximize energy efficiency and should take advantage of opportunities for passive solar gain and other methods of capturing and storing heat energy.</p> <p>The RDN shall require the applicant to provide an energy conservation strategy prepared by a qualified professional which includes an assessment of the potential/suitability for onsite renewable energy. Development within this designation must be designed to meet at least ten percent of its energy needs from renewable sources on an annual basis.</p> <div data-bbox="521 638 1386 1209" data-label="Diagram"> <p>The diagram, titled "Five Elements of Passive Solar Design", shows a cross-section of a house. On the left, two sun icons represent "Summer Sun" (higher in the sky) and "Winter Sun" (lower in the sky). A window labeled "Aperture" allows light from both suns to enter. A "Control" element, shown as a window shutter, is positioned above the aperture. Inside the house, "Absorber" elements (represented by people sitting on the floor) receive the solar radiation. Below the floor is a "Thermal Mass" layer. Arrows labeled "Distribution" show heat being spread throughout the interior space.</p> </div> <p>Dwelling Unit Characteristics</p> <p>The floor area of dwelling units within this designation must reflect the intent of this designation as a model green community.</p> <p>Amenities</p> <p>The RDN shall consider the use of amenity zoning to acquire amenities which are suitable to the scale of development and are desired by the community.</p>

8.0 Creating a Vibrant and Sustainable Economy

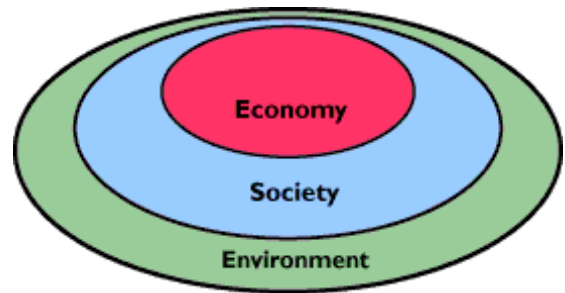
The plan area has a diverse economy which has historically been based on traditional agriculture, forestry and resource extraction, industrial, and commercial uses. Electoral Area 'A' residents wish to provide new opportunities for local employment and economic development in ways that contribute positively to society, can be maintained indefinitely, and minimize negative environmental impacts.

The community has identified a need to find a balance between preserving the rural characteristics of the plan area and providing opportunities for sustainable economic development.

Sustainability Implications

Environmental Integrity

The economy exists within the natural environment which provides the resources and ecological services necessary to support economic activity. The long term viability of the local economy depends on the capacity of the environment to continue to provide these resources and services. Therefore, this plan supports economic development which makes efficient use of energy and water, preserves natural resources, does not exceed the environment's natural capacity to provide the necessary resources, and does not disrupt critical ecological services.



Social Equity

Society depends on the economy to provide employment and the goods and services which are required to support human life. However, the types of employment and the way in which goods and services are produced and/or delivered can have an effect on plan area residents' health and quality of life. This plan advocates for the creation of a socially responsible and vibrant local economy which links people with jobs which are suitable for plan area residents and provides the necessary goods and services in a way which contributes positively to the social fabric in Electoral Area 'A'.

Strategic Direction and Goals

Section 8.0 helps achieve the Community Vision by contributing towards community goals 4, 6, 11, 14, 15, 16, and 17. Please refer to Section 3.3 for a list of community goals.

A Strengthened and Diversified Local Economy

A diversified local economy is an important factor in creating sustainable communities. Local business operations contribute significantly to the community by providing local employment, goods and services, and by supporting the local community.



8.1 Forestry

Forestry is an important contributor to the local economy in Electoral Area ‘A’. In addition to its economic value, residents and visitors consider private resource lands as an important community amenity and as such have expressed a desire to protect forest lands and related activities. Also supported are sustainable and environmentally sound harvesting and forest regeneration practices and the restriction of intensive processing activities in proximity to established or future residential development.

Most forest lands within the plan area are privately owned and are subject to the provincial [Private Managed Forest Land Act](#). Policies that relate to matters beyond the jurisdiction of the RDN are intended to help guide senior governments private managed forest land operators in their decision-making processes.

Objectives and Policies

Section 8.1	Policy/Objective
Objective 8.1.1	Support and maintain the long-term viability of the natural resource land base and protect it from activities and land uses that may diminish its resource value or potential.
Policy 8.1.1	The retention of large land holdings for sustainable forestry production is supported.
Policy 8.1.2	Private managed forest lands, except those located within the ALR at the date of the adoption of this plan are designated rural resource as shown on Map No. 3.
Policy 8.1.3	For zoning amendment applications to allow non-forestry use of land within the rural resource designation, the RDN shall consider the impact on forest activities and the sustainability of the forest resource.
Policy 8.1.4	The RDN should work with forest operators to minimize the impact of trespass on their operations and where feasible and appropriate develop agreements for public use where public access can be accommodated without compromising forestry operations.

Section 8.1	Policy/Objective
Objective 8.1.2	To minimize the impacts of timber harvesting on the natural environment and adjacent land uses.
Policy 8.1.5	Developments proposed adjacent to private managed forest lands or crown lands should be designed in a manner that minimizes conflicts between the proposed development and forest management activities. A qualified professional should be engaged to develop plans for minimizing impact.
Advocacy Policy 8.1.6	Forestry operators are encouraged to consider the impact of forestry operations on the natural environment and neighbouring land uses. Forest companies are encouraged to ensure that buffering is provided between forestry operations and adjacent non-forestry development.



8.2 Aggregates and other extractable resources

The predominant mineral resource within the plan area is gravel, with concentrations primarily to the west of the Trans Canada Highway.

The regulation of aggregate extraction falls primarily within the jurisdiction of the Ministry of Forests, Mines, and Lands and the Ministry of Natural Resource Operations. The province is responsible for operational issues, such as public/worker safety, environmental protection, closure and reclamation of aggregate operations. The RDN, may through zoning regulate areas where processing of aggregate resources is permitted. The RDN cannot regulate mining and mineral exploration activities as they are subject to the *Mines Act* and *Mineral Tenure Act*.

Objectives and Policies

Section 8.2	Policy/Objective
Objective 8.2.1	Protect lands with aggregate or mineral resources from development, which would render them inaccessible.
Policy 8.2.1	Lands with known gravel extraction use are shown on Map No. 7.
Policy 8.2.2	Rezoning to allow primary processing activities which are directly related to mineral or aggregate extraction on lands designated rural resource are supported provided that there are no unmitigated impacts to the natural environment including groundwater resources.

Section 8.2	Policy/Objective
Objective 8.2.2	Minimize conflicts between extraction activities and adjacent land uses.
Policy 8.2.3	The RDN shall encourage the Ministry responsible for licensing and regulating mineral extractions when considering applications for resource extraction to: <ol style="list-style-type: none"> a. Consider the environmental impacts, including the impacts on the quality and quantity of groundwater of the proposed activity and ensure that all impacts are appropriately mitigated; b. Consider the impacts of the extraction activity including, but not limited to impact on local roads, noise, traffic, dust, odour, vibration, and other quality of life values, and, c. Require bonding and/or security to ensure that site reclamation is complete.

Section 8.2	Policy/Objective
Objective 8.2.3	Support the identification and mitigation of environmental impacts from existing and proposed resource extraction activities.
Policy 8.2.4	The management of aggregate resources to minimize environmental impacts, particularly the impact on groundwater resources, is supported.



Section 8.2	Policy/Objective
Policy 8.2.5	Alternative development and reclamation strategies shall be supported where they are consistent with the policies in this plan and the RGS.
Policy 8.2.6	Gravel extraction is not supported without the appropriate conservation and reclamation plans.
Policy 8.2.7	The Ministry requirement for a performance bond is supported to ensure proper reclamation of altered landscapes.

8.3 Home Based Business

The community supports home based business activities which are compatible with surrounding land uses and do not compromise the rural character of the plan area. Therefore, the plan recognizes home based business as an integral part of the local economy.

Objectives and Policies

Section 8.3	Policy/Objective
Objective 8.3.1	Support home based businesses provided they are compatible with rural and residential land uses.
Policy 8.3.1	Home based businesses will be supported that: <ul style="list-style-type: none"> a. Are compatible with surrounding land uses; b. Are ancillary to the residential use of the property; and, c. Do not negatively impact the groundwater regime of the plan area.
Policy 8.3.2	Periodic reviews of 'Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987' may be conducted to ensure that the regulations are compatible with the changing needs and trends of home based business, as well as neighbourhoods in which these businesses are located.
Policy 8.3.3	Home based business regulations should be enforced where there is a contravention related to use, noise, odour, size, or appearance.

8.4 South Wellington Light Industrial and Commercial

This land use designation includes a range of highway-oriented industrial and commercial uses primarily adjacent to the Trans Canada Highway which provides goods and services on a region-wide basis. Lands within this designation are not serviced with RDN community water or community sewer services. Residents of South Wellington wish to transition from a heavy industrial land base towards light industrial uses which are compatible with surrounding residential uses and provide increased opportunities for local employment. In addition, residents wish to address concerns over groundwater protection and the visual impact highway-oriented development is having on the community.

This designation recognizes both the residents' concerns and the fact that the industrial and commercial uses occurring within this designation are significant contributors to the local and regional economy.



Objectives and Policies

Section 8.4	Policy/Objective
Objective 8.4.1	Support the local economy by allowing a range of light industrial and commercial uses.
Policy 8.4.1	Lands designated as South Wellington Light Industrial and Commercial Area are shown on Map No. 3.
Policy 8.4.2	Permitted uses within this designation may include light industrial, business and commercial uses which enhance the area and do not have a negative impact on the environment and groundwater resources. Commercial retail uses which are more appropriately located in an urban area such as large format retail shall be discouraged.

Section 8.4	Policy/Objective
Objective 8.4.2	Protect the natural environment, groundwater resources, and improve the aesthetic appeal of the Trans Canada Highway corridor.
Policy 8.4.3	Designate a DPA in Section 12.0 of this plan for the purpose of groundwater protection, form and character, and energy and water efficiency.
Policy 8.4.4	Applications to rezone land to allow any of the permitted uses above shall satisfy the policies contained in Section 4.0 of this plan.
Policy 8.4.5	Development which incorporates high quality design, landscaping and building materials, provides functional civic space, and which enhance the character of the area is supported.
Policy 8.4.6	The RDN, as a condition of rezoning and when considering development applications shall require the installation of groundwater protection measures where vehicles and heavy equipment are parked or stored and elsewhere where appropriate to reduce the risk of contaminants entering the groundwater. Where such systems are required, the RDN shall require a maintenance schedule certified by the manufacturer or professional engineer to be registered on title as a Section 219 covenant at the expense of the applicant to the satisfaction of the RDN.
Policy 8.4.7	The RDN shall require a waste stream management license for any facility or premise where municipal solid waste or recyclable material is managed in accordance with “Regional District of Nanaimo Waste Stream Management Licensing Bylaw No. 1386, 2004” as amended or replaced from time to time.

Section 8.4	Policy/Objective
Objective 8.4.3	Promote compatibility between industrial, commercial and residential land uses.
Policy 8.4.8	The RDN shall consider rezoning the land legally described as Lot 3, Block 6, Sections 12 and 13, Range 7, Cranberry District, Plan 1643 from Industrial 5 to a light industrial zone to limit uses to those compatible with adjacent residential use and do not pose a threat to groundwater.



Section 8.4	Policy/Objective
Policy 8.4.9	With the exception of the potential expansion area identified by inset on Map No. 3, expansions to this designation shall not be supported.
Policy 8.4.10	The RDN may consider an amendment to this plan to include properties within this land use designation which are identified on Map No. 3 as a potential expansion of the South Wellington Light Industrial Commercial Area subject to completion of the following: <ul style="list-style-type: none"> a. Following the adoption of the new RGS, an RDN initiated region-wide industrial commercial needs assessment is conducted; b. That study supports the expansion; and, c. The RDN amends the RGS to support industrial uses on the subject properties.
Policy 8.4.11	If the RDN amends the OCP to include the properties identified on Map No. 3 as a potential expansion of the South Wellington Light Industrial Commercial Area within this land use designation, the subject properties shall also be included within the South Wellington Light Industrial Commercial DPA.
Policy 8.4.10	Development within this designation should minimize signage and other visual distractions within view of the Trans Canada Highway.
Policy 8.4.11	Outside storage should be located to the rear of a property and shall be screened from view from the Trans Canada Highway.
Policy 8.4.12	The RDN shall work with the MOTI to discourage direct access to the Trans Canada Highway.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Amend ' RDN Land Use and Subdivision Bylaw No. 500, 1987 ' to rezone the land described in Policy 8.4.8 above to a light industrial zone that permits uses deemed compatible with the adjacent residential use and do not pose a threat to groundwater.	Immediate

8.5 Cassidy Light Industrial Commercial

This land use designation is an area of light industrial and commercial land uses strategically located on the Trans Canada Highway across from the Nanaimo Airport. The community values the protection of the Cassidy aquifers which underlie this area, especially the upper aquifer which is considered to be highly vulnerable to surface contamination.

Other concerns of the area include poor access to the Trans Canada Highway, lack of community services and significant site constraints due to small lot size, lot shape, and proximity to both the E&N Railway and the Trans Canada Highway.



Objectives and Policies

Section 8.5	Policy/Objective
Objective 8.5.1	Support the local economy by allowing a range of light industrial and commercial uses.
Policy 8.5.1	Lands designated as Cassidy Light Industrial - Commercial Area are shown on Map No. 3.
Policy 8.5.2	Development which incorporates high quality design and landscaping and building materials, and enhances the character of the area is supported.
Policy 8.5.3	Expansions to this designation shall not be supported.
Policy 8.5.4	Uses which require access to the E&N Railway are encouraged.

Section 8.5	Policy/Objective
Objective 8.5.2	Protect the natural environment, groundwater resources and improve the aesthetic appeal of the Trans Canada Highway Corridor.
Policy 8.5.5	Designate a DPA in Section 12.0 of this plan for the purpose of groundwater protection, form and character, and energy and water efficiency.
Policy 8.5.6	Permitted uses within this designation include light industrial and commercial uses which enhance the area and have minimal impact on the environment and groundwater resources.
Policy 8.5.7	The RDN shall work with the MOTI to address traffic movements and access to properties within this designation.
Policy 8.5.8	Applications to rezone land within this designation shall satisfy the policies contained in Section 4.0 of this plan.

8.6 Commercial

Although the primary focus for commercial development is within the Cedar Main Street and the Cassidy Rural Village, the purpose of this designation is to recognize existing lawfully established commercial uses.

Objectives and Policies

Section 8.6	Policy/Objective
Objective 8.6.1	Recognize existing lawfully established commercial uses.
Policy 8.6.1	Lands designated as commercial are shown on Map No. 3.
Policy 8.6.2	Designate a DPA in Section 12.0 of this plan for the purpose of groundwater protection, form and character, and energy and water efficiency.



Section 8.6	Policy/Objective
Policy 8.6.3	Applications to rezone land to recognize existing lawfully established commercial uses and/or to accommodate changes to existing lawfully established commercial uses shall satisfy the policies contained in Section 4.0 of this plan.
Policy 8.6.4	Lands designated as Commercial may be considered for rezoning to a rural zone without an amendment to this plan provided that: <ul style="list-style-type: none"> a. The minimum parcel size is one hectare; b. The maximum density does not exceed one dwelling unit per parcel; and, c. The proposed land use is compatible with the surrounding land uses.

