



AREA 'H' VILLAGE PLANNING PROJECT BACKGROUND INFORMATION



**Area H Village Planning Project
Taking a Closer Look
at Village Centres and Village Planning**

TABLE OF CONTENTS

PURPOSE	3
HISTORY OF VILLAGE CENTRES PLANNING IN AREA 'H'	4
THE CURRENT PLAN: ELECTORAL AREA 'H' OFFICIAL COMMUNITY PLAN (2004)	6
DEVELOPMENT AND POPULATION CHANGES IN AREA 'H' AND IN THE VILLAGE CENTRES	18
DEMOGRAPHIC CHANGES AHEAD & IMPLICATIONS FOR COMMUNITY PLANNING	22
RDN INITIATIVES ON SUSTAINABILITY	31
FINAL NOTES	39

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PURPOSE

In 2008, the Regional District of Nanaimo approved the Terms of Reference for the Area ‘H’ Village Planning Project. Through this project, RDN staff will be working with the Area ‘H’ community to provide clearer direction on the development of village centres and village planning for their area, by preparing one or more village plans.

This report is meant to provide a common starting point for all those involved in the Area ‘H’ Village Planning Project, by providing an overview of:

- The history of village centre planning in the RDN
- The current planning policies for village centres (The Electoral Area ‘H’ Official Community Plan)
- Development and population change in Area ‘H’ since 1996
- Demographic change ahead & what this means for community planning
- RDN initiatives on Sustainability

HISTORY OF VILLAGE CENTRES PLANNING IN AREA ‘H’

Regional Planning in the 1990’s

From an RDN policy perspective, the concept of Village Centres in Area ‘H’ was first introduced in the Regional District of Nanaimo Regional Growth Management Plan (RGMP), approved in 1997. This Plan was the result of some four years of regional debate concerning future settlement patterns, and concluded in a region-wide approach to try to contain the majority of future growth within more compact, mixed-use communities. To help contain growth to specific areas, boundaries for each growth area were identified on the regional planning map.

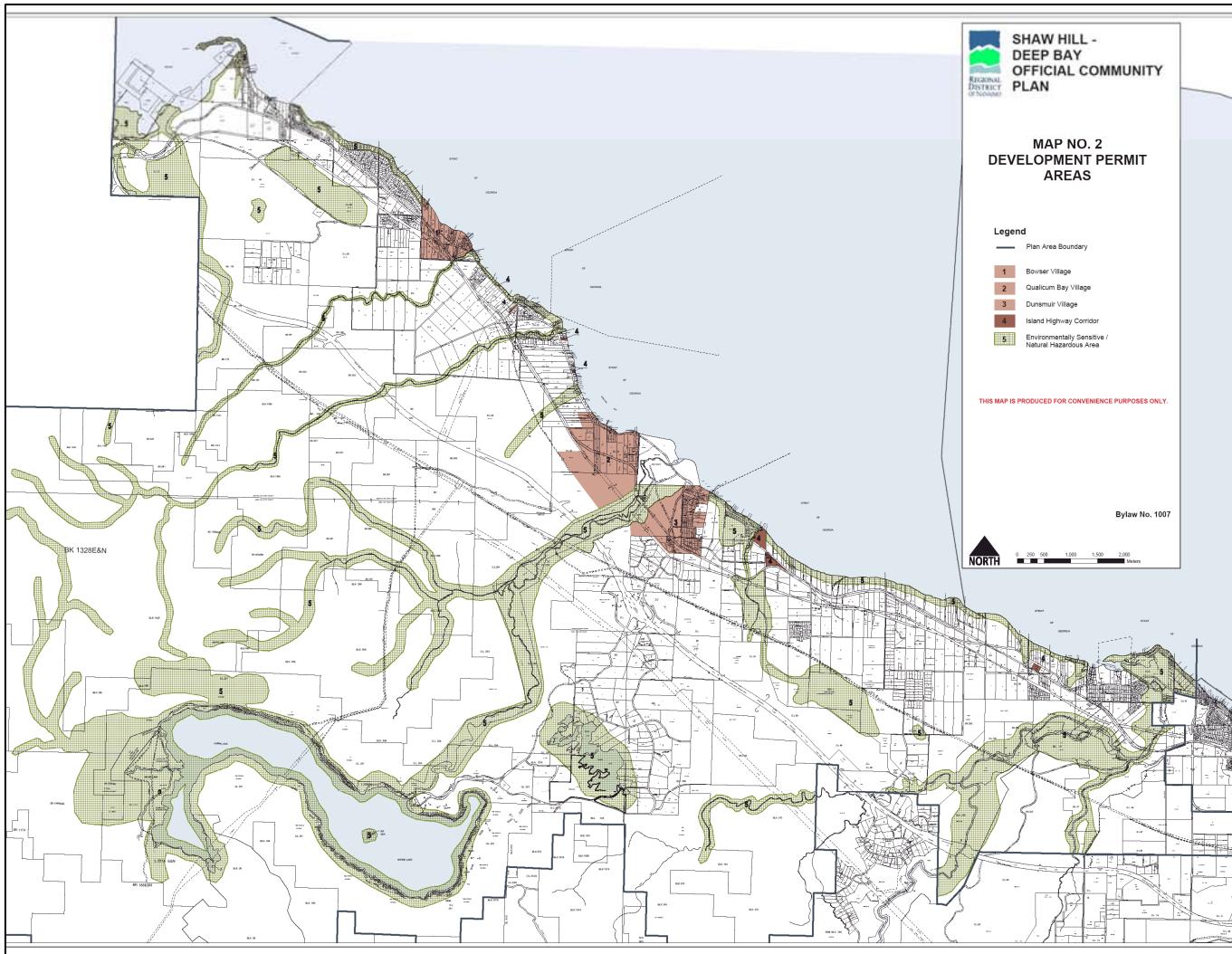
In rural areas such as Electoral Area ‘H’, it was thought that “village style” mixed-use centres could help to:

- reduce the amount of rural land used for residential and commercial development;
- create a more efficient footprint for provision of infrastructure and services;
- create more opportunities for people’s needs to be met closer to home (more homes closer to shops & services);
- reduce the amount of travel by car;
- open up more opportunities for people to walk or cycle to access goods and services;
- create more opportunities for alternative modes of travel linking rural centres to other areas in the region;
- create opportunities for a range of housing types to address a variety of housing needs; and,
- help provide community focal points and a sense of place/identity.

Compared to mixed-use centres in the urban parts of the region, the regional plan recognized that village centres may be smaller, with fewer residents, less variety of uses, would typically serve the people living within the centre and people living in the surrounding rural area, and that the character of these areas would be semi-rural. More importantly, the Plan acknowledged that the design, character, land uses and ultimate level of development in these areas should be developed collaboratively at the local level by governments, residents and business interests.

Shaw Hill – Deep Bay Official Community Plan (1996)

The Shaw Hill – Deep Bay Official Community Plan (1995-1996) was being prepared around the same time as the Regional Growth Management Planning process and this local plan first established the boundaries of the Bowser, Qualicum Bay and Dunsmuir Village Centres. In addition to identifying the boundaries of the village centres, the plan provided a number of planning objectives and policies for these areas.



Map 3. Shaw Hill- Deep Bay Official Community Plan Map illustrating the location of village centre areas in Area 'H'. The Plan was replaced in 2004 by the Electoral Area 'H' Official Community Plan.

The Shaw Hill – Deep Bay Official Community Plan (1996) was reviewed in 2003-2004, and was replaced by The Electoral Area 'H' Official Community Plan (2004), which is still in force today.

THE CURRENT PLAN: ELECTORAL AREA ‘H’ OFFICIAL COMMUNITY PLAN (2004)

Regional Goals and Local Values

The Electoral Area ‘H’ Official Community Plan (OCP) planning strategies, including the development of village centres, are based on the current goals of the current Regional Growth Strategy and a Community Values Statement.

Regional Growth Strategy Goals

GOAL 1: STRONG URBAN CONTAINMENT: To limit sprawl and focus development within well defined urban containment boundaries.

GOAL 2: NODAL STRUCTURE: To encourage mixed-use communities that include places to live, work, learn, play, shop and access services.

GOAL 3: RURAL INTEGRITY: To protect and strengthen the region’s rural economy and lifestyle.

GOAL 4: ENVIRONMENTAL PROTECTION: To protect the environment and minimize ecological damage related to growth and development.

GOAL 5: IMPROVED MOBILITY: To improve and diversify mobility options within the region – increasing transportation efficiency and reducing dependency on the automobile.

GOAL 6: VIBRANT AND SUSTAINABLE ECONOMY: To support strategic economic development and to link commercial and industrial strategies to the land use and rural and environmental protection priorities of the region.

GOAL 7: EFFICIENT SERVICES: To provide cost efficient services and infrastructure where urban development is intended, and to provide services in other areas where the service is needed to address environmental or public health issues and the provision of the service will not result in additional development.

GOAL 8: COOPERATION AMONG JURISDICTIONS: To facilitate an understanding of and commitment to the goals of growth management among all levels of government, the public, and key private and voluntary sector partners.

Area ‘H’ Community Values Statement

“Area ‘H’ is made up of distinct neighbourhoods that have a diverse range of activities and interests but share many common values. Over the years, the area has developed to accommodate a broad mix of rural, residential, recreational, tourist, small scale commercial, and resource uses with an emphasis on mutual respect and diversity. The combination of climate, spectacular natural environment, outdoor recreation opportunities, water resources, entrepreneurial spirit, and the progressive attitude of residents have resulted in a highly desirable and vibrant community.

Given the attributes of the area, the residents of Area ‘H’ recognize that there will be pressure for change and development in their neighbourhoods. As the future unfolds, the residents of Area ‘H’ will embrace compatible development, while at the same time maintaining the values that are fundamental to the health and prosperity of the community. These values have been formed based on the input and priorities of the residents who make up the neighbourhoods of Electoral Area ‘H’ and will be used to help guide future decisions on development proposals, environmental protection initiatives,

and infrastructure development for the community, by the Regional District of Nanaimo and senior government agencies.

These values include:

1. Protect rural character and contain urban development to village nodes;
2. Identify and protect watersheds and aquifers from degradation, inappropriate development and pollution to ensure a continued safe water supply;
3. Recognition that the sustainable development of the area must be linked to groundwater quality and quantity for all residents;
4. Protection and promotion of natural, environmental, and geographic features;
5. Support for development regulations to protect environmentally sensitive areas, natural hazard lands, the marine/freshwater foreshores, and aquifer recharge areas;
6. Recognition that a comprehensive approach to managing sewage/septage is required;
7. Recognition that a comprehensive approach to storm water management is required;
8. Support for a diversified economy, focusing on small scale commercial, human service sectors, and tourism within the village nodes;
9. Support for economic diversity in new and existing developments that compliment the rural integrity of Area 'H';
10. Recognition of the importance of home based businesses in the growth and diversification of the area;
11. Consultation with First Nations to develop approaches to issues of mutual interest;
12. Protection of resource lands for suitable resource uses;
13. Minimize the encroachment of incompatible land uses;
14. Recognition of Horne Lake as a unique recreational opportunity;
15. Support for environmentally responsible shellfish aquaculture, recreational and commercial fishery, and salmon enhancement;
16. Recognize and support Deep Bay Harbour as a viable commercial and recreational port;
17. Preservation and enhancement of green space, access to public lands, integrated trails and beaches;
18. Recognize the need for and continued support for Electoral Area 'H' local schools and community centres;
19. Promotion of a mixed community providing economic opportunities, affordable housing, and services for all residents;
20. Recognition and support for enhanced transportation corridors; and
21. Require comprehensive public consultation with respect to decisions about the future development of all lands and services within our communities.”

A number of planning policies throughout the OCP refer to the need for proposals to be consistent with the above Community Values Statement.

Policies Affecting Village Centres Planning

The development of the Bowser, Qualicum Bay and Dunsmuir Village Centres in Area ‘H’ is a fundamental component of the Plan. While there are specific sections of the Plan dedicated to the development of these areas, policies are found throughout the document which would influence the way planning for these areas occurs.

The following section provides an overview of the Plan’s policies that have implications for development and land use in the village centres.¹

The Natural Environment

The Plan contains a number of overarching policies and guidelines related to the preservation of the natural environment. Generally an assessment of environmentally significant features is to be carried out at the onset of a proposal to confirm if the proposal involves matters relating to:

- Environmentally sensitive areas
- Natural hazard areas
- Freshwater resources (surface and aquifers)
- Coastal zone and
- Wildlife and native plants

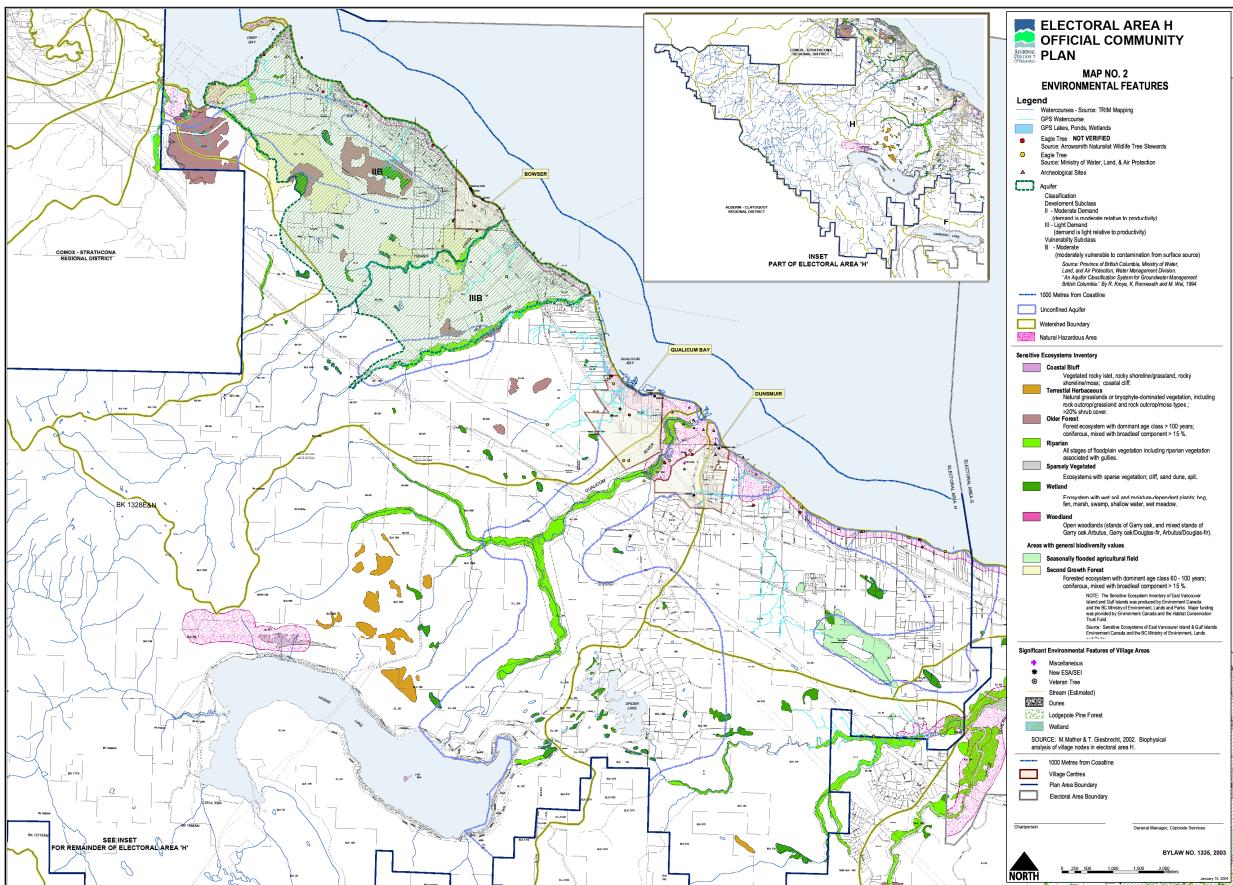
The Plan encourages a proactive approach to protection of the natural environment by protecting or avoiding significant environmental features wherever possible, and then by properly assessing potential impacts and proposed mitigating measures to ensure that impacts on the environment are minimized. A priority of the community is protection of aquifers, some of which are unconfined, and policies are aimed at protecting these to the greatest extent possible.

In addition to the Plan’s policies, Development Permit requirements and guidelines serve as a key way of ensuring measures to protect ESAs are identified prior to development taking place.

Prior to the last OCP review, an Environmentally Sensitive Areas (ESA) assessment of the three village centre areas was undertaken, and the results were built into the OCP mapping information. Any further planning of these areas will need to take into account the ESA information available to date.

The OCP contains various maps which help to identify the important natural features of the area and the areas where additional information is needed for the development approval process.

¹A more detailed list of the OCP policies and their initial relevance to the project is contained in Appendix 1.

