

## Section 3

### Table of Contents

- 1 Plan and design with nature in mind
- 2 Build a safer more resilient community
- 3 Be more accountable and inclusive
- 4 Increase community pride and ownership
- 5 Increase sustainable economic activity
- 6 Connect people and places in ways that promote  
safe, enjoyable and healthy movement



THIS PAGE INTENTIONALLY BLANK

This section of the Bowser Village Centre Plan contains goals, objectives and policies along with specific direction for how the various policies will be implemented.

This section is organized under six broad goal areas listed below. Each goal contains more specific objectives, policies and actions designed to achieve the goal.

## Goals

- 1 Plan and design with nature in mind
- 2 Build a safer more resilient community
- 3 Be more accountable and inclusive
- 4 Increase community pride and ownership
- 5 Increase sustainable economic activity
- 6 Connect people and places in ways that promote safe, enjoyable and healthy movement

### Interrelationship of Goals, Objectives and Policies

It is important to note that there are close linkages between all the goals with several instances where meeting the objectives of one goal helps achieve the objectives of another. For example, reducing Green House Gas (GHG) emissions is addressed by a variety of goals, objectives and policies in different sections. Below are a few of the goals and objectives that address GHG emissions. There are also more policies in the plan that support GHG emissions reductions without explicitly mentioning it.

#### Goals and Objectives

##### 1.1 Develop a Compact, Complete Village Centre

- 1.1.1 To reduce green house gas (GHG) emissions by:
  - a. increasing opportunities for alternative transportation.
  - b. creating opportunities for multi-family and mixed use development.

##### 1.3 Enhancing Biodiversity

- 1.3.4 To encourage retention and planting of trees and landscaping to enhance biodiversity and help counteract the effects of GHG emissions by increasing the uptake of carbon dioxide in plant matter.

##### 1.6 Energy Efficiency

- 1.6.1 To reduce GHG emissions through use of energy efficient site planning, building design, operation and maintenance best practices.

##### 2.4 Climate Change

- 2.4.1 To build greater understanding of the impact of individual energy consumption on GHG emissions and climate change (through transportation, housing, employment and recreational choices) and encourage individual actions to reduce GHG emissions.

##### 6.1 Encouraging Active Transportation

- 6.1.1 To increase healthy, energy efficient modes of transportation, and reduce private vehicle use.

##### 6.3 Transit

- 6.3.1 To provide viable, sustainable and affordable alternatives to private vehicle use within Bowser and between other neighbourhoods and larger urban centres.

# 3 Policies & Implementation

## Defining Goals, Objectives and Policies

Understanding the relationship between the goals, objectives and policies of this plan is essential to both implementing the plan and evaluating how effective the plan is in achieving community desires.

- **Goals** describe the desired long term outcome;
- **Objectives** represent a measurable specific result or step towards achieving the goal; and
- **Policies** specify the course of action to achieve how the objectives and ultimately the goal will be reached.

The policies in this plan provide specific direction to the RDN Board and staff, the community, land owners and developers, and provincial and federal agencies on future uses and activities in the Bowser Village Centre.

## Policy Language Defined

Where a policy contains the words 'shall' or 'will' the actions outlined to undertake the policy are considered mandatory. However, this does not preclude selecting alternative actions that can clearly achieve the intent of the policy.

Use of the words 'may' or 'should' indicate that best efforts will be made to meet a policy with this wording, however the implementation of the policy is more flexible and open to discretion.

## Implementation

Implementation **actions** are provided for each policy, together with **who** is responsible for undertaking the actions and the **timeframe** for completing the action item.

**Who** Outlines who is responsible or should be involved in undertaking an action/implementing a policy.

**RDN** All departments of the Regional District of Nanaimo

**Sr Gov** Senior Government (federal/provincial agencies)

**Com** Community members of Electoral Area 'H'

<b>BCAS</b>	BC Ambulance Service	<b>LRC</b>	Lighthouse Recreation Committee
<b>BWD</b>	Bowser Water District	<b>MCRD</b>	Ministry of Community & Rural Development
<b>BCT</b>	BC Transit	<b>MOE</b>	Ministry of Environment
<b>BHBVFD</b>	Bow Horn Bay Volunteer Fire Department	<b>MHLS</b>	Ministry of Healthy Living and Sport
<b>COP</b>	Citizens on Patrol	<b>MOFR</b>	Ministry of Forests and Range
<b>DBVFD</b>	Deep Bay Volunteer Fire Department	<b>MOTI</b>	Ministry of Transportation & Infrastructure
<b>DBID</b>	Deep Bay Improvement District	<b>POSAC</b>	Area 'H' Parks and Open Space Advisory Committee
<b>DFO</b>	Fisheries and Oceans Canada	<b>QFN</b>	Qualicum First Nation
<b>ICF</b>	Island Corridor Foundation	<b>RCL</b>	Royal Canadian Legion
<b>ILMB</b>	Integrated Land Management Bureau	<b>VIU</b>	Vancouver Island University
<b>LCBA</b>	Lighthouse Country Business Association	<b>VIHA</b>	Vancouver Island Health Authority

## Timing

The timing for implementing policies and actions is as follows:

**Immediate** (should be initiated and/or completed by 2010)

**Ongoing** (should be initiated during 2010 with no planned completion date)

**Short Term** (should be addressed within 5 years)

**Long Term** (should be addressed within 5-10 years)

## Implementation

### Costs

Achieving the goals and objectives of the Bowser Village Centre Plan will require a variety of resources. While there are several policy actions that RDN departments may be able to undertake as part of regular operations, others will require special resources that may involve:

- Prioritizing options and timely review of costs
- Developer contributions
- Consider creating service areas in accordance with the *Local Government Act* for properties that directly benefit from improvements within the Bowser Village Centre
- Seeking grants and contributions from other levels of government
- Voluntary community activities to generate actual or in kind contributions
- The provision of community amenities as part of re-zoning applications

The identification of community priorities for different activities will determine the allocation of resources needed to implement the plan on an annual basis.

# 3 Policies & Implementation

## Goal 1. Plan and Design with Nature in Mind

### 1.1. Develop a Compact, Complete Village Centre

#### Objectives

- 1.1.1 To reduce green house gas (GHG) emissions by:
  - a. increasing opportunities for alternative transportation; and
  - b. creating opportunities for multi-family and mixed use development.
- 1.1.2 To protect rural character (environmental, agricultural and resource values) outside Bowser Village Centre by increasing density within Bowser Village Centre.
- 1.1.3 To increase average residential density in Bowser Village Centre to 20 units per hectare by 2025 with a target of 30 units per hectare by 2040.
- 1.1.4 To increase the diversity of retail shops, services, housing, recreation and employment opportunities in Bowser Village Centre.