8.7 Industrial

The Industrial land use designation reflects a more intensive use of land, often by generating heavy traffic, noise, dust, odour, and lighting. For these reasons, the location of industrial developments and limitations to their growth are critical to maintaining the objectives of the plan. The majority of industrial uses are designated within the South Wellington industrial and commercial area or the Cassidy light industrial and commercial area. This designation applies to two properties in the Nanaimo River Road area and is intended to recognize existing, lawfully established industrial uses within the plan area.

Objectives and Policies

Section 8.7	Policy/Objective
Objective 8.7.1	Recognize existing lawfully established industrial uses.
Policy 8.7.1	Lands designated as Industrial Lands are shown on Map No. 3.
Policy 8.7.2	Designate a DPA in Section 12.0 of this plan for the purpose of groundwater protection, form and character, and energy and water efficiency.
Policy 8.7.3	Subdivision of land designated Industrial Lands is not supported.
Policy 8.7.4	Lands designated as Industrial Lands may be considered for rezoning to a rural zone without an amendment to this plan provided that: <ul style="list-style-type: none"> a. The minimum parcel size is 1.0 ha; and b. The proposed land use is compatible with the surrounding land uses.



8.8 Nanaimo Airport

The Nanaimo Airport is located on approximately 211.0 ha of land situated in the south west corner of Electoral Area 'A'. It is a regional facility, owned and operated by the Nanaimo Airport Commission (NAC) with a primary catchment area extending from approximately Qualicum Bay in Electoral Area 'H' to the north and the City of Duncan to the south.

Recent and ongoing upgrades including a runway extension, installation of navigational equipment, and a major terminal upgrade are expected to improve airport reliability and create opportunities for increased passenger service.



The airport lands are located above the Cassidy Aquifer which is known to be highly vulnerable to surface contamination. Aquifer protection is of utmost importance to plan area residents. Therefore the community wishes to ensure that all activities on airport lands are conducted in a manner which minimizes the risk of groundwater contamination.

In response to these concerns, the RDN shall strongly encourage the NAC, when proposing activities on airport lands which have the potential to impact the Cassidy Aquifer, to take proactive aquifer protection measures such as the preparation of a hydrogeological assessment and conducting work under the supervision of a Hydrogeologist or qualified engineer to ensure that the aquifer is protected against the impacts of development.

Throughout the OCP review process there were numerous discussions regarding how this plan should address the Nanaimo Airport Lands. This plan recognizes there are unresolved issues surrounding the Nanaimo Airport that are of regional significance which go beyond the scope of this plan and require input from stakeholders representing a cross section of regional views.

This plan supports the establishment of a process to identify and respond to the community's concerns with respect to the Nanaimo Airport. This process must include opportunities for the public and other stakeholders to provide input. It is recognized that this plan may be amended at a later date in response to the outcome of that process. Should an amendment to the OCP be considered in response to that process, the Electoral Area 'A' OCP Committee should be consulted and have an opportunity to provide input.

The RDN has no jurisdiction over aeronautic and aeronautic-related uses and uses which are considered vital components of airport operations. The RDN has jurisdiction over uses which are not related to and are not vital to the operation of an airport. While the determination of these matters is ultimately one that would be made either by reaching an agreement with the Nanaimo Airport Commission through the community planning process supported by this plan, or failing that, by the courts, generally speaking the RDN would expect to be able to control those uses which do not contribute to the functioning of the airport as a facility for air transportation.”



8.9 South Wellington Rural Community Centre¹

The South Wellington Rural Community land use designation provides an opportunity for the creation of a local community centre focused on the intersections of Morden and South Wellington Roads where residents can go to meet some of their daily needs. This designation is intended to create a focal point for South Wellington and a place where the community can gather to obtain local commercial and professional services geared towards South Wellington residents.

No community water or community sewer services are available within this designation and due to the high cost of providing these services, it is not anticipated that they will be available in the near future. Therefore, development within this designation must be serviced with onsite individual water and wastewater disposal systems. Should community water and/or sewer services be available in the future, this plan supports the provision of these services to lands within this designation for the purpose of protecting the environment and human health, but not to facilitate additional development beyond which is permitted without community services.

Objectives and Policies

Section 8.9	Policy/Objective
Objective 8.9.1	Create opportunities for a small-scale rural community centre.
Policy 8.9.1	Lands designated South Wellington Rural Community are shown on Map No. 3.
Policy 8.9.2	Permitted uses shall generally include local retail, residential, mixed use, personal and professional services, restaurant, bakery, office, farmers market, recreation, and public assembly.
Policy 8.9.3	Notwithstanding Policy 8.10.2 above, this plan supports the redevelopment of the existing gas bar located at the Ruckledge Store at the intersection of the Trans Canada Highway and Morden Road to include more gas pumps and a new and/or expanded retail/deli component in conjunction with the gas pump use.
Policy 8.9.4	Residential development shall be limited to the density supported by the zoning which existed at the date of the adoption of this plan.
Policy 8.9.5	It is recognized that an RGS amendment may be required to recognize the full extent of the South Wellington Rural Community Land Use Designation as an area where a limited amount of local commercial could be developed. This plan supports the RGS recognizing the lands within this designation as a local neighbourhood centre (a step below a village centre in terms of density and intensity of use) which is not intended to be provided with community water or community sewer for the purpose of facilitating additional development.
Policy 8.9.6	New uses proposed within this designation should focus on providing local goods and services for residents of South Wellington, while recognizing that highway traffic may be necessary to ensure its viability.

¹ Bylaw 1620.07, adopted September 15, 2020



Section	Policy/Objective
Objective 8.9.2	Maintain the rural character of South Wellington.
Policy 8.9.7	New development should generally be oriented towards Morden and/or South Wellington Roads.
Policy 8.9.8	The RDN shall encourage the MOTI to divert industrial truck traffic off of the portion of South Wellington Road running through this land use designation.
Policy 8.9.9	Development must incorporate high quality design and building materials suited to the local climatic conditions.
Policy 8.9.10	New development within this designation shall not take the form of big box retail, highway commercial, strip commercial, warehouse uses, or uses which include the use of a drive through window.
Policy 8.9.11	Lighting should be designated for security and safety. However, there should be no glare on neighbouring properties, adjacent roads or light directed towards the sky. New lighting should be Full-Cut Off/Flat Lens (FCO/FL) luminaries to light roads, parking, loading and pedestrian areas.

Section	Policy/Objective
Objective 8.9.3	Encourage community involvement in the development process.
Policy 8.9.12	This plan recognizes that South Wellington residents wish the opportunity to be involved early and in a constructive way with respect to development proposals within their community. In response, the RDN shall encourage developers to engage the community prior to submitting an application for rezoning within this designation.

Section	Policy/Objective
Objective 8.9.4	Create a sustainable vibrant community that attracts local residents.
Policy 8.9.13	Development should include publically accessible community space and should be pedestrian oriented. Functional outdoor civic space which is accessible to the community shall be strongly encouraged as will the provision of community meeting space.
Policy 8.9.14	Development must be consistent with the policies contained in Section 4.0 – Protecting the Natural Environment of this plan.
Policy 8.9.15	The use of innovative design features, technologies, and materials which improve energy and water efficiency shall be encouraged.
Policy 8.9.16	Design must encourage and accommodate pedestrian movement throughout and beyond the subject property.



Section	Policy/Objective
Policy 8.9.17	The RDN should work with the Cranberry Fire Protection District to consider an addition to the Fire Hall and/or South Wellington Community Hall for community meeting space/community centre.
Policy 8.9.18	When considering a rezoning application, the RDN may consider accepting cash-in-lieu of development amenities within this designation for the purpose of providing improved recreational and community facilities.



9.0 Supporting a Multi-modal Transportation and Mobility System

The effective integration of transportation modes such as automobile, transit, cycling, and walking creates well connected community's and results in other significant benefits. Communities that provide opportunities for non-vehicular modes of transportation experience lower rates of obesity and chronic illness. In addition, multi-modal transportation systems help reduce GHG emissions as more people get out of their cars and create diversity in the community by accommodating those who don't drive.

This plan supports the creation of a multi-modal transportation system which integrates the use of the automobile with walking, cycling, horseback, transit, rail, and other forms of human-powered transportation.

Sustainability Implications

RDN's Role

There are many jurisdictions involved in the creation of a multi-modal transportation and mobility system. The MOTI has jurisdiction over public roads and uses within the road rights-of-way. British Columbia Transit is the major funding partner in the provision of transit services. The Agricultural Land Commission has jurisdiction over uses within the ALR and authority to approve subdivision of ALR land. The RDN has jurisdiction over land use and development approvals. The goals, objectives, and policies identified in this plan support cooperation and coordination with other agencies to achieve the Community Vision.



Greenhouse Gas Emissions

Transportation accounts for more than sixty percent of the region's GHG emissions. By providing efficient infrastructure and safe and convenient opportunities for plan area residents to get out of their cars and consider other forms of transportation, the region would enjoy better air quality and reduced GHG emissions.

Strategic Direction and Goals

Section 9.0 helps achieve the Community Vision by contributing towards community goals 8, 9, 10, 15, and 18. Please refer to Section 3.3 for a list of community goals.

9.1 Active Transportation Network

As part of the Electoral Area 'A' OCP review, an Active Transportation Plan was prepared for Electoral Area 'A'. Active transportation is any human-powered, self-propelled form of transportation that makes use of both on and off-road facilities. Active transportation includes walking, jogging, cycling, horseback riding, in-line skating, skateboarding, kayaking, canoeing, cross country skiing, snowshoeing, and travel by wheelchair and push scooter. Active transportation is used for both transport (getting from point 'A' to 'B') and recreational purposes, sometimes both.

DID YOU KNOW?

...the Canadian Heart & Stroke Foundation notes that rural residents are more car-dependent, less active, and at higher risk of being overweight and obese.

...Go for Green notes that each kilometre replaced by walking prevents 1.6 g of hydrocarbon, 228.5 g of carbon dioxide, and 1.0 g of nitrogen oxides from entering the atmosphere.

(Source: Area 'A' Active Transportation Plan)



“Active transportation is one of the best ways to improve health and local air quality as well as reduce personal and employer costs” (BC MOTI). Physical inactivity is a leading contributor to a number of health implications and is directly linked to obesity, a problem that has more than doubled over the past 20 years.

The purpose of this section is to incorporate some of the actions identified in the Active Transportation study into this plan to assist the community in achieving its vision of becoming more sustainable.

Objectives and Policies

Section 9.1	Policy/Objective
Objective 9.1.1	Establish a compatible land use framework.
Policy 9.1.1	For lands within the GCB’s and to a more limited extent in South Wellington, support the creation of compact communities which are conducive to active transportation.
Policy 9.1.2	Ensure that provisions for active transportation are considered during applications for rezoning, development permits (form and character), and subdivisions.
Advocacy Policy 9.1.3	Work with the MOTI to incorporate active transportation design into all subdivision within Electoral Area ‘A’.

Section 9.1	Policy/Objective
Objective 9.1.2	Improve roadside conditions.
Advocacy Policy 9.1.4	The RDN shall work with the MOTI to improve roadside conditions for active transportation which may include sidewalks for lands within the GCB’s and roadside improvements in rural areas.
Policy 9.1.5	The RDN supports the creation of active transportation linkages as shown on Map No. 8 and linkages between lands within the GCB’s to the areas surrounding the communities of South Wellington, Yellow Point, Cedar by the Sea, Cassidy and Cedar. These linkages include: <ul style="list-style-type: none"> a. Yellow Point Road; b. Barnes Road; c. Duke Point; d. A connection to Oceanview and Sandstone Developments located in the City of Nanaimo; e. Holden-Corso Road from the waterfront to MacMillan Road; f. Timberlands Road, coordinated with an improved crossing of the Trans Canada Highway and a direct link with Haslam Road; g. Morden Road between the Morden Colliery Regional Trail and Dick Avenue; h. Cedar Road, focusing on the areas nearest the Cedar Main Street and Cedar Estates; i. Hemer Road particularly between Cedar Road and Woobank Road; and,



Section 9.1	Policy/Objective
	j. South Wellington Road and Dick Avenue.
Policy 9.1.6	The preferred active transportation option for rural lands that are located outside the GCB is to provide a two to three metre wide multi-use trail on one side of the paved road surface and separated from the roadway within the public road rights-of-way as illustrated in <i>Figure 9.1</i> below. In recognition of the rural nature of the plan area, the trail should be designed to accommodate a range of non-motorized users including horseback riding. Sidewalks are supported on lands located inside the GCB.

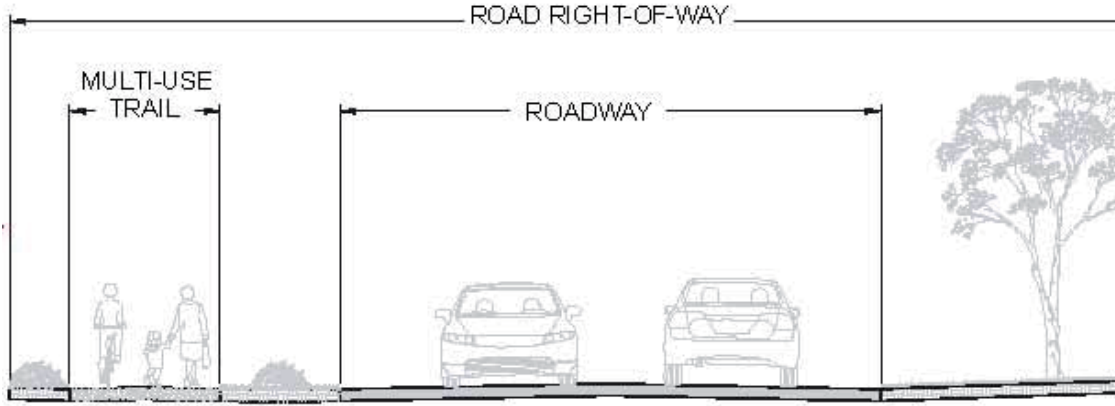


Figure 9.1: Preferred option for roadside improvements

Policy 9.1.7	Despite Policy 9.1.6 above, where there is insufficient rights-of-way, difficult terrain, or roadway construction precludes separate trails, the preferred option is to enlarge the road shoulder to the minimum MOTI standard of 1.5 metres to better accommodate active transportation.
--------------	---

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Conduct a detailed roadside analysis of each potential route to determine those routes that can be improved with simple filling and resurfacing and those that require full-scale redesign.	Short Term

Section 9.1	Policy/Objective
Objective 9.1.3	Increase the length of Regional Trails in Electoral Area ‘A’.
Policy 9.1.8	This plan supports the completion of the Morden Colliery Regional Trail, including the Nanaimo River bridge crossing, as a major east-west active transportation connector.
Policy 9.1.9	This plan supports the extension of the Morden Colliery Regional Trail east of Hemer Provincial Park following the historic railway bed and beyond to Boat Harbour.



Section 9.1	Policy/Objective
Policy 9.1.10	Continue to work with the Island Corridor Foundation to preserve the E&N Railway Corridor and complete a Regional Rails with Trails Plan to encourage active transportation.

