

Cedar Main Street Design Project Technical Background Report



August 2011

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1.0 Introduction

The Cedar Main Street Design Project (the Project) is an interdisciplinary community planning and design project intended to result in the creation of a village plan for the plan area (see Figure 1 right). As a result of the site-specific nature of the Project, there will be many issues that cross jurisdictions and require a collaborative approach.

The purpose of this technical background report is to provide an overview of the plan area which will be used to guide the Project and will form the basis for the design brief for the community design charrette. This report was prepared in consultation with members of the Technical Advisory Group.

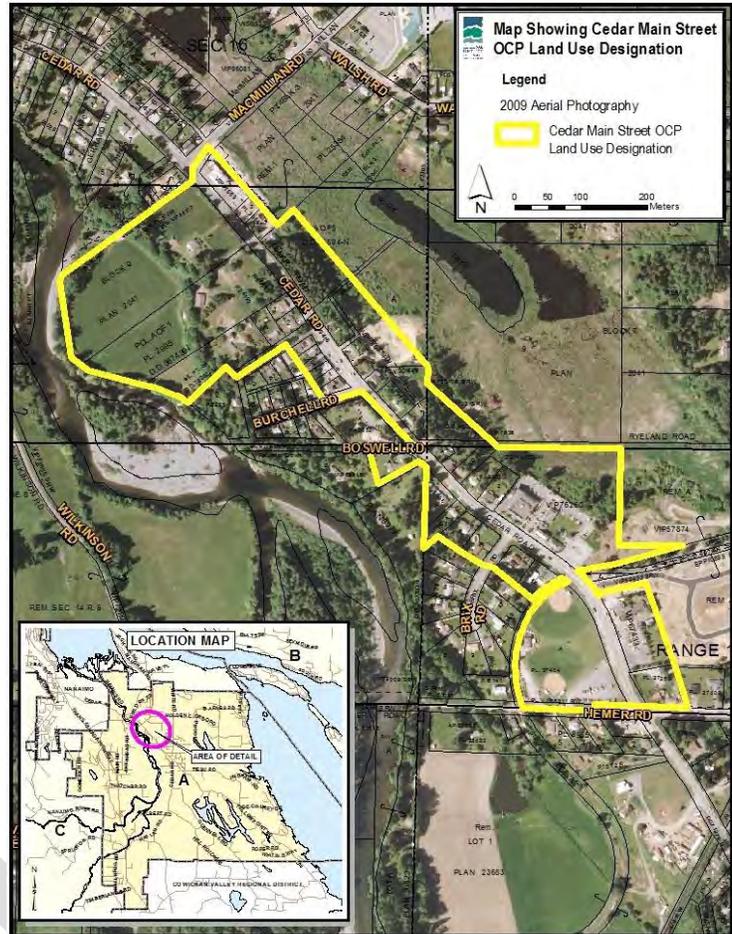


Figure 1: Cedar Main Street Study area

1.1 General Project Goals

The Project seeks to work towards achieving the following goals.

1. Develop an illustrated community vision for the plan area.
2. Build acceptance and understanding of the community vision.
3. Identify actions and approvals which are required to achieve the vision.
4. Create Official Community Plan (OCP) policies and Development Permit Area Guidelines that are required to achieve the community vision.
5. Work effectively with, and build the necessary relationships with affected stakeholders to identify and resolve issues that arise during the project.

1.2 Direction provided by the Official Community Plan

General Direction and Project Guidance

The OCP includes 'A Shared Community Vision', Sustainability Principles, and Community Goals which provide general direction and guidance to the Project. The resulting plan must help to achieve 'A Shared Community Vision', be consistent with the Sustainability Principles, and help work towards the applicable Community Goals.

Cedar Main Street Land Use Designation

During the recent Electoral Area 'A' Official Community Plan (OCP) review, the community expressed a desire to support community diversity, create and preserve community identity and a sense of place, and provide opportunities for local employment, services, and a range of housing types and sizes. In response, the OCP includes a land use designation called "Cedar Main Street" which applies to the lands located on both sides of Cedar Road between MacMillan and Hemer Roads as shown in Appendix No. 1.

