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**TO:** Paul Thompson  
Manager of Long Range Planning

**DATE:** January 21, 2010

**FROM:** Lisa Bhopalsingh  
Senior Planner

**FILE:** PL2010-002  
Area 'H' OCP

**SUBJECT:** **Bylaw No. 1335.03 to Amend Electoral Area 'H' Draft Official Community Plan –  
Bylaw No. 1335, 2003 to Include Bowser Village Centre Plan**

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## PURPOSE

To receive a summary of the issues and staff recommendations resulting from the public consultation process for the preparation of the draft Bowser Village Centre Plan (BVCP) and to introduce the Plan for formal consideration as amendment Bylaw No. 1335.03 to the "Regional District of Nanaimo Electoral Area 'H' Official Community Plan (OCP) - Bylaw No. 1335, 2003".

## BACKGROUND

The Electoral Area 'H' Village Planning Project was initiated in early 2008 with the intent of creating one or more plans for village centres in Electoral Area 'H' by the fall of 2009. In March 2009, a decision was made by the Village Planning Advisory Group to focus remaining time and resources on developing a plan for Bowser Village Centre. It was anticipated that the lessons learned from planning Bowser Village Centre could then be applied when addressing other Village Areas in the future. The BVCP is the first Village Centre Plan that has been developed in the RDN.

As an implementation action item of the Electoral Area 'H' OCP, the Village Planning Project has involved an extensive public consultation process involving residents, landowners and business owners. Public consultation for this project was initiated by an Open House on June 9, 2008 followed by 23 further public events and community advisory group meetings. The process for engaging the community reflects the direction of the RDN Board and Area 'H' OCP and greatly augments the level of public consultation required by the *Local Government Act*.

The table on the following page outlines the planning process to date including opportunities for public participation:

### *Establishment of an Area 'H' Village Planning Community Advisory Group (VPAG)*

The creation of a Village Planning Advisory Group with open membership (allowing anyone to join or attend at anytime) was instrumental to community participation in the planning process. The Advisory Group provided guidance and feedback through a series of 15 meetings between November 10, 2008 and October 21, 2009. Members of the Advisory Group were also closely involved in assisting with an additional nine public meetings/events associated with the project (see the table below for a summary of meetings).

### *RDN Project Office and Staff Availability*

During the course of the project, the RDN provided a project office in Bowser with a staff member typically available on Fridays for discussion with community members. During some of these Fridays RDN staff took tours of the area and facilitated small group discussions on topics of interest to Advisory

Group Members. Throughout the process, meeting agendas, notes and other documents were made available online, via email, hard copies and as reference items at the Bowser Library.

**Opportunities for Public Participation**

	<b>Date</b>	<b>Event</b>
<b>1</b>	<b>June 9th 2008</b>	OPEN HOUSE
<b>2</b>	<b>Sept. 15th 2008</b>	OPEN HOUSE
<b>3</b>	<b>Oct. 27th 2008</b>	SUSTAINABILITY PRINCIPLES WORKSHOP
<b>4</b>	<b>Nov. 10th 2008</b>	Advisory Group Mtg. #1
<b>5</b>	<b>Nov. 26th 2008</b>	Advisory Group Mtg. #2
<b>6</b>	<b>Jan. 7th 2009</b>	Advisory Group Mtg. #3
<b>7</b>	<b>Jan. 28th 2009</b>	Advisory Group Mtg. #4
<b>8</b>	<b>Feb.11th 2009</b>	Advisory Group Mtg. #5
<b>9</b>	<b>March 4th 2009</b>	Advisory Group Mtg. #6
<b>10</b>	<b>March 25th 2009</b>	Advisory Group Mtg. #7
<b>11</b>	<b>April 15th 2009</b>	Advisory Group Mtg. #8
<b>12</b>	<b>April 25th 2009</b>	HARBOUR FESTIVAL INFORMATION BOOTH
<b>13</b>	<b>April 29th 2009</b>	INFORMATION EVENT
<b>14</b>	<b>May 13th 2009</b>	Advisory Group Mtg. #9
<b>15</b>	<b>May 27th 2009</b>	Advisory Group Mtg. #10
<b>16</b>	<b>June 8-9th 2009</b>	BOWSER VILLAGE CHARETTE
<b>17</b>	<b>June 10th 2009</b>	Advisory Group Mtg. #11
<b>18</b>	<b>June 17th 2009</b>	OPEN HOUSE
<b>19</b>	<b>June 24th 2009</b>	Advisory Group Mtg. #12
<b>20</b>	<b>Sept. 5th 2009</b>	FALL FAIR INFORMATION BOOTH
<b>21</b>	<b>Sept. 16th 2009</b>	Advisory Group Mtg. #13
<b>22</b>	<b>Oct. 15th 2009</b>	Advisory Group Mtg. #14
<b>23</b>	<b>Oct. 21st 2009</b>	Advisory Group Mtg. #15
<b>24</b>	<b>Oct. 28th 2009</b>	OPEN HOUSE