Section 9.1	Policy/Objective
Objective 9.1.4	Increase the length of trails on public lands.
Policy 9.1.11	The RDN shall work with the MOTI and the Integrated Land Management Bureau to identify opportunities for the development of trails on road rights-of-way and public land.
Policy 9.1.12	When establishing trails on public lands adjacent to or within the ALR or existing farm land, the RDN shall follow " A Guide to Using and Developing Trails in Farm and Ranch Areas " published by the Ministry of Agriculture and take reasonable steps to reduce the impact of public use on adjacent farm land.
Policy 9.1.13	Preference should be given to the development of trails in cooperation with the MOTI within the following undeveloped road allowances: <ul style="list-style-type: none"> a. Nairne Road to Cedar Road via Ryeland Road; b. Haro Road from Holden Corso Road to the ocean; c. Lofthouse Road to the ocean; d. Headland Road from Holden-Corso Road to the ocean; e. Tiesu Road between Yellow Point Road and Cedar Road; f. Tees Avenue between Harold and Waring Roads; and, g. Other undeveloped road allowances leading to the ocean, parks and other water bodies with recreational value.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Work with the Electoral Area ‘A’ Parks, Recreation, and Culture Committee, and community volunteers to prioritize and construct trails within the plan area.	Short Term
Work with the Ministry of Community, Sport, and Cultural Development and the MOTI to obtain authority to establish a sidewalk local service area and regulate the use of sidewalks within the public road right of way for lands located inside the Growth Containment Boundary.	Short Term

Section 9.1	Policy/Objective
Objective 9.1.5	Increase the number of trail corridor acquisitions.
Policy 9.1.14	Work with land owners to obtain authorized public access across private lands where informal pathways exist.



Section 9.1	Policy/Objective
Policy 9.1.15	This plan supports the acquisition of land for parks and trails using the methods specified in Section 10.2.
Policy 9.1.16	This plan supports the establishment of the following active transportation routes where it can be shown that there would be minimal environmental impact: <ul style="list-style-type: none"> a. A direct link from the northeast of the plan area to the Morden Colliery Regional Trail; b. A connection from Cedar by the Sea to Boat Harbour; c. A trail following the Nanaimo River or portions thereof; d. Trail linkages around the south end of Quennell Lake that connect the Yellow Point Area to Quennell Road and central Electoral Area 'A'; and, e. Improved access from South Wellington to Kipp Road Community Park.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Prior to undertaking any trail development along the Nanaimo River or adjacent to any other lake, wetland, or sensitive ecosystem, conduct a study to determine how the subject lands can be used appropriately by the community. If public use is not considered appropriate due to unavoidable environmental impacts, do not proceed.	Ongoing

Section 9.1	Policy/Objective
Objective 9.1.6	To establish and formally recognize an electoral area wide blueway network.
Policy 9.1.17	This plan recognizes that blueways are an important part of the existing Active Transportation network that facilitates water-borne travel and recreation, such as canoeing, kayaking, swimming, and inner-tubing. This plan recognizes that the Nanaimo River is an important recreational asset for both Area 'A' residents and surrounding communities.
Policy 9.1.18	This plan supports the creation of a blueway on Stewart Channel and Holden and Quennell Lakes.
Policy 9.1.19	This plan supports maintaining and enhancing the existing blueway network on the Nanaimo River to address concerns with safety and refuse and to provide identifiable entrance and exit points.
Policy 9.1.20	Prior to the establishment of a blueway network, the RDN shall, in consultation with affected property owners and the community, develop a management plan which addresses/includes the following: <ul style="list-style-type: none"> a. Environmental protection and management; b. Littering and garbage; c. Signage; d. Proposed/potential improvements and uses such as boat ramps, washrooms, equipment rentals, refuse containers, etc.; e. Access; and, f. Parking.



Section 9.1	Policy/Objective
Objective 9.1.7	Trip-end facilities are provided in all new commercial, multi-residential, institutional, and recreational facilities.
Policy 9.1.21	For rezoning to commercial, multi-residential, institutional, or recreational uses end point user facilities appropriate for the use being proposed including, but not limited to, bicycle racks, washrooms/change rooms, equipment rentals, benches, shelters, and/or horse ring or other securing devices should be provided in a visible location accessible by the users of the site.
Policy 9.1.22	Work with BC Parks to provide trip end facilities within or adjacent to regional and provincial parks.
Policy 9.1.23	In planning for future trip-end user facilities, the RDN should give priority to the following locations: <ul style="list-style-type: none"> a. Within or adjacent to the Cedar Main Street or Cedar Estates land use designations; b. Adjacent to South Wellington Elementary and Cranberry Hall; c. Main trail heads along the Morden Colliery Regional Trail; d. Main accesses to Hemer Provincial Park, Roberts Memorial Provincial Park, and Nanaimo Regional Park; e. North Cedar School and the Cedar Community Hall; and, f. Future access to Holden and Quennell Lakes as required.

Section 9.1	Policy/Objective
Objective 9.1.8	Increase the number of signs on roads used for active transportation.
Policy 9.1.24	<p>Work with the MOTI to identify routes in need of additional signage to alert drivers of the presence of roadside active transportation users. Specifically, the Ministry’s <i>Manual of Standard Traffic Signs and Pavement Markings</i> contain two signs that are especially relevant to the plan area including:</p> <ul style="list-style-type: none"> a. The horse and rider sign (W-126) warns motorists of potential horseback riders on the roadway. The horse and rider sign is meant for use on narrow or winding roads where horseback riding is known to take place. b. The cyclists on roadway sign (W-130) warns both vehicle drivers and cyclists that each may be present on the roadway. The cyclists on roadway sign is meant to be used where the presence of cyclists would be unexpected by the motorist, or on routes where there is a particularly heavy volume of cyclists.



Section 9.1	Policy/Objective
Advocacy Policy 9.1.25	The RDN shall encourage the MOTI to install appropriate signage alerting drivers to the presence of pedestrians, cyclists, and equestrian users. The RDN shall encourage MOTI to focus firstly on the desired roadside routes identified on Map No. 8 and then on other routes which are used for active transportation.
Policy 9.1.26	As active transportation facilities are developed, install signage to identify active transportation routes and the presence of trip-end facilities such as bicycle parking, rest stops, washrooms, and nearby bus stops.

Section 9.1	Policy/Objective
Objective 9.1.9	Increase community awareness of opportunities for active transportation in Electoral Area ‘A.’
Policy 9.1.27	This plan supports the formation of a community-based active transportation group to champion active transportation in the plan area. Tasks for this group could include the following: <ul style="list-style-type: none"> a. Organize regular events that showcase active transportation in Electoral Area ‘A’; b. Develop a series of informational and promotional materials in printed and electronic form. For example, suggested walking, jogging, horseback routes; and, c. Advocate active transportation in Electoral Area ‘A’ .

Section 9.1	Policy/Objective
Objective 9.1.10	Increase transit use and the area served by transit.
Policy 9.1.28	Work with BC Transit to identify opportunities to improve transit service in Electoral Area ‘A’.
Policy 9.1.29	Work with the MOTI to develop strategically placed park and ride facilities to encourage transit use and carpooling.

Section 9.1	Policy/Objective
Objective 9.1.11	To have the Harmac Pulp Mill pipeline corridor become part of the Active Transportation Network.
Policy 9.1.30	The Harmac Pulp Mill Pipeline corridor is private industrial property which currently is <u>not available for public use</u> . The community has identified the corridor as a possible component of the Active Transportation Network. The RDN is encouraged to approach Harmac Pulp Mill to discuss long-term public access to the rights-of-way as a major north-south active transportation connector in Electoral Area ‘A’.



Section 9.1	Policy/Objective
Objective 9.1.12	Reduce inappropriate use of area trails.
Policy 9.1.31	The RDN should take reasonable enforcement actions to discourage and prevent the use of RDN properties and trails by motorized vehicles in accordance with “Regional District of Nanaimo Park Use Regulation Bylaw No. 1399, 2004”.
Policy 9.1.32	The RDN, in consultation with senior levels of government, the ATV community, plan area residents, and other stakeholders should identify areas and trails that are appropriate for motorized vehicle use.
9.1.33	All trails proposed on lands located within the ALR shall require approval from the Agricultural Land Commission and should be developed and used in accordance with the Ministry of Agriculture publication titled “ A Guide to Using and Developing Trails in Farm and Ranch Areas. ”

9.2 Improving Mobility

A network of highway, major collector, and secondary roads presently serves the plan area. The MOTI is has jurisdiction over and is responsible for existing and future roads. Other transportation facilities include the Nanaimo Airport, which is the largest air transport terminus in the mid Vancouver Island area and the E&N Railway Corridor.



The Island Corridor Foundation (ICF), owner of the E&N Corridor, has established a mandate to see the reinstatement of passenger train service on Vancouver Island. The vision for the ICF is to link the communities within the Corridor, beginning initially within the Capital Regional District, by way of a successful commuter rail operation.

BC Transit is the major funding partner in the provision of transit service. Currently, public transit is provided to a small area within Cedar. Expanding transit service where it is justified by cost and demand to serve Cassidy and South Wellington has community support.

This section of the OCP establishes objectives and policies for non-human modes of transportation including highways, roads, public transit, and rail. In addition, this section supports the integration of transportation modes to reduce dependence on automobile use.



Objectives and Policies

Section 9.2	Policy/Objective
Objective 9.2.1	Increase the safety of area roadways.
Policy 9.2.1	Existing and proposed major and secondary roads are shown on Map No.8
Advocacy Policy 9.2.2	The RDN shall work with the MOTI, as the subdivision approving authority and agency having jurisdiction over public roads, to develop and implement agreements which address road standards for lands within GCB's on major roads, within the Cedar Main Street Designation, and in proximity to schools that: <ul style="list-style-type: none"> a. Are consistent with the character of development; b. Provide safe pedestrian and cycling routes; c. Provide for the integration of these routes with existing and future trails; d. Incorporate pull-out lanes for transit buses; and, e. Provide for traffic calming specifically near schools and in areas such as Woobank Road.
Policy 9.2.3	The RDN supports the MOTI policy that direct access points onto designated major roads be minimized to improve highway safety.
Policy 9.2.4	The RDN should work with the MOTI to consider locations for a park and ride and other car sharing arrangements.

Section 9.2	Policy/Objective
Objective 9.2.2	Ensure that the E&N Railway corridor remains contiguous for future operation of passenger and freight service.
Policy 9.2.5	Lands within the E&N railway corridor are designated as Transportation Corridor on Map No. 3 and further subdivision of these lands is not supported.
Policy 9.2.6	This plan supports and encourages the development of a ' <i>rails with trails</i> ' trail within the E&N transportation corridor.
Policy 9.2.7	The Island Corridor Foundation's (ICF) efforts to establish a commuter and enhanced passenger rail service on Vancouver Island are supported. The ICF is encouraged to work with service operators to continue rail transportation and improve/establish commuter services.
Policy 9.2.8	Uses supported within this land use designation include railway uses, railway oriented uses, and uses which add value to the railway corridor, make it more viable, and do not pose a threat to the operation or viability of the railway.
Policy 9.2.19	The development of railway stops and/or stations are encouraged within the plan area and should be integrated with other forms of transportation such as public transit, park and ride, etc.
Policy 9.2.10	Expansions to the Transportation Corridor land use designation may be considered where development is proposing to expand railway service to move people, goods, or freight.



Section 9.2	Policy/Objective
Policy 9.2.11	The RDN should work with the appropriate authorities having jurisdiction to support opportunities to integrate rail service with other modes of transportation such as public transit, air, road, water, and all forms of active transportation.

Section 9.2	Policy/Objective
Objective 9.2.3	Improve the efficiency of public transit services in Electoral Area ‘A’.
Policy 9.2.12	The RDN shall continue to work with BC Transit to consider expanded transit services to efficiently serve the needs of the plan area. Transit services for the handicapped (i.e. HandyDART service) and improved transit services to remote neighbourhoods (i.e. dial-a-bus and private taxi services) may be supported.
Policy 9.2.13	The RDN should consider innovative strategies to improve servicing efficiency and passenger service as well as to promote increased ridership. Such strategies may include, but are not limited to, the use of fuel efficient busses, the use of small busses or vans with capacity to accommodate anticipated rider volumes, and the use of transit to provide service from Area ‘A’ to organized sports or special events held in the City of Nanaimo or Town of Ladysmith.
Policy 8.2.14	The RDN supports improved public transit services to and from the Nanaimo Airport.
Policy 9.2.15	In considering approvals for development proposals, the RDN may require an assessment of transit routes and stops and pedestrian access to public transit services.
Policy 9.2.16	Where appropriate, the RDN may accept bus stop improvements and shelters as a community amenity provided by land developers through the development process.
Policy 9.2.17	The RDN may consider proposals for land dedication at the time of subdivision or rezoning to acquire land to accommodate a community ride share or car coop program.
Policy 9.2.18	This plan supports improvements to transit service through increased residential density on lands within the GCB.

Section 9.2	Policy/Objective
Objective 9.2.4	Support the continued use and improvement of the Boat Harbour Marina.
Policy 9.2.19	This plan recognizes the importance of the Boat Harbour Marina in providing local boat moorage and facilitating access to the outer islands including Mudge, Link, De Courcy, Ruxton, and Pylades.
Policy 9.2.20	The RDN may support rezoning of land to accommodate an accessory service repair shop, caretaker’s residence, marina office, and washroom facilities within a total building area not exceeding 70m ² provided adequate parking is provided to service the marina and boat ramp.



10.0 Enhancing and Maintaining Park Land, Green Space, Natural Areas, Recreational Opportunities and Culture

Unlike other areas of the province, the eastern side of Vancouver Island, including Electoral Area 'A', lacks large tracts of Crown land. This is primarily a result of the E&N Land Grants of 1884-1925 which has resulted in much of the land in Electoral Area 'A' being under private ownership.

Area residents wish to see parks which reflect the rural nature of their community which includes the opportunity to use parkland for a range of rural uses including horseback riding, nature appreciation, and community gardens. Cooperation between all levels of government is required to achieve this vision.

The focus of this section is to establish a strategy for Electoral Area 'A' to enhance recreation and culture.



Sustainability Implications

RDN's Role

The RDN's role is to assist the community in achieving its recreational and environmental protection goals through the use of a range of tools including policies that apply at the time of rezoning, DPA's, advocacy policies, and through the subdivision process.

Environmental Implications

Preserving a range of interconnected and intact functioning natural ecosystems is critical in maintaining and supporting the lifecycle requirements of countless plant and animal species within the plan area. One of the key ways in which ecosystems can be protected is through preservation of green space and natural areas. Other than parks (provincial, regional and community) and a limited amount of other lands which have been protected through the years by covenant or other agreement, most of Electoral Area 'A's environmentally sensitive lands are not formally protected.

Social and Cultural Implications

Adequate and appropriately located park land, trails, green space, and opportunities for recreation and culture are important contributors to the quality of life for area residents. They are also important determinants in the ability to build and maintain diversity in the community. Facilities such as the Cedar Hall, the Cedar Heritage Centre, and the South Wellington Hall are an important part of the community's history and culture. Therefore they must be maintained or new facilities constructed to meet the needs of both existing and future residents.

The plan area contains a number of archaeological sites. The Province protects these sites, whether known or unrecorded, through the [Heritage Conservation Act](#). This protection applies to both private and Crown land and a provincial heritage permit is required prior to altering or developing within an archaeological site.



Strategic Direction and Goals

Section 10.0 helps achieve the Community Vision by contributing towards community goals 6, 7, 8, 9, 10, 12, 13, 15, and 18. Please refer to Section 3.3 for a list of community goals.