Policies	Related Actions	Who	Time
1.1.1 The RDN shall explore and implement innovative methods of increasing density within Bowser Village Centre. Consider density incentives, transfers and fast tracking development applications.	<ul style="list-style-type: none"><li>a. Conduct a study of options for increasing density within Bowser Village Centre.</li><li>b. Review and update Zoning Bylaw 500 to facilitate increased density. Consider setting minimum density requirements.</li><li>c. Consider comprehensive development zones for mixed use commercial areas.</li></ul>	RDN	Short Term

## Goal 1. Plan and Design with Nature in Mind

### 1.2. Water Conservation and Protection

#### Objectives

- 1.2.1 To meet 50% of new water needs through conservation by 2020.
- 1.2.2 To have 33% more efficient water use by 2020.
- 1.2.3 To sustain future access to reliable, safe, untreated drinking water supplied by Bowser Water District and Deep Bay Improvement District.
- 1.2.4 To have all new construction use rainwater capture to help meet irrigation needs for landscaping and gardening by 2020.
- 1.2.5 To explore the feasibility of grey water use for both internal non-potable uses and irrigation.
- 1.2.6 To increase the 'green' function and appearance of streetscapes with one 'Green Street' established in Bowser Village Centre within the next 5-10 years.

Policies	Related Actions	Who	Time
1.2.1 The RDN will use Development Permits (DPs) as a tool to protect and enhance ground, surface and coastal water from the negative impacts of development.	<ul style="list-style-type: none"> <li>a. The RDN may require hydro geological studies as part of DP applications.</li> <li>b. Require DPs prior to re-zoning or subdivision of land.</li> </ul>	RDN	Ongoing
1.2.2 The RDN will encourage Deep Bay Improvement District and Bowser Water District to develop strategies for groundwater protection.	<ul style="list-style-type: none"> <li>c. Explore options to protect well head areas.</li> <li>d. Implement an educational and awareness program to protect groundwater. This may include signage, workshops, brochures and web based information.</li> </ul>	RDN MOE VIU DBID BWD MHLS VIHA	Short Term
1.2.3 The RDN supports the ongoing monitoring of groundwater quantity and quality.	<ul style="list-style-type: none"> <li>e. The RDN will request that water suppliers coordinate with other agencies to monitor groundwater.</li> </ul>	RDN MOE VIU DBID BWD MHLS VIHA	Short Term
1.2.4 The RDN will encourage collaboration between various agencies to provide ongoing public awareness about the importance of protecting ground, surface and coastal water quality.	<ul style="list-style-type: none"> <li>f. The RDN will work with service providers to identify ways and means to work together to provide information on protecting ground, surface and coastal water quality.</li> <li>g. Promote findings of VIU groundwater vulnerability mapping studies.</li> </ul>	RDN MOE VIU DBID BWD MHLS	Short Term

# 3 Policies & Implementation

Policies	Related Actions	Who	Time
1.2.5 The RDN will continue to promote the environmental and economic benefits of water conservation and demonstrate how to conserve water use through building and landscaping design and behaviour changes.	<ul style="list-style-type: none"> <li>h. Continue to use RDN Team Watersmart education and awareness programs to promote water conservation.</li> <li>i. Continue to work collaboratively with Bowser Water District and Deep Bay Improvement District to support their ongoing efforts to implement water conservation measures.</li> </ul>	RDN BWD DBID	Ongoing
1.2.6 The RDN supports the development of integrated ground/rain water management planning.	<ul style="list-style-type: none"> <li>j. Look for opportunities to encourage integrated ground/rain water management with developers, various agencies and other partners.</li> </ul>	RDN MOTI DFO MOE MHLS	Long Term
1.2.7 The RDN supports the development of on-site rain water management systems that aim for zero run-off and re-use of grey water for landscaping for all new commercial, institutional and multi-family development sites in Bowser Village Centre.	<ul style="list-style-type: none"> <li>k. Provide developers with information on, on-site rain water management systems.</li> <li>l. Review barriers to, and explore options for, the installation and use of grey water re-use.</li> <li>m. Explore options for subsidies for the purchase of rain water capture materials.</li> </ul>	RDN BWD DBID VIHA MHLS	Short Term
1.2.8 The RDN supports the installation of low flow plumbing fixtures in all new and renovated buildings in Bowser Village Centre.	<ul style="list-style-type: none"> <li>n. Work with the provincial government to develop legislation or a bylaw to require installation of low flow plumbing fixtures.</li> <li>o. Encourage Bowser and Deep Bay Water Improvement Districts to distribute information promoting installation of low flow plumbing fixtures.</li> </ul>	RDN BWD DBID Sr. Gov	Short Term
1.2.9 The RDN will encourage use of xeriscaping using native plant species in all developments including public open spaces.	<ul style="list-style-type: none"> <li>p. Explore opportunities with the RDN to consider a xeriscaping demonstration project as part of the creation of public open space in Bowser Village Centre.</li> </ul>	RDN	Short Term
1.2.10 The RDN supports the use of low maintenance landscaping methods that involve maximizing rain/storm water infiltration (such as swales, grasscrete, roof gardens, rainwater catchment areas including green streets).	<ul style="list-style-type: none"> <li>q. Use Development Permits to guide development of 'Green Streets' and landscaping for public and private open space.</li> <li>r. Consider a 'Green Street' demonstration project.</li> </ul>	RDN	Short Term
1.2.11 The RDN will discourage the use of impervious surfaces and encourage the use of alternate materials to increase infiltration (e.g. brick/concrete pavers, pervious asphalt/cement, crushed gravel, grasscrete).	<ul style="list-style-type: none"> <li>s. Review and update subdivision and servicing bylaws.</li> <li>t. DP requirement to address environmental concerns.</li> <li>u. Revise Zoning Bylaw to limit impervious surfaces.</li> </ul>	RDN	Short Term



## Goal 1. Plan and Design with Nature in Mind

### 1.3. Enhancing Biodiversity

#### Objectives

- 1.3.1 To ensure that future development assists in preserving and enhancing biodiversity.
- 1.3.2 To integrate planning for biodiversity with parks and trails planning.
- 1.3.3 To mitigate negative impacts of existing and future development on sensitive ecosystems and species.
- 1.3.4 To encourage retention and planting of trees and landscaping to enhance biodiversity and help counteract the effects of GHG emissions by increasing the uptake of carbon dioxide in plant matter.