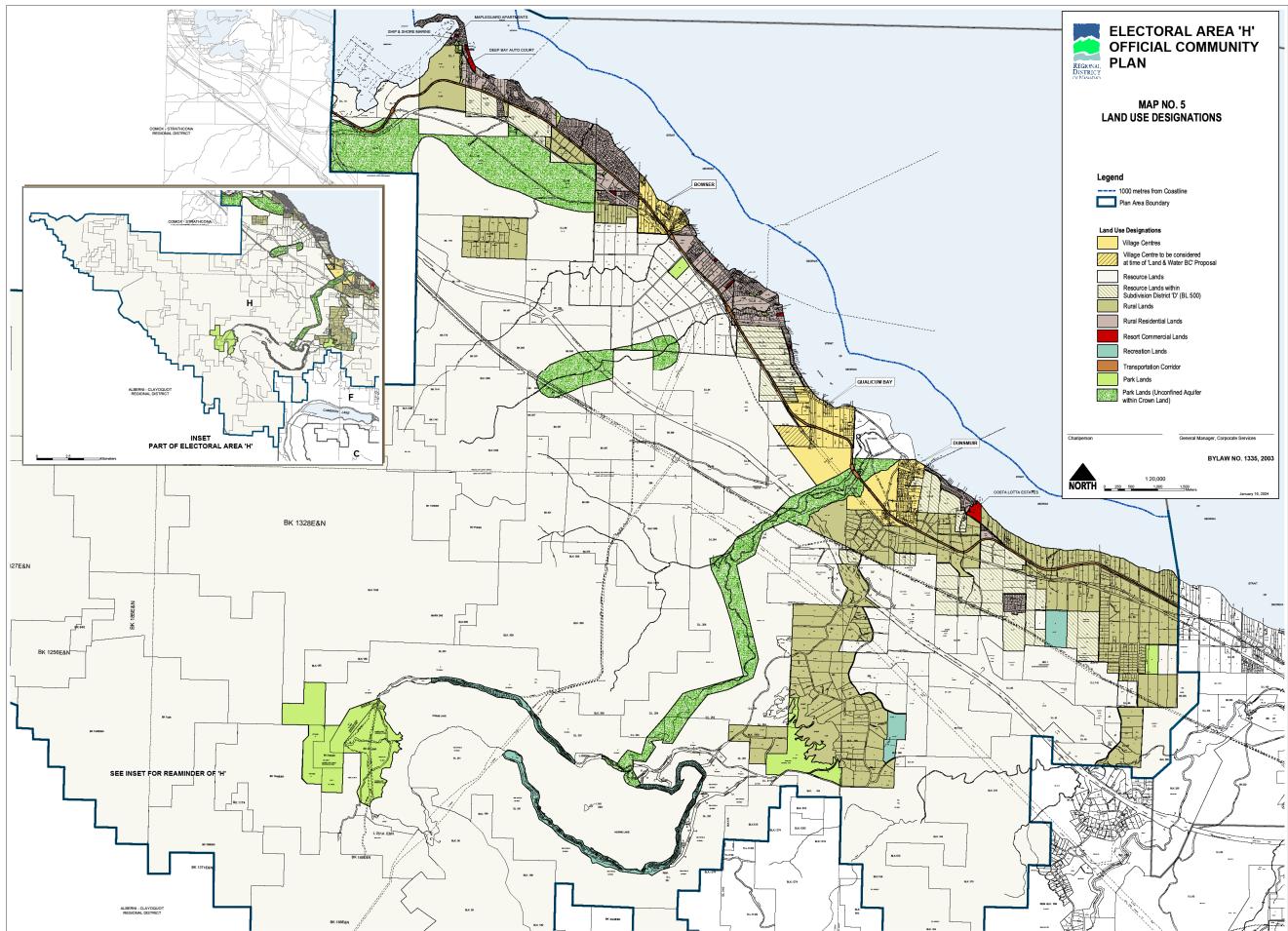


Map 4. Electoral Area 'H' OCP map, showing environmental features of the area.

Natural Resource Management

The Plan provides policies on the management of agriculture, forestry and mineral, gravel & hydrocarbon resources in Area 'H'. Although less directly related to village centres, it is worth noting the Plan supports continued protection of ALR lands. As some village centres are surrounded partially by ALR land, policies include avoiding ALR lands wherever possible to locate/construct new roads, utility or communications rights-of-way, or to site so as to have minimal impact on agricultural operations. The Plan also encourages the use of a buffer on lands adjacent to the ALR.

The OCP Land Use Designations Map (OCP Map 5) identifies the location of resource lands, along with other future land uses.



Map 5 Electoral Area 'H' OCP Map showing land use designations (this map corresponds to the land use designation policies of the plan).

Community Resources

This section of the Area 'H' Official Community Plan addresses a range of community resources including parks & open space, schools and community facilities, water and sewer utilities and transportation.

Parks & Open Space

The parks & open space policies of the Plan are significant as open space plays a variety of important roles such as:

- Protecting significant natural features, including streams, watercourses and unconfined aquifers for a variety of environmental and public health benefits
- Providing corridors for the movement of people and wildlife
- Providing for places/spaces for public recreation (both active and passive)
- Helping to provide community gathering spaces or focal points

The Plan includes a number of maps which identify existing parks and open space in the community. The Land Use Designations map also identifies lands that are proposed to be used as park space in the future. In particular, it should be noted that unconfined aquifer areas on Crown land are identified as future park areas. OCP Maps also highlight existing trails and future trail development in the area.

Acquisition of open space is primarily sought via the subdivision/development process, or through partnerships and voluntary initiatives.

Schools & Community Facilities

The Plan encourages the location of future schools and community facilities within village centres. At present, there is one elementary school in the area, located in the Bowser neighbourhood. Potential future school sites are identified in the Dunsmuir & Qualicum Bay village centres.

The Plan also seeks to ensure that emergency services are adequate to accommodate the future development of village centres.

Sewer and Water

Both sewer and water are important requirements for the development of village centres.

The Plan recognizes the role of the three local waterworks districts and relies upon these agencies to provide guidance with respect matters regarding water quality and quantity.

Area 'H' Waterworks Districts include:

- Deep Bay Waterworks District
- Bowser Waterworks District
- Qualicum Bay- Horne Lake Waterworks District

Area 'H' is currently without a community sewer system, relying instead on on-site sewage disposal on each individual lot. The Official Community Plan envisions that Village Centres will be provided with a comprehensive community sewer system. The Plan supports locating community infrastructure where it will avoid disturbing ESAs and will pose no negative impact on the environment.

The Plan identifies the need for further investigation of sewer servicing requirements for village centres, and design of sewer servicing infrastructure.

Transportation

Highways

The Plan recognizes the role of the Ministry of Transportation and Infrastructure with respect to the highways through the area, and encourages:

- improved safety of Island Highway 19A, including improvements and shouldering of two-lane sections and the creation of linkages to village centres, rural residential neighbourhoods and beaches;
- upgrades of the Inland Island Highway No 19 intersections; and
- opportunities to provide input/consultation on bicycle/pedestrian routes along both highways.

In addition, the Plan includes development permit requirements/guidelines to protect the visual integrity along both highways. Guidelines affecting the Village Centre areas relate primarily to properties along Hwy 19A. Guidelines include:

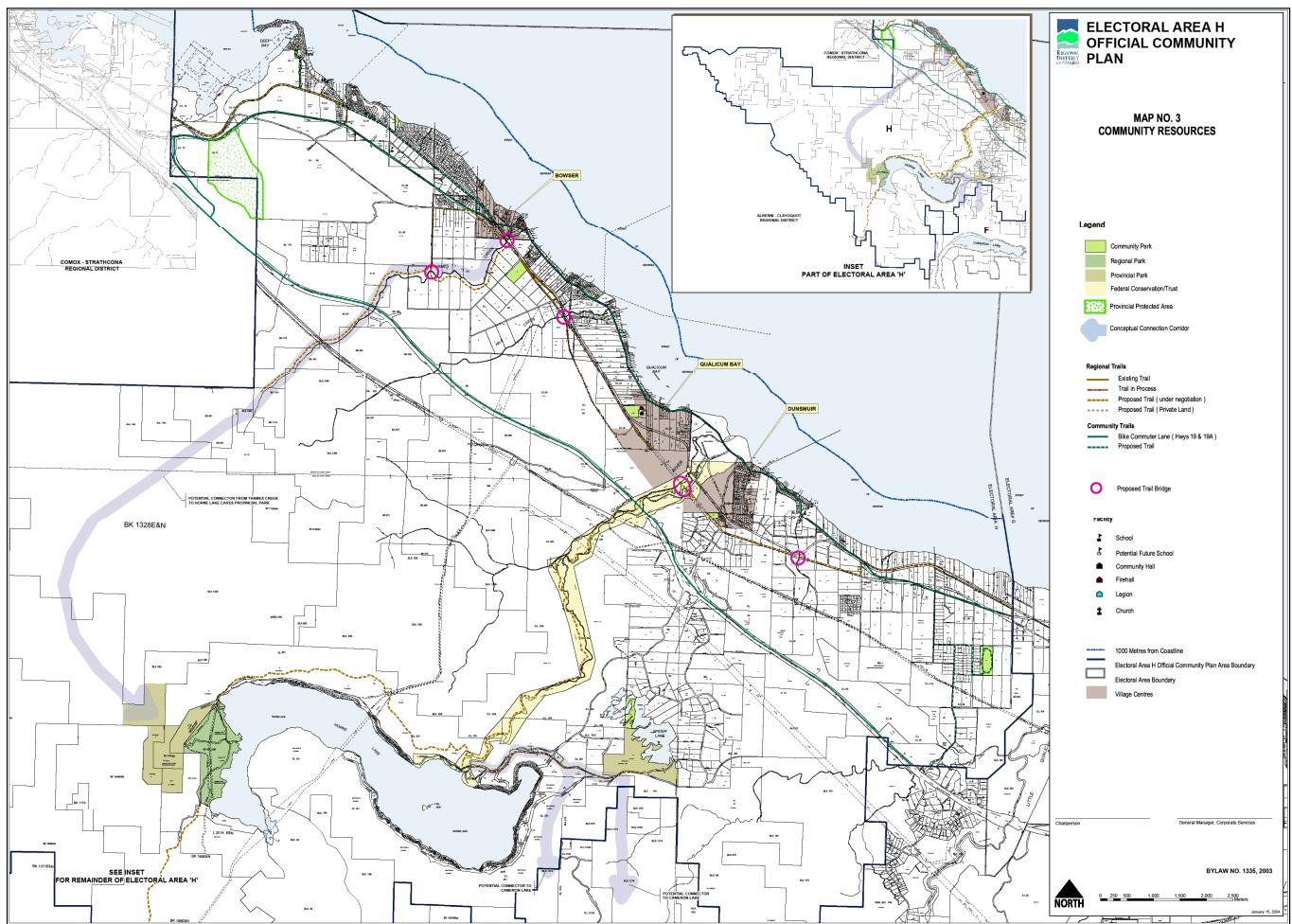
- landscaping, screening and retention of natural vegetation encouraged to enhance the appearance of properties from the highway (in accordance with land use bylaws);
- locating off-street parking/loading, refuse containers and outdoor storage/manufacturing areas in rear of buildings wherever possible;
- screening off-street parking/loading areas, refuse containers from adjacent residentially zoned properties with a combination of plantings/fencing; and,
- for properties on Hwy 19A, grouping signage wherever possible; designing signs to compliment scenic qualities of the area and requiring the minimal amount of lighting to be effective.

Rail & Other Alternatives to Car Travel

The Plan recognizes the E&N Railway corridor as a transportation corridor, and encourages the development of commuter railway stations as part of the village centres.

In addition, the Plan encourages the development of alternative transportation opportunities such as mini-bus commuter services for the handicapped and elderly, car pooling and park & ride connections to Regional District Transit routes.

The Plan also addresses the role of the marine transportation for recreational and commercial purposes.



Map 6. Electoral Area 'H' OCP map showing community resources, including parks and trails and facilities (existing and future)

The Planning & Development Strategy for Village Centres

The OCP outlines a development strategy which is based on focusing growth into village centres (also referred to as urban containment areas) in order to minimize rural sprawl. These village centres are seen as mixed-use ‘focal points’ of Electoral Area ‘H’ that are intended to support a variety of commercial, recreational, community and professional services, as well as a range of housing types.

Key policy objectives are to:

- ensure that uses in the centres are compatible with one another and that conflicts between residential and commercial uses are avoided;
- control commercial development, and ensure that the type and scale and commercial development follows community preferences;
- promote the provision of full community services (sewer, water, storm) to parcels within the Village Centre Comprehensive Development Areas;
- reorient the location of commercial development and services to support Village Centres and serve the needs of local residents and the travelling public; and
- direct development into village centres with that is compatible with the Community Values and Development Guideline Criteria Statements.

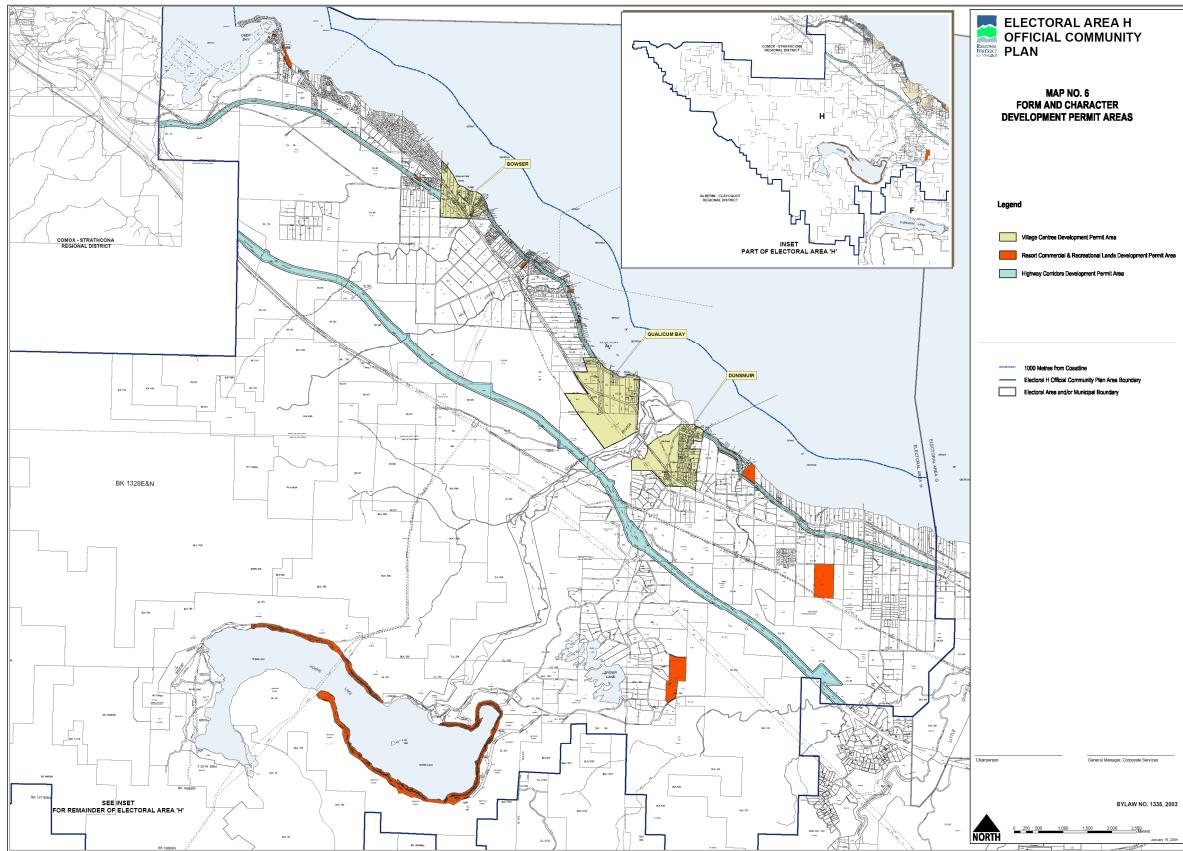
Planning policies for the village centres are based on:

- identifying the location of the centres;
- requiring that new commercial sites be located only within the centres;
- establishing Development Permit requirements to guide the character and form of development or revitalization in the village centre areas;
- ensuring that opportunities for comprehensive public consultation are provided prior to considering proposals for comprehensive village development; and,
- confirming sufficient quality and quantity of potable water from the local water utility provider.

Village Centre Development Permit Guidelines

Development Permit guidelines provide further guidance on the form and character of development in the village centres. With the exception of single dwelling units, a duplex, or accessory residential building/structure and the subdivision of land, a Development Permit (referred to as a DP – a specific type of planning application) must be approved before new construction/alterations can take place in the village centres. The application must respond well to the DP guidelines contained in the OCP.

The Development Permit guidelines outline the role for each of the village centres, and provide some direction for planning within each specific village centre area (Table 1).