10.1 Creating Opportunities for Parks, Trails, Outdoor Recreation and Culture

Parks and open space are fundamental to the health and wellness of the residents in a community. Parks may take on a range of functional uses such as passive recreational opportunities including hiking and walking, protection of wildlife habitat, sports fields and children’s playgrounds, or for transportation linkages. The OCP identifies the integration of community, regional, and provincial parks through a network of trails to provide alternative routes and links within the community.

Currently there are twelve community parks dispersed throughout Electoral Area ‘A’ that comprise approximately 36 ha. The Nanaimo River Regional Park comprises approximately 54 ha and is the only regional park in the plan area. The Land is owned by The Land Conservancy (TLC) of Canada who entered into a long term lease with the RDN to manage it as a regional park and conservation area.



There are also three provincial parks within the plan area including Morden Colliery, Hemer, and Roberts Memorial that cover a combined area of about 102 ha. The [Regional Parks and Trails Plan 2005-2015](#), supports an extension of the Morden Colliery Regional Trail to connect the Morden Colliery Provincial Park and Hemer Provincial Park by a bridge across the Nanaimo River and trail development from the Nanaimo River through to Boat Harbour.

In 2005, a detailed community trails study of Area ‘A’ was prepared to identify potential parkland acquisitions and connections with existing park amenities, resource lands, natural areas, or Crown lands. The study provided essential information for the *Regional Parks and Trails Plan*.

The purpose of this section is to incorporate the recommendations of the 2005 Community Trails Study as well as the current wishes of Electoral Area ‘A’ residents. In addition, this section seeks to assist the Electoral Area ‘A’ Parks, Recreation, and Culture Commission in determining the suitability of lands for public use should an opportunity become available.

Objectives and Policies

Section 10.1	Policy/Objective
Objective 10.1.1	Provide improved parks and outdoor recreational opportunities by increasing the amount, location, and variety of park land for a range of outdoor activities.
Policy 10.1.1	Lands designated Park Land/Green Space/ Natural Areas are shown on Map No. 3



Section 10.1	Policy/Objective
Policy 10.1.2	Existing and proposed park land and trail network are shown on Map No.8.
Policy 10.1.3	Park land and trails shall be permitted and encouraged in all land use designations.
Policy 10.1.4	<p>Residents of Electoral Area ‘A’ have stated a need for additional park land to:</p> <ul style="list-style-type: none"> a. Provide access or improve existing access to the waterfront, including the sea and all streams, including the Nanaimo River; b. Provide opportunities for horseback riding, community gardens, and demonstration of agricultural practices; c. Provide waterfront park land; d. Provide opportunities for water based recreation (i.e. children’s water park); e. Provide trail linkages or future trail linkages or the expansion of existing parks forming interconnected natural corridors, heritage ways, or trail ways such as historical railways and logging roads and unconstructed dedicated road or easement rights-of-way between the waterfront, existing parks and community land uses such as schools; f. Provide sites for the protection of locally significant environmentally sensitive features; g. Provide sites for active or passive outdoor recreation activities including sports fields with lighting for night time use, and playgrounds; h. Preserve sites with heritage values such as petroglyphs; i. Provide viewpoints or opportunities for nature appreciation; and j. Create focal features such as a small green space within the Cedar GCB.
Policy 10.1.5	The RDN will continue to develop the regional trail system along the former Morden Colliery right-of-way to connect the Morden Colliery Historic Provincial Park across the Nanaimo River and beyond to Boat Harbour. The dedication of park land will be required at time of subdivision for those properties, which provide trail connections to the Morden Colliery Regional Trail.
Policy 10.1.6	At the time of subdivision of land adjacent to the ocean or a watercourse, the RDN shall recommend to the Approving Officer that full access to all water bodies be required and where more than one access to a water body is a requirement of subdivision, the RDN shall support the consolidation of accesses to create a larger access for a wider variety of uses.
Policy 10.1.7	The RDN will support and encourage obtaining lands for park and trail purposes along the Nanaimo River where it can be shown that the construction of a trail and public use would not have a negative environmental impact.



Section 10.1	Policy/Objective
Policy 10.1.8	The RDN should, when the opportunity for park land is minimal in terms of size or of low benefit or value to the immediate neighbourhood, consider taking cash in lieu of land to contribute towards the purchase of larger parcels of land which can be enjoyed by community.
Policy 10.1.9	The RDN should work towards the establishment of a comprehensive trail system linking the GCB's with the surrounding residential and industrial communities and which also provide greenway linkages to existing and future parks.
Policy 10.1.10	Recreational facilities and activities should be focused on lands inside the GCB's. However, outdoor recreational uses may be supported outside the GCB's where the surrounding landscape, natural amenities, and scale of development serves the community.
Policy 10.1.11	Although park land is supported for the protection of locally-significant environmentally sensitive features, protection of these features should be in addition to the minimum five percent park land dedication in the Local Government Act .
Policy 10.1.12	Park land proposals must provide a benefit for the community and those lands with little or no benefit to the community should not be accepted.
Policy 10.1.13	Land being considered for park land must be maintained in its natural state and should not be cleared or otherwise disturbed. Cleared and disturbed lands should only be accepted where the proposed park land is to be used for recreational uses which require cleared lands or where there are verifiable opportunities for carbon sequestration projects
Advocacy Policy 10.1.14	Where dedication of park land is desired, developers are encouraged to dedicate greater than five percent park land.
Policy 10.1.15	The RDN shall encourage and support volunteer assistance in the development and management of community parks and trails.
Policy 10.1.16	The RDN recognizes that public involvement early in the planning process, during acquisition, and throughout the development of Community Parks, is essential for the success of parks, recreation, and cultural services in the plan area.
Policy 10.1.17	This plan supports the establishment of a Development Cost Charge Bylaw for community parks purposes.
Policy 10.1.18	The Regional District shall evaluate the suitability of park land proposals and may also consider parks and publicly accessible open space provision through means other than subdivision approval in accordance with Section 10.2 of this plan.
Policy 10.1.19	The RDN should consider zoning parks for their intended use.
Policy 10.1.20	All trails proposed on lands located within the ALR shall require approval from the Agricultural Land Commission and should be developed and used in accordance with the Ministry of Agriculture publication titled " A Guide to Using and Developing Trails in Farm and Ranch Areas ".



Section 10.1	Policy/Objective
Advocacy Policy 10.1.21	The City of Nanaimo and the Cowichan Valley Regional District are encouraged to work with the RDN to create integrated parks and trail systems network that spans jurisdictional boundaries.
Policy 10.1.22	The RDN shall not support encroachment permits, issued by the MOTI, to private individuals to occupy road ends adjacent to the ocean or a watercourse unless the encroachment existed prior to the adoption of this plan and where such encroachment does not compromise the potential for future public use in the road rights-of-way.
Policy 10.1.23	This plan supports the recommendations identified in the RDN Electoral Area ‘A’ Community Trails Study.
Policy 10.1.24	This plan supports the recommendations identified in the RDN Electoral Area ‘A’ Recreation and Cultural Services Master Plan.
Policy 10.1.25	The RDN shall consider the creation of an invasive plant management policy for all RDN community parks where invasive plant species are an identified concern.
Policy 10.1.26	This plan recognizes that the existing community meeting and recreation facilities such as the South Wellington Hall, the Cedar Heritage Centre, and the Cedar Community Hall are highly valued by the community and as such the RDN should work with the Cedar Community Association and other appropriate agencies and groups to consider and identify opportunities for partnership on building upgrades and maintenance to ensure that these facilities remain available for public use.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Amend ‘RDN Land Use and Subdivision Bylaw No. 500, 1987’ by creating zoning designations for all parks in the plan area.	Short Term
Update the Electoral Area ‘A’ Community Trails Study.	Long Term

10.2 Acquisition of Park Land, Green Space, and Natural Area

Park land, green space, and natural areas can be acquired through various means such through the rezoning process, land dedication through subdivision, private donation, eco-gifting, or through purchase by the RDN or a private land holding entity such as a land trust or other conservation-based organization.

The RDN Board currently supports the policy of “*Availability for Acquisition*”. This means that the RDN will only consider sites for public use where there is a willing seller or donor of land, access, tenure, or covenant. In accordance with Section 877 of the [Local Government Act](#), this OCP identifies the approximate location, amount, and type of present and proposed recreational land uses. In the case of proposed or potential park and trail, it must be noted that an agreement with property owners affected must be reached prior to any land being considered for public use.



The following objectives and policies work towards the plan area resident’s desire to maintain and enhance park land, green space, and natural areas within Electoral Area ‘A’.

Objectives and Policies

Section 10.2	Policy/Objective
Objective 10.2.1	Support an innovative and multi-faceted approach to the acquisition of park land, green space and natural areas.
Policy 10.2.1	<p>Pursuant to the Local Government Act, at the time of subdivision, the Regional District shall determine whether the owner of land being subdivided shall:</p> <ol style="list-style-type: none"> a. Provide, without compensation, useable park land equivalent to 5% of the parcel size and in a location acceptable to the Regional District of Nanaimo; or b. Pay to the RDN an amount that equals 5% of the market value of all of the land being subdivided; or c. Provide a combination of land and cash to the satisfaction of the Regional Board.
Policy 10.2.2	Notwithstanding Policy 10.2.1 above, the RDN may accept a greater amount of land and/or cash if it is voluntarily offered and agreed to between the RDN and applicant of subdivision.
Policy 10.2.3	<p>The RDN may consider accepting park land at the time of subdivision or rezoning on any lands within the plan area where there is an opportunity for park dedication to meet one or more of the following preferred park criteria:</p> <ol style="list-style-type: none"> a. The land improves access to water including the ocean and any other watercourse; b. The land is identified for park land, trail, or conservation area by this plan or any other RDN parks and trails plan; c. The land connects parks and natural areas, contributing to an interconnected greenways network that links neighbourhoods to parks, schools, and cultural resources; d. The land includes areas for the protection of environmentally sensitive lands to be retained in a natural undisturbed state, or archaeological features to be protected. Generally, as environmentally sensitive lands cannot be developed, the protection of these lands should be in addition to the minimum park land dedication requirements pursuant to the Local Government Act; e. The land includes viewpoints and opportunities for nature appreciation and/or focal features such as a public square or community gathering space in rural villages; f. Land that is a single contiguous parcel(s) is preferred; g. Lands that provide opportunities for both outdoor recreation and a verifiable carbon sequestration project; h. The subject property contains a locally or regionally significant feature or ecosystem that if preserved or managed would result in a net benefit to the community; i. Notwithstanding lands deemed appropriate for environmental protection by a qualified environmental professional, the land in question must be useable for both passive and active recreational uses and be suitable for a



Section 10.2	Policy/Objective
	<p>uses such as baseball diamonds, tennis courts, children’s tot lots, basketball courts; and,</p> <p>j. Preference shall be given to the acquisition of those lands identified on Map No. 4 and 8 for future community and regional parks, trails, corridors, and natural areas. However, other lands may be considered in accordance with the criteria outlined in this policy.</p>
Policy 10.2.4	This plan supports the acquisition of lands along the Nanaimo River and associated upland riparian areas as opportunities arise due to their environmental sensitivity, their importance to the plan area, and in order to preserve intact riparian corridors, which may also provide opportunities for low impact walking and/or multi-use trails.
Policy 10.2.5	The RDN shall, when considering a rezoning application, consider requiring dedication of land for the purpose of park land, green space, and/or natural areas as part of a community amenity contribution secured through amenity zoning or other means. Park land acceptance should be in accordance with Policy 10.2.3 above.
Policy 10.2.6	Innovative and multi-faceted approaches to the acquisition of park land, green space, and natural areas may be supported which may include, but are not limited to, eco-gifting, private public partnerships, private land donation, conservation covenants, and density transfer.
Advocacy Policy 10.2.7	Non-government agencies and conservation-based organizations are encouraged to continue to work with the RDN and with the private sector to acquire and manage lands suitable for conservation.
Advocacy Policy 10.2.8	Non-government agencies and conservation-based organizations are encouraged to hold and enforce conservation-based covenants on behalf of plan area residents and the RDN.



11.0 Institutional Uses and Improving Servicing Efficiency

This section of the plan outlines the community's preferences with respect to schools, institutional uses, and community services.

Section 11.0 helps achieve the Community Vision by contributing towards community goals 3, 4, 6, 8, 10, 12, and 18. Please refer to Section 3.3 for a list of community goals.

11.1 Schools

Nanaimo Ladysmith School District No. 68 is responsible for the administration of two elementary schools, one intermediate school, and one secondary school within the plan area.



Schools and school facilities play an important role in the plan area not only for education, but also for providing opportunities for community recreation, cultural activities, and educational programs during non-school hours. As well, decision making regarding the location of future schools is aided if it is known where new residential development will be located. New schools, especially for primary aged children, are best located close to where families with school age children will be living thus reducing the need for bus transportation.

The plan supports a strategic approach to school site planning in order to ensure continued availability of school facilities which transcends electoral and jurisdictional boundaries. The plan will also ensure a coordinated approach for school site and parks and open space acquisition to ensure coordination of these services.

Objectives and Policies

Section 11.1	Policy/Objective
Objective 11.1.1	Assist School District No. 68 in planning for future school facilities.
Policy 11.1.1	The location of existing schools is shown on Map No. 4 (parkland, green space, natural areas, Crown land, institutional, schools and cultural facilities).
Policy 11.1.2	The RDN shall consult with School District No. 68 on an annual basis pursuant to the <i>Local Government Act</i> .
Policy 11.1.3	All subdivision of land shall comply with the school site acquisition requirements pursuant to the <i>Local Government Act</i> if applicable.
Policy 11.1.4	The RDN should support maintaining the existing schools in the plan area and should work with School District No. 68 to take steps towards maintaining and increasing the student population.

Section 11.1	Policy/Objective
Objective 11.1.2	Coordinate school sites and parks and recreation planning with School District 68.
Policy 11.1.5	The development of new school and educational facilities on land within the GCB's shall be supported. However, school facilities may be considered in any



Section 11.1	Policy/Objective
	land use designation of this plan subject to rezoning where: <ul style="list-style-type: none"> a. There is no possible site within the GCB or it is necessary to provide a public service in a more isolated location; b. The need for the proposed use clearly overrides the value of the land for agriculture and/or forestry; c. The proposed use is not within ALR lands; d. If the use is proposed to be adjacent to ALR lands, there is sufficient buffering between the ALR lands and the proposed use; and e. The proposed use is considered compatible with surrounding land uses.
Policy 11.1.6	The RDN should pursue a partnership with School District 68 to utilize and improve existing sports fields and facilities for community use.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Approach School District 68 to discuss the possibility of a partnership to utilize and improve existing sports fields for community use.	Short Term

Section 11.1	Policy/Objective
Objective 11.1.3	Promote communication between School District No. 68 and the RDN to maximize efficiency of resources.
Policy 11.1.7	The RDN shall consult with School District No. 68 on development and planning related matters on an ongoing basis.

11.2 Institutional Land Use Designation

Educational, social, and cultural services in the plan area are provided by a wide variety of public and private non-profit organizations. The Electoral Area ‘A’ OCP provides a framework to assist in future planning of community cultural and social services including educational and cultural services provided through non-profit groups and religious or service organizations.