Policies	Related Actions	Who	Time
1.3.1 The RDN will collaborate with MOE, and local environmental groups to develop programs to enhance biodiversity on public and private property by encouraging the preservation and use of native plants and removal of invasive species.	<ul style="list-style-type: none"> <li>a. Provide information on environmental damage caused by invasive species and methods of control on private property.</li> <li>b. Develop a strategy for invasive plant removal and enhancement of habitat on parks and trails.</li> </ul>	RDN MOE COM	Short Term
1.3.2 The RDN will collaborate with other levels of government and local environmental groups to inventory species and habitat within Bowser Village Centre.	<ul style="list-style-type: none"> <li>c. Request that provincial and federal agencies and non-profit environmental groups conduct inventories of species at risk and identify strategies for preserving and enhancing habitat on public and private property.</li> <li>d. Request that private property owners allow access to their lands to conduct inventories.</li> <li>e. Prioritize key areas for habitat and environmental preservation as part of parkland acquisition.</li> </ul>	RDN QFN MOE COM	Long Term
1.3.3 The RDN will develop a program (using signage, education and policies) to encourage the elimination of pesticides and herbicides in Bowser Village Centre and adjacent lands.	<ul style="list-style-type: none"> <li>f. Explore options available for controlling pesticide use on public and private lands.</li> <li>g. Provide information on environmental and human health risks caused by pesticide and herbicide use.</li> </ul>	RDN MOE VIHA	Short Term

### 3 Policies & Implementation

Policies	Related Actions	Who	Time
1.3.4 The RDN will consider the potential impacts of sea level rise in reviewing development proposals along the coast of Bowser Village Centre.	h. Work with other levels of government, and local community groups to identify and implement strategies to enhance coastal zone resilience and to mitigate the impacts of sea level rise.	RDN QFN DFO MOE Com	Ongoing
1.3.5 The RDN strongly supports integrated coastal zone management to protect the marine ecosystem and restore coastal processes affected by development in the Bowser Village Centre.	i. Work with other levels of government and local community groups to identify and implement strategies to enhance the coastal environment in Bowser Village Centre and balance competing interests.	RDN QFN DFO MOE Com	Ongoing
1.3.6 The use of marine retaining walls and other “hard” surfaces such as seawalls, concrete groynes, gabions, and rip rap shall only be supported where a qualified professional has determined that “soft” approaches to shoreline stabilization such as vegetation enhancement, upland drainage control, biotechnical measures, beach enhancement, anchor trees, and gravel placement are not appropriate given site specific conditions. In addition, the construction of shoreline stabilization measures including marine retaining walls should be in compliance with the <i>Regional District of Nanaimo Marine Retaining Wall Policy</i> , as amended from time to time.	j. Work with property owners, qualified professionals, DFO, ILMB and MoE to develop solutions to beach stabilisation issues that do not result in a further hardening of the shoreline and will not have an impact on the surrounding area including adjacent upland property.	RDN DFO ILMB MoE Com	Ongoing

#### Goal 1. Plan and Design with Nature in Mind

##### 1.4. Wastewater Management

##### Objectives

- 1.4.1 To work with interested land owners in Bowser Village Centre to develop an innovative approach to providing cost effective, environmentally friendly wastewater management systems.
- 1.4.2 To establish a septic inspection/maintenance program to identify and address failing on-site systems.

1.4.3 To establish servicing for properties with failing onsite systems to alleviate threats to human health and the environment.

Policies	Related Actions	Who	Time
1.4.1 The RDN will work with interested land owners to explore options for innovative wastewater management systems in Bowser Village Centre. Systems considered should be able to accommodate higher density growth while meeting the community's desire for environmentally friendly, small scale and cost effective treatment systems. Modular treatment systems that are expandable will be considered.	<ul style="list-style-type: none"> <li>a. Initiate a study to work with interested land owners to explore a range of wastewater management options for Bowser Village Centre. The study should clearly describe the costs and benefits of different approaches.</li> <li>b. Work with ILMB and MOE to review options for siting community wastewater management facilities on Crown lands within or adjacent to Bowser Village Centre.</li> <li>c. Consider creating service areas in accordance with the <i>Local Government Act</i> for properties that directly benefit from improvements within the Bowser Village Centre.</li> </ul>	<p>RDN Land - Owners VIHA MOE</p> <p>RDN ILMB</p>	Immediate
1.4.2 The RDN will encourage the development of common waste water management systems that are capable of being expanded.	<ul style="list-style-type: none"> <li>d. Work with land owners to encourage collaboration on the development of wastewater management systems.</li> <li>e. Consider requiring through rezoning applications, that multi-residential and intensive residential development install, as a minimum, a Type III system that is expandable to service additional development in the future.</li> </ul>	RDN Land - Owners VIHA MOE	Ongoing
1.4.3 The RDN will consider Bowser Village Centre as a pilot project for innovative 'green' wastewater management systems.	<ul style="list-style-type: none"> <li>f. Explore funding options for implementing 'green' wastewater treatment options in Bowser Village Centre.</li> </ul>	RDN Snr Gov	Short Term
1.4.4 The RDN will design community wastewater systems to meet all relevant pollution control regulations and to be compatible with adjacent land uses.	<ul style="list-style-type: none"> <li>g. Work with VIHA and MOE to review wastewater management systems.</li> </ul>	RDN VIHA MOE MHLS	Ongoing
1.4.5 The RDN will strongly encourage the regular inspection of septic systems by a qualified engineering professional and the immediate replacement of failing septic systems.	<ul style="list-style-type: none"> <li>h. Request that VIHA and MOE monitor the condition of septic systems.</li> <li>i. The RDN will review options for a region wide septic system inspection program.</li> </ul>	RDN VIHA MOE MHLS	Ongoing

# 3 Policies & Implementation

## Goal 1. Plan and Design with Nature in Mind

### 1.5 Solid Waste Management

#### Objectives

- 1.5.1 To divert 75% of all household and commercial waste from the RDN landfill by 2010.
- 1.5.2 To divert all compostable materials from household and commercial waste by 2010.
- 1.5.3 To strive to achieve Zero Waste entering the RDN landfill.