The OCP supports the creation of a village plan or other similar plan for lands within the Cedar Main Street land use designation. The plan also includes general policies for these lands that are intended to apply as an interim measure until a detailed village plan is prepared and adopted by the Board.

The purpose the Project is to create a detailed plan for lands within the Cedar Main Street land use designation. The resulting plan will be called the "Cedar Main Street Village Plan" (the Plan).

Section 6.2 (Cedar Main Street land use designation) of the OCP is included in this report as Appendix No. 1. The Cedar Main Street land use designation aims to achieve the following three objectives which will help ensure that the Project results in a plan which is consistent with the overall direction provided by the OCP:

1. provide opportunities for high quality pedestrian-oriented residential, commercial, and mixed use development;
2. obtain community amenities in conjunction with the development of the Cedar Main Street; and,
3. support high quality efficient design.

The OCP recommends that the Cedar Main Street Plan include the following:

- a. a community servicing strategy;
- b. the phasing of development;
- c. unified design guidelines including external facade, signage, lighting, building materials, etc;
- d. building energy and water performance standards;
- e. transit interface guidelines;
- f. potential park and trail network including



Cedar Road looking north west towards the Cedar General Store



Community Bulletin Board at the 49th Parallel Development

- opportunities for a riverfront park;
- g. landscaping and pedestrian access standards;
- h. preferred streetscape design;
- i. preferred road and sidewalk standards;
- j. guidelines for entrance signage;
- k. specifications on size, massing, and height of buildings and structures;
- l. opportunities for farmers market and/or outdoor commercial space; and,
- m. opportunities for community gardens.

The OCP identifies the following implementation actions which should be considered with respect to the Cedar Main Street land use designation:

- a. In consultation with the community, develop a village plan or other equivalent plan.
- b. Work with the Ministry of Transportation and Infrastructure (MOTI) to develop road standards and maintenance strategies for Cedar Main Street which encourages pedestrian and cyclist use, includes landscaping, and provides separation of vehicular and non-vehicular traffic.
- c. Work with the Ministry of Community, Sport, and Cultural Development (MCSCD) and the MOTI to obtain authority to establish a sidewalk local service area and regulate the use of sidewalks within the public road rights-of-way for lands located inside the GCB.

1.3 Current Zoning and Existing Land Use

Current Zoning

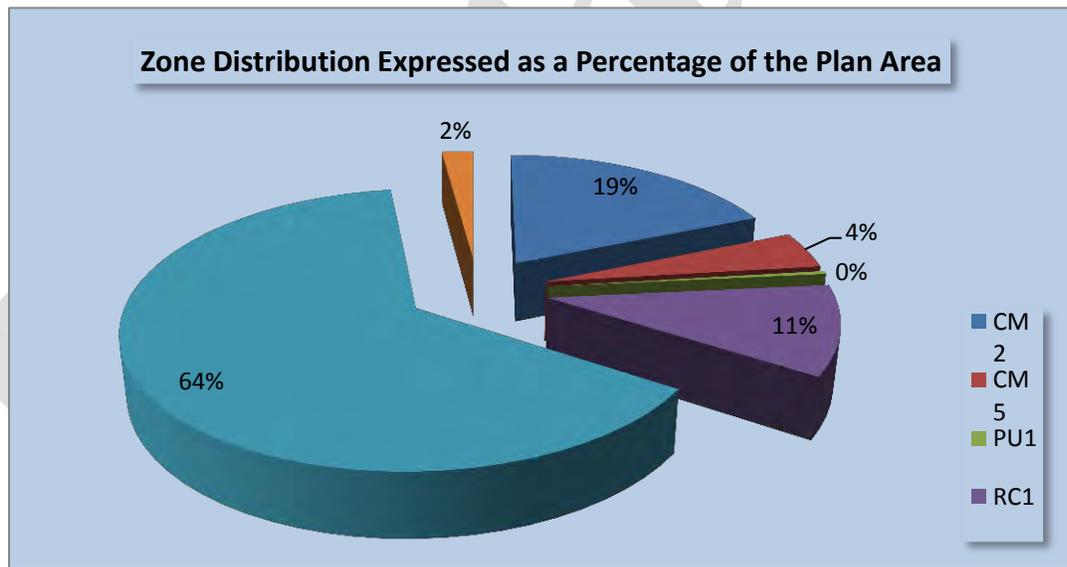
"Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" applies to all of Electoral Area 'A' including the plan area. There are currently 6 different land use zones within the Cedar Main Street land use designation which includes a mix of commercial, recreational, and residential uses. Please refer to Map 3 – Current Zoning attached as Appendix No. 2. Table 1.1 below summarizes the current land use zones and their total area within the Plan area. Please refer to Appendix No. 3 for a complete description for each of the applicable land use zones.