Map 7. Electoral Area 'H' OCP map showing the location of Development Permit (DP) areas that have to do with form and character

Table 1. OCP Direction Specific to each Village Centre Area

Village Centre Roles	Guidelines Specific to Each Area
The Bowser Village Centre with its established commercial area serves the Bowser area. The focus for this village is on residential, institutional, resort, tourist, and commercial services.	Development will include commercial and residential uses and shall foster the revitalization and linkage of “main street” commercial uses along the Island Highway No. 19A.
The Qualicum Bay Village centre with its central location serves as the main commercial area for Qualicum Bay. The focus for this village centre is on tourist and resort commercial services.	Tourist and business frontage for the Village shall be encouraged to be oriented toward the central portion of District Lot 20, New Castle District and shall provide linkage and integration with the existing commercial lands along the Island Highway 19A and institutional uses including the Lighthouse Community Hall, seniors housing and park land
The Dunsmuir Village Centre with its location along Horne Lake Road serves as a “gateway” to the coastal resorts, scenic and recreational opportunities within the Plan Area. The vision for this village centre is the development of a comprehensive mixed-use community.	The tourist and business frontage for the Village shall be encouraged to be oriented toward Horne Lake Road and existing commercial areas along the Island Highway No 19A and shall provide pedestrian and vehicle linkages with the existing residential areas and vacant lands adjacent to Horne Lake Road.

While the above guidelines are unique to each village centre area, the majority of the guidelines apply to all three centres. Shared guidelines include:

- safe pedestrian/cycling routes and linkages;
- no separated/gated development;
- design development to protect riparian vegetation/enhance these areas (including stormwater best practices);
- pedestrian scale site lighting (no high-intensity lights; emphasis on various forms of indirect illumination);
- group signage wherever possible; design to compliment form and character of existing development;
- landscape primarily with native species and drought tolerant plantings to enhance the characteristics of the development; otherwise, to be in keeping with current land use bylaw requirements;
- locate off-street parking/loading behind buildings wherever possible; design to compliment the development; screen with landscaping; small clustered parking areas preferred to large paved areas; adequately screen any parking located next to residential/rural uses;
- screen all outdoor refuse/storage areas (landscaping and/or fencing) and locate to rear of buildings or in unobtrusive locations;
- buffering and transition of Village Centre development with adjacent ALR lands;
- prevent seepage of any potential contaminants into groundwater sources (approvals by senior government agencies prior to issuance of DP);
- use best practice interface fire mitigation techniques; and,
- written confirmation from local water utility of sufficient quality/quantity of potable water.

It should also be noted that depending on the location of proposed development within the Village Centre area, other development permit requirements (e.g. ESA requirements, hazard areas, coastal zone etc...) may also need to be addressed at the same time.

Plan Implementation

In addition to providing policies and guidelines for the village centres, the Plan identifies a number of additional studies or actions which are needed to help carry out the Plan. Actions which more directly relate to the village centres are:

- investigation of sewer servicing requirements for village centres;
- design of sewer servicing infrastructure;
- watershed study with specific reference to aquifer water quality and quantity; and,
- creation of village centre plans.

Summary of OCP Direction for Village Centre Development

The background information, policies and guidelines in the Electoral Area ‘H’ Official Community Plan support the following actions as part of village planning:

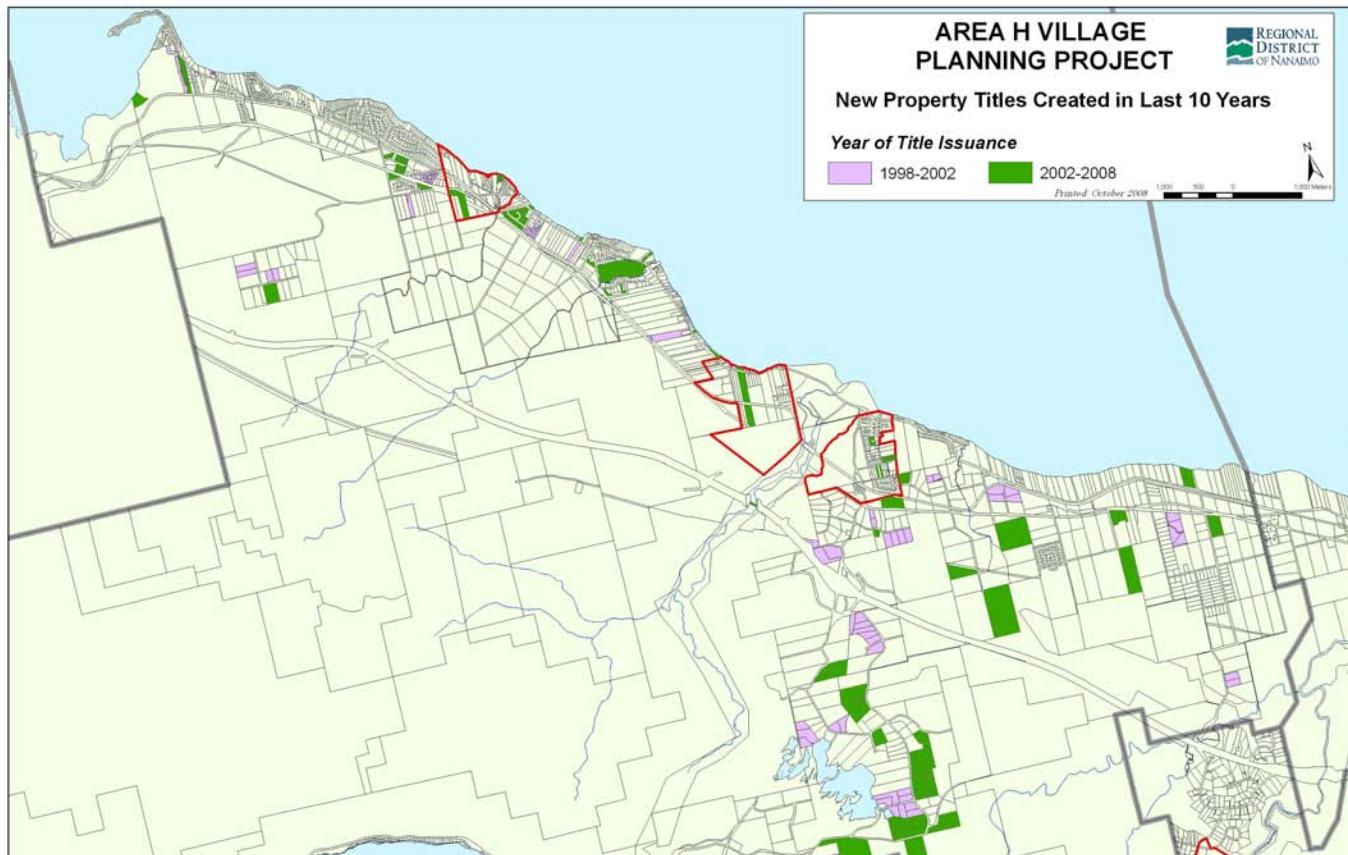
- protect and enhance the natural environment, paying particular attention to environmentally sensitive areas, natural hazard areas, freshwater resources (surface and aquifers), coastal zone and wildlife and native plants;
- protect the agricultural land base surrounding village centres;
- plan for safe walking/cycling within the village centres to help people get to key destinations, and provide similar links as part of a larger community/regional pathway/cycle way network;
- consider how open space can be used within the village centres to either protect the natural environment, assist in the development of walking/cycling ways, provide other public recreation opportunities, and assist in the development of community focal points;
- consider how schools and other institutional uses can be integrated within the village centres;
- ensure that emergency services are adequate to accommodate the future development of village centres;
- ensure that there is sufficient water supply for the development of village centres and water quality issues are addressed;
- investigate sewer servicing requirements and/or servicing options for village centres;
- consider best practices stormwater management approaches;
- consider how the existing road systems can be improved to better support the development of village centres and a more pedestrian/cyclist friendly environment;
- consider how commuter rail stations can be accommodated within village centres;
- consider how alternative transportation opportunities such as mini-bus commuter services for the handicapped and elderly, car pooling and park & ride connections to Regional District Transit routes could be supported by village centre/village planning;
- consider how multi-family, tourist and resort oriented commercial, institutional, service commercial development or mixed-use development can be located in one or more of the village centres;
- consider the scale and design/appearance of new development; and,
- ensure that the future development of the villages has a positive impact on the long-term needs of the community

DEVELOPMENT AND POPULATION CHANGES IN AREA ‘H’ AND IN THE VILLAGE CENTRES

Development Activity since 1996

Map 8 illustrates the location of new subdivision during the periods 1996-2002 and 2002-2008, and reveals that the majority of new subdivision has occurred outside of the village centre areas.

Map 8. New Property titles created in part of Electoral Area ‘H’ since 1996



With respect to development within the village centres generally over this time, the Bowser village centre saw the most activity, with the development of the Magnolia Court commercial centre, and some single-detached housing.

Population Growth & Distribution in Area ‘H’

Between 1996 and 2006, the Electoral Area ‘H’ has become home to approximately 523 new persons, representing an increase in the population of almost 18%. The majority of this growth has taken place during the last five years.

Table 2
Population in Electoral Area 'H' 1996-2006

Year (s)	Number of People in Electoral Area 'H' (Census)
1996	2951
2001	3108
2006	3474

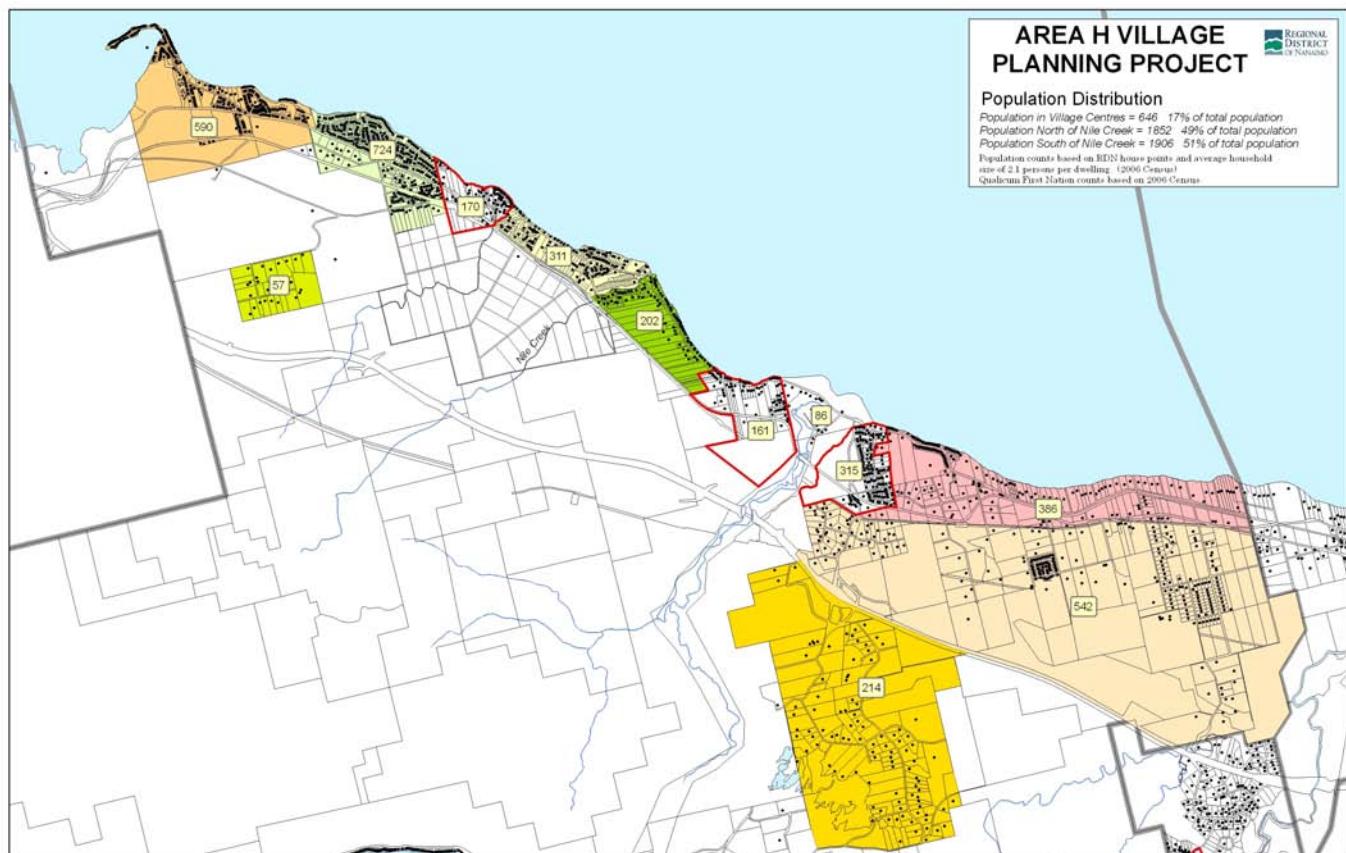
Source: Statistics
Canada Census

Table 3
Population Growth in Electoral Area 'H' 1996-2006

Time Period	Population Growth (numbers of people) A	% Change (% increase in population over the time period shown) B	Average Annual % Change (B divided by the number of years in each time period)
1996-2001 (5 yrs)	157	5.3%	1.06
2001-2006 (5 yrs)	366	11.8%	2.36
1996-2006 (10 yrs)	523	17.7%	1.77

Map 5 shows how the population is currently distributed within Electoral Area 'H', based on RDN house point data, and 2006 average household size information.

Map 5. Current population distribution in Area ‘H’ based on RDN house point data



Based on this information, approximately half of the population shown is located on either side of Nile Creek.

With respect to the village centre areas, approximately 646 people or 17% of the total population live within a designated village centre area. The Dunsmuir Village Centre has almost twice as many people as either the Qualicum or Bowser village centre areas.

Residential Capacity in the Village Centres

In October 2007, as part of the Regional Growth Strategy Review, a study was commissioned to examine the existing land inventory and residential capacity throughout the region². This study included a review of Electoral Area Village Centres, including the three centres in Electoral Area ‘H’.

The existing OCP does not include policies on density or intensity of land uses within the village centres, although it does generally acknowledge that rezoning to higher densities is anticipated within the village centres. Since rezoning has yet to take place, the

² Regional District of Nanaimo Regional Growth Strategy review Background Report: Land Inventory & residential Capacity Analysis, October 2007, prepared by The Sheltair Group.

residential capacity assessment was based on the existing zoning for the village centre areas, and thus represents a conservative estimate of growth that can be expected.

Table 3. Land Area and Dwelling Unit results (based on existing zoning) and by Village Centre Area

	Net Land Area (ha)	Developable Land Area	Existing Units, 2006	Capacity at Build-out (units)	Remaining Capacity (as of 2006)
Bowser	49.8	44.5	74	234	160
Qualicum Bay	132	106.6	92	143	51
Dunsmuir	100.6	88.5	143	318	175
Total	282.4	239.6	309	695	386
Additional population (based on 2.1 persons per household)					810

The information presented reveals that the Area 'H' population grew by almost 18% over the last two census periods. Based on the creation of new titles, the majority of new lots have been located outside of the village centres.

What will the future pattern of development and population look like? This is one of the questions that will be considered through the Area 'H' Village Planning Project.

DEMOGRAPHIC CHANGES AHEAD & IMPLICATIONS FOR COMMUNITY PLANNING

Recent RDN Study Regarding Population and Housing Needs

The Regional District of Nanaimo commissioned a study in 2007 to look at population and housing change to 2036³. The purpose of the report was to understand how the population is changing and what this means in terms of future housing demand.

The report provides an overview of the changes that occurred over the last 2-3 decades nationally, provincially and in the Regional District of Nanaimo. While the report does not address Area 'H' specifically, it is useful to consider what this report has to say about key factors that are influencing population growth and change generally, including:

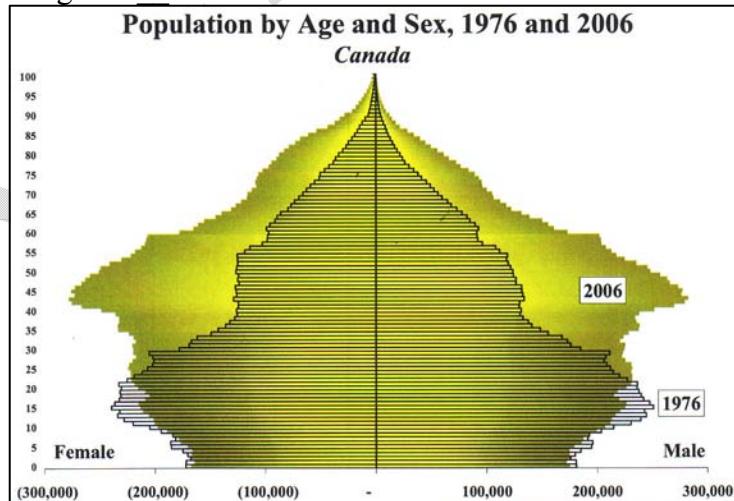
- declining fertility rates;
- an aging population of baby boomers; and,
- increased reliance on net migration and immigration.