Policies	Related Actions	Who	Time
1.5.1 The RDN will work with local residents and businesses to explore viable, creative options to reach targets for Zero Waste through re-use and recycling.	a. Work with private and non-profit recycling companies to explore options to address: <ul style="list-style-type: none"> <li>Backyard waste including compostable materials.</li> <li>Hard to recycle goods (building materials, computers, furniture, etc.).</li> </ul>	RDN	Short Term
1.5.2 The RDN strongly supports composting of household and garden waste.	b. Continue to provide education on the methods and benefits of composting household and garden waste.	RDN	Ongoing
1.5.3 The RDN will provide collection of all residential food waste starting in 2010 for single family dwellings.	c. Initiate collection of all residential food waste in 2010 for single family dwellings.	RDN	Short Term

## Goal 1. Plan and Design with Nature in Mind

### 1.6 Energy Efficiency

#### Objectives

- 1.6.1 To reduce GHG emissions through use of energy efficient site planning, building design, operation and maintenance best practices.
- 1.6.2 To have one certified energy efficient commercial/institutional/multi-family building in Bowser Village Centre by 2020.
- 1.6.3 To have one building or site powered solely from renewable energy sources by 2020.
- 1.6.4 To reduce household energy demand by 50% by 2020.

Policies	Related Actions	Who	Time
<p>1.6.1 The RDN shall encourage the application of environmentally friendly and energy efficient best practices such as Leadership in Energy and Environmental Design (LEED) or a suitable equivalent for all buildings and landscaping in Bowser Village Centre.</p> <p>1.6.2 Consider the use of street orientation, building placement and use of shading and solar gain to maximize energy efficiency of buildings and public spaces.</p>	<p>a. Provide educational materials to land owners and developers on the methods and economic and environmental benefits of energy efficient building and site design.</p> <p>b. Use DP's to encourage energy efficient design in commercial, multi-family and institutional buildings.</p>	RDN	Ongoing
<p>1.6.3 The RDN shall encourage the development of shared-use and multi-functional facilities to reduce materials, energy and maintenance costs. Consider combining compatible uses such as libraries, recreation/cultural centres, educational facilities, daycares and clinics in the same building or site.</p>	<p>c. Look for opportunities to promote collaboration amongst different private and public developers and service providers to develop shared-use/ multi-functional facilities.</p>	RDN	Ongoing

# 3 Policies & Implementation

## Goal 1. Plan and Design with Nature in Mind

### 1.7 Lighting

#### Objectives

- 1.7.1 To preserve dark night skies as a rural feature in Bowser Village Centre through use of energy efficient outdoor lighting that minimizes glare and light pollution.
- 1.7.2 To use outdoor lighting to create a safe pedestrian experience.

Policies	Related Actions	Who	Time
1.7.1 The RDN shall encourage the use of outdoor lighting including street lighting that enhances the pedestrian environment while conserving energy and preserving darks skies by minimizing light pollution and glare.	a. Use DP's to encourage energy efficient lighting on the exterior of commercial, multi-family and institutional buildings and sites.	RDN	Immediate
1.7.2 The RDN will work with residents and MOTI to establish priorities for street lighting along Highway 19A and in commercial areas of Bowser Village Centre.	b. Request MOTI to provide information on options and costs for energy efficient street lighting on Highway 19A. c. Explore the interest and feasibility of a local service area for providing street lighting in commercial areas of Bowser Village Centre.	RDN MOTI Com	Short Term

## Goal 2. Build a safer, more resilient community

### 2.1 Safety - Crime Prevention

#### Objectives

- 2.1.1 To ensure that planning, design and maintenance of buildings, public spaces, pathways, roads and landscaping are used to promote healthy community use and reduce opportunities for crime.
- 2.1.2 To achieve a vibrant commercial area with integrated residential uses that promote natural surveillance.

Policies	Related Actions	Who	Time
2.1.1 The RDN will promote the use of building, site and landscaping design to improve public safety on both private and public land.	a. Involve Oceanside RCMP and Citizens on Patrol in review of development proposals and parks and trail planning.	RDN RCMP COP	Immediate
2.1.2 The RDN will encourage the use of Crime Prevention through Environmental Design (CPTED) or similar design techniques.	b. Encourage Oceanside RCMP and Citizens on Patrol to conduct a safety audit with community groups and other stakeholders. c. Use DP design guidelines to ensure that public safety is addressed in building, site and landscaping design.		
2.1.3 The RDN may consider adopting a bylaw to require the maintenance of landscaping and buildings on all properties in Bowser Village Centre to create an attractive built environment and demonstrate community pride.	d. Research options for a building and landscaping maintenance bylaw for Bowser Village Centre.	RDN	Short Term
2.1.4 The RDN shall continue to support the efforts of Citizens on Patrol (COP) and encourage the formation of 'block watch' programs with business and resident participation.	e. Request that RCMP and COP promote 'block watch' programs amongst residents and businesses.	RCMP COP Com LCBA	Short Term
2.1.5 The RDN shall support the formation of a Bowser Village 'beautification' committee to promote ownership of public spaces and streetscapes through landscaping and public art.	f. Encourage the creation of a Bowser Village 'beautification' committee by local community members and organizations.	LCBA Com	Short Term

# 3 Policies & Implementation

## Goal 2. Build a safer, more resilient community

### 2.2 Disaster Resilience - General

#### Objectives

- 2.2.1 To increase the resilience of residents to the impacts of emergencies and disasters.
- 2.2.2 To mitigate the impacts of climate change caused by anticipated increases in extreme weather events and sea level rise.