Table 1.1 Current Zoning within the Cedar Main Street land use designation.

| Zone | Permitted Uses | | Area (m ²) | Area (ha) |
|---------------------------|---|--|------------------------|-----------|
| Commercial 2 (CM2) | <ul style="list-style-type: none"> • Funeral Parlour • Gas Bar • Nursery • Office | <ul style="list-style-type: none"> • Personal Service Use • Recreation Facility • Restaurant • Retail Store | 38,030.98 | 3.80 |
| Commercial 5 (CM5) | <ul style="list-style-type: none"> • Hotel • Resort Condominium Unit • Marina • Neighbourhood Pub • Public Assembly Use • Recreation Facility | <ul style="list-style-type: none"> • Residential Use • Restaurant • Resort Vehicle Park • Tourist Information Booth • Tourist Store | 8,909.76 | 0.89 |

| Zone | Permitted Uses | | Area (m ²) | Area (ha) |
|----------------------------|--|--|------------------------|-----------|
| Public 1 (PU1) | <ul style="list-style-type: none"> • Personal Care • Personal Care Unit • Public Assembly Use | <ul style="list-style-type: none"> • Public Utility Use • Residential Use • School | 749.01 | 0.075 |
| Recreation 1 (RC1) | <ul style="list-style-type: none"> • Campground • Outdoor Recreation | <ul style="list-style-type: none"> • Residential Use | 21,529.20 | 2.15 |
| Residential 2 (RS2) | <ul style="list-style-type: none"> • Home Based Business | <ul style="list-style-type: none"> • Residential Use | 129,607.65 | 12.96 |
| Rural 4 (RU4) | <ul style="list-style-type: none"> • Agriculture • Aquaculture • Home Based Business | <ul style="list-style-type: none"> • Produce Stand • Residential Use • Silviculture | 4,263.89 | 0.43 |
| Total | | | 203,090.49 | 20.31 |

The following chart illustrates the current zone distribution expressed as a percentage of the plan area.



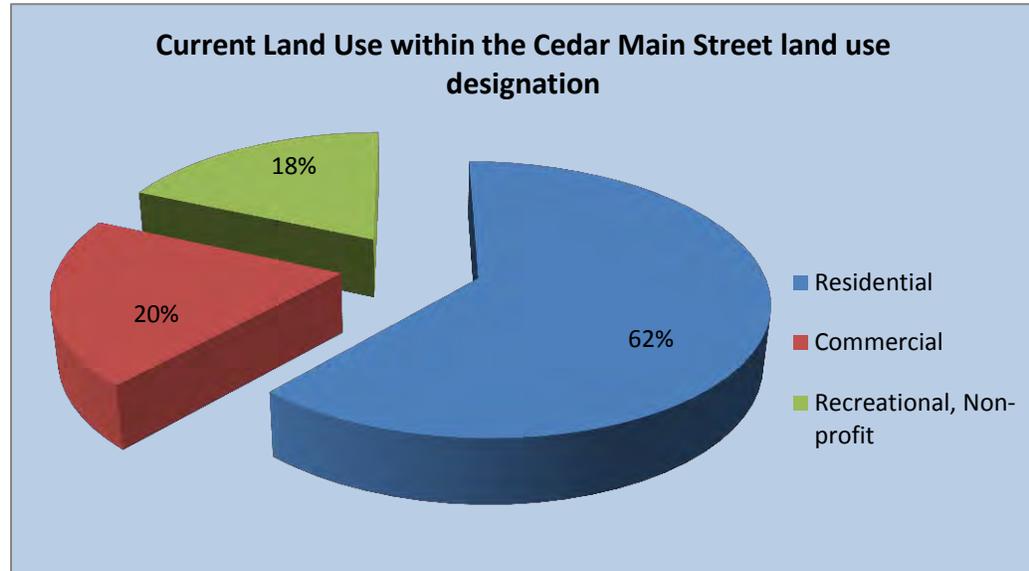
As shown above, the predominant land use zone within the plan area is Residential 2 followed by Commercial 2 and Recreation 1.