### ***Initial Public Meetings***

The purpose of the initial project **Open Houses** held on June 9 and September 15, 2008, was to introduce the Area 'H' Village Planning process to the community, encourage participation in the process and gather feedback. A draft project Terms of Reference was developed using the feedback from these two meetings.

### ***Other Events***

On October 27th 2008, a Sustainability Principles Workshop was conducted to engage the community on their ideas for a more sustainable community. The workshop results were used as a foundation to create a set of sustainability principles to guide the project.

Due to the need to efficiently provide the Village Planning Advisory Group with access to a wide variety of information, the RDN held an Information Event on April 29<sup>th</sup> 2009. This event provided members of the Advisory Group and the wider community with an opportunity to gather information and share perspectives on the following topics:

- Village Planning Project - Process, Sustainability Principles and Goals
- Potential Bowser Village Boundary Scenarios
- Land Use Patterns Under Existing Zoning
- Regional Growth Strategy Review
- Children's Ideas for Bowser Village
- Sensitive Ecosystems
- Green House Gas Reduction Strategies
- Recreation, Parks & Trails
- Transportation Networks & Mobility
- Crime and Safety Strategies for Rural Villages
- Meeting Housing Needs - Affordable & Adaptive
- Wastewater options for Rural Villages
- Solid Waste options for Rural Villages
- Water - Quality, Quantity & Aquifer Protection
- Rain & Storm Water Management
- Planning Strategies for Disaster Resilience
- Sustainable Rural Economic Development

The Information Event was also an important opportunity for the Advisory Group to receive feedback on their different concepts for an alternative boundary for Bowser Village Centre. Eleven different options for Bowser Village Centre were displayed including an option for keeping the existing Village Centre Boundary.

A key event in the Village Planning process was the active participation of members of the Advisory Group and Bowser residents in the **Bowser Village Charette** (June 8 & 9, 2009). Several designers, landscape architects and planners volunteered their time to help capture the community's vision of a sustainable Bowser Village Centre. Using the project's Sustainability Principles and Goals, the Charette participants produced a range of ideas of their vision for a sustainable Bowser Village Centre that was captured visually on maps and sketches. The results of the Charette strongly influenced the drafting of the BVCP.

Ideas from the Charette included:

- Options for traffic calming together with improved pedestrian safety and access.

- Creating attractive 'gateways' or entrances to Bowser.
- Arranging land uses for housing, recreation/public space, transportation, retail and service land uses to create a more 'complete community'.
- Working with natural systems to develop eco-friendly infrastructure with ideas for 'green streets', rain gardens/catchment areas for enhanced rainwater management and pollution control.
- Ideas for alternative waste treatment, water conservation, recycling and energy generation and conservation. This included exploring septic treatment options for multiple dwellings that produce water for irrigation, use of wood waste to generate energy, and positioning buildings and streets for solar gain.

Following the Charette, an Open House was held on June 17<sup>th</sup> to show the results of the Charette. The Open House presentation involved several members of the Advisory Group who explained the key concepts that resulted from the Charette to the wider community.

In addition to the meetings noted above, the RDN held information booths at key community events (April 25, 2009 Deep Bay Harbour Festival and September 5, 2009 Fall Fair in Qualicum Bay) to provide information on the process and promote participation in the project.

#### ***Public Meetings Presenting the First Draft and Second Draft***

Staff produced the first draft of the BVCP for review by the Advisory Group on October 9, 2009. Following the input and feedback from the Advisory Group and RDN staff, staff amended the first draft of the Plan. The second draft of the BVC Plan was presented at an **Open House** on October 28, 2009.

#### ***Notices***

Meetings and Open Houses were advertised in a combination of the Parksville Qualicum Beach News, the Beacon Magazine and on the Regional District of Nanaimo website. Meeting notices were regularly posted in key locations and given to members of the Advisory Group for further distribution. In addition, individual letters were mailed to home owners living within the plan area informing them of the status of the project and inviting them to participate in the June 8<sup>th</sup> and 9<sup>th</sup> Charette, the June 17<sup>th</sup> Open House and the October 28<sup>th</sup> Open House to review the draft plan.