Objectives and Policies

Section 11.2	Policy/Objective
Objective 11.2.1	Establish a framework to assist in future planning of community, social and cultural services.
Policy 11.2.1	Lands designated Institutional are illustrated on Map No. 3.



Section 11.2	Policy/Objective
Policy 11.2.2	The RDN shall consult with the Vancouver Island Health Authority and shall request input on the following: a. The actual and anticipated health care facilities and support services; and, b. The size, number, type, location, service areas, and timing of anticipated health facilities.

Section 11.2	Policy/Objective
Objective 11.2.1	Encourage coordination, efficiency and compatibility of community, social and cultural services.
Policy 11.2.3	Direct the location of institutional facilities for public assembly for educational, religious, cultural and service organizations to lands within the GCB's, except where such educational facilities require access to lands in close proximity to resources such as agricultural, environmental, and resource education. This plan recognizes institutional uses which existed prior to the adoption of this plan which are located outside of the GCB.
Policy 11.2.4	Permitted uses supported within this designation shall generally include public or private community information and drop-in medical centres, emergency or social services, religious, cultural, or service organizations, educational facilities, public assembly uses, and community health care facilities.
Policy 11.2.5	Expansions to this designation may be supported primarily within the GCB's to accommodate additional uses which are consistent with policy 11.2.4 above.

11.3 Community Water Services

The North Cedar Improvement District (NCID) provides water, fire protection, and street lighting to a large portion of the plan area. NCID provides approximately 1,300 community water connections both inside and outside the GCB, the majority being residential. This plan recognizes that the NCID water service area boundary extends to lands outside the GCB and that NCID has jurisdiction to service properties within its boundary.

NCID is responsible for approving community water service connections as well as operating, surveying, and maintaining the community water system within its servicing boundaries. NCID is also responsible for ensuring that the water quality meets the Canadian Drinking Water Standards and that there is adequate water supply available for firefighting purposes within its boundary.

The RDN operates the Decourcy Water Service Area which was established in 1998 and comprises a small number of properties on Pylades Drive.

Elsewhere in the plan area potable water is drawn primarily from individual wells on private property.



Objectives and Policies

Section 11.3	Policy/Objective
Objective 11.3.1	Coordinate community servicing and facilitate cooperation with the NCID.
Policy 11.3.1	The RDN shall coordinate groundwater protection efforts with the NCID to ensure that developments within NCID boundaries do not pose a risk to groundwater quantity or quality.
Policy 11.3.2	The RDN shall work with the NCID to assess groundwater impacts and on drinking water protection.
Policy 11.3.3	This plan recognizes that the NCID provides community water service connections to properties located outside of the GCB which facilitates additional development. While this is permitted under current zoning, it is not consistent with the intent of this plan and the RGS. To address this inconsistency, the RDN will work with the NCID by exploring ways to limit future water service connections outside of the GCB where these additional services result in additional development beyond what is supported by current zoning for properties without community water.
Policy 11.3.4	Notwithstanding Policy 11.3.3 above, it is recognized that the provision of water may be necessary for the purpose of fire protection.

Section 11.3	Policy/Objective
Objective 11.3.2	Support the provision of community water service to all properties within the GCB's.
Policy 11.3.5	The community water service planning area is defined by the GCB's as shown on Map No. 5.
Policy 11.3.6	The community water service planning area is the area of land that may be provided with community water service for the purpose of facilitating increased development. This planning area is only supported on lands within the GCB.
Policy 11.3.7	Despite Policy No. 11.3.6 above, for RDN Community Water Systems, community water service may be extended outside the GCB to serve existing development. Servicing will only be extended in recognition of environmental or public health concerns or where there is a proven water shortage. The provision of service connections shall be subject to the following conditions: <ul style="list-style-type: none"> a. The existing development complies with the current land use regulations; b. The registration of a covenant restricting further subdivision; and, c. The registration of a covenant restricting additional development and the construction of further dwelling units.
Policy 11.3.8	In areas outside of the NCID water service area, despite any other policy in this section, where a publicly held institutional facility is located outside the GCB and has been approved for development, the Regional Board may consider approval for connection to community water services.
Policy 11.3.9	This plan recognizes that the NCID may provide community water service connections to properties within its servicing boundary.



Section 11.3	Policy/Objective
Policy 11.3.10	The RDN should, if the opportunity arises, approach Harmac to discuss accessing water from the Harmac water pipeline and/or intake for domestic and/or agricultural use.

Section 11.3	Policy/Objective
Objective 11.3.3	Minimize the costs of providing community water to parcels within the GCB's.
Policy 11.3.11	The RDN shall pursue all opportunities for available infrastructure grant funding for design and construction of community water services in areas not serviced by NCID.
Policy 11.3.12	The RDN will strive to minimize costs to individual property owners through efficient management of the construction and operation of a community water system.

11.4 Community Sewer Services

Community sewer servicing is intended to be provided to lands within the GCB to accommodate additional growth for the purpose of protecting health, the environment, and helping the community achieve its goal of creating compact complete communities. Due to the varied nature of the soils in Area 'A', community sewer servicing is required to support the types of development envisioned by this plan on lands within the GCB. Although the focus for community servicing is lands within the GCB, it is recognized that there may be cases where properties require community sewer to address a demonstrated health or environmental concern.

Currently, the RDN provides sewer servicing from the Duke Point Pollution Control Centre (DPPCC) located in the Duke Point Industrial Park in the City of Nanaimo to the Cedar Community Secondary School, the Cedar Heritage Centre, the 49th Parallel Plaza, and works are underway to extend the sewer line to accommodate a proposed development called 'Cedar Estates' located at the intersection of Cedar and Hemer Roads and a limited number of properties adjacent to the proposed sewer extension route.

The DPPCC is currently operating at significantly less than its operating capacity. However, the additional capacity available at the DPPCC has been fully funded by and allocated to industrial properties located in the Duke Point Industrial Park located in the City of Nanaimo. The DPPCC can accommodate a further 220 single family equivalent units, however this has been allocated to properties associated with the recent sewer extension into Cedar and the future Cedar Estates development which was paid for by the property owners who connected to the system and was facilitated by the developer of the Cedar Estates property. The result is that Electoral Area 'A' cannot convey additional sewage for treatment at the DPPCC until there is an expansion of the facility at Duke Point and/or current underutilized allocations can be transferred to other users.

The balance of the plan area is not serviced with community sewer. Therefore, until the proposed sewer extension is operational, with the exception of the few properties currently



connected, all lands within the plan area will continue to be serviced with individual on-site sewage disposal systems, or other sewage collection, treatment, and disposal option.

A community wastewater servicing study prepared by Worley Parsons Resources and Energy was conducted as part of this OCP review, which also coincided with a review of the RDN Liquid Waste Management Plan. The servicing study looked at a number of sewer servicing options for Cedar, Cassidy, and South Wellington and based on a triple bottom line approach, came up with specific recommendations for community sewer servicing and identified opportunities or integrated resource recovery.

Prior to the Worley Parsons study, the RDN conducted two sewage predesign studies looking at the feasibility of constructing a sewage collection system in the Cedar Village Area to connect to the DPPCC.

Objectives and Policies

Section 11.4	Policy/Objective
Objective 11.4.1	Support the provision of community sewer service to all properties within the GCB's.
Policy 11.4.1	The community sewer service planning area is designated on Map No. 6.
Policy 11.4.2	The community sewer service planning area is the area of land that may be provided with community sewer service for the purpose of facilitating increased development. This planning area is only supported on lands within the GCB.
Policy 11.4.3	<p>Despite Policy No. 11.4.2, community sewer service may be extended outside the GCB's to serve existing development. Servicing will only be extended in recognition of environmental or public health concerns where existing sewage disposal systems have failed and additional capacity is available from community sewer system. The provision of service connections shall be subject to the following conditions:</p> <ul style="list-style-type: none"> a. The existing development complies with the current land use regulations; b. The registration of a covenant restricting further subdivision; and, c. The registration of a covenant restricting the construction of additional dwelling units.
Policy 11.4.4	Despite Policy No. 11.4.2 and 11.4.3, where a publicly held institutional facility is located outside the GCB's and has been approved for development, the Regional Board may consider approval for connection to community sewer services.
Policy 11.4.5	Despite any other policy in this section, this plan supports the provision of Community Sewer services in accordance with the commitments identified in the RDN Liquid Waste Management Plan.
Policy 11.4.6	This plan supports a study looking at what is required to expand the Duke Point Pollution Control Centre to service all of the Cedar GCB.



Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Conduct a study looking at the requirements for expanding the Duke Point Pollution Control Centre to service all lands within the GCB. Apply for grant funding where available.	Immediate

Section 11.4	Policy/Objective
Objective 11.4.2	Minimize the costs of providing community sewer to parcels within the GCB's.
Policy 11.4.7	The RDN shall pursue all opportunities for available infrastructure grant funding for design and construction of community sewer services within GCB's to reduce the cost for property owners who connect and must contribute financially to the system. This includes grants related to sustainable development, green infrastructure, and integrated resource recovery.
Policy 11.4.8	The RDN will strive to minimize costs to individual property owners through efficient project management, maintenance, and operation.
Policy 11.4.9	This plan recognizes that part of the strategy for reducing costs to provide community sewer is to support more compact forms of development in accordance with Section 6.0 of this plan.
Policy 11.4.10	Development Cost Charge Bylaws for Community Sewer Services shall be amended in accordance with the build out unit projections of this plan, in the GCB.
Policy 11.4.11	The RDN may develop a DCC program to expand wastewater treatment capacity at the DPPCC to service the plan area.
Policy 11.4.12	The use of Latecomer Agreements, pursuant to the <i>Local Government Act</i> , shall be supported.

Section 11.4	Policy/Objective
Objective 11.4.3	Support a range of options for community sewer servicing and integrated resource recovery.
Advocacy Policy 11.4.13	The RDN should encourage and cooperate with the Ministry responsible for septic disposal systems to prevent and mitigate failing septic disposal systems and enhance private onsite system regulations.
Policy 11.4.14	This plan supports an initiative with the Ministry responsible for septic disposal systems with respect to investigating alternative methods of septic and gray water disposal.
Policy 11.4.15	The RDN should consider the use of triple bottom line accounting principles in the selection of appropriate sewage collection, treatment, and disposal systems.
Policy 11.4.16	In evaluating options for sewage collection, treatment, and disposal, the RDN should consider where feasible integrated resource recovery options and the anticipated revenues associated with recovered energy as a factor in the evaluation.



Section 11.4	Policy/Objective
Policy 11.4.17	The use of pump and haul services as a temporary solution for the removal of wastewater may be supported where an existing septic disposal system has failed, where a connection to a community sewer system is not possible, and/or where there is no alternative means of resolving the treatment problem through on-site measures for existing developed parcels.

Section 11.4	Policy/Objective
Objective 11.4.4	Support initiatives which reduce the environmental impact of septic disposal systems.
Policy 11.4.18	The RDN should provide educational information to encourage residents to keep existing septic disposal systems in good working order.
Policy 11.4.19	Where possible, community sewer service infrastructure shall be located in a manner that avoids the disturbance of Environmentally Sensitive Areas (ESA) and poses no significant negative impact on the environment. In cases where this is not possible, infrastructure in close proximity to fisheries or sensitive areas shall not be supported without prior consultation with the Ministry responsible for watercourse protection and the Department of Fisheries and Oceans, to mitigate any negative impact on fisheries and their habitat.
Policy 11.4.20	The RDN shall generally require that further residential development only proceed by way of a community sewer system where: <ul style="list-style-type: none"> a. A development proposal will exceed a density of five dwelling units per hectare; and, b. The site is serviced by a community water system.
Policy 11.4.21	The use of private onsite systems on existing parcels located outside of the GCB that discharge high quality effluent are encouraged for environmental protection purposes, but shall not be considered as community sewer services for the purpose of determining permitted density or minimum parcel size. All private package treatment plants must be installed, inspected, and maintained in accordance with relevant provincial requirements.

Section 11.4	Policy/Objective
Objective 11.4.5	Support the Recommendations of the Electoral Area ‘A’ Wastewater Servicing Study
11.4.22	With respect to sewer servicing within the Cedar GCB, this plan recognizes that Cedar has variable limitations for onsite wastewater management due to unfavourable soil conditions and moderate groundwater vulnerability. The densities and uses supported by the plan within the Cedar GCB are dependent on the provision of community sewer servicing.
11.4.23	The RDN should, if the Sandstone or Oceanview developments are approved by the City of Nanaimo, enter into discussions with the City and the developers to explore the possibility of a connection to the Greater Nanaimo Pollution Control Centre or other approved treatment facility through newly proposed wastewater infrastructure as an alternative to expansion of the DPPCC.



Section 11.4	Policy/Objective
Policy 11.4.24	The RDN should explore possibilities for making unused treatment and disposal capacity at the Duke Point Pollution Control Centre, Greater Nanaimo Pollution Control Centre, and Harmac Pulp Mill available for Electoral Area 'A' community servicing as these were identified by the study as superior options over the development of new wastewater treatment and effluent disposal facilities.
Policy 11.4.25	With respect to sewer servicing within the Cedar GCB and without limiting future opportunities which may arise, this plan recognizes that the best servicing option at this time is connection to the existing force main leading to the DPPCC. It is recognized that additional capacity is not available (despite the fact that the DPPCC is running at significantly less than capacity) to service properties within the plan area until and unless suitable arrangements are made with the City of Nanaimo and the Duke Point Industrial Property users to transfer underutilized allocations to the plan area.
Policy 11.4.26	With respect to sewer servicing within the Cedar GCB, this plan recognizes that if connection to DPPCC proves to not be feasible, the RDN may consider connection to the Harmac wastewater treatment plant. It is noted that this secondary option is dependent on reaching an agreement with Harmac Pulp Mill and conducting a more detailed feasibility study.
Policy 11.4.27	With respect to sewer servicing in Cassidy, this plan recognizes that community sewer servicing should be a priority due to unfavourable soil conditions for onsite wastewater management due to high potential for groundwater contamination. Further development, beyond what the current zoning permits, should only be allowed to proceed if an approved means of sewage treatment is provided.
Policy 11.4.28	With respect to sewer servicing in Cassidy, this plan supports two options. Without limiting future opportunities which may arise, the preferred option is to convey sewage for treatment at either the DPPCC or if financially and administratively viable, Harmac Pulp Mill. The second option is a local treatment facility owned by the RDN and operated by or on behalf of the RDN to service the airport, proposed development, and existing septic users in Cassidy. If a local treatment plant is chosen, it must be designed to achieve a high level of treatment in order to adequately protect the upper Cassidy aquifer which is considered highly vulnerable to surface contamination.
Policy 11.4.29	With respect to sewage treatment in Cassidy, the RDN should work with the NAC and area developers to develop a joint community servicing solution for the airport, proposed development in Cassidy, and as many existing septic users as possible.
Policy 11.4.30	With respect to sewage treatment in South Wellington, this plan recognizes that South Wellington has unfavourable conditions for onsite wastewater management.
Policy 11.4.31	With respect to sewage treatment in South Wellington, this plan recognizes that the modest densities and changes in land use supported by this plan could be accompanied by more advanced onsite wastewater treatment technologies for specific developments or alternatively connection to the Greater Nanaimo Pollution Control Centre in the City of Nanaimo.