Existing Land Use

The existing land use (what the land is currently being used for) was determined by using the BCAA property class data as well as address points and air photo interpretation. The predominant existing land use for each property within the Cedar Main Street land use designation has been determined. For properties with more than one BCAA property class, the predominant land class was used in combination with the current zoning and air

photo interpretation to determine an appropriate use.

The following chart illustrates the existing land use within the Cedar Main Street land use designation.



As shown above, the predominant use within the plan area is residential, which is consistent with the current zoning pattern indicating that most residentially zoned properties are currently being used for residential use. Approximately 20 percent of the plan area is currently being used for commercial purposes and 18 percent for recreation/non-profit. All the recreation, non-profit property is located within one large parcel, the Wheatsheaf baseball diamonds, which are privately owned and operated. There is no public park land located in the plan area other than an access to the Morden Colliery Trail adjacent to the Wheatsheaf Pub.

1.4 Cedar Main Street Development Permit Area

The OCP designates a Development Permit Area (DPA) called Cedar Main Street (see Appendix No. 4 which is applicable to all lands within the plan area. The DPA includes guidelines for groundwater protection, general design, parking and loading, landscaping and screening, site illumination, signage, and pedestrian and cyclist considerations.

The existing DPA guidelines are intended to be temporary in nature and are likely to be updated and/or replaced following the adoption of the Cedar Main Street Village Plan.

2.0 Plan area Context

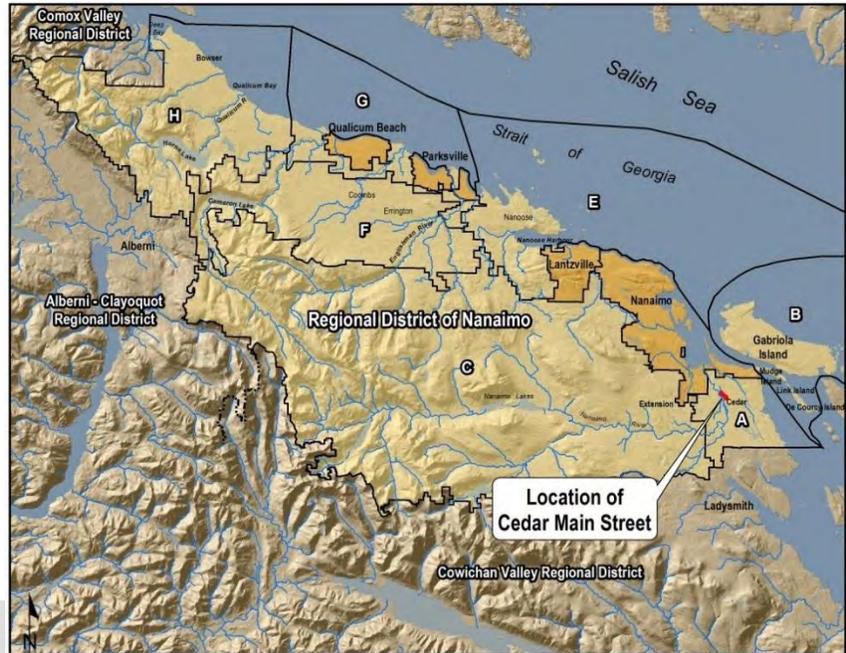
Cedar Main Street is located in the unincorporated community of Cedar within Electoral Area 'A' of the RDN. Cedar is a rural community, with strong roots in agriculture and other resource uses, which strongly supports maintaining and enhancing the rural character and rural way of life. This is achieved by directing opportunities for future growth into well-defined areas such as the Cedar Main Street land use designation and controlling future growth on lands located outside of the