It should also be noted that the RDN Area 'H' Director regularly published updates on the planning process in a monthly column for the Beacon Magazine and delivered meeting notices to local area businesses and community groups.

#### ***Other Meetings***

In addition to holding Advisory Group meetings with community members, staff met with various individuals to discuss the planning process and the draft Bowser Village Plan. This included facilitating a meeting with business owners in Bowser Village Centre to discuss areas of common interest involving waste water treatment and highway access issues.

#### ***Preparation of the Third Draft***

Following the October 28<sup>th</sup> Open House, staff amended the second draft of the BVCP. The third draft (final draft) of the BVCP is attached to this report for consideration.

## **DISCUSSION**

The following is a general summary of key changes that the BVCP makes to the current direction provided in the Area 'H' OCP for Bowser Village Centre. Also included are specific issues/requests that were raised and how they have been addressed in the draft BVCP.

***Plan Area***

The Bowser Village Centre Plan Area boundary remains the same approximately 50.7 hectares (125.5 acres) of land in the original Bowser Village Centre boundary as identified during the Shaw Hill-Deep Bay OCP process in 1996 (and as currently reflected in the 2003 Area 'H' OCP and Regional Growth Strategy).

The plan also identifies approximately 41.8 hectares (103.5 acres) of land to the west along Crosley Road as an area for possible future expansion of the Village Centre to be considered once the land within the Bowser Village Centre Plan Area has been fully utilized.

The BVCP provides specific direction on where certain types of land uses will be supported within the Plan Area (e.g. Commercial Mixed-Use, Residential High Density, and Civic). The Plan provides a higher level of detail and guidance compared to the general direction of the Area 'H' OCP which designates all the land within the Plan Area as mixed use - intended to support commercial, residential, community and professional services.

The BVCP replaces references to the Bowser Village Centre in Section 5.5 Village Centres and Appendix A.2 Village Centres Development Permit Area of the 2003 Electoral Area 'H' OCP. Other Development Permit Area guidelines in the OCP still apply to the Bowser Village Centre in areas that the Plan does not specifically address (see below).

***Development Permit Areas***

The Development Permit Area (Section 5) of the BVCP replaces Appendix A.2 Village Centres Development Permit Area, of the Area 'H' OCP and is intended to be used in conjunction with the following Development Permit Areas in the Area 'H' OCP that also apply to lands in Village Centres including:

- A.4 Environmentally Sensitive Features Development Permit Area
- A.5 Hazard Land Development Permit Area
- A.7 Fish Habitat Protection Development Permit Area

***Development Permit Area Exemptions***

Current exemptions for development permits in the Area 'H' OCP include single dwelling and duplex dwelling units. The BVCP requires development permits for duplex units while still exempting single family dwelling units.

***Drinking Water & Aquifer Protection***

Throughout the planning process there were ongoing comments and concerns raised about the need to protect the quality and quantity of drinking water including aquifer protection. The plan addresses these concerns by providing clearer guidelines and stronger requirements for drinking water and aquifer protection as part of development permit applications within the Bowser Village Centre. These include:

- Encouraging rainwater harvesting and on-site rainwater management.
- Directing future growth inside Bowser Village Centre and away from rural areas which support aquifer recharge.
- Supporting compact, denser development within the Bowser Village Centre so that wastewater treatment facilities can be provided in a cost effective and environmentally sensitive manner.
- Continuing to require written confirmation from local water providers with regard to their ability to supply adequate water for drinking and fire protection for new developments.

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### ***Height***

The issue of controlling building heights for view protection while still accommodating higher density development was important to many members of the Advisory Group and wider community. This was addressed by designating different areas within the Plan Area for up to a maximum of two storey or three storey buildings, including a category that allows a *'Maximum two storeys or three storeys where adjacent ocean views are not impacted'*.

### ***Commercial Mixed-Use***

During the last Advisory Group meeting (October 21, 2009) there was debate about the location of service commercial/light industrial type uses shown in the draft plan. The majority of the Advisory Group agreed to incorporate a range of service commercial/light industrial type uses within the Commercial Mixed-Use designation. This resulted in eliminating a separate land use designation for Commercial Service. This was an issue of considerable interest with business owners and residents debating different opinions about the demand and availability of land for different commercial and industrial uses.

Concern has been expressed by a few people about the potential for the Village Centre to become predominantly residential rather than commercial due to flexibility within the Commercial Mixed-Use designation. Meanwhile, others expressed their view that the amount of commercial that can be supported in Bowser is limited. It was noted that Bowser Village Center is not the only Village Centre in Area `H` and lands within other Village Centres can accommodate a range of commercial uses including light industrial/service commercial.