Section 11.4	Policy/Objective
Policy 11.4.32	With respect to sewage treatment in South Wellington, despite Policy 11.4.2 above, this plan supports a connection to Greater Nanaimo Pollution Control Centre to service the South Wellington Industrial Commercial Area and existing small parcel residential located within the Rural Residential Land Use designation especially on Minto and Dick Avenues to address health and environmental concerns, but not facilitate additional residential development beyond that which is supported without community sewer services.



12.0 Development Permit Areas

A Development Permit Area (DPA) is a set of development guidelines pertaining to a specific area as specified by the OCP. The authority for local governments to establish DPA's is set out in Sections 919.1 and 920 of the [Local Government Act](#). A DPA is perhaps the most important tool used by Local governments to ensure that the potential impacts of development are identified and addressed. This OCP relies on the use of DPA's as the primary tool



which will assist the community in working towards achieving its vision and ensuring that future development is consistent with the Sustainability Principles, goals, objectives, and policies of this plan.

Development applications within DPA's are reviewed to ensure that the proposal is consistent with the DPA Guidelines found in Bylaw 500¹. In some cases, a report from a biologist, engineer, or other professional may be required to assist staff in evaluating an application.

A common misconception about DPA's is that they are setbacks or “no-go” buffer zones. Development may occur within a DPA provided the proposal satisfies the DPA Guidelines. In addition, certain activities may be permitted within a DPA without a development permit as specified in Bylaw 500 for² each DPA.

This section of the OCP identifies those areas where a development permit may be required, prior to the commencement of subdivision, development, redevelopment, construction, or land alteration on a property, pursuant to the [Local Government Act](#). The designation DPA's is consistent with the strategic goals and actions of the RDN 2009-2012 Strategic Plan, the goals and objectives of the RGS, the Sustainability Principles, Community Goals, and is required to achieve the Community Vision.

The landscaping and screening requirements of the DPA Guidelines³ may not be consistent with [‘RDN Land Use and Subdivision Bylaw No. 500, 1987’](#). Therefore, the RDN should consider amending Bylaw No. 500 to bring it in to conformity with the DPA Guidelines⁴. If inconsistency is found between Bylaw 500 and the DPA's Guidelines of this plan with respect to landscaping and screening, the DPA Guidelines⁵ shall prevail and a variance to Bylaw No. 500 may be required.

¹ Bylaw 1620.05, adopted December 4, 2018

² Bylaw 1620.05, adopted December 4, 2018

³ Bylaw 1620.05, adopted December 4, 2018

⁴ Bylaw 1620.05, adopted December 4, 2018

⁵ Bylaw 1620.05, adopted December 4, 2018



Section 12.0 helps achieve the Community Vision by contributing towards community goals 4, 6, 7, 11, 12, 14, and 15. Please refer to Section 3.3 for a list of community goals.

12.1 Sensitive Ecosystem Development Permit Area¹

DESIGNATION²:

The Sensitive Ecosystems Development Permit Area is shown on Map No. 9 and applies to the following:

- all parcels containing the following sensitive ecosystems mapped in the Provincial Sensitive Ecosystem Inventory: ‘coastal bluff’, ‘terrestrial herbaceous’, and ‘older forest’ as mapped in the Provincial Sensitive Ecosystem Inventory; and
- known occurrences of the following rare and endangered species as mapped by the Conservation Data Centre: Propertius Duskywing (butterfly) and Vesper Sparrow.

AUTHORITY:

The Sensitive Ecosystems Development Permit Area is designated a development permit area for the protection of the natural environment, its ecosystems and biological diversity pursuant to Section 488(1)(a) of the *Local Government Act*.

JUSTIFICATION:

Increasing development pressure and environmental awareness, as well as the RGS goal of environmental protection has led to the need for the protection of the Plan Area’s most sensitive environmentally significant features including components of the Coastal Douglas Fir Ecosystem, rare species, and other environmentally sensitive features to ensure their continued survival and enjoyment for generations to come.

The objective of the development permit area is to minimize the impacts of developments on environmentally sensitive features, ecosystems or habitat.

12.2 Freshwater and Fish Habitat Development Permit Area³

DESIGNATION

The Freshwater and Fish Habitat Development Permit Area is shown on Map No. 9, and applies to the riparian assessment areas of mapped and unmapped streams subject to the *Riparian Areas Regulation (RAR)* of the *Riparian Areas Protection Act*, as well as all other mapped lakes, wetlands, ponds and watercourses not subject to the RAR. Specifically, the Development Permit Area is defined as follows:

1. All mapped and unmapped riparian assessment areas as defined in the RAR as follows:
 - a) for a stream, a 30 metre strip on both sides of the stream measured from the high water mark;

¹ Bylaw 1620.05, adopted December 4, 2018

² Bylaw 1620.05, adopted December 4, 2018

³ Bylaw 1620.05, adopted December 4, 2018



- b) for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank; and
 - c) for a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank.
2. All mapped watercourses, lakes, wetlands, and ponds, that are not subject to the RAR; 15 metres as measured from the natural boundary or top of ravine bank, whichever is greater. This includes estuarine areas (areas of tidal influence) of all watercourses and streams. For clarity, in estuarine areas the Marine Coast Development Permit Area also applies.

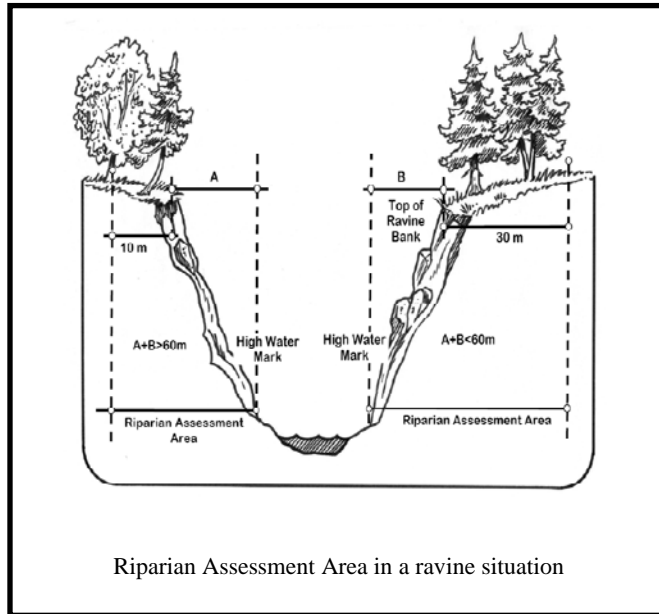
The following definitions are used for the purpose of defining the development permit area as above:

‘ravine’ means a narrow, steep-sided valley that is commonly eroded by running water and has a slope grade greater than 3:1.

‘stream’ includes any of the following that provides fish habitat:

- (a) a watercourse, whether it usually contains water or not;
- (b) a pond, lake, river, creek or brook; and
- (c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).

‘top of the ravine bank’ means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 metres measured perpendicularly from the break, and the break does not include a bench within the ravine that could be developed.



AUTHORITY

The Freshwater and Fish Habitat Development Permit Area is designated a development permit area for the protection of the natural environment, its ecosystems and biological diversity, and protection of development from hazardous conditions pursuant to Section 488(1)(a) and (b) of the *Local Government Act*.

JUSTIFICATION

Freshwater and riparian ecosystems perform a number of valuable services to humans, plants and animals alike. They support a diversity of plants and animals, provide important refuges and migration routes for birds and wildlife, and support fish life processes. Vegetation in riparian areas moderates the volume and rate of water flowing through the watershed contributing to effective



rainwater management and stabilizes stream banks by holding soil in place. Plant root systems enhance the soil's ability to absorb water by making it more porous. This allows water to be stored and released slowly into the watercourse, reducing erosion and flooding. Soils also filter impurities and sediment from runoff water, improving water quality in the stream channel.

Riparian vegetation provides food and shelter for fish. Shade from trees within the riparian area regulates water temperatures within the stream, which is critical for salmon, trout and other fish species that need cool water to survive. Logs and other woody debris fall into streams from the riparian area, influencing stream channel morphology, dissipating the stream's natural erosive energy and providing habitat for a diverse range of species. Erosion of banks and steep slopes can also pose a hazard to development, and maintaining and enhancing natural features and vegetation and siting buildings and structure appropriately, can reduce this hazard.

Land use practices including land clearing, road building, construction of buildings and structures, and location of wastewater disposal systems in or near riparian areas can jeopardize these habitats and water quality. Protection of riparian vegetation and watercourses is therefore necessary to protect the natural environment, ecosystems and biological diversity of the Plan Area. Land use practices can also change the hydraulic flow of a stream and create or exacerbate a flooding hazard.

Furthermore, the Province of British Columbia's *Riparian Areas Protection Act*, requires that local governments establish regulations to protect riparian areas, and not allow development to proceed until the requirements of the RAR are met.

The objectives of this development permit area are:

1. To protect freshwater ecosystems to maintain their natural habitat and environmental quality.
2. To restore freshwater ecosystems to improve their natural habitat and environmental and hazard mitigation quality if they have been previously degraded.
3. To protect riparian areas from development so that the areas can provide natural features, functions and conditions that support fish life processes.
4. To protect development from flood and slope hazard.

12.3 Marine Coast Development Permit Area¹

DESIGNATION:

The Marine Coast Development Permit Area is shown on Map No. 9 and applies within a 15 metre horizontal distance upland from the present natural boundary and within 15 metres horizontal distance seaward of the present natural boundary. In estuarine areas, it applies upstream, both on land and water, to the extent of tidal influence. For clarity, in estuarine areas the Freshwater and Fish Habitat Development Permit Area also applies.

¹ Bylaw 1620.05, adopted December 4, 2018



AUTHORITY:

The Marine Coast Development Permit Area is designated a development permit area for the protection of the natural environment, its ecosystems and biological diversity, and protection of development from hazardous conditions pursuant to Section 488(1)(a) and (b) of the *Local Government Act*.

JUSTIFICATION:

Coastal and marine environments provide goods and services from an ecological, economic, and social perspective. The form and dynamics of the shoreline help determine essential habitat conditions for coastal plant and animal communities. Coastal areas are also highly valued by property owners, the general community, and marine recreational users for their aesthetic qualities, recreational values, and views.

In addition, many coastal communities are experiencing unprecedented levels of growth. This is a critical time to recognize the unintended consequences of past practices and to identify ways to reduce the impacts of development and ensure that the benefits of having healthy marine ecosystems continue to be enjoyed for generations to come.

The objectives of this development permit area are:

1. To work towards the ‘protection of the environment’ goal of the Regional Growth Strategy, in particular by following the policy to ‘minimize impacts of development in coastal zones by ensuring use of low impact development’.
2. To plan and regulate new development in a manner that preserves, protects and restores the long-term physical integrity and ecological values of shorelines and associated foreshore and upland areas.
3. To balance development opportunities with the ecological conservation and restoration of the shoreline environment.
4. To maintain the public’s safe use and access to these important recreation areas in a way that does not compromise the ecological integrity of the shoreline.

12.4 Eagle and Heron Nesting Trees Development Permit Area¹

DESIGNATION:

The Eagle and Heron Nesting Trees Development Permit Area is shown on Map No. 9. The development permit area is defined as follows:

- a) For **Bald Eagle Nesting Trees** – the development permit area applies to all mapped and unmapped trees containing bald eagle nests and is a 60 metre radius measured from the base of the nesting tree.
- b) For **Great Blue Heron Nesting Trees** – the development permit area applies to all mapped and unmapped trees containing great blue heron nests, and shall be
 - i. a 60 metre radius from the base of the nesting tree on lots 1.0 hectare or smaller; and
 - ii. a 100 metre radius from the base of the nesting tree on lots larger than 1.0 hectare.

¹ Bylaw 1620.05, adopted December 4, 2018



Where the colony consists of more than one tree, the radius is measured from a line drawn around the outer perimeter of the base of all nest trees.

The locations of the eagle and heron nesting trees identified on Map No. 9 of this plan are intended to provide an approximate location only. Ground-truthing may be required by Regional District staff, a Registered Professional Biologist, or British Columbia Land Surveyor, to accurately determine the location of the tree or trees.

AUTHORITY:

The Eagle and Heron Nesting Trees Development Permit Area is designated a development permit area for protection of the natural environment, its ecosystems and biological diversity, pursuant to Section 488(1)(a) of the *Local Government Act*.

JUSTIFICATION:

Nesting birds such as the Great Blue Heron and Bald Eagle are sensitive to impact from development and disturbance by human activity and require special treatment in order to protect their ecological value, now and for the future.

Pacific Great Blue Herons are a Species of Special Concern in Canada and are Blue-listed in British Columbia. There are only about 500 nests on Vancouver Island and the Gulf Islands. Bald Eagles are territorial and generally require 1000 meters between nesting sites. Both species nest near lakes, rivers and shorelines throughout BC where they are close to their food source. The loss of available nesting habitat near their food source, as well as disturbance from human presence, reduces the birds' ability to thrive and successfully raise their young. While Section 34 of the *Wildlife Act* provides for the protection of Bald Eagles and Pacific Great Blue Herons and several other at risk bird species, this development permit area protects the nesting habitat essential to ensuring breeding populations are maintained.

The objectives of this development permit area are:

1. To implement Regional Growth Strategy Policy 2.14 to protect environmentally sensitive areas from the impacts of development.
2. To protect eagle and heron nesting sites from the impacts of development.

12.5 Aquifers Development Permit Area¹

DESIGNATION:

The Aquifers Development Permit Area is shown on Map No. 9 and applies to parcels within the growth containment boundary or industrial lands where non-residential development is supported.

AUTHORITY:

The Aquifers Development Permit Area is designated a development permit area for the protection of the natural environment, its ecosystems and biological diversity, pursuant to Section 488(1)(a) of the *Local Government Act*.

¹ Bylaw 1620.05, adopted December 4, 2018



JUSTIFICATION:

Aquifers are sensitive to impact from development and disturbance by human activity and require special treatment in order to protect their ecological value, and community value as a drinking water source now and for the future.

Aquifers and surface water are connected and interact with each other as typically, surface waters recharge aquifers in months with precipitation and snow melt. The groundwater system contributes to baseflow in rivers and streams, maintaining habitat for fish, wildlife and plants and is the sole domestic water supply for many residents. Maintaining both water quality and quantity requires careful management for the long-term sustainability of ecosystems and drinking water values.

Care must be taken in construction methods, excavation, surface drainage and the storage, handling and manufacture and use of products on parcels of land within this Development Permit Area to avoid contamination of the underlying aquifer and to protect and promote its sustainable use as a drinking water source.

In the Cassidy Village Centre area, a 2010 groundwater vulnerability study conducted by GW Solutions Inc. in partnership with Vancouver Island University indicates the upper Cassidy aquifer is highly vulnerable to surface contamination while the lower aquifer was found to be protected by a thick layer of blue clay. There is concern in the community based on the fact that the majority of residents draw their drinking water from the upper aquifer and there are no community water or sewer services.

In the South Wellington Industrial – Commercial area, there are no community water or community sewer services. Residents are concerned with the protection of groundwater resources, their primary source of domestic drinking water, due to the lack of community services combined with the fact that there are heavy industrial uses on relatively small lots in close proximity to rural residential uses that rely on private domestic wells. Therefore, it is important to ensure that both existing and future commercial and industrial uses do not pose a threat to ground water quantity or quality.