cedar village core.

The plan area consists of 38 parcels of land which occupy approximately 20.3 hectares. Cedar Road runs through the centre of the plan area and runs parallel to the Nanaimo River. The plan area varies from approximately two to 48 metres above sea level. The Nanaimo River flows gently in a northwesterly direction towards the ocean where its estuary (one of the largest on the east coast of Vancouver Island) meets the Strait of Georgia.

The plan area is located on a narrow ridge located between the Nanaimo River, York Lake and surrounding wetland.

The topography of the plan area nearest Cedar Road is relatively flat. However, the land quickly slopes down towards the Nanaimo River on the south west side of Cedar Road and towards York Lake on the northeast side of Cedar Road. Please refer to Appendix No.5 for a relief map of the plan area.



2.1 Proximity to Urban Centres

The proximity of the plan area to other urban centres is an important factor to consider in the planning process as it has potential implications on commercial viability and housing. The plan area is well suited to provide opportunities for local employment and services, while providing easy access to nearby urban centres. Table 2.1 below indicates the distance from the Cedar Main Street land use designation to a selection the nearest urban centres.

Table 2.1 – Distance from the Cedar Main Street land use designation to nearby urban centres

| <i>Regional Centre</i> | <i>2006 Population</i> | <i>Distance</i> |
|-------------------------|------------------------|-----------------|
| Ladysmith | 7,538 | 15.93 km |
| Downtown Nanaimo | 78,692 | 10.23 km |
| North Nanaimo | | 22.74 km |
| Parksville | 10,993 | 48.07 km |
| Qualicum | 8,502 | 57.80 km |

2.2 Climatic Conditions

Electoral Area 'A' is located within the Coastal Douglas Fir Biogeoclimatic Zone and is sheltered by the rainshadow of Vancouver Island. The plan area has a 'Mediterranean-like' climate with warm, dry sunny summers, and mild, wet winters.

Environment Canada Canadian Climate Norms 1971 to 2000 are used to describe the average climatic conditions for a particular area. Data collected at the Nanaimo Airport weather station provides the following average climatic data which is assumed to be representative of the plan area:

1. Average annual daily temperature of 9.8 Celcius.
2. Average annual precipitation 1077.9mm.
3. Annual growing degree days (above 5 Celsius) 2,032.
4. Annual heating degree days (above 18 Celsius) 77.0.
5. Annual hours of sunshine 1903.4.

2.3 First Nations Heritage

Electoral Area 'A' includes lands within the traditional territories of the Snuneymuxw and Stz'uminus First Nations. Of particular importance within the Plan area is the Nanaimo River and associated upland ecosystems which have historically been a critical resource for the Snuneymuxw community.

2.4 Natural and Cultural Amenities

The plan area includes significant natural and cultural amenities. The following provides a summary of the most prominent natural and cultural amenities in the plan area:

Natural Amenities:

Nanaimo River

The Nanaimo River is a significant natural amenity within the plan area that serves both residents of Electoral Area 'A' and people from the Nanaimo region. The river offers recreational opportunities such as tubing, swimming, kayaking, and recreational fishing as well as opportunities for wildlife viewing and appreciation. The river also provides critical habitat for fish and other species which is discussed in Section 6.3 below.