Given the lack of detailed analysis and consensus about the viability and capacity of the area to support different amounts and types of commercial and industrial development, it is recommended that the RDN conduct a region-wide commercial and industrial land demand and capacity analysis. The results of such a study should then be used to revisit the allocation of residential versus commercial uses within the Commercial Mixed-Use designation as well as the inclusion of light industrial/service commercial uses into this land use category.

### ***Designation of Land at Georgia Park Commercial Mixed-Use***

The first draft of the Bowser Village Plan designated land at an area known locally as `Georgia Park` as Commercial Tourist. A request from a Member of the Advisory Group and local business owner to designate the area as Commercial Mixed Use was supported by several members of the Advisory Group. Feedback from the October 28<sup>th</sup> Open House recorded five comments directly in favour of designating this area as Commercial Mixed-Use and three comments supporting a reduction within the Plan Area of land designated as Tourist Commercial citing opinions that tourism is not a major commercial focus for Bowser.

Based upon this feedback and the fact that the Commercial Mixed-Use designation would still allow the continuation of existing commercial uses as well as future tourism commercial activities, the Georgia Park Area is designated as Commercial Mixed-Use in the latest draft of the plan.

### ***Heron and Eagle Nesting Sites***

There has been concern expressed by two residents with designating sites with locally known Great Blue Heron and Bald Eagle nesting tree sites with higher density uses (Residential High Density and Commercial Tourist). Regardless of what land use designation is assigned to these sites, the Development Permit requirements of the Area `H` OCP under A.4 Environmentally Sensitive Features DPA provide protection measures that are consistent with Provincial guidelines for these protected species and their habitat.

Under the OCP's DPA A.4 Environmentally Sensitive Features, the Development Permit Area for Eagle and Heron Nesting Trees are a radius of 60 and 100 metres respectively from the nesting tree.

### ***Density Targets***

Concern has been expressed by a few people about supporting higher densities within Bowser Village Centre. The desire to reduce the density targets and have 'no change' and 'no growth' has not been accommodated in the draft plan for the reasons outlined below.

The underpinning of sustainability for Electoral Area 'H' and the RDN as a whole has been to direct and concentrate growth in specially designated areas of urban or rural containment (Village Centres) in order to manage growth sustainably and protect the rural integrity of surrounding areas. The Area 'H' OCP and the Regional Growth Strategy both aim to meet the challenge of accommodating future growth by directing the majority of future population growth in Area 'H' to locate in higher density 'compact and complete' Village Centres as an alternative to the accommodation of growth in lower density settlement across rural lands.

The use of density targets in the BVCP is consistent with this approach. Meeting future demand for housing in Area 'H' with continued low density development puts greater stress on aquifer recharge areas, sensitive ecosystems and agricultural lands through increasing non-pervious surfaces, and use of septic systems. Furthermore, low density development is more expensive to service and does not support the reduction of private vehicle use and related GHG emissions.

The BVCP sets target population densities for Bowser Village Centre in order to respond to accommodating anticipated growth in Electoral Area 'H'. The target densities are set to encourage building a more complete and compact rural village, with affordable housing and transportation choices.

### ***Height***

One person has voiced concern over the possibility of a three storey building impeding views from their property. The BVCP recognizes that ocean views are important values in some parts of the plan area and designates an area (which includes the area of concern) where building height is a '*Maximum two storeys or three storeys where adjacent ocean views are not impacted*'.

### ***Other Comments***

Please see Attachment No. 1 for a detailed list of all the comments recorded at the October 28<sup>th</sup> Open House and a brief statement of how they were addressed in the final draft of the BVCP.

## **ALTERNATIVES**

1. To receive the draft Bowser Village Centre Plan and recommend that "Regional District of Nanaimo Electoral Area 'H' Official Community Plan Amendment Bylaw 1335.03" be given 1<sup>st</sup> and 2<sup>nd</sup> reading and proceed to Public Hearing.
2. To receive the draft Bowser Village Centre Plan and refer it back to staff with direction on amendments to the draft Plan prior to initiating "Regional District of Nanaimo Electoral Area 'H' Official Community Plan Amendment Bylaw 1335.03".

## **GROWTH STRATEGY IMPLICATIONS**

The Bowser Village Centre Plan is consistent with and supports the goals of the Regional Growth Strategy. The Bowser Village Centre Plan promotes making more efficient use of land within the Bowser

Village Centre prior to considering expansion of the Village Centre boundary. The Bowser Village Centre Plan does not require any changes to the existing growth containment boundary for Bowser Village Centre in the RGS.