Policies	Related Actions	Who	Time
2.2.1 The RDN shall encourage the use of technologies, design and social practices that enable self-reliance (for example: independent heat sources, rain water harvesting, ability to produce food locally and individual emergency preparedness skills).	a. Continue to provide educational materials on ways to improve individual/household resilience to disasters. b. Continue to encourage participation of residents and businesses in emergency preparedness training.	RDN Com LCBA	Ongoing
2.2.2 The RDN will continue to support the use of the Bowser Legion as a Reception Centre for those evacuated during an emergency/disaster.	c. Encourage renovations or redevelopment of the Legion Hall to consider Reception Centre Use.	RDN RCL	Ongoing
2.2.3 The RDN will encourage the underground placement of electrical and communication cables in all new developments.	d. Consider a bylaw to require the underground placement of electrical and communication cables.	RDN	Short Term
2.2.4 The RDN will collaborate with emergency responders and MOTI to develop evacuation plans for Bowser Village Centre.	e. Hold a workshop on evacuation planning with various stakeholders.	RDN MOTI MOFR RCMP BCAS BHBVFD DBVFD	Ongoing
2.2.5 The RDN will encourage owners and users of the rail corridor to share information and collaborate with Bow Horn Bay and Deep Bay Fire Departments to understand and mitigate risks caused by the transportation of hazardous and heavy goods.	f. Request that the Island Corridor Foundation and rail service operators assist Bow Horn Bay and Deep Bay Fire Departments in understanding the risks of transportation of hazardous and heavy goods and involves them in joint planning to respond to emergency situations involving the railway.	ICF BHBVFD DBVFD	Short Term



## Goal 2. Build a safer, more resilient community

### 2.3 Wildland Interface Fire

#### Objectives

- 2.3.1 To raise awareness of Interface Fire risk in Wildland Urban Interface (WUI) areas and provide education for residents and land owners to take steps to mitigate risk.
- 2.3.2 To have a development permit area designated for interface fire hazard in place by 2012.
- 2.3.3 To have an established and regularly maintained interface fire buffer around Bowser Village Centre abutting Crown and private forested lands by 2015.

Policies	Related Actions	Who	Time
2.3.1 The RDN will work with MOFR, ILMB and MOE to establish Interface Fire buffers and fuel management zones on Crown lands.	a. Request MOFR, ILMB and MOE to develop a fuel management strategy for forested lands adjacent to Bowser Village Centre including establishing fire breaks/buffers.	RDN MOFR ILMB MOE	Short Term
2.3.2 Designate areas to be included in an Interface Fire Development Permit Area in order to reduce the risk of interface fires	b. Request assistance from MOFR to determine appropriate areas and guidelines to be included in a Interface Fire Hazard Development Permit Area for Bowser Village Centre. c. Review information and recommendations from the <i>Bow Horn Bay and Deep Bay Community Wildfire Protection Plans</i> .	RDN MOFR BHBVFD DBVFD	Short Term
2.3.3 Where appropriate the RDN supports the placement of fire breaks (with adequate room for access by emergency vehicles) within parks and trails.	d. Work with MOTI and MOFR to integrate planning for parks and trails with interface fire safety in mind.	RDN POSAC MOFR MOTI	Short Term
2.3.4 The RDN will support the efforts of Bow Horn Bay and Deep Bay Fire Departments and MOFR in providing public education and awareness of interface fire risk and FireSmart mitigation techniques.	e. Provide all development applicants with information on FireSmart techniques and the <i>Bow Horn Bay and Deep Bay Community Wildfire Protection Plans</i> .	MOFR BHBVFD DBVFD	Ongoing

# 3 Policies & Implementation

## Goal 2. Build a safer, more resilient community

### 2.4 Climate Change

#### Objectives

- 2.4.1 To build greater understanding of the impact of individual energy consumption on GHG emissions and climate change (through transportation, housing, employment and recreational choices) and encourage individual actions to reduce GHG emissions.
- 2.4.2 To raise awareness of the impacts of climate change and ways to mitigate them.
- 2.4.3 To ensure that building and sites are designed to cope with extreme storm events.
- 2.4.4 To ensure that sea level rise is taken into account when reviewing coastal development.

Policies	Related Actions	Who	Time
<p>2.4.1 The RDN will provide information about the effect of individual and collective human activities on climate change and encourage individuals and organizations to take ownership by changing behaviours and practices including:</p> <ul style="list-style-type: none"> <li>Reducing vehicle trips</li> <li>Supporting local food production</li> <li>Switching to renewable energy sources</li> <li>Increasing energy efficiency of buildings</li> <li>Reducing demand for energy, water and other resources</li> <li>Reducing waste</li> </ul>	<p>a. Continue to provide educational material and promote awareness of the individual and community impacts on climate change.</p> <p>b. Continue to implement land use and alternative transportation plans that support individuals in making lifestyle changes to reduce GHG emissions.</p> <p>c. Review RDN Bylaws with the intent of removing barriers.</p>	RDN Com	Short Term
<p>2.4.2 The RDN will provide information about the anticipated impacts of climate change upon:</p> <ul style="list-style-type: none"> <li>Individuals and their homes</li> <li>The build environment and infrastructure</li> <li>The natural environment including physical processes (e.g. coastal and riparian erosion)</li> </ul>	<p>d. Review information on anticipated impacts of sea level rise and use to update DPAs, zoning, and subdivision servicing bylaws.</p> <p>e. Promote the use of 'green' building and infrastructure as an effective approach to cope with extreme variations in storm water/ drought.</p>	RDN	Short Term

Policies	Related Actions	Who	Time
2.4.3 The RDN will ensure that it considers sea level rise and coastal erosion in the review of subdivisions and rezoning.	f. Ensure that the Natural Hazards DPA Guidelines are reviewed and updated in light of information regarding anticipated sea level rise Bowser Village Centre.	RDN	Short Term

## Goal 3. Be More Inclusive and Accountable

### 3.1 Participation in Planning Processes

#### Objectives

- 3.1.1 To increase opportunities for meaningful participation in planning processes.
- 3.1.2 To ensure that planning processes are clear and transparent.
- 3.1.3 To provide a range of approaches to working with diverse community members so that the needs of all are considered (children, youth, seniors, those with different abilities, limited access to transportation/childcare).

Policies	Related Actions	Who	Time
3.1.1 The RDN shall continue to provide opportunities for the community to guide development by involving community members in parks and development planning.	a. Continue to provide opportunities for the community to be involved in land use planning. b. Continue to engage Bowser residents in parks and trails planning and development.	POSAC RDN	Ongoing
3.1.2 The RDN shall consider the feasibility of creating a Bowser Village Centre Planning Committee to provide input on rezoning, subdivision applications/development proposals.	c. Review the resources required to create and maintain a Bowser Village Centre Planning Committee.	RDN	Short Term
3.1.3 The RDN will ensure that a clear and ongoing planning process is followed that: <ul style="list-style-type: none"> <li>respects the direction of the Bowser Village Plan</li> <li>is inclusive and responds to needs and priorities identified by the community</li> <li>Takes into account what is happening outside of Bowser Village Centre</li> </ul>	d. Request community feedback and input on planning processes and adjust approaches as necessary. e. Use the Bowser Village Plan to review and guide future development in Bowser Village Centre. f. Consider the influence and impact of land use activities in Bowser Village Centre upon Area 'H' and the RDN as a whole and vice versa.	RDN	Ongoing

# 3 Policies & Implementation

## Goal 3. Be More Inclusive and Accountable

### 3.2 Costs and Efficiency

#### Objectives

- 3.2.1 To consider the financial implications of each rezoning and subdivision application on the existing residents and businesses in Bowser Village Centre.
- 3.2.2 To consider the broader social and environmental costs of development on current and future generations.