Nanaimo River near Cedar Bridge

York Lake

York Lake and its associated wetland ecosystem, located on the east side of Cedar Road provides critical wildlife habitat. Although MacMillan Road crosses a portion of York Lake, there is no formal access to the lake. However, it can be viewed from some properties within the plan area located on the east side of Cedar Road.

Cultural Amenities

The plan area contains a number of important cultural amenities including St. Philips Anglican Church and a number of heritage buildings. For more information on heritage buildings in the plan area, please refer to Section 4.4 of this report.

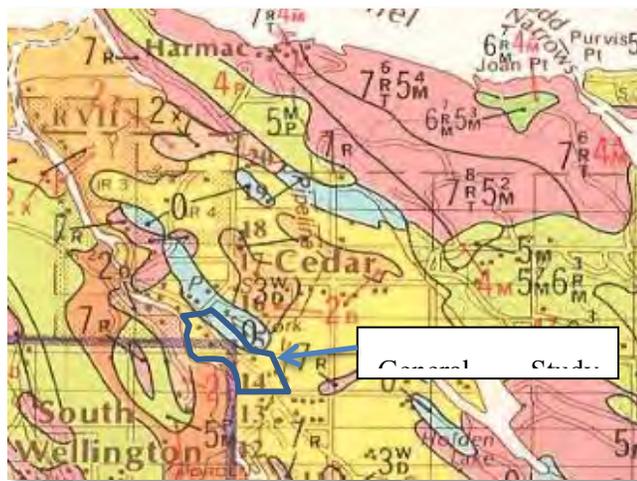
The Cedar Heritage Centre is located in close proximity to the Plan area and provides a range of educational, recreational, and other programs geared towards meeting the needs of the community.



Cedar Heritage Centre

2.5 Soils and Agricultural Capability

The Canada Land Inventory conducted a survey of soils in Canada which classified mineral soils into seven classes. Soils in classes 1, 2, 3, and 4 are considered capable of sustained use for cultivated field crops, those in classes 5 and 6 only, for perennial forage crops and those in class 7 for neither. It should be recognized that this classification system is a guide that does not take into account site specific conditions or improvements that may affect productivity. The following is an excerpt from the Canada Land Inventory.



Excerpt of Canada Land Inventory Map 92G

According to the map above, the plan area has two predominant soil classification types including class 4 and class 0, some of which are considered suitable for growing agricultural crops.

In any class require unlike management and treatment.

| | |
|----------------|--|
| CLASS 1 | SOILS IN THIS CLASS HAVE NO SIGNIFICANT LIMITATIONS IN USE FOR CROPS. The soils are deep, are well to imperfectly drained, hold moisture well, and in the virgin state were well supplied with plant nutrients. They can be managed and cropped without difficulty. Under good management they are moderately high to high in productivity for a wide range of field crops. |
| CLASS 2 | SOILS IN THIS CLASS HAVE MODERATE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE MODERATE CONSERVATION PRACTICES. The soils are deep and hold moisture well. The limitations are moderate, and the soils can be managed and cropped with little difficulty. Under good management they are moderately high to high in productivity for a fairly wide range of crops. |
| CLASS 3 | SOILS IN THIS CLASS HAVE MODERATELY SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES. The limitations are more severe than for Class 2 soils. They affect one or more of the following practices: timing and ease of plough, planting and harvesting, choice of crops, and methods of conservation. Under good management they are fair to moderately high in productivity for a fair range of crops. |
| CLASS 4 | SOILS IN THIS CLASS HAVE SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES, OR BOTH. The limitations seriously affect one or more of the following practices: timing and ease of plough, planting and harvesting, choice of crops, and methods of conservation. The soils are low to fair in productivity for a fair range of crops but may have high productivity for a specially selected crop. |
| CLASS 5 | SOILS IN THIS CLASS HAVE VERY SEVERE LIMITATIONS THAT RESTRICT THEIR CAPABILITY TO PRODUCING PERENNIAL FORAGE CROPS, AND IMPROVEMENT PRACTICES ARE FEASIBLE. The limitations are so severe that the soils are not capable of use for sustained production of annual field crops. The soils are capable of producing native or tame species of perennial forage plants, and may be improved by use of farm machinery. The improvement practices may include clearing of brush, cultivation, seeding, fertilizing, or water control. |
| CLASS 6 | SOILS IN THIS CLASS ARE CAPABLE ONLY OF PRODUCING PERENNIAL FORAGE CROPS, AND IMPROVEMENT PRACTICES ARE NOT FEASIBLE. The soils provide some sustained grazing for farm animals, but the limitations are so severe that improvement by use of farm machinery is impractical. The terrain may be unsuitable for use of farm machinery, or the soils may not respond to improvement, or the grazing season may be very short. |
| CLASS 7 | SOILS IN THIS CLASS HAVE NO CAPABILITY FOR AFFABLE CULTURE OR PERMANENT PASTURE. This class also includes rockland, other non-soil areas, and bodies of water (too small to show on the maps). |
| 0 | ORGANIC SOILS (Not placed in capability classes) |