Report Findings (all maps and information for the following sections are sourced from the report noted above)

Across Canada, Over the last 3 decades:

- Annual population growth has been increasing every year by an average of 1.1 %;
- Declining fertility has seen immigration play a much larger role as a proportion of population growth;
- While the most typical resident in Canada in the mid-1970's was a teenager. By 2006, Canada's typical resident had entered their 40's;
- Over the last three decades, there has been significant growth in the 40-59 year old age group that marked the beginning of the baby boom generation ; and,
- Over the same period, we have seen a decline in the number of younger people – the under 20 population is actually smaller than three decades ago.

Figure 1



³ Population and Housing Change in the Nanaimo Region, 2006-2036, October 2007, prepared by Urban Futures. This report is available on the RDN website (Regional Growth Strategy Section)

National Population Forecasts (2036):

- Given Canada's below replacement level birth rate (1.64 vs. 2.1 replacement level) and an ever increasing number of deaths, natural population increases will occur at a slowing rate;
- By 2033, it is predicted that the number of deaths will exceed births across Canada. Even with robust immigration, the number of deaths is expected to exceed births. The most typical immigrant is in their late 20's and this will help to slow Canada's aging population, but it will not stop it;
- The aging of 10 million baby boomers will easily overshadow the younger contributions of both net immigration and births over the coming decades;
- Without immigration, the 55 + group will grow by 65% by 2036; and,
- Without immigration, under 55 population will decline by 24% - growth in this age group is solely dependent on net immigration.

Figure 2

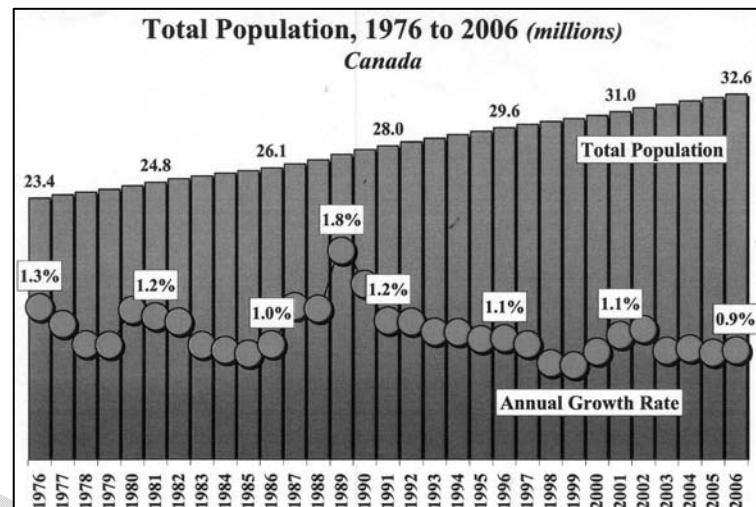
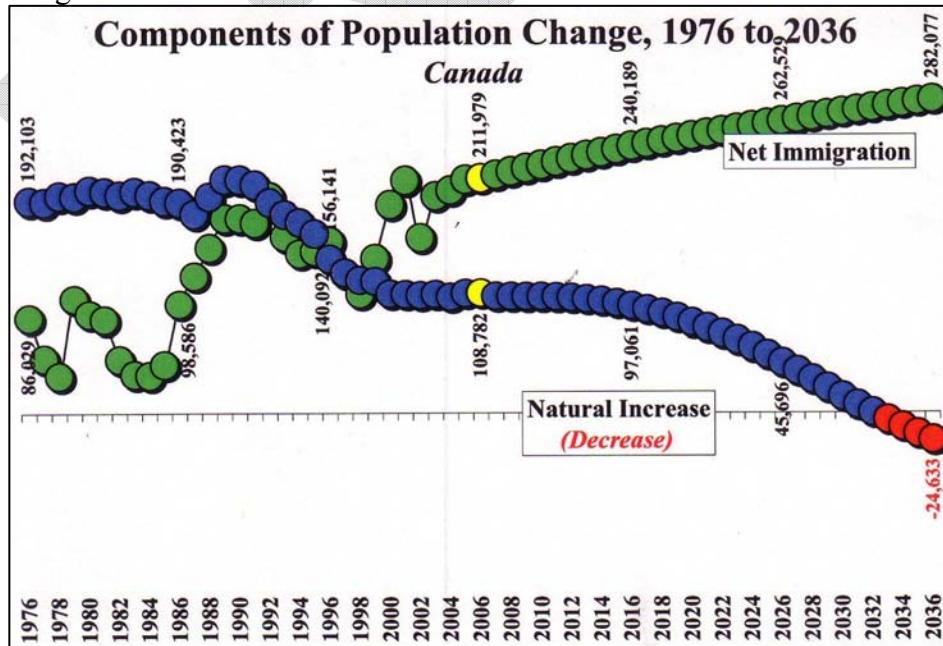


Figure 3



Report Findings for British Columbia, Over the Last 3 Decades

Figure 4

- Population grew faster than was the case nationally, in tandem with economic cycles, annual growth rate also slowing slightly;
- Trends point to declining birth rates, slight increases in life expectancy, growing net-inter-provincial migration and net international migration; and,
- One third of BC's population is currently between the age of 40 and 59.

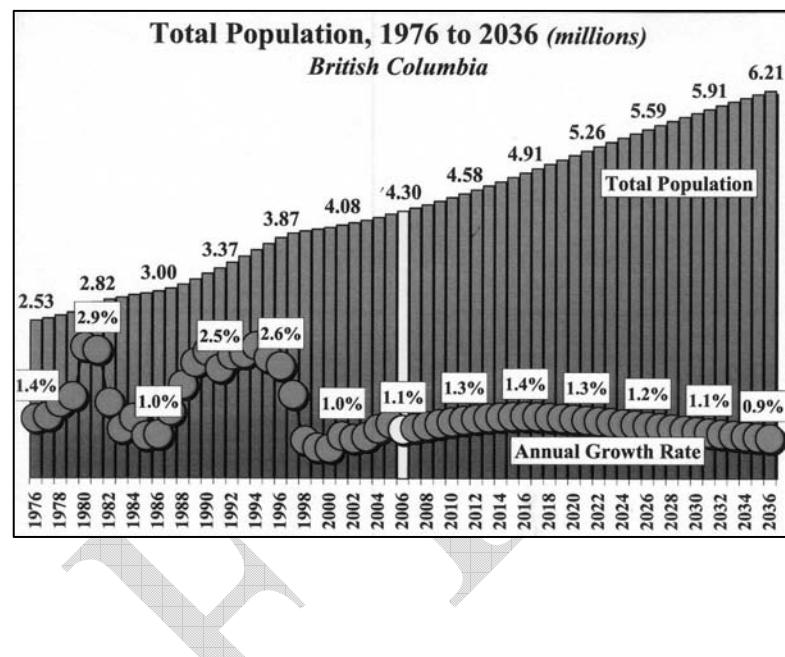
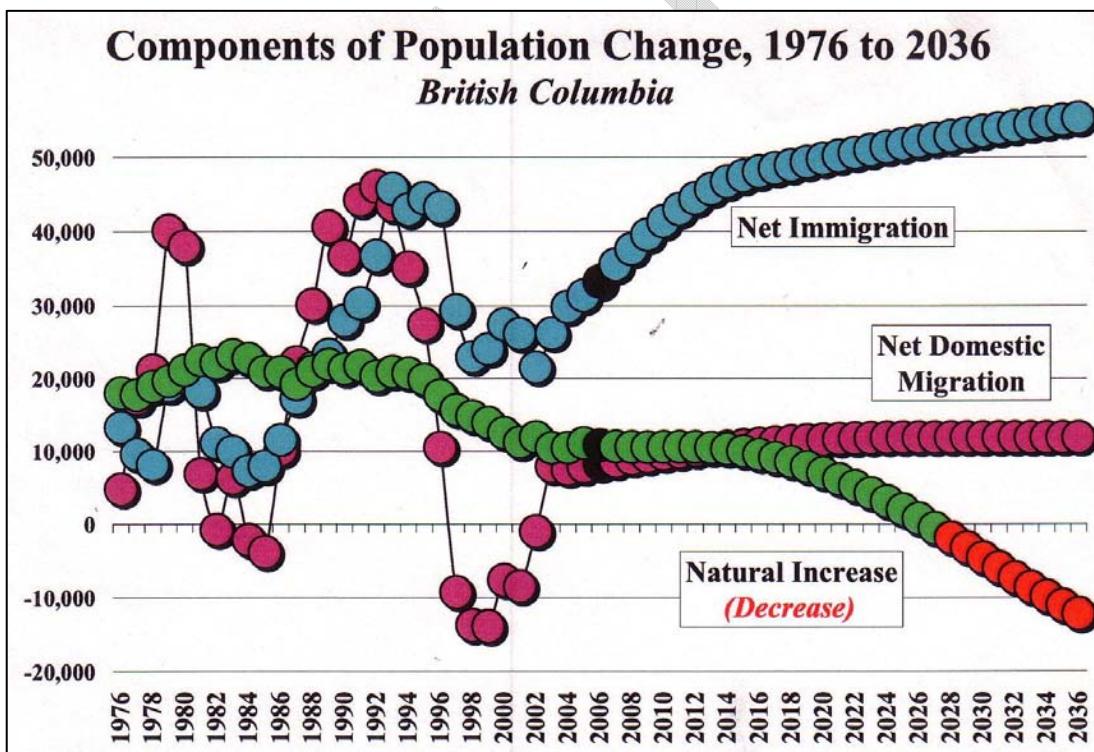


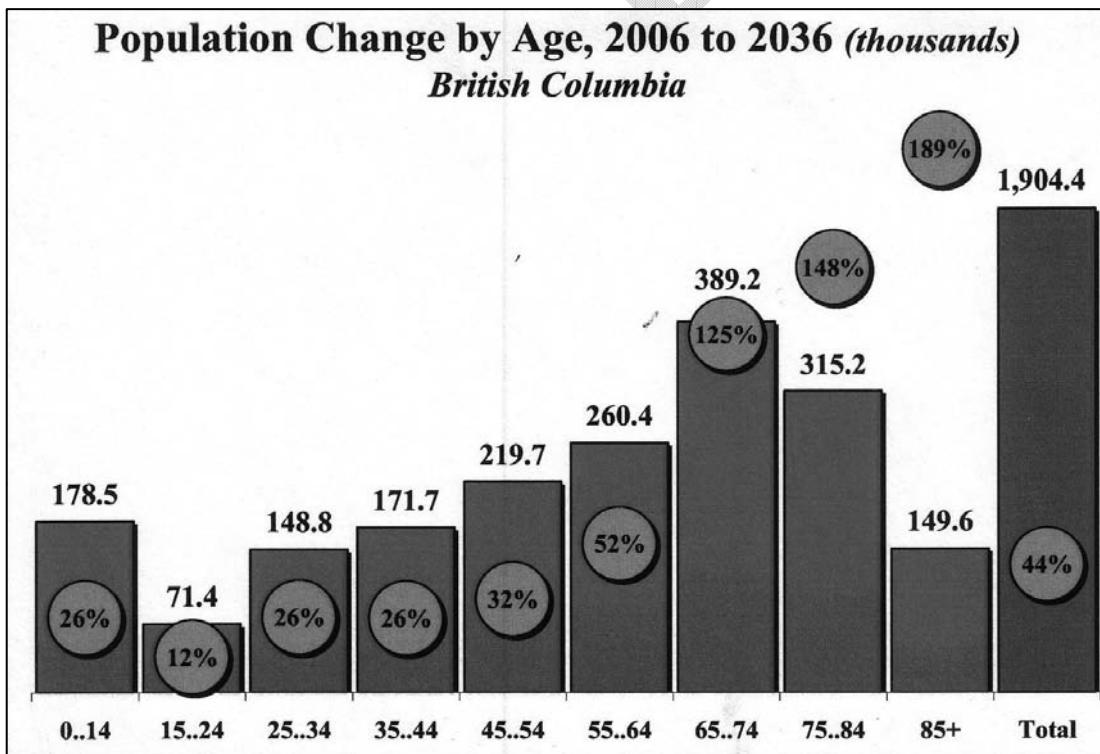
Figure 5



Population Projections for BC

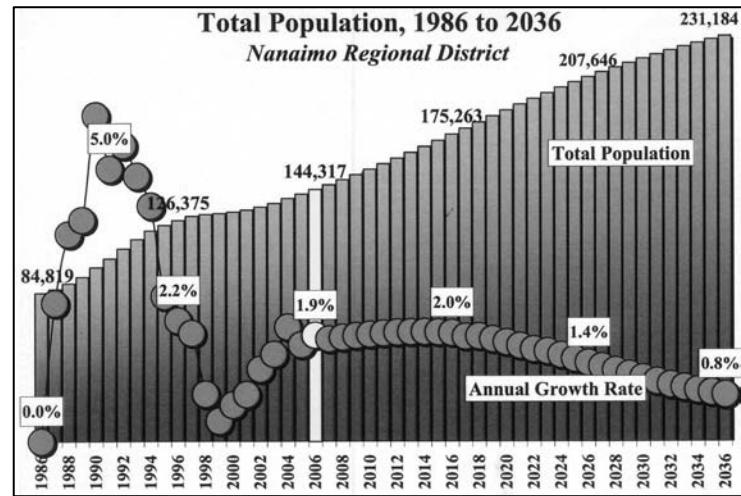
- The largest increases in terms of age group increases will be noticed in the 85+ group (will grow by 189%), the 75-84 age group (by 148%) ; and the 65-74 age group (by 125%);
- The 55-64 age group is expected to grow by 52%;
- A young migration profile means that the 45-54 age group is expected to grow by 32% (vs. 14% nationally) and the 35-44 and 25-34 groups are predicted to grow by 26% (vs. 9 and 10 % nationally);
- Children: 15-24 group expected to grow by 12% vs. 3% nationally; under 15 group expected to grow by 26%; and
- While the predictions regarding younger age groups are promising, there is no doubt that the pattern of growth is focused on the older age groups.

Figure 6



In the Regional District of Nanaimo, Over the Last 2 Decades

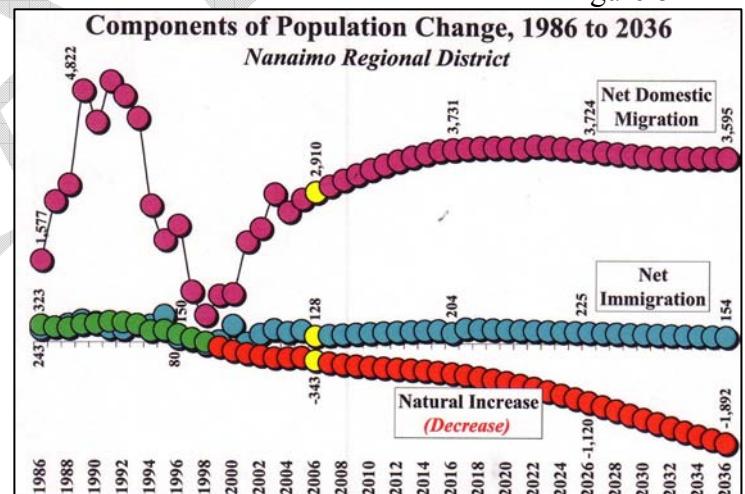
- The region has grown by 70%;
 - Two distinct growth periods: late 1980's/early 90's & since 2002;
 - In last twenty years, under 25 age group grew by 32%, 25-64 age group grew by 78%; 65+ age group grew by 130%;
 - Two distinct age groups in 2006: a significant 40-60 age group and a smaller concentration of 20 year olds;
 - Fewer kids under the age of six today than in 1986; and
 - The aging of the baby boomers through the peak child-bearing years offset some of the impact of birth rates, however natural population increases have been declining steadily, and since 1999, the annual number of deaths in the District has exceeded the number of births.
- Figure 7



Population Projections for the Region (to 2036)

- Fertility rates are expected to remain relatively constant (1.33 predicted in 2036 in the RDN); (natural replacement rate of 2.1)
- Annual number of deaths will increase dramatically relative to projected level of births. Migration is expected to play a key role in bringing younger people to the area. Impending retirement of baby boomers and favourable local environments may point to increased mobility of retired persons to the region;
- Population is expected to grow at a diminishing marginal rate, falling from roughly 2 % annually today to just under 1% by 2036;
- Most significant consequence is that the region will see significant aging – the population over 55 will grow faster than population under 55;
- Smallest increases will be seen in the youngest cohorts (an absolute decline in the number of 15-24 year olds is expected); and
- Family formation/rearing age group (25-54) is expected to grow by 30-40%. This is very different from the past, where this group grew more rapidly than the rest of the population.

Figure 8



- The largest absolute increases in population will be in the following age groups 55-64 (increase of 65%); 64-74 (increase of 153%); 75-84 (increase of 192%) and 85+ (increase of 310%).