Policies	Related Actions	Who	Time
3.2.3 The RDN will ensure that planning and development proposals for Bowser Village Centre takes into account environmental, economic and social impacts on other Village Centres in Electoral Area 'H' and the Regional District as a whole.	a. Develop a checklist of sustainability criteria for the evaluation of development proposals.	RDN MOTI	Short Term
3.2.4 The RDN will ensure that developers bear the costs of infrastructure improvements and requirements for new development.	b. Use DP's and zoning and subdivision bylaws to ensure that developers pay costs related to the installation or upgrade of facilities for the benefit of their lands.	RDN BHBFD DBFD	Ongoing
3.2.5 Rezoning to increase building height which result in the need to purchase additional firefighting equipment will require the applicant to contribute towards the additional costs.	c. Continue to refer rezoning applications to the relevant local fire department and do not approve requests for additional building heights unless fire protection can be met by existing fire department equipment or the developer pays for extra equipment and facilities needed. d. Consider integrating third floors within attics/rooflines so no overall increase in height is required to accommodate 3 storeys.	RDN DBID BHBVFD DBVFD BWD	Ongoing

## Goal 3. Be More Inclusive and Accountable

### 3.3 Access to Recreation

#### Objectives

- 3.3.1 To increase and maximize use of existing recreational amenities in Area 'H' prior to considering new opportunities in Bowser Village Centre.
- 3.3.2 To ensure that the needs of children, youth, families and seniors are considered in planning and programming recreational spaces and programs.

Policies	Related Actions	Who	Time
3.3.1 The RDN shall ensure that recreational opportunities are accessible and adequate to meet a diversity of needs while ensuring the use of existing community facilities is maximized.	a. Take into account the actual and potential use of existing community amenities and facilities in Area 'H' and the RDN prior to supporting proposals for new community amenities and facilities in Bowser Village Centre.	RDN	Ongoing
3.3.2 The RDN shall strive to provide passive and active recreational opportunities to meet community needs.	<ul style="list-style-type: none"> <li>b. Work with a diversity of community groups including Bowser Elementary to discuss priorities for recreation, parks and open space.</li> <li>c. Promote use of 'Universal Design' for parks, open space and recreational facilities.</li> </ul>	RDN POSAC LRC	Short Term

# 3 Policies & Implementation

## Goal 3. Be More Inclusive and Accountable

### 3.4 Housing Diversity and Affordability

#### Objectives

- 3.4.1 To increase the range of housing types, tenures and affordability in Bowser Village Centre.
- 3.4.2 To provide 40 units of seniors housing in Bowser Village Centre by 2020.
- 3.4.3 To have 15% of dwelling units meeting the CMHC definition of affordable housing by 2020.

Policies	Related Actions	Who	Time
3.4.1 The RDN shall implement the recommendations of the 2009 Housing Needs and Affordability study that address the needs of Bowser Village Centre.	a. Produce a staff report on which recommendations of the 2009 <i>Housing Needs and Affordability</i> study should be implemented in Bowser Village Centre.	RDN	Short Term
3.4.2 The RDN will encourage a diversity of housing types and tenures that provide a range of affordability and are adaptable to different life stages.	b. Consider incentives for providing affordable housing within new and existing developments.	RDN	Ongoing
3.4.3 Promote the concept of 'Universal Design' particularly for multi-family residential, commercial and public areas.	c. Provide developers, land owners and businesses with information on 'Universal Design'. d. Consider 'Universal Design' in the review of development applications.	RDN	Short Term
3.4.4 The RDN will encourage affordable housing (including seniors housing) to be integrated with the rest of the community and located close to shops, services, transit and public amenities.	e. Review development applications to ensure that affordable housing (including seniors housing) is located close to shops, services, transit and public amenities.	RDN	Ongoing
3.4.5 The RDN supports secondary dwelling units in all residential areas within Bowser Village Centre.	f. Include secondary suites as a permitted use within single family dwellings in Bowser Village Centre. g. Review and amend Zoning Bylaw 500.	RDN	Short Term

## Goal 4. Increase Community Pride and Ownership

### 4.1 Vibrant Social Spaces

#### Objectives

- 4.1.1 To foster community pride and ownership by clearly defining Bowser Village Centre as distinct, unique and attractive place.
- 4.1.2 To ensure that the design, scale and siting of new buildings, streets and open spaces reflect the rural and natural character of Area H, while still allowing room for innovation.
- 4.1.3 To recognize and encourage the development of arts and culture in Bowser Village Centre.
- 4.1.4 To have the entrances/gateways to Bowser Village Centre clearly defined by 2015.
- 4.1.5 To have a park with views of the ocean for residents and visitors located in the area near Georgia Park.
- 4.1.6 To have at least one well-defined, attractive, outdoor gathering space central to shops and services near Bowser Village Centre's commercial area (Magnolia Court and adjacent businesses) by 2015.
- 4.1.7 To have a children's play area incorporated into a central outdoor gathering space near Magnolia Court by 2015.

Policies	Related Actions	Who	Time
4.1.1 The RDN will use development permits and the re-zoning process to ensure that the design, scale and siting of buildings, streets and open spaces reflects community objectives for an aesthetically pleasing environment in Bowser Village Centre.	a. Follow Village Plan policies and development permit guidelines when reviewing development applications.	RDN	Ongoing
4.1.2 The RDN will work with land-owners and residents to create well-defined, attractive, outdoor gathering spaces in Bowser Village Centre. This may include work on community gardens, a village green, parks space, and public art. Key areas identified by the community for parks and/ community open space include: <ul style="list-style-type: none"> <li>A waterfront park located between Coburn Road and Henry Morgan Drive (see section 6.2 Beach and Waterfront Access)</li> <li>Community gathering space and a</li> </ul>	b. Work with residents, business and land-owners to identify priorities for outdoor gathering spaces in Bowser Village Centre that are linked to a wider network of pedestrian pathways and parks. c. During rezoning, subdivision and development processes, use development permits and park dedications/developer contributions to create public outdoor spaces in areas identified as priorities for the community.	RDN POSAC LCBA	Ongoing

