**Fairwinds Development Proposals**

Two years of public consultations have gone into detailed proposals by Fairwinds Real Estate Management, Inc. for new mixed-use developments in the Nanoose Peninsula. In May, Fairwinds submitted a completed official community plan amendment application with neighbourhood plans for the proposed developments, known as Schooner Cove and The Lakes District. The Regional District is processing the application. The 13 hectare oceanfront development at Schooner Cove is proposed to provide up to 395 residential units and a 30,000 square foot commercial area, while the nearby 287 hectare Lakes District encircling Enos Lake is proposed to provide up to 1675 residences, a community centre, and more than 129 hectares of public parkland.

The 2005 Nanoose Bay OCP designates the areas proposed for development as within urban containment boundaries where new growth is expected and encouraged. However, implementing the neighbourhood plans for Schooner Cove and the Lakes District would require amendments to a variety of policies in the OCP.

Neighbourhood plans represent a more detailed stage in community planning than OCPs, and must conform with the area OCP, as well as the Regional Growth Strategy, the region’s highest-level planning document. Developers must also obtain a development permit, subdivision approval, and building permits before construction can begin.

The complete neighbourhood plans for Schooner Cove and The Lakes District as submitted to the RDN are available for download at [www.schoonercovelakesdistrict.ca](http://www.schoonercovelakesdistrict.ca).

**NanOOSE BAY FIRE HALL**

A new fire hall in Nanoose Bay would be the first Regional District building to use geothermal heating, meeting LEED silver specifications. The proposed $3 million facility would be built in accordance with the RDN’s 2008 Green Building Policy with a variety of additional innovative building features. It would also provide a major seismic upgrade for earthquake durability over the NanOOSE Volunteer Fire Department’s (NVFD) current fire hall.

The heating and cooling systems in the building include strategic placement of windows for passive solar heating, as well as heat exchangers to store heat and cooler air. An energy model shows the cost of energy for the building would decline by up to 35 per cent, and the annual savings would cover the initial capital cost in about 9 years.

Other practical and sustainable features include using wood framing and glulam beams, rainwater harvesting, and radiant floor heating.

The RDN has also applied to secure Crown lands adjacent to the fire hall, which are managed by the RDN Parks department under a long term license. The fire hall septic tank is located on the neighbouring property, and is considered essential by the Regional Board should the building need to be expanded.

The budget target for construction is $3 million dollars and if approved by the property owners in the service area, would be financed by borrowing. More information will be made available at information meetings to be held, with an early 2011 referendum anticipated.

The NVFD responds to fire and medical aid emergencies in almost all of Electoral Area E (Pacific shores resort, Madrona, Beachcomber, Fairwinds, Schooner Cove, Rumming Road and Sleepy Hollow) as well as the Englishman River subdivision in Electoral Area G.

The department is operated under contract by a Society using funding provided by taxpayers within the fire protection boundaries.

**NanOOSE BAY WATER TREATMENT**

Plans for a new water treatment facility in Red Gap are proceeding with the final engineering design underway. The facility has been proposed to address aesthetic concerns over...
water in the Nanoose Bay Peninsula Water Service Area, and would remove iron and manganese to reduce discoloration and improve water clarity. The facility could be completed by late 2011, pending Regional District Board approval.

The facility will be sited on RDN property at 2834 Northwest Bay Road, and will be configured to initially process water from four wells in the Red Gap area.

In February the RDN hosted a public information meeting attended by approximately 200 residents to discuss the project and its estimated costs. Costs for the water service will be absorbed within the existing Nanoose Bay Bulk Water Service Area parcel tax, and will include contributions from Community Works grant funds, and water service area reserve funds.

As an interim measure to improve water aesthetic quality the RDN is also balancing flows for the service area to favour wells with less iron and manganese, with a corresponding reduction from wells with a higher concentration of the minerals.

More information on the treatment facility project is available at www.nanoosewater.ca, or 250-390-6560 or 250-954-3792.

The Green Bin Program

Local households are starting to send less waste to the landfill with the region-wide Green Bin Program now underway. The Regional District thanks all residents for making the transition to the new program, and your patience as new green bins, collection schedules, and Curbside Collection Guides have been delivered to more than 32,000 single family homes in all seven Electoral Areas, Qualicum Beach, Parksville, Lantzville, and Nanaimo.

If your home now has a green bin and weekly food waste collection you may have seen that it can help reduce garbage disposal by about half.

All single family homes in Electoral Areas starting the Green Bin Program have new 15 month curbside collection schedules for food waste collection, garbage, and recycling. Comprehensive information on the Green Bin Program, such as acceptable materials for disposal, and tips for green bin storage, is included in your Curbside Collection Guide. You can also find the latest information on RDN garbage and recycling in the Guide.

More details on curbside collection, as well as recent changes to the recycling program, is also available at www.beyondcomposting.ca, or by calling 250-390-6560, 250-954-3792, or toll free 1-877-607-4111.

Recycling Program Changes

With the introduction of the Green Bin Program and the use of new split-packer collection vehicles, there are two additional changes for recycling. Glass will no longer be accepted for recycling in blue bins at the curb, but you may dispose of it in your garbage, return it for a deposit if refundable, or recycle it if non-refundable at drop-off locations throughout the region, including Church Road Transfer Station, Nanaimo Recycling Exchange, Gabriola Island Recycling Organization, the Regional Landfill, and the Parksville Bottle Depot. It is also no longer necessary to separate mixed paper and newspaper because all recyclables are now collected in a single vehicle compartment and mechanically separated at the processing facility.

Green Building Resources

Thinking of going solar, or undertaking another green building project? The Regional District of Nanaimo Energy and Sustainability Department can help. Residents and builders can contact the RDN for information on green building ideas, where to source materials, government regulations, and incentives that may be available. Staff is also developing a comprehensive Green Builders Checklist to help guide any building concept into finished form.

For more information please visit www.rdn.bc.ca> Development> Sustainability, call 250-390-6510 or toll free 1-877-607-4111, or email sustainability@rdn.bc.ca.

Reducing Greenhouse Gas Emissions in Our Communities

The need to address climate change is now officially recognized in the Nanoose Bay Official Community Plan. In May the Regional District fulfilled one of its pledges as a signatory of the 2007 Climate Action Charter by adding targets for the reduction of greenhouse gas emissions to the Nanoose Bay OCP and five other OCPs for rural areas throughout the region. Area E is now committed to a 33 per cent reduction in greenhouse gas emissions from 2007 levels by 2020, and an 80 per cent reduction from 2007 levels by 2050. The RDN is one of 177 local governments throughout BC that have signed the Climate Action Charter, pledging also to achieve carbon neutral operations by 2012.

Our new OCP policies encourage more efficient local transport and building construction, compact communities, urban containment, the protection of forest land, and local food production.

The next priority for the RDN is to gather specific data on greenhouse gas emissions in each electoral area, and develop a Community Energy and Emissions Plan. Following the completion of the CEEP rural residents throughout the region will be invited to provide input on more detailed planning policies aimed at reducing the effects of climate change.

More information on greenhouse gas emission reduction targets in OCPs is available at www.rdn.bc.ca.