Figure 9

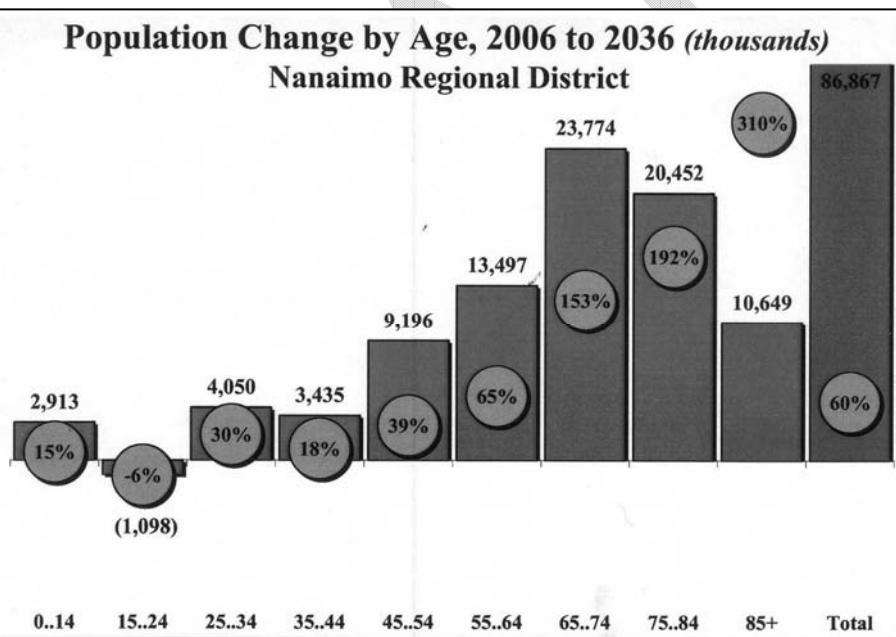
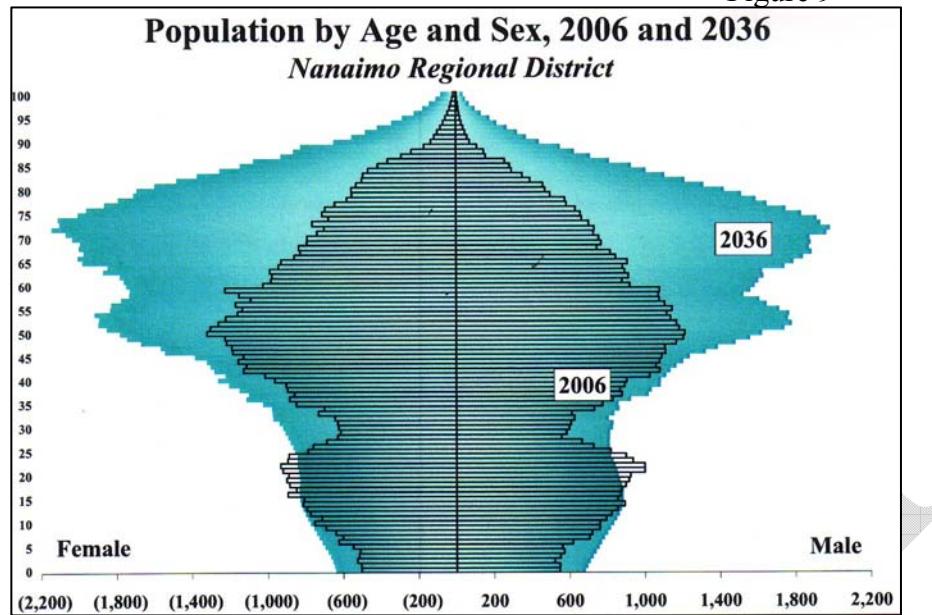


Figure 10

The report confirms that:

“...regardless of where you are in Canada, the changing composition of our population over the next three decades will have fundamental implications for anything with a strong life-cycle related pattern, be it visits to the doctor, the demand for bi-focal lenses, or the demand for different forms of housing”.

The report assesses future housing demand in the region based on forecasted growth rates and changes in the demographic make-up of the population. While the report focuses on a regional picture, what is interesting to note are some of the assumptions made in the assessment, including assumptions about the types of housing maintained by different age groups in the region:

- A general preference towards single detached dwellings in the region;
- Younger age groups (19-35) more likely to maintain a non-single detached dwellings; and,
- A greater propensity for people in the 35 to 80 year old brackets to maintain single-detached dwellings, with a movement towards other housing forms after the age of 80.



Electoral Area 'H' Population Profile

Presently, the median age of people living in Electoral Area 'H' is 53.8. This relatively high median is better explained in terms of Figures 11 to 13, which illustrate how the Electoral Area 'H' age profile compares with the Regional District, and how the Regional District in turn compares with the province.

Figure 11
Comparison of Median Age of RDN Electoral Areas, the RDN as a whole and the province of BC
Source: Statistics Canada

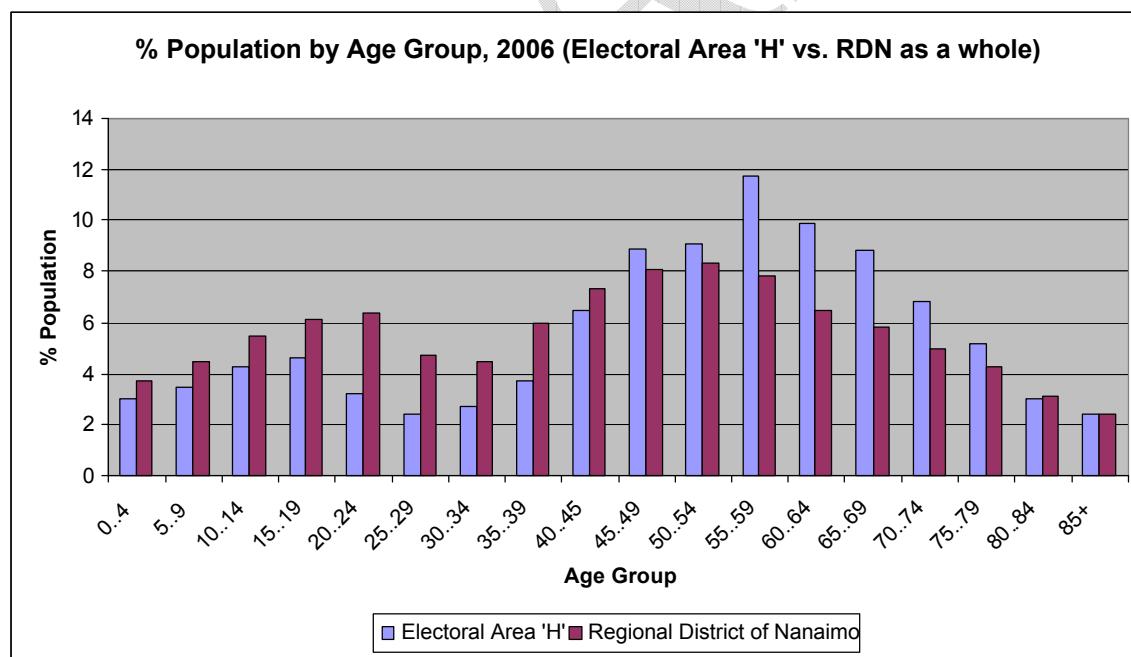
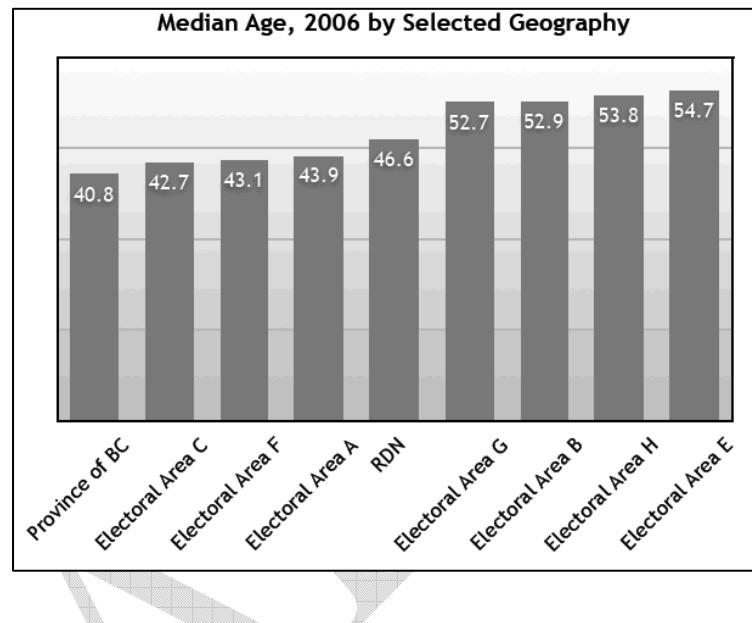


Figure 12. A comparison in age profiles between Area 'H' and the RDN as a whole.
(Source of data: Statistics Canada)

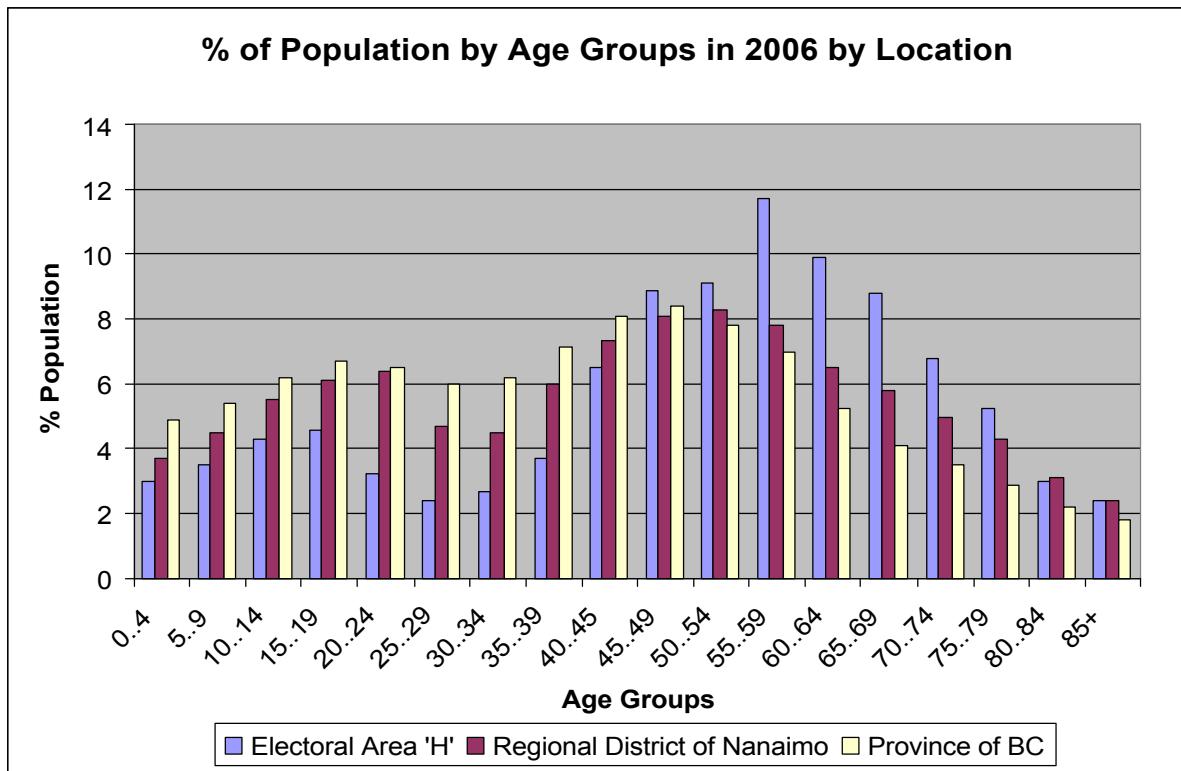


Figure 13. A comparison in age profiles between Area ‘H’, the RDN and the Province. (Source of data: Statistics Canada).

In general, what is noticeable from these figures is that Electoral Area ‘H’ has a lower proportion of people in the younger age groups (under 45), and a higher proportion of people in the older age groups (over 45). With respect to the eldest age groups (80+), the Electoral Area is on par with the region as a whole.

What is also noticeable is that the Region as a whole is older than the Provincial average, and with lower proportions of population in the under 50 age groups, and higher proportions of population above this age group.

What do these statistics mean with respect to the future needs of Area ‘H’ ?

The information presented here and in the previous section has significant implications for village planning.

The age of the population is an important consideration when planning for future uses and amenities. By anticipating and planning for demographic changes today, we can help to be better prepared for the changing needs of our communities over time.

RDN INITIATIVES ON SUSTAINABILITY

The Area 'H' Community has indicated its desire to establish a set of sustainability principles to help guide the Area 'H' Village Planning Project. This approach is consistent with much of the direction provided by the Board in the 2006-2009 Strategic Plan and other initiatives currently underway at the RDN. The purpose of this section is to provide a summary of the work underway at the RDN in the area of sustainability and green development.

State of Sustainability Project

A State of Sustainability Project was initiated by the RDN in early 2003 with the following aims:

- To assess the region's progress toward sustainability;
- To create awareness of the region's progress toward sustainability; and
- To provide more and better opportunities to involve residents of the region in the assessment.

The project included the 2006 State of Sustainability Report, a comprehensive examination of 48 indicators of environmental, social and economic capital that collectively produce an informative and provocative picture of regional sustainability.

The report concludes that while several indicators show improving trends, the Regional District of Nanaimo is performing below or slightly below the provincial (or comparable) average when looking at all the indicators taken together. This highlights the opportunity for the RDN to make significant strides toward becoming a more sustainable region, but also the challenge that considerable concerted effort is needed in order for progress to be made.

The State of Sustainability Report was used to prepare a final report entitled *Recommendations for a Sustainable Future*. This final report of the State of Sustainability project presents recommendations and ideas for actions to address the issues and challenges highlighted by the review of sustainability indicators. While the recommended actions are presented under the headings of Community Wellbeing, Regional Growth and Development, Environmental Integrity and Economic Health, the following quote from the report explains how different actions are connected:

"We recognize that sustainability is about a search for balance. Many of our recommendations are interrelated and mutually supportive. At the same time we acknowledge that progress in one area may have an associated real cost and a negative consequence in another area. Improving sustainability and our quality of life requires that we recognize the interrelationships between our society, environment and economy, and that we harmonize our approaches to these areas in order to achieve long-term sustainability for all beings."

Both the State of Sustainability Report and the Recommendations for a Sustainable Future Report are available on the RDN website (under Sustainability heading).

RDN 2006-2009 Strategic Plan

The results of the State of Sustainability Report were used as a reference when the strategic planning goals of the current RDN Board of Directors were developed.

The RDN 2006-2009 Strategic Plan is entitled “Leadership in Creating Sustainable Communities”⁴. The strategic plan sets out the short term priorities for 2006 to 2009 that correspond to the Board’s current term of office, as well as the Board’s longer term priorities for 2009 and beyond. The Strategic Plan is the most senior policy document at the RDN and influences the direction of all new policy development (e.g. Regional Growth Strategy Review) and operational decisions.

The Plan outlines the RDN Board of Directors’ Vision for a Sustainable Region:

“The RDN Board of Directors intend to make decisions and undertake projects over the next twenty-five years to achieve the vision defined below:

In the year 2030, the Regional District of Nanaimo is a socially, economically, and environmentally healthy region, where residents meet their needs without compromising the ability of future residents to do the same.

... our environment

Residents have a safe, sufficient supply of drinking water. Important ecosystems and ecological features are protected, healthy, and productive. Natural resources in the region are conserved, and renewable resources continue to be available. The air is clean and safe to breathe. Greenhouse gas emission levels have stabilized and are beginning to decrease. Residents’ energy requirements are reduced, and energy is obtained in ways that minimize negative impacts on the environment. Land and resources are efficiently used, and the negative impacts of land use and development are minimized.

... our society

Residents in the region are healthy, and healthcare services and facilities are available when needed. Residents have education and training that qualifies them for employment in the region. Poverty in the region is minimized, and residents can meet their basic needs. Housing is affordable, and a variety of different types and sizes of housing are available to accommodate the current and future needs of residents. The region is a safe place to live, and residents care for and respect each other. There are a wide variety of opportunities for people to interact with each other and nature, and historical attributes that are important to the region are acknowledged, celebrated and preserved.

... our economy

⁴ This Plan is available on the RDN website.

Residents in the region are employed in a wide variety of interesting and rewarding occupations. Our downtowns are vibrant places, and there is a wide variety of different sizes and types of businesses in the region. The economy of the region is healthy and continues to diversify and grow. Businesses in the region are environmentally responsible, and there are systems in place to favour these businesses. It is economically viable to produce goods and services in the region that are environmentally friendly, and residents favour these goods and services over those made available from outside the region.”

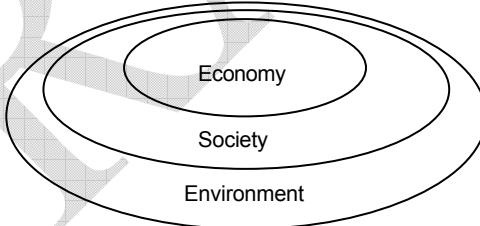
The above vision statement is based on an understanding of “sustainability”, as developed by the Regional Growth Monitoring Advisory Committee as a part of its work on the State of Sustainability Project (Figure 14).

Figure 14. Characteristics of a sustainable Regional District of Nanaimo developed by the Regional Growth Monitoring Advisory Committee as a part of its work on the State of Sustainability Project.