### 3 Policies & Implementation

Policies	Related Actions	Who	Time
<p>children's play area in a central area near Magnolia Court</p> <ul style="list-style-type: none"> <li>An ocean view park for residents and visitors near Georgia Park</li> </ul> <p>See Map 4.1.2 for general locations</p>			
4.1.3 The RDN will pursue opportunities to strengthen social networks and community spirit through participation in public projects to enhance Bowser Village Centre.	d. As appropriate, work with Area 'H' POSAC, Qualicum First Nation, residents and community organizations to collaborate on planning, designing and implementing public projects.	RDN QFN POSAC Com LCBA	Ongoing
4.1.4 The RDN will encourage the design of new developments, public open spaces, gateways and streetscapes to reflect the natural and cultural heritage of Bowser by incorporating one of the following themes: <ul style="list-style-type: none"> <li>Lighthouse Country</li> <li>First Nations History</li> <li>Post 1900 Historical Themes (logging, fishing and shellfish aquaculture)</li> <li>Connection to water (aquifers, surface water, Thames Creek and Ocean)</li> <li>West Coast style design</li> </ul>	<p>e. Work with Qualicum First Nation, residents and community organizations to collaborate on planning, designing and implementing public projects.</p> <p>f. DP guidelines.</p>	RDN POSAC LCBA QFN Com	Ongoing
4.1.5 The following Gateways are identified in this plan: <ul style="list-style-type: none"> <li>Southern Gateway (on Highway 19A at the Mc Coll Road intersection)</li> <li>Northern Gateway (on Highway 19A at the Crosley Road intersection)</li> <li>Ocean Gateway (near where Bowser Road meets the ocean)</li> <li>At regional trail entrances to Bowser Village Centre</li> </ul>	g. Encourage the community, business owners and MOTI to work together to plan and improve gateway areas.		Short Term
4.1.6 The RDN supports the installation of welcoming signs, landmark features and landscaping to beautify gateway areas. Gateway design should be consistent with the overall design themes for Bowser Village Centre.	<p>h. Provision of gateway structures and landscaping can be considered a community amenity.</p> <p>i. Encourage landmark building design, public art and open space in gateway areas.</p>	RDN POSAC LCBA MOTI	Short Term



Policies	Related Actions	Who	Time
4.1.7 The RDN will explore the options and feasibility for developing a drop in/cultural centre with developer contributions.	j. Review feasibility of using developer contributions for a drop in/cultural centre.	RDN	Long Term

## Goal 4. Increase Community Pride and Ownership

### 4.2 Crown Land

#### Objectives

- 4.2.1 To preserve Crown land in and adjacent to Bowser Village Centre for long-term community benefit.

Policies	Related Actions	Who	Time
4.2.1 The RDN will encourage the Provincial Government to work collaboratively on the management and planning for Crown lands within and adjacent to Bowser Village Centre.	a. Request that ILMB, MOFR and MOE involve the RDN, First Nations and the wider community in land use management and planning on Crown lands adjacent to Bowser Village Centre.	RDN ILMB MOFR MOE QFN Com MOTI	Short Term
4.2.2 The RDN will explore the demand for, and feasibility of, acquiring Crown land within the Bowser Village Centre Boundary for future community use (including seniors and affordable housing projects, schools, parks, recreational facilities, wastewater treatment facilities).	b. Continue discussions with ILMB with regard to options for acquiring Crown land for community use. c. Provide Area 'H' residents with estimated costs and timelines for making an application for Crown land.	RDN ILMB	Short Term

# 3 Policies & Implementation

## Goal 5. Increase Sustainable Economic Activity

### 5.1 Diverse Rural Village Economy

#### Objectives

- 5.1.1 To diversify the local economy through the development of a Village Centre with a mix of land uses.
- 5.1.2 To ensure that proposals for commercial and commercial service/light industrial development are evaluated in relation to local needs.
- 5.1.3 To support food security by providing opportunities for local food production, marketing and consumption utilizing organic methods and/or heritage breeds and varieties.
- 5.1.4 To ensure that Bowser Village Centre is promoted as a hub for small scale rural enterprises.

Policies	Related Actions	Who	Time
5.1.1 The RDN is strongly encouraged to work with local business networks and associations (such as Lighthouse Country Business Association) to develop an economic strategy for Bowser Village Centre.	a. Request assistance from LCBA, Community Futures and other relevant agencies to develop an economic strategy.	RDN LCBA Com. Futures Com	Short Term
5.1.2 The RDN will encourage local businesses and business organizations to promote the concept of 'Buy In Bowser' to support local retail shops and services.	b. Assist the LCBA in providing information on the benefits of supporting local retail and other services.	RDN LCBA Com	Ongoing
5.1.3 The RDN will support the location of home based and cottage industries that are compatible with residential uses throughout residential areas in Bowser Village Centre.	a. Review and amend the zoning bylaw as necessary.	RDN	Short Term
5.1.4 The RDN will promote and encourage heritage and/or organic local food production and distribution by removing barriers to the establishment of farmers markets, processing and distribution facilities, community gardens, roof top gardens, greenhouses and productive/edible landscaping.	b. Review the zoning and building bylaws with the view of removing requirements that pose obstacles to establishing farmers markets, community gardens and greenhouses and productive/edible landscaping. c. Request that the RDN's Agricultural Advisory Committee provide advice on promoting and encouraging food security initiatives.	RDN	Short Term

## Goal 6. - Connect people and places in ways that promote safe, enjoyable and healthy movement

### 6.1 Encouraging Active Transportation

#### Objectives

- 6.1.1 To increase healthy, energy efficient modes of transportation and reduce private vehicle use.
- 6.1.2 To see visible improvements in the safety, access and attractiveness of streetscapes for pedestrians and other traffic in Bowser Village Centre by 2015.
- 6.1.3 To have safe pedestrian and cycling paths that connect Bowser Village Centre to outside neighbourhoods along the road right of way along Highway No. 19A by 2020.
- 6.1.4 To have a speed limit of 50 km established on Highway No. 19 A between Crosley Road and McColl Road intersections by 2015.
- 6.1.5 To have at least two clearly marked pedestrian crossing areas across Highway No. 19A near Magnolia Court and Georgia Park commercial areas in Bowser Village Centre by 2015.
- 6.1.6 To maximize the use of existing regional trail and rail trail corridors for active transportation and recreational use.