The Cedar Village Centre area overlies mapped Aquifer 161 which is closely connected to the Nanaimo River and ranked as high vulnerability to surface contamination due to the shallow water table and very permeable gravel and sand aquifer material. Water supply for the North Cedar Improvement District comes from Aquifer 161, therefore it is important to ensure both existing and future land uses do not pose a threat to groundwater quality and quantity.

The objective of this development permit area is to implement RGS Policy 2.14 to protect groundwater aquifers and environmentally sensitive areas from contamination and reduced supply caused by land use and development activities.



12.6 Hazard Lands Development Permit Area¹

DESIGNATION:

The Hazard Lands Development Permit Area is applicable to the Nanaimo River Floodplain identified on Map No. 9.

AUTHORITY :

The Hazard Lands Development Permit Area is designated a development permit area for protection of the natural environment, its ecosystems and biological diversity and for the protection of development from hazardous conditions, pursuant to Section 488(1)(a) and (b) of the *Local Government Act*.

JUSTIFICATION:

The Nanaimo River floodplain (including portions of Haslam Creek) is designated by the province as a 'high risk' floodplain area. The objective of this development permit area is to protect property from flooding and potential loss of land and property due to high water, erosion, and instability.

12.7 Farmland Protection Development Permit Area²

DESIGNATION:

The Farmland Protection Development Permit Area is shown on Map No. 10 and applies to all properties adjacent to the Provincial Agricultural Land Reserve (ALR) boundary.

AUTHORITY:

The Farmland Protection Development Permit Area is designated a development permit area for the protection of farming, pursuant to Section 488(1)(c) of the *Local Government Act*.

JUSTIFICATION:

The BC Agricultural Land Commission has acknowledged that the development of lands adjoining farmlands may compromise the agricultural use of the ALR lands. Agricultural lands therefore require protection for long-term agricultural use.

In addition, as a result of inappropriately designed developments, land use conflicts may develop between the land uses. The incorporation of a 15 metre wide buffer between developed lands and agricultural lands is expected to promote greater compatibility between the uses while protecting the agricultural uses from urban impacts.

The objective of this Development Permit Area is to protect the agricultural land resource of the Plan Area for present and future production of food and other agricultural products.

¹ Bylaw 1620.05, adopted December 4, 2018

² Bylaw 1620.05, adopted December 4, 2018



12.8 South Wellington Industrial – Commercial Development Permit Area¹

PURPOSE:

This Development Permit Area (DPA) has been designated pursuant to the following Sections of the [Local Government Act](#):

- i. 919.1(a): *protection of the natural environment, its ecosystems, and biological diversity*
- ii. 919.1(f): *establishment of objectives for the form and character of commercial, industrial, or*
- iii. 919.1(h): *establishment of objectives to promote energy conservation*
- iv. 919.1(i): *establishment of objectives to promote water conservation*

AREA:

This DPA primarily includes those commercial and industrial activities designated South Wellington Light Industrial Commercial Area concentrated along the Trans Canada Highway bordering the south boundary of the City of Nanaimo as shown on Map No. 10.

JUSTIFICATION:

This DPA includes land with a range of commercial and industrial uses, most of which are currently servicing the region. There are no community water or community sewer services available to lands within this DPA. Residents are concerned with the protection of groundwater resources, their primary source of domestic drinking water, due to the lack of community services combined with the fact that there are heavy industrial uses on relatively small lots in close proximity to rural residential uses. Therefore, it is important to ensure that both existing and future commercial and industrial uses do not pose a threat to ground water quantity or quality.

The visibility of this area from the Trans Canada Highway, the gateway to the City of Nanaimo and surrounding residential neighbourhoods, justifies the need to ensure that the form and character of development compliments rather than detracts from the aesthetic appeal of the area, reduces visual distraction, and ensures that development is compatible with surrounding land uses.

12.9 Cedar Main Street Development Permit Area

This DPA includes the properties identified within the Cedar Main Street Development Permit Area on Map No. 10. Refer to the Cedar Main Street Development Permit Area Guidelines contained in Section 6 of the Cedar Main Street Village Plan attached as Schedule B.

12.10 Cassidy Development Permit Area²

PURPOSE:

This Development Permit Area (DPA) has been designated pursuant to the following Sections of the [Local Government Act](#):

¹ Bylaw 1620.05, adopted December 4, 2018

² Bylaw 1620.05, adopted December 4, 2018



- i. 919.1(a): protection of the natural environment, its ecosystems, and biological diversity
- ii. 919.1(f): establishment of objectives for the form and character of commercial, industrial, or multi-family residential development
- iii. 919.1(e): establishment of objectives for the form and character of intensive residential development
- iv. 919.1(h): establishment of objectives to promote energy conservation
- v. 919.1(i): establishment of objectives to promote water conservation
- vi. 919.1(j): establishment of objectives to promote the reduction of GHG emissions

AREA:

This DPA includes the properties within the Cassidy Rural Village Land Use designation as shown as Map No. 10.

JUSTIFICATION:

The Cassidy Rural Village DPA has been designated by this plan in recognition of the community’s desire to create a more compact complete community in Cassidy where residents can go to access local services, employment, and recreational opportunities.

A recent groundwater vulnerability study conducted by GW Solutions Inc. in partnership with Vancouver Island University indicates that Cassidy is underlain by a highly vulnerable aquifer. The report indicates that the upper Cassidy aquifer is highly vulnerable to surface contamination while the lower aquifer was found to be protected by a thick layer of blue clay. There is concern in the community based on the fact that the majority of residents draw their drinking water from the upper aquifer and there are no community water or sewer services.

Cassidy Residents also have concerns over the preservation of the community’s rural characteristics and aesthetic values which this DPA is intended to address.

This DPA will ensure that development is conducted in a way which respects the environment and helps to maintain the rural characteristics of the community, encourages pedestrian and cyclist use, promotes energy and water conservation, and reduces GHG emissions.

12.11 Cedar Development Permit Area¹

PURPOSE:

This Development Permit Area (DPA) has been designated pursuant to the following Sections of the [Local Government Act](#):

- i. 919.1(a): protection of the natural environment, its ecosystems, and biological diversity
- ii. 919.1(f): establishment of objectives for the form and character of commercial, industrial, or multi-family residential development
- iii. 919.1(e): establishment of objectives for the form and character of intensive residential development

¹ Bylaw 1620.05, adopted December 4, 2018



- iv. 919.1(h): establishment of objectives to promote energy conservation
- v. 919.1(i): establishment of objectives to promote water conservation
- vi. 919.1(j): establishment of objectives to promote the reduction of GHG emissions

AREA:

This DPA includes a small number of multi-residential, intensive residential, commercial, and industrial zoned properties generally located along Cedar Road and throughout the Cedar GCB area as shown as Map No. 10.

JUSTIFICATION:

This DPA has been designated in recognition of the properties existing commercial and industrial zoning to ensure that future development of these sites is compatible with surrounding residential uses, has minimal environmental impacts, promotes energy and water conservation, and does not pose a threat to groundwater resources.

12.12 Yellow Point Aquifer Protection Development Permit Area ¹

PURPOSE:

This Development Permit Area (DPA) has been designated pursuant to the following sections of the *Local Government Act*:

- i. 919.1(a): protection of the natural environment, its ecosystems and biological diversity.
- ii. 919.1(i): establishment of objectives to promote water conservation.

AREA:

This DPA is intended to ensure that new subdivision does not have a negative impact on groundwater levels both on the subject property and on adjacent properties on lands located above the Yellow Point Aquifer as shown on Map No. 9 of this plan. It is also intended to require water conservation measures to reduce water use and protect drinking water supplies for existing residents.

JUSTIFICATION:

The Yellow Point aquifer is a fractured sandstone bedrock aquifer east of the Island Highway. It stretches from Duke Point in the north down to Ladysmith Harbour in the south. The Yellow Point aquifer is composed of compacted mud and sandstone layers known as the 'Nanaimo Group'. Unlike the highly productive Cassidy aquifer nearby, the Yellow Point aquifer is a very 'low producing aquifer' with 'low permeability' and 'low porosity'. That means that this type of rock has a limited ability to store and produce water and that when water is removed from this aquifer it can take a long time to recharge, or 're-fill'. This type of aquifer is not well suited to large extractions or urban development. Several sources, including a 2010 Ministry of Environment study, the 2009 RDN Electoral Area 'A' Groundwater Assessment and Vulnerability report, and a recent Drinking Water and Watershed Protection Program public consultation process have indicated that some areas that draw from this aquifer are experiencing water supply issues. There are indications that

¹ Bylaw No. 1620.02, adopted June 24, 2014



water is being extracted faster than the aquifer's recharge capacity. If this continues, a point may be reached (or may have already been reached) where further extraction and further development is no longer sustainable.

RAINWATER HARVESTING BEST PRACTICES GUIDEBOOK

It is strongly recommended that applicants refer to the Regional District of Nanaimo Rainwater Harvesting Best Practices Guidebook for guidance on the design and installation of a rainwater harvesting system within the Yellow Point Aquifer Protection Development Permit Area.

DEFINITIONS:

Total household water use means the sum total of all water use in a household during a typical hot dry summer day including gardens and lawns, baths and showers, kitchen (dishwasher, etc.), toilet flushing, laundry, car washing, drinking, property maintenance, and other outdoor uses.



13.0 Cooperation Among Jurisdictions

The community recognizes the need for cooperation with other agencies and governments to address a variety of issues. The Electoral Area 'A' OCP identifies potential issues with multi-jurisdictional ramifications within and outside the plan area and establishes a policy framework designed to facilitate the resolution of these issues, as well as other issues which have not yet been identified, through cooperation and consultation.

Section 13.0	Policy/Objective
Objective 13.1	Improve cooperation on issues of land use, development, and environmental protection.
Policy 13.1	The RDN supports an incorporation study for Electoral Area 'A'.
Policy 13.2	The RDN shall work with the Nanaimo Airport Commission to develop and implement an accord or another land use strategy in accordance with Section 8.8 of this plan.
Policy 13.3	The RDN should investigate the possibility of developing common standards for the provision of roads, sewer, rain water management, water systems, and environmental protection.
Policy 13.4	The RDN shall continue to work with the MOTI to identify road improvements and how sidewalks and other active transportation infrastructure may be provided in the plan area.
Policy 13.5	The RDN should consider providing comments to the Agricultural Land Commission on all applications submitted to the Agricultural Land Commission.
Policy 13.6	The RDN will request other jurisdictions to give due consideration to responses and referrals provided by the RDN.
Policy 13.7	The RDN will give due consideration to comments received from other jurisdictions with respect to applications to use, subdivide, or develop, land within the plan area.
Policy 13.8	Implementing the provisions of the protocol agreement between the RDN and Snuneymuxw First Nation is supported.
Policy 13.9	The RDN shall continue to coordinate land use, water, and environmental management with adjacent jurisdictions including the Cowichan Valley Regional District, City of Nanaimo, Snuneymuxw First Nation, and the Nanaimo Airport Commission.
Policy 13.10	The RDN should work with the Province on items such as hazard identification and reduction, invasive plants, zero net deforestation, and other aspects of mutual benefit.



14.0 Development Amenities

This section provides a framework for negotiating amenities in consideration of zoning changes that provide for increased development potential and/or density. The basic premise of community amenities is that the increased value, often conveyed with the approval of a new land use or zoning designation, should be shared between the community and the developer. Negotiating public amenities as a part of an application to develop land can be a “win-win” arrangement, in which both the community benefits from acquiring these amenities while the developer benefits from the increased value associated with having those amenities on or nearby the site.

Section 14.0	Policy/Objective
Objective 14.1	Acquire and develop public amenities of value to plan area residents in conjunction with development.
Policy 14.1	In recognition of the impact that development may have on plan area residents, the increased value conferred on land in the course of rezoning, and the desire for new development to contribute to the amenities and services from which they will also benefit, applications for OCP and zoning amendments will generally be requested to include a public amenity as part of the completed project.
Policy 14.2	In determining appropriate amenities, the provisions of this section, as well as any applicable policy in this plan, and future community input will provide guidance.
Policy 14.3	The RDN should acquire amenities through the use of amenity zoning in accordance with Section 904 of the <i>Local Government Act</i> .
Policy 14.4	Amenities to be considered include, but are not limited to (not in order of priority): <ul style="list-style-type: none"> a. Extra road dedication for trails and pathways; b. Sidewalk and trail improvements; c. Extra community water and/or community sewer servicing capacity within the Growth Containment Boundaries; d. Active transportation and roadside improvements; e. Park land and improvements; f. Other natural areas, greenbelt, or open spaces; g. Land for public utilities such as fire halls and water storage sites; h. Recreational space or facilities; i. Multi-use recycling centres; j. Community activity centre or other facilities (i.e. daycare, culture, library facilities) or land for such facilities; k. Transit pull-outs and bus stop shelters; l. Affordable housing; m. Cash-in-lieu of any of the amenities listed in this section; n. Providing on-site cogeneration and/or district heating;



Section 14.0	Policy/Objective
Policy 14.5	Site specific features and characteristics of a proposal will help determine if amenities should be considered as part of a project. Criteria for determining priority among possible amenities may include: <ul style="list-style-type: none"> a. Site characteristics (natural features that are environmentally, historically, or archaeologically sensitive and needing protection, viewsapes, outdoor recreational opportunities); b. Needs of the surrounding neighbourhood; c. Size and scale of the proposed development; or d. The projected population on site.
Policy 14.6	The RDN should establish a standard formula for determining the value of community amenities to be considered as part of a rezoning application.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Develop a standard formula for determining the value of community amenities to be considered as part of a rezoning application.	Short Term



Appendix 1 - Opportunities for Community Engagement

A Shared Community Vision Opportunities for Community Engagement

The Electoral Area 'A' OCP review involved an extensive public consultation program which provided numerous opportunities for public engagement at all stages of the review process. The following table provides a list of the opportunities for public engagement during the development of this plan.