“Sustainability is about recognizing the inter-relationships between our environment, our society and our economy.

It is about recognizing that people are part of the ecosystem, and that the economic and social lives of people should be integrated into the environment in ways that maintain or enhance the environment, rather than degrade or destroy it.

Put another way, sustainability seems to be about recognizing that our economy exists within society, that society is much more than economy, that society exists within the environment, and that the environment surrounds society, as illustrated in the diagram below.”



The Strategic Plan makes reference to a number of global, provincial and local challenges and opportunities that need to be considered as we work towards becoming a more sustainable region. Climate change is noted as a key challenge facing all levels of governments, but there are also other important challenges and opportunities.

The Plan identifies a number of local environmental, social and economic trends (Figure 15). Some of these trends are thought to be helping us move towards more sustainable outcome while others trends pose challenges for us. There is also growing awareness that these trends are linked to one another.

Figure 15. Local environmental, social and economic trends (Source: 2006-2009 Strategic Plan)

Environmental Trends	Social Trends	Economic Trends
<ul style="list-style-type: none"> • Increasing demands for water & water supply protection • Increasing threats to existing water supply sources • Increasing concerns about sewage disposal (septic system performance, wastewater treatment plant capacity) • Increasing demands for environmental protection • Increasing demands to acquire environmentally significant properties for parkland • Increasing threat to air quality • Increasing demands for public transit • Increasing need to reduce amount of solid waste disposed 	<ul style="list-style-type: none"> • Steadily increasing population • Increasing proportion of older residents • Increasing cost of housing • Migration of urbanites with high service expectations to rural areas of region • Increasing demand for community facilities & limited funding to provide them • Increased desire for access to services and jobs within local neighbourhoods 	<ul style="list-style-type: none"> • Increasing construction costs • Continued decline of forestry & fishing industries on the island • Increasing interest in tourism, particularly ecological and cultural based tourism • Increasing focus on the development of tourism infrastructure (e.g. convention centre, Downtown development) • Increasing cost of energy • Increasing urgency to replace aging infrastructure

Climate Change

“Globally, there is growing recognition that the climate is getting warmer and that this could have far reaching environmental, social and economic consequences. One of the key reasons the climate is getting warmer is because we are consuming more fossil fuels in transportation, manufacturing, heating, cooling and electricity generation, and this increased consumption results in increased greenhouse gas emissions which warm the earth’s atmosphere.... There is a need to identify and pursue ways of reducing our consumption of fossil fuels.” Regional District of Nanaimo 2006-2009 Strategic Plan

RDN signatory to the British Columbia Climate Change Action Charter (2007)

On October 2, 2007, the Board of the Regional District of Nanaimo supported “The British Columbia Climate Change Action Charter” between the Province of British Columbia (the Province), the Union of British Columbia Municipalities (UBCM) and Local Governments by requesting inclusion of the RDN as a “Signatory Local Government” to the Charter. A copy of the Charter is included in Appendix 2.

Partners for Climate Change Protection (PCP)

The RDN and member municipalities joined the Partners for Climate Change Protection (PCP) in 2002. This program to support local initiatives to address climate change is led by the Federation of Canadian Municipalities (FCM) and the International Council for Local Environmental Initiatives-Local Governments for Sustainability (ICLEI).

To help understand our current situation, the RDN completed an inventory and forecast of energy consumption, costs and GHG emissions for the region-wide community. While the data for the inventory is very difficult to quantify precisely, a general picture of the level of consumption, and resulting costs and emissions is beginning to emerge: in 2002, the region generated an estimated 616,800 tonnes of GHGs or 4.60 tonnes per capita. The chart below shows the breakdown of GHG emissions by sector.

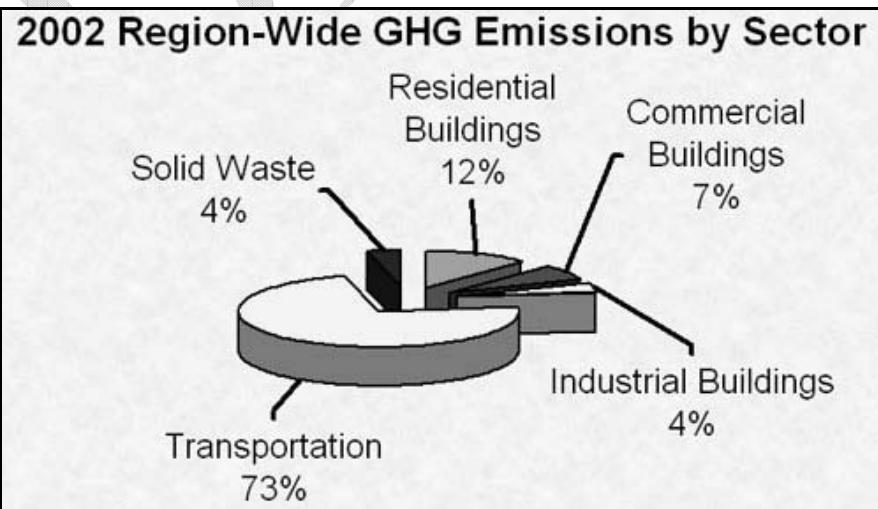


Figure 16

As part of the PCP process the RDN also developed and the Board approved a ***Corporate Climate Change Plan***. This plan targets reducing GHG emissions related to regional government activities by four per cent below 2004 levels by 2012. This number includes emissions from transit in the RDN, which are expected to grow as the RDN dramatically increases transit services between now and 2012.



Proposed expansion of the Ravensong Aquatic Centre operated by RDN Recreation and Parks includes exploring geothermal heating to reduce GHG emissions.

Bringing it all together is an ***Integrated Energy, Air Quality and GHG Emissions Plan***, which is currently underway. The plan is intended to help identify how the region as a whole can assist in reducing emissions and improve air quality.

The climate change aspect of the strategy will focus on reducing energy consumption and GHG gas emissions from:

- Residential, commercial and industrial buildings
- Transportation
- Solid waste



The energy aspect of the region-wide plan will focus on energy demand and renewable energy such as:

- Waste heat and landfill gas utilization
- Ground source heat from heat pumps and geothermal
- Co-generation of heat and power
- Solar technologies
- Clean fuels
- Wind energy

The plan will encourage transportation alternatives to the automobile through land use planning that supports the use of transit, cycling, and walking.

A draft Integrated Region-wide Energy, Air Quality and GHG Emissions Plan is expected to be completed in 2009.

Green Building Action Plan

In early 2005, the RDN developed a Green Building Action Plan, which aims to increase the number of green buildings in the RDN. This is to be achieved through education, outreach, research, and developing policies that encourage the development of buildings that are energy efficient, healthy to live in, conserve water and treat the natural environment with sensitivity. Currently, the RDN and the City of Nanaimo are working together on a Speaker Series to educate the public and professionals on green building, and the RDN has undertaken research into the benefits of green building and compact community design.

In addition, on May 27, 2008, the RDN Board of Directors adopted an innovative new Green Building Policy for RDN facilities. The policy requires that all new RDN facilities be designed using the Integrated Design Process, a collaborative approach to building design that brings together diverse teams of consultants focused on the shared vision of creating high-performance, green buildings for the RDN.

Central to the policy is the recognition that any new facilities built by the RDN should minimize greenhouse gas emissions, and reduce our collective impact on the climate. This means building facilities that are as energy-efficient as possible, with the ultimate goal of making new RDN facilities carbon neutral by 2030. New facilities will also aim to conserve water, reduce waste, provide healthy working environments for employees and treat the surrounding environment with sensitivity.

By adopting this policy, the RDN hopes to increase the number of green buildings in the region, and lead the transition toward greener, more sustainable building in the construction sector.

Regional Growth Strategy Review: Focus on improving sustainability of region and communities

The Regional Growth Strategy is currently under review, and the key question being asked is “*What, if any, changes should be made to the RGS to better support the Regional District’s goals, policies and actions regarding its vision for a sustainable region?*”

The current review process to date has identified:

- that citizens still believe that the goals of the RGS are sound and that implementation of the plan is the main challenge;
- a growing awareness and concern for issues related to climate change, food security and affordable housing; and
- the need to consider a more integrated approach to address sustainability challenges.

Over the coming months, a series of discussion papers will be prepared to help respond to these key findings and to provide a framework for further discussions. It is anticipated that a draft plan will be prepared towards the middle of 2009.

Integrated Planning

Given the overarching role of the 2006-2009 Strategic Plan and its focus on sustainability, there are other initiatives throughout the RDN that are aimed at trying to better understand and address long term sustainability opportunities and challenges, and many of these projects are related to each other in some way. As an organization, the RDN is working to better understand how various initiatives can support and feed into one another. This helps to create efficiencies and ensures that various RDN departments are working towards the same goals.

As part of the background research for this project, staff identified other RDN projects underway which are most directly related to village centres and village planning in Area 'H' (Appendix 4).

The Area 'H' Village Planning Project: An Opportunity to think about how Village Centres and Village Planning can contribute towards a more sustainable future

As a regional district, the RDN has been working to better understand issues and opportunities related to sustainability and this section provided an overview of the RDN policies on sustainability and the kinds of initiatives that are underway.

The Area 'H' Village Planning Project is being carried out so that the Area 'H' Community can provide further guidance on the development of village centres and village planning in Area 'H'.

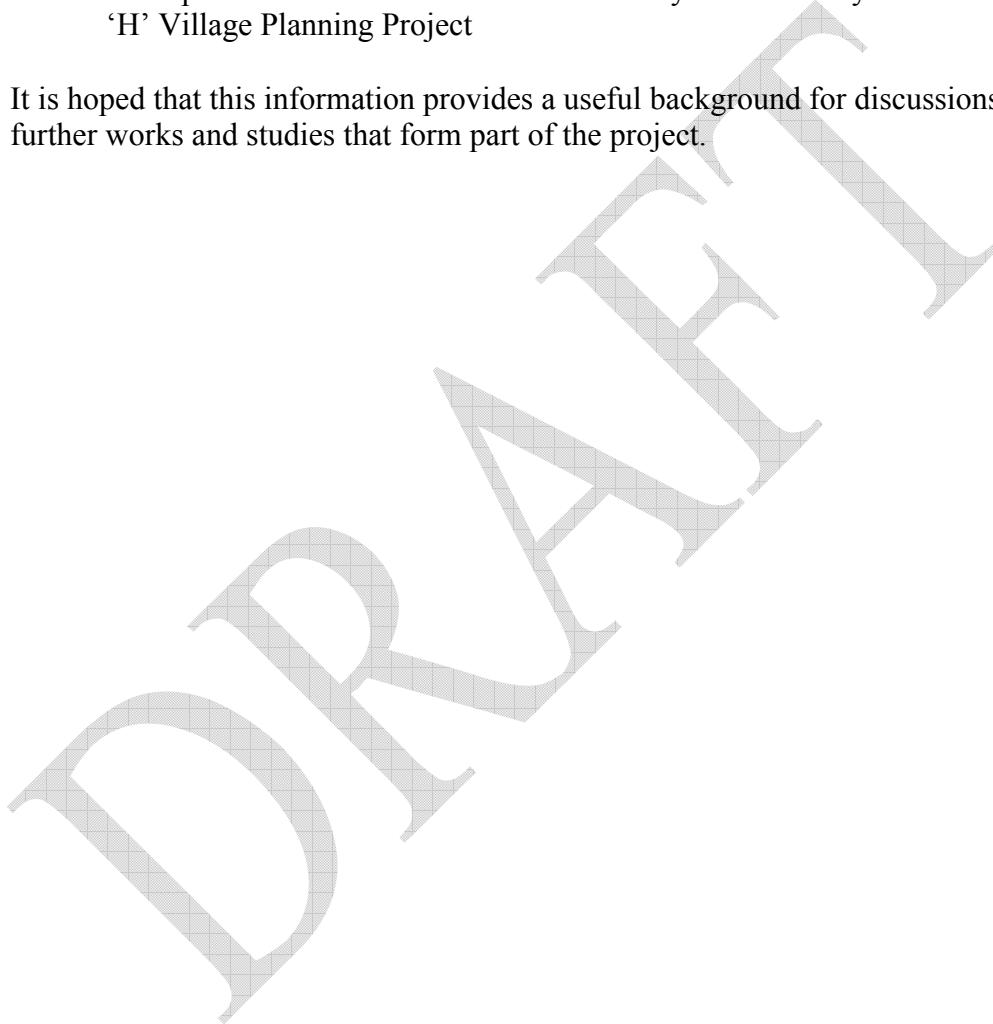
Community feedback in June 2008 supported using sustainability principles to help guide the Area 'H' Village Planning Project. Based on this feedback and the current Board policy, one of the first steps in the project will be to establish a set of sustainability principles at the start of the project. By framing the project around these principles, it is hoped that the plan(s) prepared through this project will be an important step in helping to ensure that village centres and village planning contribute towards a positive long term future for the Area 'H' community and the region.

FINAL NOTES

The information provided here is intended to provide the community with some background information which might help in terms of:

- the planning that has gone on to date for village centres in Area ‘H’
- the development and population growth that has occurred in the last ten years
- the population trends that are expected, particularly with respect to an aging population; and
- RDN policies and initiatives on sustainability and how they relate to the Area ‘H’ Village Planning Project

It is hoped that this information provides a useful background for discussions and further works and studies that form part of the project.



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Appendix 1
Area 'H' Official Community Plan
Overview of Policies & Relevance to Village Planning Project

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Electoral Area 'H' OCP Policies - Initial Project Relevance The Natural Environment - (Section 2 of OCP)

Subsection	Policy	Project relevance (denoted by x)
Environmentally Sensitive Areas	1 All land or water identified on Map No 2, at the date of adoption of this plan are considered to be environmentally sensitive.	x
	2 Selected features illustrated on Map 2 shall be designated Environmentally Sensitive Lands Development Permit Areas	x
	3 The Regional District shall only support rezoning to permit development on lands where the applicant or appropriate authority presents acceptable evidence that the proposed development will not adversely affect the environmentally sensitive areas	x
	4 Notwithstanding Policy 2.1.3 above, this Plan supports the Agricultural Land Commission's mandate of preserving and encouraging the development of Agricultural Land Reserve Lands and supports the development of farmland in a manner that recognizes and protects environmentally sensitive features on these lands	
	5 The Regional District shall encourage the Approving Officer to require protective covenants or the designation of Return to Crown along the bed of, and buffering riparian corridor of watercourses, streams, creeks, lakes and wetlands wherever development on adjacent land is proposed.	x
Natural Hazard Areas	1 In order to protect property and human lives from hazardous conditions, those areas indicated as Natural Hazards on Map 2 (at the date of adoption of this Plan) shall be designated in the Hazard Land Development Permit Area.	x
	2 The Regional District shall not consider the development, subdivision or alteration of land in a natural hazard area unless the applicant provides evidence that measures can and will be taken to render the development capable of withstanding the effects of the hazard and to protect adjacent properties from possible impacts.	x
	3 The Regional District will require that a covenant under section 699 of the Local Government Act and Section 219 of the Land Title Act be registered where a geotechnical report indicates that the land may only be used safely subject to the conditions contained in the report	
Freshwater Resources (Surface and Aquifers)	1 All streams and watercourses as defined in Bylaw No. 500 and/or the Fish Protection Act Riparian Areas Regulation and/or the Fisheries Act in Electoral Area 'H', in addition to those shown on Map 2, are designated as Development Permit Areas and will be protected in accordance with the Fish Protection Act and the Fisheries Act. (Bylaw No. 1335.02 adopted January 23, 2007)	x
	2 Aquifer areas are designated as Development Permit Areas in accordance with Appendix A of this Plan.	x
	3 <input type="checkbox"/> have been designated as development permit areas in their current undeveloped state.	x
	4 The Regional District shall request that the Approving Officer require subdivisions to be designed to maintain the hydraulic regime of streams while providing sufficient drainage in a manner which does not interfere with groundwater recharge or allow the intrusion of erosion material into natural watercourses, streams, lakes and wetlands	x
	5 Prior to approving any rezoning to increase the density and intensity of land use on any property which may include environmentally sensitive groundwater resources, the Regional District shall require a hydro geologic impact review and/or assessment on the water supplies of adjacent properties and on nearby water resources. A qualified professional engineer or geoscientist, with proven knowledge and experience in groundwater management must certify, through a hydro geological impact assessment, assurance of the long term reliability of the water supply.	x
	6 Prior to considering any development in areas covered by any Electoral Area 'H' water utility, the RDN will require written confirmation from the water utility stating its ability to provide sufficient quantity and quality of potable water for the development.	x
	7 The Regional District may consider approving land development proposals only if there is a storm water management plan and assurance that storm water drainage from development does not increase the peak flow run off into adjacent areas	x
Coastal Zone Management	1 The coastline of Electoral Area 'H' shall be designated a Development Permit Area.	x
	2 The Regional District shall encourage the users of the shoreline and ocean to minimize the disturbance or pollution of marine and related terrestrial natural habitats.	x
	3 The Plan recognizes the existing shellfish culture leases west of Deep Bay Harbour. All water lots leased for shellfish aquaculture purposes shall be zoned accordingly. Seafood processing shall not be permitted	
	4 Where an application is submitted for a foreshore or water lease and the proposal is referred to the Regional District, the RDN shall recommend to the agency that any structure or development be designed to permit public access and recreational activity along the foreshore.	
	5 The Ministry of Transportation shall be encouraged to foster the improvement of beach access road rights-of-way for public recreational use, beach access, or designation for park purposes where appropriate	x
Protection of Wildlife and Native Plants	1 <input type="checkbox"/> perpetuity. In particular, the RDN shall support initiatives associated with the following areas: provincial protected areas, provincial parks, ecological reserves, fisheries reserves and hatcheries, wildlife refuge, waterfowl habitat, and RDN park land.	x
	<input type="checkbox"/>	
	a) Crown Land west of Deep Bay including Gainsburg Swamp and the unconfined aquifer on Crown Land in District Lot 86;	
	b) Proposed Protected Area expansion of Horne Lake Caves Provincial Park located at the west end of Horne Lake at the mouth of the Qualicum River tributary;	
	c) Ecological Reserve or park designation at Fletcher Creek over Crown Land described as Lot 36, District Lot 81, Newcastle Land District Plan 1937;	
	d) Expansion of Spider Lake Provincial Park to include Illusion Lake; and	
	e) Protection of Annie's Woods (Lot 36, Plan 1967 DL 81, Newcastle Land District), located on Crown Lands at Grovehill Road adjacent to the Island Highway through the establishment of an ecological reserve in recognition of the old growth forest values on site	
	3 The habitat protection initiatives of BC Environment and the Federal Department of Fisheries, along rivers, streams, and wetland areas shall be strongly supported and complemented with Regional District park land and greenway protection initiatives.	x
	4 The Regional District shall support and encourage the restoration and enhancement of streams and their riparian corridors wherever possible by community groups, corporate bodies or land owners	
	5. The Regional District shall support and encourage the retention, enhancement or development of wildlife corridors to ensure that safe and secure routes are available to wildlife in the Plan Area.	x