3.0 Population Demographics

Population demographics are not available for the plan area so the figures for all of Electoral Area 'A' have been used.

3.1 Population Growth

Population statistics for Electoral Area 'A', the Regional District of Nanaimo, The City of Nanaimo, and the Town of Ladysmith have been compiled from Statistics Canada's 1981-2006 census data.

Tables 3.1 and 3.2 below illustrate the change in population from 1981 to 2006 based on data obtained from Statistics Canada.

Table 3.1 - Population from 1981 to 1991

| AREA | YEAR | | | | | |
|-----------------------|------|--------------|-------------|--------------|-------------|----------------|
| | 1981 | | 1986 | | 1991 | |
| | % | Population | % Growth | Population | % Growth | Population |
| Elec. Area 'A' | | 4,661 | 1.2 | 4,718 | 13.2 | 5,341 |
| RDN | | 77,624 | 6.6 | 82,714 | 23.8 | 102,411 |
| Nanaimo | | 47,069 | 4.2 | 49,029 | 22.6 | 60,129 |
| Ladysmith | | 4,558 | -3.6 | 4,393 | 11.0 | 4,875 |

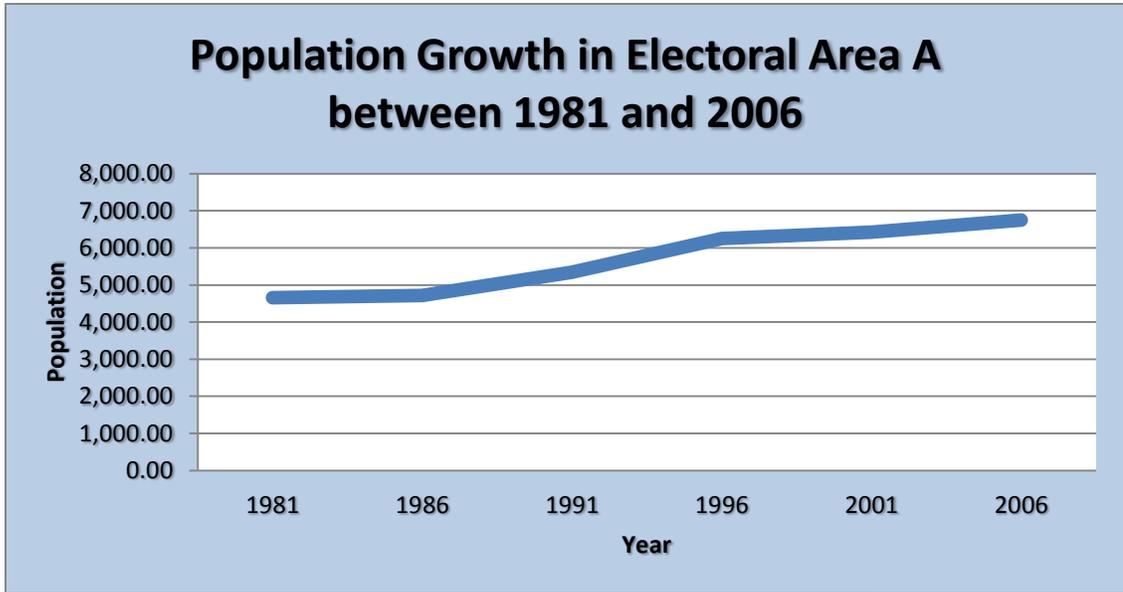
Table 3.2 – Population from 1996 to 2006