	Event	Purpose/Subject	Date(s)	Location
1	Community Forum	<ul style="list-style-type: none"> Opening Ceremony Input towards the OCP Terms of Reference 	May 10, 2008	<ul style="list-style-type: none"> Cranberry Hall
2	Three Open Houses	<ul style="list-style-type: none"> Present Terms of Reference Provide background information on Area 'A' 	September 15, 16, and 17, 2008	<ul style="list-style-type: none"> Western Maritime Institute Cranberry Hall Cedar Hall
3	Three Community Mapping Sessions	<ul style="list-style-type: none"> Share local knowledge Assist with the creation of a community map 	October 16, 20, 27, 2008	<ul style="list-style-type: none"> Western Maritime Institute Cranberry Hall Cedar Hall
4	Active Transportation Plan Workshop	<ul style="list-style-type: none"> Illustrate key transportation linkages, routes and facilities Obtain community input 	October 25, 2008	<ul style="list-style-type: none"> Cranberry Hall
5	Sustainability Principles Workshop	<ul style="list-style-type: none"> Develop the Sustainability Principles 	November 17, 2008	<ul style="list-style-type: none"> Cedar Hall
6	Visioning Workshop	<ul style="list-style-type: none"> Develop the Community Vision for Area 'A' 	December 6, 2008	<ul style="list-style-type: none"> Cedar Secondary School Library
7	Four Community Workshops	<ul style="list-style-type: none"> Develop goals and objectives that help us achieve 'A Shared Community Vision' 	January 31, 2009 and February 21, 2009 (two workshops per day)	<ul style="list-style-type: none"> Cedar Hall Cranberry Hall
8	Five Committee Speaker Series Sessions	<ul style="list-style-type: none"> To bring in specialists in different areas to provide presentations to the community and Committee To obtain input on policy options through the creation of five workbooks 	March 9 and 23, April 6 and 20, May 4 (all of 2009)	<ul style="list-style-type: none"> North Cedar Improvement District Office
9	Community Development Forum	<ul style="list-style-type: none"> Invitation to developers to present and discuss their proposals for possible inclusion into the OCP 	June 15, 2009	<ul style="list-style-type: none"> Cedar Hall
10	Two Community Meetings	<ul style="list-style-type: none"> One meeting in Cassidy and one meeting in South Wellington to discuss issues and ideas in each community 	November 12, and 23 rd (2009).	<ul style="list-style-type: none"> Western Maritime Institute and Cranberry Hall



	Event	Purpose/Subject	Date(s)	Location
11	Three Open Houses	<ul style="list-style-type: none"> To present the first draft 	September 11, 20, and 22 (2010).	<ul style="list-style-type: none"> Cranberry Hall, Cedar Hall and Western Maritime Institute
12	Community Information Meeting	<ul style="list-style-type: none"> To present and discuss final draft 	March 7, 2011	<ul style="list-style-type: none"> Cranberry Hall
13	Public Hearing	<ul style="list-style-type: none"> Satisfy the requirements of the <i>Local Government Act</i> 	March 28, 2011	<ul style="list-style-type: none"> Cedar Hall

Electoral Area ‘A’ OCP Review Citizen’s Committee

A committee, comprised of 17 Board appointed members from the plan area, was established to supplement input from the community at large and provide non-binding recommendations to the Regional Board on various topics in the OCP. In addition, the Committee was intended to act as resource personnel in the community to disperse and share information about the OCP review.

The Committee represented the plan area geographically with members from each of the core areas including: Cedar, Cassidy, South Wellington, Yellow Point, and Boat Harbour/Cedar by the Sea. The Committee also represented various community interests including business, industry, agriculture, environment, social, as well as citizens at large.

All Committee meetings were advertised on the project website and were open to the general public. Non-committee attendees were provided opportunities to participate in the discussion, ask questions, and voice their ideas and concerns. The Committee met once monthly, on the second Monday of the month. In addition to the regularly scheduled meetings, a number of additional meetings were held in response to the needs of the OCP review.

The following provides a schedule of Citizen’s Committee meetings held during the OCP review.

Meeting Dates		
1. December 1, 2008	2. January 12, 2009	3. February 9, 2009
4. March 9, 2009	5. March 23, 2009	6. April 6, 2009
7. April 20, 2009	8. May 4, 2009	9. May 30, 2009
10. June 8, 2009	11. June 10, 2009	12. July 13, 2009
13. August 10, 2009	14. September 14, 2009	15. October 19, 2009
16. November 9, 2009	17. December 14, 2009	18. January 11, 2010
19. January 25, 2010	20. February 8, 2010	21. February 22, 2010
22. March 8, 2010	23. April 14, 2010	24. May 10, 2010
25. June 14, 2010	26. July 19, 2010	27. September 13, 2010
28. October 18, 2010	29. November 8, 2010	30. January 10, 2011
31. March 17, 2011		





Appendix 2 - Groundwater Protection Best Management Practices

The following table represents Best Management Practices (BMP) for various activities carried out over the plan areas sensitive aquifers. These BMP's are a result of the Electoral Area 'A' Groundwater Vulnerability Study. The BMP's do not represent regulations and are not intended to be enforceable.

Sources of Contamination		Aquifer Vulnerability			Responsible Parties		
		Low	Moderate	High	Senior Governments	RDN & Municipalities	Individuals & Businesses
Industrial	Liquid wastes	Confined industrial wastewater disposal allowed (use of impermeable liners)	Confined industrial wastewater disposal allowed (use of impermeable liners)	No industrial wastewater disposal is allowed	✓		✓
	Tank and pipeline leakage	Tanks and pipelines are allowed, with groundwater monitoring	Tanks and pipelines are allowed, with groundwater monitoring	No tanks or pipelines are allowed	✓		✓
	Mining activities	Mining activities are allowed with water management plans	Mining activities are allowed with water management plans	No mining activities	✓		✓
		Detailed list of hazardous products handled, stored and used.	Detailed list of hazardous products handled, stored and used.	Industrial activities in a high vulnerability zone are not recommended. Detailed list of type and quantity of hazardous products handled, stored and used.			
		Use of highest industry standards for handling and storage (double/triple lining of containers, safe storage program, emergency plans)	Use of highest industry standards for handling and storage (double/triple lining of containers, safe storage program, emergency plans)	Use of highest industry standards for handling and storage (double/triple lining of containers, safe storage program, emergency plans)			✓
		Auto – wreck yards: All vehicles coming to the yards have to be drained of all their fluids (fuels, oils – lubricating and hydraulic, cooling) and batteries are removed and recycled. The BC Vehicle Dismantling and Recycling Industry Environmental Planning Regulation (June 2007) applies.	Auto – wreck yards: All vehicles coming to the yards have to be drained of all their fluids (fuels, oils – lubricating and hydraulic, cooling) and batteries are removed and recycled. The BC Vehicle Dismantling and Recycling Industry Environmental Planning Regulation (June 2007) applies.	Auto – wreck yards: not allowed. Reporting to regulatory agencies every year.	✓		✓
	Hazardous products handling and storing	Design and implementation of staff education and training programs on toxicity and risks to the environment. Reporting to reg. agencies every 3 years	Design and implementation of staff education and training programs on toxicity and risks to the environment. Reporting to reg. agencies every 2 years				

Continued on next page

	Hazardous products use	Detailed reporting of products used (every 3 years)	Detailed reporting of products used (every 2 years)	Detailed reporting of products used (every year)	✓	✓	✓
Industrial	Waste generation and disposal	Detailed description of waste generated (type and volume) and outcome of wastes	Detailed description of waste generated (type and volume) and outcome of wastes	Detailed description of waste (type and volume) and outcome of wastes	✓	✓	✓
	Sewer leakage	6 year inspections	4 year inspections	2 year inspections	✓	✓	✓
	Liquid wastes	Irrigation, infiltration-percolation and overland flow allowed	No irrigation or infiltration-percolation allowed, but overland flow is allowed	No irrigation, no infiltration-percolation, no overland flow	✓	✓	✓
Regional District	Solid wastes	Landfill permitted	No landfill	No landfill	✓	✓	✓
	Irrigation	Irrigation is allowed- water management and conservation plan recommended	Irrigation is allowed - water management and conservation plan recommended	Irrigation is allowed - water management, monitoring and conservation plan required	✓	✓	✓
	Animal wastes	Livestock raising is allowed	Livestock raising is allowed	Livestock raising is not allowed	✓	✓	✓
	Fertilizer application	Fertilization is allowed	Fertilization is allowed with groundwater monitoring	Fertilization is not allowed	✓	✓	✓
	Pesticide application	Pesticides are allowed	Pesticides are not allowed	Pesticides are not allowed	✓	✓	✓
	Spills	Containment is required	Containment is required	Containment is required	✓	✓	✓
Miscellaneous	Stockpiles	Containment is required	Containment is required	Containment is required	✓	✓	✓
	Septic tanks and disposal fields	Inspections every 2 years	Inspections every 2 years	Inspections every 2 years Monitoring well installed down gradient of field at property boundary and groundwater quality monitoring every 3 years	✓	✓	✓
	Roadway de-icing	Use of sand recommended. Road de-icing is allowed	Use of sand recommended. Road de-icing is not allowed	Use of sand recommended. Road de-icing is not allowed	✓	✓	✓
	Cross-contamination of wells	Abandoned wells plugged and new wells properly sealed	Abandoned wells plugged and new wells properly sealed	Abandoned wells plugged and new wells properly sealed	✓	✓	✓





Water Supply				Responsibility		
				Senior Government s	RDN & Municipalities	Individuals and Businesses
Aquifer Vulnerability	Low	Moderate	High			
Connection to water purveying system	Recommended	Highly recommended	Compulsory	✓	✓	
Water balance	Use integrated approach to water management with minimal net footprint	Use integrated approach to water management with minimal net footprint	Use integrated approach to water management with zero net footprint	✓	✓	✓
Land Development or Subdivision - Hydrogeological Assessment	Description of hydrogeological conditions within regional context	Assessment of local hydrogeological conditions and installation of 1 permanent monitoring well per 4 hectares (minimum one per site)	Detailed assessment of local hydrogeological conditions and installation of 1 permanent monitoring well per hectare (minimum one per site)	✓	✓	✓
Water Use	Water consumption metered Reporting every 5 years	Reporting of monitoring data every 2 years (piezometric levels)	Annual reporting of monitoring data (piezometric levels and water quality)	✓		
Water conservation (Xeriscaping, water efficiency, water recycling)	Compulsory	Compulsory	Compulsory		✓	✓

Notes: Applicable legislations: BC Vehicle Dismantling and Recycling Industry Environmental Planning Regulation (June 2007); Environment Management Act (2004); Waste Discharge Regulation (2004); Minister's Codes of Practice; Groundwater Protection Regulations

Appendix 3 - Controlling Growth on Lands Located Outside of the GCB's

Background

As of the date of the adoption of this plan, it was estimated that the current zoning supported approximately 1000 additional lots on lands located outside the GCB with a trend towards a higher percentage of new development being located on lands outside of the GCB. Therefore, there is a need to consider options which limit future development opportunities on rural lands which are consistent with the Community Goals. The rationale for controlling future growth can generally be summarized as follows:

Achieving the Vision

The Community Vision strongly supports the creation of compact, complete communities within well-defined areas. Continuing to allow further residential sprawl on lands located outside of these areas and far removed from services (employment, commercial, schools, medical, etc.) is contrary to the Community Vision and will eventually lead to significant changes in the rural areas.

Protecting the environment (wildlife, groundwater, rivers, lakes, coastlines, etc.)

There is concern over protection of groundwater resources. In unserviced areas such as the rural areas of Electoral Area 'A', there is uncertainty over the quantity of water available to serve existing residents as well as the potential for up to a maximum of 1000 more lots. The effect of climate change on local ground water supplies is not fully understood. This is of special concern on lands located above the Yellow Point Aquifer which may be experiencing declining water levels.

Also, as lands are subdivided and cleared to make way for residential development there is increased risk of habitat loss and/or fragmentation. In addition, with further development comes the risk of changes to natural drainage patterns (land alteration, introduction of impervious surface, and damage to native plants) which can lead to disruptions to the natural water cycle and the plant and animal species which have evolved to rely on it. Development adjacent to sensitive areas such as riparian areas and the coastline can also have an impact on aquatic and upland ecosystems.

Preserving lands for agriculture use

If Electoral Area 'A' supports agriculture and actions which make it more viable, then the community should also be concerned with:

- protecting lands for agricultural uses including large land holdings;
- reducing the potential for future land use conflicts and incompatible uses; and ,
- groundwater allocation to ensure that agriculture is given priority over additional residential development when there is a finite supply of water and agriculture is intended to be the primary use of the land.

Reducing Greenhouse Gas (GHG) emissions

Approximately 75% of GHG emissions in the RDN are a result of transportation. Continuing to support more auto-dependent development in areas far removed from daily services increases our reliance on the use of the automobile. This has serious implications in terms of increasing per capita GHG emissions and making it increasingly more difficult to reach the needed reduction of GHG emissions (80% below 2007 levels by 2050) to avoid the most severe impacts of climate change.

Encouraging development on lands within the GCB

Many community members have indicated that they are in support of limiting sprawl and encouraging the creation of compact complete communities within well-defined areas. This is consistent with the



Community Vision and is an integral component of the Regional Growth Strategy (RGS) and the Official Community Plan (OCP) strategy for reducing auto-dependence, providing more cost-effective services, increasing energy efficiency, and reducing the ecological footprint of new development.

When there are significant opportunities to develop lands located outside of the GCB's, most often with lower costs, fewer required approvals, less risk, faster processing times, and with less complexity, it becomes difficult to achieve the Community Vision of creating compact, complete communities. Allowing more development in the rural areas has a direct effect on the future viability of the village areas (Cedar, Cassidy) to provide the level of services and development required to make them self-sufficient and more complete.

Preferred Implementation Strategy

Following extensive discussion during the Official Community Plan review process and based on the above rationale, the RDN should conduct a comprehensive public consultation process to obtain community input on the following four preferred options for controlling future growth on lands located outside the GCB.

Option 1: Use of Amenity Zoning

In this option, properties would be rezoned to a new zone that permits a base density based on the draft OCP (equivalent minimum parcel size) and a bonus density based on the current zoning (equivalent minimum parcel size). Property owners/developers would be eligible for the bonus density if a community amenity is provided. In this context, the community amenity could potentially include preservation of green space, land for agricultural use, housing designed to meet certain energy efficiency targets, green design and infrastructure, clustering of development, minimizing the length of new roads, etc. The amount of community amenities would be established through public consultation as part of the implementation process and could vary depending on community expectation. The intent is to make it reasonably easy to achieve a bonus density, while still making a positive contribution towards community sustainability.

This option provides property owners with choice and does not affect the ability to subdivide land. Property owners/developers could either create a standard traditional subdivision based on the larger minimum parcel size supported by the OCP or create a green subdivision and be allowed to have a smaller minimum parcel size. Although this option may not result in fewer additional lots on lands located outside the GCB, it would assist the community in achieving its vision by reducing the impacts of residential development and helping to preserve land for agricultural use.

Option 2: Incentives and Disincentives

This approach would establish disincentives for subdividing land outside the GCB which could include increased fees and more stringent requirements for proving water supply. This approach would also create incentives for development located on land inside the GCB. This option would help the community achieve its vision by encouraging development in appropriate locations and by establishing higher standards for proving water for new residential development to ensure that it is provided with a long-term sustainable groundwater supply. This may include the requirement to drill a well on each proposed lot to prove that it will be serviced with a sustainable groundwater supply.

Option 3: Phased Approach to Increasing Minimum Parcel Sizes

In this option, minimum parcel sizes would incrementally be increased over time (3-5 years or as otherwise established through further public consultation) to be consistent with what is supported by the OCP. A schedule would be created with input from the community that specifies when each



incremental increase would take effect. A lenient timeframe could be built in to provide property owners adequate notice of upcoming changes. This option would assist the community in achieving its vision by reducing potential land use conflicts between farm and non-farm uses as well as protecting large land holdings for future agricultural uses.

Option 4: Clustered Development

This option provides an opportunity for subdivision to occur within a smaller footprint thereby reducing infrastructure requirements, improving land use efficiency, preserving land that has ecological or agricultural value, and maintaining large areas of open and green space (not necessarily publically accessible space). This option supports a density neutral approach which means that the overall number of parcels being proposed must be less than or equal to the number of parcels supported by the current zoning. For example, if the current zoning supports the creation of five 2.0 ha lots, clustering of the development would allow an equal number of lots within a smaller footprint such as five 1.0 ha lots and one remainder.

Although this approach would not reduce the potential number of additional lots, it would assist the community in achieving its vision by reducing the impacts of residential development and potentially preserving large tracts of land for agriculture including natural areas and green space (not necessarily publically accessible). In addition, through good design and layout clustering can help to maintain the rural look and viewscapes which are desirable community benefits.