DRAFT**Electoral Area 'H' OCP Policies - Initial Project Relevance****Natural Resource Management (Section 3 of OCP)**

Subsection	Policy	Project Relevance (denoted by x)
Agriculture	1. The Regional District supports the BC Agricultural Land Commission's mandate of preserving and encouraging the use of land for agriculture. The Regional District Board may consider support of the use of agricultural land for non-farm purposes provided that the BC Agricultural Land Commission approves the non-farm use and the use is compatible with surrounding land use patterns and the environment.	
	2. The Regional District will encourage the retention of large land holdings within the ALR to maintain future opportunities for farm use.	
	3. The Regional District shall discourage encroachment and fragmentation of farmland by non-farm related uses.	
	4. The location and construction of new roads, utility or communication rights-of-way should be sited to avoid ALR lands wherever possible. Where unavoidable, these rights Regional District of Nanaimo of-way should be sited in a manner that will cause minimal impact on agricultural operations. Alignments should be established in consultation with affected landowners and the BC Agricultural Land Commission.	x
	5. The owners of land adjacent to ALR lands will be encouraged to provide a vegetative buffer between their lands and the ALR lands.	x
Forestry	1. This Plan supports the use of Resource Lands for forestry related uses where appropriately zoned. In addition, the Plan supports the use of Resource Lands for recreational activities (such as hiking trails), where such uses do not contribute to the degradation of the local environment (land and water quantity and quality) and are permitted by the landowner.	
	2. The Province and private forest land owners shall be encouraged to manage their forest lands so that they do not: <ol style="list-style-type: none"> Pose a threat to the quantity and quality of fresh water within the drainage system of watercourses, streams, lakes or wetlands; Alter the aesthetic appeal and visual integrity of the Plan Area; Disturb areas of unique vegetation or wildlife; and Increase, or contribute to, soil erosion. 	
	3. The Ministry of Forests and commercial forest companies shall be encouraged to ensure the sustainability of outdoor recreation exists in the natural woodlands of this area in conjunction with the management of the forest. This would include supporting the controlled use of private logging roads and areas during non-operational periods for public recreational use where possible, except in times of high or extreme fire hazard.	
	4. The Regional District will encourage Provincial leadership towards ensuring environmentally sound forestry practices on private forest land. The Ministry of Forests, commercial forest companies and private forest landowners will be encouraged to use best practice interface fire mitigation techniques.	
Mineral, Grave & Hydrocarbon Resources	1. Prior to allowing development in an area underlain by mineral resources, the feasibility of removing the resource should be adequately considered by the province and the Regional District.	x
	2. The Province will be encouraged to provide adequate consideration to possible impacts on neighbouring residential and/or rural parcels and the natural environment prior to issuing a permit considering a new mining operation or re-opening an old mine (or pit). Particular attention should be focused on assessing the potential impacts of resource removal on the quantity or quality of surface and groundwater or social impact on neighbouring residences. This information should be referred to the Regional District and adjoining landowners for comment prior to a decision.	
	3. The Regional District will recommend that environmentally sound reclamation and conservation practices be undertaken at all mineral and aggregate resource extraction operations to protect long-term resource potential in the Plan Area. Specifically, where a mine or earthworks may cause significant disturbance to the surface of the land, the Province shall be encouraged to require that a performance bond be posted to ensure the proper reclamation of the damaged landscape (this reclamation is controlled by Part 10 of the Mines Act, Health, Safety and Reclamation Code).	

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Electoral Area 'H' OCP Policies - Initial Project Relevance

Community Resources (Section 4 of OCP)

Subsection	Policy	Project relevance (denoted by x)
Parks & Open Space	<p>1. Parkland shall be permitted in all land use designations.</p> <p>2. At the time of subdivision or development of land the Regional District may consider the parcels as potential parkland acquisition areas in the Rural Residential or Village Comprehensive Development designations. To satisfy the requirements of the Local Government Act, the Regional District shall determine whether the owner of land being subdivided shall:</p> <ul 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 Board, or b. pay to the Regional District an amount that equals the market value of the land that may be required for park purposes, or c. provide a combination of land and cash to the satisfaction of the Regional Board <p>3. Where cash in lieu of park land is received from development within the Plan Area, it shall be reserved for useable park land acquisition in any suitable location within the Plan Area.</p> <p>4. The Regional District shall endeavour to obtain park land for community recreation, nature preservation, linear connections, greenbelt and access to the waterfront.</p> <p>5. All streams, watercourses and unknown unconfined aquifers within a proposed development are to be considered first for their potential as park lands or as publicly accessible greenways. (*it appears that there is a typo in this policy - should probably read "known" unconfined aquifers).</p> <p>6. The Regional District shall support the Province in the designation and protection of candidate areas identified through the BC Protected Areas Strategy Process.</p> <p>7. The Regional District of Nanaimo shall encourage management of Crown Lands as Parks/Reserve or BC Forest Recreation sites south and west of Bowser along Nile Creek, Thames Creek, Lynn/Chef Creek, Gainsburg Swamp, Annies Woods and the Old Douglas Fir Forest in District Lot 72, District Lot 37, and the unconfined aquifer on Crown Land in District Lot 86 (see Map No. 2).</p> <p>8. This Plan supports the creation of a regional parks development cost charge bylaw to assist achieving the acquisition objectives of the Regional District Park System Plan.</p> <p>9. The Regional District shall encourage the Province and forest companies to protect the natural woodlands and landscape features of the area and provide opportunities for controlled use of private logging roads during non-operation periods for outdoor recreation except during times of high and extreme fire hazard.</p> <p>10. The Regional District shall encourage appropriate agencies to allow public access or use of corridors intended as public utility rights-of-way or transportation corridors.</p> <p>11. The Regional District will not support encroachment applications into rights of way to beach areas, the foreshore, streams, or watercourses in the Plan Area.</p> <p>12. The Regional District shall encourage and support volunteer assistance in the development and management of community parks, streamkeeper projects and trails.</p> <p>13. The Regional District recognizes that public involvement is essential in the planning, acquisition, and development of the community and regional parks. Consultation with the public, as well as recreation commissions, volunteer groups and service organizations is encouraged and is considered vital for the success of the Parks System.</p>	x
Schools	<p>1. The Regional District shall encourage the integration of future school sites into Village Centres and integrate their location with the parks, trails and open space network.</p> <p>2. This Plan supports the continued service of Bowser Elementary School. The Regional District shall initiate discussions with School District No. 69 as to the long-term plans for this school.</p> <p>3. The Regional District shall encourage the School District to complement other community facilities by continuing to make available schools and school grounds for recreation, cultural activities, and educational programs during non-school hours.</p> <p>4. The Regional District will consider future agreements with the School District to implement the School Site Acquisition Provisions in the Local Government Act.</p> <p>5. The Regional District encourages public consultation with District 69 School Trustees on any future plans or uses for area schools.</p>	x
Community Resources	<p>1. The Regional District shall encourage new proposals for institutional facilities to be situated within the Village Centres.</p> <p>2. The Plan recognizes the location of existing firehalls, and fully supports the valuable volunteer fire fighting and emergency services provided by the Deep Bay Waterworks District, Bow Horn Bay Volunteer Fire Department and the Dashwood Fire Protection Area.</p> <p>3. The Regional District will seek better coordination with Improvement Districts and volunteer fire departments to ensure that adequate fire fighting services are able to accommodate the future development of the Village Centres at Dunsmuir, Qualicum Bay, and Bowser and to improve fire protection service to rural areas, to include, but not limited to, development of emergency evacuation plans, disaster preparedness plans, in coordination with the appropriate federal and provincial government agencies and encourage interface fire mitigation techniques in all building and landscaping.</p>	x

Electoral Area 'H' OCP Policies - Initial Project Relevance

Community Resources (Section 4 of OCP)

Subsection	Policy	Project Relevance (denoted by x)
Water and Sewer	<p>1. The Regional District recognizes the important role played by Improvement Districts in providing community water and will liaise to ensure adequate quantity and quality of water is available for any future development.</p> <p>2. This Plan supports the comprehensive development of community sewer systems within the Village Centres, and secondly to those areas with identified environmental or public health needs.</p> <p>3. This Plan supports locating future community infrastructure only where it will avoid disturbing environmentally sensitive areas and will pose no negative impact on the environment.</p> <p>4. The Regional District requires written confirmation from the area water utility that there is a sustainable quantity and quality of water supply available for any development to be considered.</p>	x x x x
Transportation	<p>1. The Regional District encourages improvements to the efficiency and safety of Island Highway No. 19A. In particular, the RDN supports improvements and shouldering of twolane sections and the creation of linkages to village centres, rural residential neighbourhoods, and scenic coastal resources within the Plan Area.</p> <p>2. The Ministry of Transportation and Highways shall be encouraged to upgrade the Inland Island Highway No. 19 intersections in Electoral Area 'H'.</p> <p>3. The Regional District shall seek the opportunity to provide input and consultation with the Ministry of Transportation for developing bicycle and pedestrian routes along Island Highway Nos. 19 and 19A.</p> <p>4. This Plan shall establish a 30 metre Development Permit Area on either side of the Inland Island Highway and Highway 19A for protecting the visual integrity of the Inland Island Highway and Island Highway 19A corridor.</p>	x x x x
Public Transportation	<p>1. The E&N Railway corridor lands shall be designated Transportation Corridor with a minimum parcel size of 2 ha.</p> <p>2. The Regional District shall support the development of commuter railway stations as part of the Village Centres.</p> <p>3. The Regional District shall encourage rail services to the Plan Area.</p> <p>4. The Regional District shall encourage the development of alternative transportation opportunities such as mini-bus commuter services for the handicapped and elderly, and car pooling and park and ride connections to Regional District Transit routes in</p>	x x x x
Marine Transportation	<p>1. The Regional Board recognizes the role of the Deep Bay Harbour Authority in managing the federal government wharf for DFO Small Crafts and Harbours Division.</p> <p>2. The Regional District encourages opportunities for recreational and commercial transportation from Deep Bay Harbour.</p> <p>3. The Regional Board shall not consider rezoning the surface of the water in Deep Bay Harbour without consultation with the Deep Bay Harbour Authority and local residents.</p>	

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Electoral Area 'H' OCP Policies - Initial Project Relevance (All relevant)

Development Strategy - Village Centres (Section 5 of OCP)

Policy

DP Requirements

Policy	DP Requirements	Bowser Guidelines	Qualicum Bay Guidelines	Dunsmuir Guidelines	Commercial Development Character
Lands designated Village Centre are shown on Map No. 5. New commercial sites shall only be located in areas designated as Village Centres.	Includes areas identified on Map 6 - Bowser, Qualicum Bay and Dunsmuir village centres	1. ...development will include commercial and residential uses and shall foster the revitalization and linkage of "main street" commercial uses along the Island Highway No. 19A.	2. tourist and business frontage for the Village shall be encouraged to be oriented toward the central portion of District Lot 20, Newcastle District and shall provide linkage and integration with the existing commercial lands along the Island Highway No. 19A and institutional uses including the Lighthouse Community Hall, seniors housing and park land.	3. the tourist and business frontage for the Village shall be encouraged to be oriented toward Horne Lake Road and existing commercial areas along the Island Highway No. 19A and shall provide pedestrian and vehicle linkages with the existing residential areas and vacant lands adjacent to Horne Lake Road.	4. integrate with and enhance the character of the existing development; b) be designed with a mix of commercial building styles, and constructed as small scale, low rise structures that are clustered together; c) be oriented toward adjacent streets where possible; d) be designed to break up the form of the buildings; e) incorporate the use of natural materials in the design of the buildings; and f) demonstrate compatibility with the Community Values Statement. 5. The character of multi-residential development will generally: a) be in keeping with the village character and surrounding residential or rural areas
Prior to considering proposals for comprehensive village development, the Regional District will provide opportunities for comprehensive public consultation as noted in the Community Values Statement in this OCP.	The village centres have been included within a development permit area due to the existing commercial activities and in recognition of the opportunity to integrate multi-family residential, tourist and resort oriented commercial, institutional, service commercial development or mixed-use development into one o□ In establishing these centres, it is important to ensure compatibility of development with adjacent land uses, to recognize the importance of visual appearance and design of development, and to ensure that future development within the villages has a positive impact on the long-term needs of the community. The Village DPA guidelines focus on village commercial, institutional, and residential themes while maintaining the rural and residential characteristics of the surrounding communities.	5. Multi-residential Character be in keeping with the village character and surrounding residential or rural areas; b) provide a range of housing types; c) be clustered in small groups; d) be ground oriented wherever possible; e) incorporate landscaping to separate residential clusters; f) incorporate the use of natural building materials in the design of the buildings; and g) demonstrate compatibility with the Community Values Statement.	6. Sa□ as well as the waterfront and other open spaces within the Village Centres shall be encouraged. 7. Development shall not be separated or 'gated' with walled or fenced enclaves. 8. Development shall be designed in a manner that protects riparian vegetation or otherwise provides for the enhancement of these areas including storm water management best practices. 9. Site lighting will not use high-intensity lights and will be in scale with the pedestrian environment with added emphasis on various forms of indirect illumination. 10. Signage shall generally be grouped whenever possible, and designed in such a manner as to be complementary to the form and character of existing development. 11. Landscaping shall be comprised primarily of native species and drought tolerant plantings, which enhance the characteristics of the area. 12. Off-street parking and off-street loading areas shall be located to the rear of buildings wherever possible, shall be complimentary to the character of the area and be adequately screened from the residential uses. 13. All outdoor refuse and storage areas shall be screened with a combination of landscape plants and fencing, and wherever possible shall be adequately screened from the residential uses. 14. Where applicable, provision should be made for buffering and transition of Village Centre development with adjoining lands within the area. 15. Where la□ 16. Buildings and landscaping will use best practice interface fire mitigation techniques. 17. Written confirmation of sufficient quantity and quality of potable water will be required from the local water utility for new proposals.		
Prior to considering proposals for development the applicant must provide written confirmation from the local water utility that sufficient quality and quantity of potable water is available for the development.	The Bowser Village Centre with its established commercial area serves the Bowser area. The focus for this village is on residential, institutional, resort, tourist, and commercial services. The Qualicum Bay Village Centre with its central location serves as the main commercial area for Qualicum Bay. The focus for this village centre is on tourist and resort commercial services. The Dunsmuir Village Centre with its location along Horne Lake Road serves as a "gateway" to the coastal resorts, scenic and recreational opportunities within the Plan Area. The vision for this village centre is the development of a comprehensive mixed-use community.				