### **PUBLIC CONSULTATION IMPLICATIONS**

The RDN Board has an adopted policy and Public Consultation Framework, which outlines public consultation procedures for major RDN projects. In addition, the *Local Government Act* sets out public consultation provisions for the amendment of OCPs. The requirements of the RDN Board policy and the *Local Government Act* have been followed throughout the process.

Outstanding public consultation actions to be completed include: formal referrals to member municipalities, First Nations and agencies, notification of the public hearing, the public hearing, required referrals pursuant to the *Local Government Act*, and adoption of the Bowser Village Centre Plan as an OCP amendment by the RDN Board.

### **INTERGOVERNMENTAL IMPLICATIONS**

The Plan directs and encourages the RDN to work with Provincial, Federal and First Nations Governments in areas where collaboration is necessary or beneficial to address social, environmental and economic sustainability issues.

### **FINANCIAL / LIQUID WASTE MANAGEMENT IMPLICATIONS**

Pursuant to the *Local Government Act*, the draft Plan has been considered in relation to the Regional District's Financial Plan as well as its Liquid and Solid Waste Management Plans.

### **VOTING**

Electoral Area Directors – one vote, except Electoral Area 'B'.

### **SUMMARY/CONCLUSION**

Following an extensive public consultation process, a draft Bowser Village Centre Plan has been prepared for the Electoral Area Planning Committee's consideration. The next step in the process is to initiate the process to amend the Electoral Area 'H' Official Community Plan to include the Bowser Village Centre Plan. Staff recommends that Amendment Bylaw 1335.03, 2010 be given 1<sup>st</sup> and 2<sup>nd</sup> reading and proceed to formal referrals and a Public Hearing.

**RECOMMENDATIONS**

1. That the draft Bowser Village Centre Plan be received.
2. That Bylaw No. 1335.03, 2010 amending "Regional District of Nanaimo Electoral Area 'H' Official Community Plan Bylaw No. 1335, 2003" be given 1<sup>st</sup> and 2<sup>nd</sup> reading.
3. That Bylaw No. 1335.03, 2010 has been considered in conjunction with the Regional District of Nanaimo's Financial Plan and Waste Management Plans and Regional Growth Strategy to ensure consistency between them.
4. That Bylaw No. 1335.03, 2010 proceed to Public Hearing.
5. That the Public Hearing on Bylaw No. 1335.03, 2010 be delegated to Director Bartram or his alternate.

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Report Writer

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Manager Concurrence

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General Manager Concurrence

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CAO Concurrence

**Attachment No. 1  
 Comments From October 28<sup>th</sup> 2009 Open House**

<b>Actual Comments/Feedback from Oct 28<sup>th</sup> Open House</b>	<b>How comments are addressed in the Draft Plan</b>
<b>Roads</b>	
Road easement on medium density triangle (bottom right) should become access road – land owner in triangle.	Refers to an old easement that no longer exists and is now a legal lot with a home on it.
<b>Water</b>	
Do we know what we have for water?	Water providers have indicated during the planning process that they have sufficient water to accommodate future growth.  The plan requires referral to the water providers to give written confirmation that they have adequate water for drinking and fire protection. This is also a requirement in the Area `H` OCP.
<b>Wastewater Treatment</b>	
A Village Core needs a community sewage treatment facility.	The plan supports a community wastewater treatment facility.
<b>Ocean/Beach Access</b>	
Include land designated for commercial tourist to provide access to the ocean shoreline.	There are policies in the draft Plan that support the provision of public access to the ocean.
<b>Crown Land</b>	
Crown lot lines not correct.	RDN receives all Crown land mapping data from the Province. The BVCP mapping reflects data provided by the Province.
Historical map that notes vegetation “vegetation map #092F047 May 28/2004 [does not show the Crown lands as subdivided].	See response above.
Do not include Crown lands in the village boundary.	Two parcels of Crown land have been within the existing Bowser Village Centre Boundary since it was drawn in 1996. The Crown lands included in the ‘Future Use’ Area have yet to be designated with a specific use. The Village Planning Advisory Group was strongly in favour of including some Crown lands within the Bowser Village Centre Boundary.