Policies	Related Actions	Who	Time
6.1.1 The RDN supports undertaking a Built Environment and Active Transportation (BEAT) assessment and plan for Bowser Village Centre.	a. Seek funding for a BEAT study of Bowser Village Centre and incorporate results in an Active Transportation plan for Bowser. b. Request that MOTI assists with a BEAT assessment for Bowser Village Centre.	RDN MOTI	Short Term
6.1.2 The RDN strongly encourages the use of existing regional and rail trail corridors for passive and active transportation and recreation.	c. Continue working on the development of regional and rail trail corridors.		Ongoing
6.1.3 The RDN encourages the development of an Active Transportation component in all new road developments and retrofit of existing roads as identified through a BEAT plan for Bowser Village Centre.	d. Continue to work with MOTI to pursue Active Transportation on existing and undeveloped road right of ways.		Ongoing
6.1.4 The RDN shall work with MOTI and the community to develop and implement a plan to create a safer environment for pedestrians, cyclists and scooters that considers:	e. Continue discussions with MOTI to achieve Traffic/pedestrian safety objectives. f. Involve local community groups like LCBA in planning and discussions.	RDN MOTI LCBA	Short Term

# 3 Policies & Implementation

Policies	Related Actions	Who	Time
<ul style="list-style-type: none"> <li>• Separate paths/sidewalks for pedestrians, cyclists and scooters, especially along Highway No. 19A</li> <li>• Slowing traffic to 50 km/hour before entering Bowser Village Centre by posting signage and implementing traffic calming at Crosley and Mc Coll Road intersections on Highway No. 19A</li> <li>• Pedestrian crossings across Highway No. 19A to facilitate safe walking access between residential and commercial areas</li> <li>• Safe pedestrian and cycling routes for Bowser Elementary School children</li> <li>• Minimizing entrances and exits onto Highway No. 19A through the use of collector/feeder roads or shared driveways</li> </ul>			
6.1.5 The RDN will encourage the provision of access and facilities for bicycles, scooter, wheelchairs and strollers in commercial, multi-family, institutional and recreational areas.	g. Review options and encourage developers and business owners to provide access and facilities for bicycles, scooter, wheelchairs and strollers.	RDN Com	Ongoing
6.1.6 The RDN will investigate opportunities to reduce parking requirements for residential and commercial developments that provide car sharing co-operatives and other sustainable, affordable transportation initiatives.	h. Review options and update Bylaw No.500 as required.	RDN	Ongoing

## Goal 6. - Connect people and places in ways that promote safe, enjoyable and healthy movement

### 6.2 Beach and Waterfront Access

#### Objectives

- 6.2.1 To provide new and enhance existing beach access within Bowser Village Centre by 2015.
- 6.2.2 To establish a waterfront park in Bowser Village Centre with safe pedestrian access to residential and commercial Areas by 2020.

Policies	Related Actions	Who	Time
6.2.1 The RDN will work with community members to develop priorities to improve existing beach access at Henry Morgan, Coburn, Bowser and Midland Roads and to explore opportunities for new public beach access in the Bowser Village Centre Plan area.	<ul style="list-style-type: none"> <li>a. Work with the community and land owners to determine priorities for improving existing beach access at Coburn, Bowser and Midland Roads.</li> <li>b. Work with the community and land owners to identify future beach access in the Bowser Village Centre as part of a broader system of trails and parks.</li> </ul>	RDN POSAC Com	Short Term
6.2.2 The RDN will work towards establishing a waterfront park between Coburn Road and Henry Morgan Drive.	<ul style="list-style-type: none"> <li>c. Explore opportunities to acquire land for a waterfront park as part of future development of waterfront lots between Coburn and Henry Morgan Drive.</li> <li>d. The RDN shall consider options such as park dedication through subdivision or community amenity provision through rezoning.</li> </ul>	RDN POSAC Com	Short Term
6.2.3 The use of shoreline stabilisation measures on Crown Foreshore, in a manner that obstructs pedestrian access to and along public beaches or foreshore areas, shall not be supported.	<ul style="list-style-type: none"> <li>e. Work with property owners, DFO, ILMB and MoE to develop solutions to beach stabilisation issues that do not block public access along Crown Foreshore.</li> </ul>	RDN ILMB MoE Com	Ongoing

# 3 Policies & Implementation

**Goal 6. - Connect people and places in ways that promote safe, enjoyable and healthy movement**

## 6.3 Transit

### Objectives

- 6.3.1 To provide viable, sustainable and affordable alternatives to private vehicle use within Bowser and between other neighbourhoods and larger urban centres.
- 6.3.2 To have a passenger rail service at least twice a day to Bowser by 2025.
- 6.3.3 To have a transit service at least twice a day between Bowser and other areas established by 2015.
- 6.3.4 To have a transit and rail stop established in close proximity to each other and integrated with commercial areas close to the railway in Bowser Village Centre.

Policies	Related Actions	Who	Time
6.3.1 The RDN will work with the community, BC Transit and the Island Corridor Foundation to explore priorities and implement viable options for rail and bus transit between Bowser Village Centre and other areas.	<ul style="list-style-type: none"> <li>a. Continue to work with BC Transit to study costs and viable options for providing bus transit to Bowser Village Centre.</li> <li>b. Invite the community to provide input on decisions regarding costs, scheduling and location of stops for passenger rail and bus transit.</li> </ul>	RDN BCT Com ICF	Ongoing
6.3.2 The RDN will request that the Island Corridor Foundation designate a passenger rail stop close to commercial areas in Bowser Village Centre and to provide service at least twice daily.	<ul style="list-style-type: none"> <li>c. Continue to engage Island Corridor Foundation with regard to designating a rail passenger stop and providing regular rail passenger services to Bowser Village Centre.</li> </ul>	RDN ICF	Ongoing
6.3.3 The RDN will support and encourage the location of rail and bus transit stops in close proximity to each other and within walking distance to the commercial areas of Bowser Village Centre.	<ul style="list-style-type: none"> <li>d. Facilitate the coordination of bus and rail facility planning and encourage coordination of schedules where possible.</li> </ul>	RDN ICF BCT	Short Term
6.3.4 The RDN will support the integration of rail and transit stops within commercial developments.	<ul style="list-style-type: none"> <li>e. Revise Bylaw No. 500 to allow provision for a rail and bus station within suitable commercial areas. Consider integrating rail platforms with coffee shops, art galleries, museums and other appropriate uses.</li> </ul>	RDN	Short Term