**Electoral Area 'H' OCP Policies - Initial Project Relevance
Development Strategy (Section 5 of OCP)**

Subsection	Policy	Project Relevance (denoted by x)
Rural Residential Lands	Lands within the Rural Residential Lands designation are shown on Map No. 4.	x
	The Rural Residential designation maintains the existing single family residential and neighbourhood characteristics of the area.	x
	Residential development on Rural Residential designated lands shall be permitted at a maximum density of 1 dwelling unit per 2000 m ² (5 units per hectare) with community water and/or community sewer services.	should take into account in any overall capacity analysis
	Existing small scale commercial uses in Rural Residential areas shall be recognized for their benefits including accessibility and social contribution to the character of their neighbourhoods.	x
	All development on Rural Residential Lands will be encouraged to use best practice interface forest fire mitigation techniques for building and landscaping.	x
Resort Commercial	Any development application must have written confirmation from the local water utility that sufficient quantity and quality of potable water is available for the development before the Regional District Board will consider the application.	
	Lands designated Resort Commercial is shown on Map No. 5.	x
	The OCP recognizes existing Resort Commercial uses in the Plan Area. These uses will be encouraged to continue and the Regional District may consider rezoning for expansion of such facilities subject to Development Permit criteria.	
	Lands designated as Resort Commercial shall be within designated Development Permit Areas.	
	The RDN may consider amendment applications to this OCP for a Resort Commercial land use designation based on individual merit, environmental considerations and the compliance of the proposal with the objectives and policies of this OCP.	
Recreation Lands	The RDN shall not support strata conversion of resort commercial uses to residential uses where it would reduce opportunities for tourism.	
	If a proposed development is within a local water utility area, the RDN will require written confirmation from the local water utility that sufficient quality and quantity of potable water is available before the application will be considered.	
	Lands designated as Recreation Lands are shown on Map No. 5.	x
	Lands designated as Recreation Lands shall be within designated Development Permit Areas in order to assure that the type and scale of future expansions or alterations to the recreational development does not impact on the environment or the character of surrounding neighbourhoods.	
	If a proposed development is within a local water utility area, the RDN will require written confirmation from the local water utility that sufficient quality and quantity of potable water before the application will be considered.	
Parks Lands	Lands designated as Park Lands are shown on Map No. 5.	x
	Although all existing parks are included in the Park Land designation, future parks obtained through subdivision or by other means are permitted in any land use designation without amendment to this OCP.	x
	This OCP designates all Provincial/Crown lands above known unconfined aquifers as Park Lands to protect finite groundwater resources into the future.	x
	This OCP designates Department of Fisheries and Ocean owned properties along the Big Qualicum River, at Horne Lake, and that part Block 40, plan 1339R, Alberni Land District as Park Land to protect this important river and regional park area.	
	Partnerships among residents, landowners, business owners, and government agencies to improve Park Lands are encouraged and supported by this Plan.	
	The designation of Park Land shall also protect those lands that are noted as environmentally sensitive in the Plan Area.	x

Electoral Area 'H' OCP Policies - Initial Project Relevance
Development Strategy (Section 5 of OCP)

Subsection	Policy	Project relevance (denoted by x)
Development Guideline Criteria	<p>Electoral Area 'H' is designated as a development approval information area pursuant to RDN Bylaw No. 1165, 1999. In Electoral Area 'H', prior to considering an application to amend the OCP, rezone or subdivide land to accommodate a development, an applicant must show that the proposal:</p> <ul style="list-style-type: none"> 1. Reflects the Community Values Statement, objectives of the Official Community Plan and the policies of the Regional Growth Management Strategy; 2. Preserves and protects the rural character of area and contains urban development to the Village Nodes; 3. Identifies watersheds and aquifers from degradation and pollution through a detailed hydro-geological study; 4. Protects and promotes natural, environmental, and geographic features through an environmental impact study; 5. Preserves, enhances, and dedicates useable parkland that provides linkages to public lands, and integrated trail system and waterfront access where appropriate; 6. Proposes a comprehensive approach to management and disposal of sewage and/or septage; 7. Proposes a comprehensive approach to drainage and management of stormwater; 8. Preserves Archaeological Areas through adherence to the provincial Heritage and Conservation Act; 9. All studies to address environment, public consultation and have representation from the general public, area stakeholders and Local Water Board that all studies are appropriately designed and conducted. 	x
Resource Lands	<p>Land within the Resource Management designation is shown on Map No. 5.</p> <p>Lands within this designation shall have a minimum permitted parcel size of 50.0 hectares, except for lands within the Agricultural Land Reserve.</p> <p>For lands within the ALR, an 8.0-hectare minimum permitted parcel size shall be supported by this Plan. Notwithstanding this policy, any lands within the ALR having a minimum permitted parcel size of less than 8.0 hectares pursuant to the Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987 at the date of adoption of this Official Community Plan shall retain that minimum permitted parcel size (these parcels are illustrated on Map No. 5).</p> <p>For lands within the Agricultural Land Reserve, the regulations and policies of the Agricultural Land Commission apply.</p> <p>Where land is in the ALR and is proposed for subdivision, a second dwelling unit, or a non-farm use, approval must first be obtained from the ALC.</p> <p>Areas with environmentally sensitive or significant ecological resources within the Resource Management designation are identified on Map No. 3. Protection of these areas shall be encouraged through federal, provincial, Regional District or private initiatives and incentives.</p> <p>All development on Resource Lands will be encouraged to use best practice interface forest fire mitigation techniques for building and landscaping.</p>	x should take into account in any overall capacity analysis
Rural Lands	<p>Lands within the Rural Lands designation are shown on Map No. 5.</p> <p>Lands within the Rural Lands designation shall have a minimum permitted parcel size of 4.0 hectares. Notwithstanding this policy, any lands within the Rural Lands designation having a minimum permitted parcel size of less than 4.0 hectares pursuant to the Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987 at the date of adoption of this Official Community Plan shall retain that minimum permitted parcel size (these parcels are illustrated on Map No. 2). Also notwithstanding this policy, lands within the Rural land use designation may be considered for a rezoning to the 2.0 hectare minimum permitted parcel size where the proposal meets the following criteria:</p> <ul style="list-style-type: none"> a) One dwelling unit per parcel b) Bare land strata subdivision shall not be permitted c) No frontage relaxation required <p>d) No further road dedication to accommodate parcel frontage or additional parcels (as verified as of the date of adoption of this Plan)</p> <p>e) Provision of a comprehensive plan for subdivision of the area being rezoned with a report from a recognized professional with geotechnical and geohydraulic experience indicating an assessment of the environmental suitability of the subdivision that is accepted by the RDN, Water, Land and Air Protection, and the Environmental Health Officer.</p> <p>While this Plan recognizes an existing Industrial parcel within the Plan Area that is currently zoned for Industrial use, this OCP does not support additional industrial zoning within the Rural Lands designation.</p> <p>All development on Rural Lands will be encouraged to use best practice interface forest mitigations techniques for buildings and landscaping.</p>	x should take into account in any overall capacity analysis

Other DP Requirements

Project Relevance	DP Type	Areas Included	Guidelines
x	Resort Commercial	For the tourism/resort development lands designated Recreation Lands at Horne Lake only, the conditions and guidelines of RDN Development Permit No. 0120 shall apply.	
		For all other lands within this Development Permit Area, the following guidelines apply:	<p>2. All development shall demonstrate compatibility with the Community Values Statement.</p> <p>3. Buildings and structures shall be designed and situated to maximize view corridor where possible.</p> <p>4. Buildings and structures shall be designed and situated to be visually unobtrusive and blend into the surrounding landscape.</p> <p>5. Development shall be designed in a manner that protects riparian vegetation or otherwise provides for the enhancement of these areas including storm water management best practices.</p> <p>6. Site lighting will not use high-intensity lights and will be in scale with the pedestrian environment with added emphasis on various forms of indirect illumination.</p> <p>7. Safe pedestrian and cycling routes and linkages connecting Development Permit lands with the waterfront and other open spaces within the Plan Area shall be encouraged.</p> <p>8. Signage shall generally be grouped whenever possible, and designed in such a manner as to be complementary to the form and character of existing development.</p> <p>9. Landscaping shall be comprised primarily of native species and drought tolerant plantings, which enhance the characteristics of the development. Otherwise, landscaping shall generally be in accordance with the current land use bylaw landscape regulations.</p> <p>10. Off-street parking and off-street loading areas shall be located to the rear of buildings wherever possible, shall be complimentary to the development, and shall be screened with landscaping. Small clustered parking areas are preferable to large paved areas. Off-street parking and off-street loading areas, located adjacent to residential or rural land uses, shall be adequately screened from the residential uses.</p> <p>11. All outdoor refuse and storage areas shall be screened with a combination of landscape plants and fencing, and wherever possible, located to the rear of the buildings or in unobtrusive locations.</p> <p>12. Where applicable, provision should be made for buffering and transition of Development Permit lands with adjoining lands within the Agricultural Land Reserve.</p> <p>13. Where land use activities involve the use, handling, storage, or manufacturing of potential contaminants, provision shall be made that will prevent seepage of such contaminants into groundwater sources. All provisions shall be approved by the applicable senior government agencies prior to issuance of the development permit.</p> <p>14. Buildings and landscaping will use best practice interface fire mitigation techniques.</p> <p>15. Written confirmation of sufficient quantity and quality of potable water will be required from the local water utility for new proposals for development within this Development Permit Area.</p> <p>16. Where applicable, the developer will be required to submit for the RDN's approval a comprehensive sewage/septic disposal proposal that addresses the needs of the entire development.</p>
x	Highway Corridors Development Permit Area	Includes: 30 m on either side of the Inland Island Highway	<p>1. For properties bordering the Inland Island Highway, the guidelines established in the Vancouver Island Highway Implementation Agreement shall apply.</p> <p>2. Landscaping, screening, and the retention of natural vegetation shall be encouraged to enhance the appearance of properties adjacent to the highways in accordance with land use bylaws.</p> <p>3. Off-street parking areas, off-street loading areas, refuse containers, and outdoor storage/manufacturing areas shall, where achievable, be located to the rear of buildings.</p> <p>4. Off-street parking areas, off-street loading areas, and refuse containers located adjacent to residentially zoned properties, shall be adequately screened from the residential lands with a combination of landscape plantings and fencing.</p> <p>5. For properties bordering Highway 19A, signage should be grouped whenever possible. Particular emphasis should be given to signage that is complementary to the scenic qualities of the area and requires a minimal amount of lighting to be effective.</p>

Appendix 2
BC Climate Action Charter

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THE BRITISH COLUMBIA CLIMATE ACTION CHARTER
BETWEEN
THE PROVINCE OF BRITISH COLUMBIA (THE PROVINCE)
AND
THE UNION OF BRITISH COLUMBIA MUNICIPALITIES (UBCM)
AND
SIGNATORY LOCAL GOVERNMENTS
(THE PARTIES)

(1) The Parties share the common understanding that:

- (a) Scientific consensus has developed that increasing emissions of human caused greenhouse gases (GHG), including carbon dioxide, methane and other GHG emissions, that are released into the atmosphere are affecting the Earth's climate;
- (b) the evidence of global warming is unequivocal and the effects of climate change are evident across British Columbia;
- (c) reducing GHG emissions will generate environmental and health benefits for individuals, families, and communities;
- (d) climate change and reducing GHG emissions are issues of importance to British Columbians;
- (e) governments urgently need to implement effective measures to reduce GHG emissions and anticipate and prepare for climate change impacts;
- (f) protecting the environment can be done in ways that promote economic prosperity; and
- (g) it is important to take action and to work together to share best practices, to reduce GHG emissions and address the impacts of climate change.

(2) The Parties acknowledge that each has an important role in addressing climate change and that:

- (a) The Province has taken action on climate change, including commitments made in the 2007 Speech from the Throne, the BC Energy Plan, and the Western Climate Initiative on climate change;
- (b) Local Governments have taken action on climate change, including planning livable, sustainable communities, encouraging green developments and transit oriented developments, and implementing innovative infrastructure technologies including landfill gas recapture and production of clean energy; and
- (c) these actions create the foundation for the Parties to be leaders in affecting climate change.

(3) This Charter acknowledges that:

- (a) The interrelationship between each Order of Government's respective jurisdictions and accountabilities with respect to communities, and activities related to and within communities, creates both a need and an opportunity to work collaboratively on climate change initiatives;
- (b) both Orders of Government have recognized a need for action, both see that the circumstances represent a Climate for Change in British Columbia, and both are responding; and
- (c) the actions of each of the Parties towards climate change will be more successful if undertaken jointly with other Parties.

(4) The Parties share the common goals of:

- (a) Fostering co-operative inter-governmental relations;
- (b) aiming to reduce GHG emissions, including both their own and those created by others;
- (c) removing legislative, regulatory, policy, or other barriers to taking action on climate change;
- (d) implementing programs, policies, or legislative actions, within their respective jurisdictions, that facilitate reduced GHG emissions, where appropriate;
- (e) encouraging communities that are complete and compact and socially responsive; and
- (f) encouraging infrastructure and a built environment that supports the economic and social needs of the community while minimizing its environmental impact.

(5) In order to contribute to reducing GHG emissions:

- (a) Signatory Local Governments agree to develop strategies and take actions to achieve the following goals:

- (i) being carbon neutral in respect of their 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, establish policies and processes that support fast tracking of green development projects, adopt zoning practices that encourage land use patterns that increase density and reduce sprawl.)
- (b) The Province and the UBCM will support local governments in pursuing these goals, including developing options and actions for local governments to be carbon neutral in respect of their operations by 2012.

(6) The Parties agree that this commitment to working together towards reducing GHG emissions will be implemented through establishing a Joint Provincial-UBCM Green Communities Committee and Green Communities Working Groups that support that Committee, with the following purposes:

- (a) To develop a range of actions that can affect climate change, including initiatives such as: assessment, taxation, zoning or other regulatory reforms or incentives to encourage land use patterns that promote increased density, smaller lot sizes, encourage mixed uses and reduced GHG emissions; development of GHG reduction targets and strategies, alternative transportation opportunities, policies and processes that support fast-tracking of green development projects, community gardens and urban forestry; and integrated transportation and land use planning;
- (b) to build local government capacity to plan and implement climate change initiatives;
- (c) to support local government in taking actions on becoming carbon neutral in respect of their operations by 2012, including developing a common approach to determine carbon neutrality for the purposes of this Charter, identifying carbon neutral strategies and actions appropriate for the range of communities in British Columbia and becoming reporting entities under the Climate Registry; and,
- (d) to share information and explore additional opportunities to support climate change activities, through enhanced collaboration amongst the Parties, and through encouraging and promoting climate change initiatives of individuals and businesses within communities.

(7) Once a common approach to carbon neutrality is developed under section (6)(c), Signatory Local Governments will implement their commitment in 5 (a) (i).

(8) To recognize and support the GHG emission reduction initiatives and the climate change goals outlined in this Charter, Signatory Local Governments are invited by the other Parties to include a statement of their initiatives and commitments as an appendix to this Charter.

(9) This Charter is not intended to be legally binding or impose legal obligations on any Party and will have no legal effect.

SIGNED on behalf of the **PROVINCE OF BRITISH COLUMBIA** by:

Date: September 26, 2007
The Honourable Gordon Campbell
Premier of British Columbia
Date: September 26, 2007
The Honourable Ida Chong Minister
of Community Service and Minster
Responsible for Seniors' and
Women's Issues

SIGNED on behalf of the **UNION OF BRITISH COLUMBIA MUNICIPALITIES** by:

Date: September 26, 2007
Councillor Brenda Binnie and
President of the Union of British
Columbia Municipalities

SIGNED on behalf of the **SIGNATORY LOCAL GOVERNMENT**:

Appendix 3
Other RDN Initiatives Related to Village Centres



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Other RDN Initiatives Related to Village Centres

Parks & Trails Development

RDN Parks & Recreation is currently working with the community to develop trails in the community, such as one underway in the Deep Bay area. This Department is also trail network along the existing E & N rail corridor. It will be useful to liaise with RDN parks planners as the Area 'H' village planning project progresses to learn more about trail development opportunities and how they can support village centres.

Liquid Waste Management

The Liquid Waste Management Plan (LWMP) is currently under review. This document provides a long range (20 years and beyond) approach to managing liquid waste reduction, treatment, utilization and disposal for the region as a whole.

Sewer servicing provisions are a key component in the development of village centres, as traditional septic systems are not capable of supporting more compact development patterns, and a more comprehensive approach must be considered. The Liquid Waste Management Plan review will consider the current situations in rural areas where village centres are being contemplated, and will provide some broad policy guidance as to how best to approach servicing options for these areas.

Solid Waste Management

The RDN's Solid Waste Department held an open house in Area 'H' in March, 2008 in response to community interest to a more localized yard waste program. Some Area 'H' residents are currently travelling up to 70km (return) to drop off yard waste. A pilot program is currently being investigated to address this concern. One of the considerations will be the location of a local drop-off area for this program. Given the success of pilot food waste recycling programs in other parts of the region, the RDN is looking to expand this program to other parts of the region in the near future.

Transit

The RDN's Transit Department is beginning to prepare for a study in 2009/2010 that will consider the feasibility of transit services in the region's electoral areas, including Area 'H'. The study is likely to be based on a community-bus model (smaller buses).

Affordable Housing Study

This project, just getting underway will be trying to identify and help address needs of people who are not able to afford housing at market rates.

Planning staff will be liaising with all of these (and other projects) to look for ways to integrate our work with Village Planning with these projects and vice versa.