<b>Actual Comments/Feedback from Oct 28<sup>th</sup> Open House</b>	<b>How comments are addressed in the Draft Plan</b>
<b>Development near Coast</b>	
Do not build close to the bluffs. Do not increase density along the waterfront – the area is very ecologically sensitive.	The Area 'H' OCP has a Hazard Lands Development Permit Area (A5) that addresses the issue of safety and environmental concern along the waterfront including cliffs and bluffs.
<b>Discussion on Affordable Housing and Aesthetics</b>	
Do not want to see 'trailer park' type development.	The plan supports a range of affordable housing types in the Village Centre that could include this form of development. Intensive Residential such as a manufactured home park is subject to the form and character guidelines in the Bowser Village Centre DPA.
Need to have viable affordable housing and trailer parks may be the only way to do it in Bowser.	See above
<b>Watercourse – re-alignment</b>	
The stream exiting north under 19A at Midland Road should be directed to run straight down Midland Road and discharge into ocean.	This is a Ministry of Transportation and Island Corridor Foundation railways issue with regard to the location of culverts and the impacts of historical road and rail engineering. The plan does not provide this level of detail.
<b>Commercial Mixed Use – Ratio of Commercial to Residential</b>	
Reconsider the ratio of commercial/residential designation in the commercial mixed-use area.	For a few people there is concern about residential uses dominating over commercial uses. Without any concrete analysis there is much debate about the amount of commercial that can be supported in Bowser with some business owners saying that existing space is underutilized and other people saying more land for commercial is needed.  It is recommended that the RDN conduct a region-wide commercial and industrial land demand and capacity analysis and then revisit the allocation of commercial and industrial lands in rural village centres like Bowser.
<b>Comments in Support of Designating Georgia Park being designated Commercial Mixed Use</b>	
Support for Commercial Mixed Use to accommodate local area businesses in need of expansion down Bowser Road.	Draft plan mapping amended to show Georgia Park Area designated as Commercial Mixed Use instead of Tourist Commercial.

<b>Actual Comments/Feedback from Oct 28<sup>th</sup> Open House</b>	<b>How comments are addressed in the Draft Plan</b>
The immediate local area businesses must be provided/accommodated in the local area plan as per alternative designation.	See above
Post office & Liquor store could move to Magnolia Court.	The draft Plan would support this if it was the desire of the business/property owners to relocate.
Land from Bowser Builders to Georgia Park could be utilized for cottage industries and view properties.	The draft Plan currently supports this by designating Georgia Park as Commercial Mixed Use.
I think there is too much Commercial Tourism – it should just be commercial which then allow for both options. I don't think land use designation should be changed where viable businesses are now operating.	Draft plan mapping amended to show Georgia Park Area designated as Commercial Mixed Use instead of Tourist Commercial.
Commercial mixed use should be also located where existing bus. [businesses] are operating. e.g. Bowser Builders, Georgia Park etc. They are supporting the area now. Tourist Commercial is slow growth!	Draft plan mapping amended to show Georgia Park Area designated as Commercial Mixed Use instead of Tourist Commercial.
<b>Comments in support of Reducing Tourist Commercial</b>	
6.71 acre Tourist Commercial Lot on Coburn Road should be put in the Residential Medium Zone.	No change made as support during Charette and subsequent meetings to keep tourist commercial connection to coast with existing Magnolia Court commercial area.
Bowser Builders, Georgia Park and lots in front should be designated Residential Medium Density.	More support shown for designating Bowser Builders and Georgia Park as Commercial – Mixed Use not Residential Medium Density. Draft plan mapping amended to show Georgia Park Area designated as Commercial Mixed Use instead of Tourist Commercial.
There is too much Tourist Commercial.	Draft plan mapping amended to show Georgia Park Area designated as Commercial Mixed Use instead of Tourist Commercial.
Tourism will not develop in Bowser – the foreshore is dominated by aqua culture farms. High embankment areas and lack of access.	Draft plan mapping amended to show Georgia Park Area designated as Commercial Mixed Use instead of Tourist Commercial.
Tourism is a no go in Bowser – no beaches with sand nor parkland at shoreline. Remember low cost housing	Draft plan mapping amended to show Georgia Park Area designated as Commercial Mixed Use instead of Tourist Commercial.

<b>Actual Comments/Feedback from Oct 28<sup>th</sup> Open House</b>	<b>How comments are addressed in the Draft Plan</b>
and young people to work aqua culture and work in service sector and seniors who want to stay in community. Good work.	
<b>Increase High Density Housing</b>	
The area behind Tomm's & Magnolia Court should be for high density housing to increase a core (town).	Commercial Mixed-Use Designation in this area allows for high density housing.
<b>Light Industrial Zone</b>	
There should be a light industrial zone separate from mixed use commercial. This light industrial zone should go in the future use area behind Magnolia Court.	The majority of the Advisory Group voted in favour of including light industrial/service commercial uses within the Commercial Mixed Use designation.  The plan allows for consideration of the Future Use Area for a variety of uses that could include light industrial/service commercial uses. However, use of the Future Use Area is dependent upon certain criteria being met.
There is not enough area for Commercial Service.	The majority of the Advisory Group voted in favour of including light industrial/service commercial uses within the Commercial Mixed Use designation. This resulted in eliminating a separate Commercial Service designation.
<b>Traffic &amp; Loading</b>	
High consideration should be given to traffic & people using the roads – impact of large trucks and loading-unloading need to be taken.	The Plan has policies and guidelines in the Development Permit Area that address building design, landscaping, the location of loading areas for commercial uses, traffic calming, and improving pedestrian safety.
<b>Other Comments</b>	
Our bylaws are fine. NO FAST TRACKING! LEAVE US ALONE!	The Plan reflects the desires of the majority of the Advisory Group to manage growth in a sustainable manner.

**Attachment No. 2**

**REGIONAL DISTRICT OF NANAIMO**

**BYLAW NO. 1335.03**

**A BYLAW TO AMEND “REGIONAL DISTRICT OF NANAIMO  
ELECTORAL AREA 'H' OFFICIAL COMMUNITY PLAN BYLAW NO. 1335, 2003”**

WHEREAS the Board of the Regional District of Nanaimo wishes to amend “Regional District of Nanaimo Electoral Area 'H' Official Community Plan Bylaw No. 1335, 2003”:

THEREFORE IT BE RESOLVED that the Board of the Regional District of Nanaimo, in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited as "Regional District of Nanaimo ELECTORAL AREA 'H' OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 1335.03, 2010”.
2. The "Regional District of Nanaimo ELECTORAL AREA 'H' OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 1335.03, 2010” is hereby amended as set out in Schedules ‘A’, ‘B’ and ‘C’ to this Bylaw.

Introduced and read two times this XX day of XXXX, 2010.

Considered in conjunction with the Regional District of Nanaimo Financial Plan and any applicable waste management plans this XX day of XXXX, 2010.

Public Hearing held pursuant to Section 890 of the *Local Government Act* this XX<sup>th</sup> day of XXXX, 2010.

Read a third time this XX day of XXXX, 2010.

Received approval pursuant to Section 882 of the *Local Government Act* this XX day of XXXX, 2010.

Adopted this XX day of XXXX, 2010.

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Chairperson

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Sr. Mgr., Corporate Administration

Schedule 'A' to accompany "Regional District of Nanaimo  
Electoral Area 'H' Official Community Plan Amendment  
Bylaw No. 1335.03, 2010"

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Chairperson

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Sr. Mgr., Corporate Administration

## BYLAW NO. 1335.03

### Schedule 'A'

1. "Regional District of Nanaimo Electoral Area 'H' Official Community Plan Bylaw No. 1335, 2003," is hereby amended as follows:

- a) **SECTION 1 – INTRODUCTION**

- 1.4 LEGISLATIVE FRAMEWORK**

The following paragraph is hereby deleted:

*“In addition, it is noted that the Development Permit Areas attached to and forming part of this OCP (Appendix A) are considered ‘regulatory’ bylaws pursuant to the **Local Government Act.**”*

and replaced with the following:

*“It is noted that the Development Permit Areas attached to and forming part of this OCP (Appendix A) are considered ‘regulatory’ bylaws pursuant to the **Local Government Act.** In addition, the Bowser Village Centre Plan forms a part of this OCP. The Bowser Village Centre Plan applies to all land use decisions within the Bowser Village Centre Plan Area as shown on Map No. 5.”*

- 1.5 ORGANIZATION OF THE PLAN**

Insert at the end of paragraph 1 in Section 1.5:

*“The Electoral Area ‘H’ Official Community Plan contains **Appendix A-Development Permit Areas.** In addition, **Appendix A** titled Development Permit Areas is considered part of the Electoral Area ‘H’ OCP and contains regulatory bylaws pursuant to the **Local Government Act.**”*

Add after:

*“The Bowser Village Centre Plan forms a part of this OCP. The location and boundary of the Bowser Village Centre Plan is shown on Map No 5 Land Use Designations.”*

**b) SECTION 5 – DEVELOPMENT STRATEGY**

**SUBSECTION 5.5 VILLAGE CENTRES**

The following is added after the first paragraph:

*“The Bowser Village Centre Plan is the principal guiding document for all land use decisions within the Bowser Village Centre boundary. The Bowser Village Centre Plan forms a part of this OCP and has been adopted as an amendment to the Electoral Area ‘H’ OCP.”*

*Where a particular issue is not covered by the Bowser Village Centre Plan, the Area ‘H’ OCP will be consulted for direction. Where a conflict exists between the OCP and the Bowser Village Centre Plan, the designations and/or policies of the Bowser Village Centre Plan will take precedence within the designated Bowser Village Centre Plan Area.”*

The following paragraph is hereby deleted:

*“The Village Centre land use designation encourages further commercial zoning of land as part of comprehensive development of the centres.”*

and replaced with the following:

*“For Qualicum and Dunsmuir Village Centres, the Village Centre land use designation encourages further commercial zoning of land as part of comprehensive development of the centres.”*

**5.5 POLICIES**

The following Policy No. 6 is added after Policy No. 5:

1. “6. All land use decisions within the Bowser Village Centre boundary must refer to the Bowser Village Centre Plan.”

**c) APPENDIX A – DEVELOPMENT PERMIT AREAS**

The following paragraph is hereby deleted:

*“The Development Permit Areas, designated on Map No. 6, 7 and 8, are the:*

- § Village Centres Development Permit Area;
- § Highway Corridors Development Permit Area;
- § Environmentally Sensitive Areas Development Permit Area;
- § Hazard Lands Development Permit Area;
- § Resort Commercial Development Permit Area;
- § Recreational Lands Development Permit Area; and,
- § Fish Habitat Protection.”

and replaced with the following:

*“The Development Permit Areas, designated on Map No. 6, 7, and 8, are the:*

- § *Village Centres Development Permit Area;*
- § *Highway Corridors Development Permit Area;*
- § *Environmentally Sensitive Areas Development Permit Area;*
- § *Hazard Lands Development Permit Area;*
- § *Resort Commercial Development Permit Area;*
- § *Recreational Lands Development Permit Area;*
- § *Fish Habitat Protection; and,*
- § *Bowser Village Centre Development Permit Area."*

**d) APPENDIX A.2 VILLAGE CENTRES DEVELOPMENT PERMIT AREA**

The following paragraphs are hereby deleted:

**JUSTIFICATION**

*"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".*

**GUIDELINES**

- "1. For Bowser Village Centre, 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."*

- d) The following section is hereby added after Appendix A. 7 Fish Habitat Protection:

*"APPENDIX A. 8 BOWSER VILLAGE CENTRE DEVELOPMENT PERMIT AREA"*

*DESIGNATION:*

*That part of Electoral Area 'H' shown as Bowser Village Centre Development Permit Area on Map No. 6 is designated as a Development Permit Area. Please refer to the Bowser Village Centre Development Permit Area guidelines contained in Section 5 of the Bowser Village Centre Plan."*

**e) MAPS**

**Map No. 5 Land Use Designations** is amended as shown in Schedule 'C' by:

- Inserting the text *"Bowser Village Centre Plan Area"* into the legend.
- Outlining the Bowser Village Centre Plan Area on the map.
- Inserting an arrow pointing to the Bowser Village Centre with text as follows on the map;

*"See the Bowser Village Centre Plan for land use designations within this plan area."*

**Map No. 6 Form and Character Development Permit Areas** is amended as shown in Schedule 'C' by:

- Inserting the text *"Bowser Village Centre Development Permit Area"* into the legend.

- Outlining the Bowser Village Centre Development Permit Area on the map.
- Inserting an arrow pointing to the Bowser Village Centre with text as follows on the map;

*“See Bowser Village Centre Plan Section 5 for details on the Bowser Village Centre Development Permit Area.”*

Schedule 'B' to accompany "Regional District of Nanaimo  
Electoral Area 'H' Official Community Plan Amendment  
Bylaw No. 1335.03, 2010"

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Chairperson

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Sr. Mgr., Corporate Administration

**BYLAW NO. 1335.03**

Schedule 'B'

Bowser Village Centre Plan

Schedule 'C' to accompany "Regional District of Nanaimo  
Electoral Area 'H' Official Community Plan Amendment  
Bylaw No. 1335.03, 2010"

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Chairperson

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Sr. Mgr., Corporate Administration

**BYLAW NO. 1335.03**

Schedule 'C'  
Page 1 of 2

**Map No. 5 Land Use Designations**

Schedule 'C'  
Page 2 of 2

**Map No. 6 Form and Character Development Permit Areas**