| AREA | YEAR | | | | | |
|-----------------------|------|--------------|------------|--------------|-------------|----------------|
| | 1996 | | 2001 | | 2006 | |
| | % | Population | % Growth | Population | % Growth | Population |
| Elec. Area 'A' | | 6,252 | 2.7 | 6,423 | 5.1 | 6,751 |
| RDN | | 121,783 | 4.3 | 127,016 | 9.1 | 138,631 |
| Nanaimo | | 70,130 | 4.1 | 73,000 | 7.8 | 78,692 |
| Ladysmith | | 6,456 | 5.5 | 6,811 | 10.7 | 7,538 |

Source: Statistics Canada, 1981-2006 Censuses

As the above tables illustrate, Electoral Area 'A' has generally experienced a slower rate of growth than the Regional District of Nanaimo, the City of Nanaimo, and the Town of Ladysmith. There are many factors that could have contributed to this slower rate of growth including lack of community sewer, the availability of land for development, market conditions, and other unknown variables.

The following chart illustrates the population growth for Electoral Area 'A' between the years of 1981 and 2006, the most recent census period.



As shown above, the population of Electoral Area 'A' has steadily been increasing. The average rate of population growth in Electoral Area 'A' between 1981 and 2006 was 7.9%.

3.2 Population Age Characteristics

The population age characteristics of a community have planning implications, particularly to ensure appropriate community services such as schools and parks are provided and to ensure that an adequate range of housing options are available.

Table 3.3 illustrates the age distribution for the 2006 census year (the most current information available) for Electoral Area 'A', RDN, City of Nanaimo, Town of Ladysmith, and British Columbia. The population age characteristics of Electoral Area 'A' are relatively consistent with the surrounding communities and the provincial median age. The dominant age group within Electoral Area 'A' and all of the other communities compared is 45-64 years of age. Seniors over the age of 65 represent 13.9 percent of the population; however, within the next ten years the number of seniors is expected to increase as the dominant age group (45-64) moves towards the 65+ age group category.

Approximately 62.9 percent of the population of Electoral Area 'A' is between the ages of 20 and 64; the highest of all the adjacent communities compared in Table 3.3 below:

Table 3.3 – Population Distribution

| Area | Age Distribution (%) | | | | | Median Age | Dominant Age Group | Percent of the Population Within Working Age (19-64) |
|------------------------------|----------------------|-------|-------|-------|------|------------|--------------------|--|
| | 0-14 | 15-24 | 25-44 | 45-64 | 65+ | | | |
| Electoral Area 'A' | 16.6 | 10.7 | 24.7 | 34.0 | 13.9 | 43.9 | 45-64 yrs | 62.9 |
| Regional District of Nanaimo | 14.3 | 11.9 | 21.2 | 31.7 | 20.9 | 46.6 | 45-64 yrs | 58.5 |
| City of Nanaimo | 15.3 | 13.8 | 23.7 | 29.2 | 18.0 | 43.2 | 45-64 yrs | 60.0 |
| Town of Ladysmith | 16.6 | 10.5 | 21.7 | 30.7 | 20.6 | 45.9 | 45-64 yrs | 56.3 |
| BC | 16.5 | 13.1 | 27.4 | 28.4 | 14.6 | 40.8 | 45-64 yrs | 62.2 |

Source: Statistics Canada 2006 Community Profiles

3.3 Dwelling Unit Count within Walking Distance to the Cedar Main Street land use designation

One of the goals of the Cedar Main Street land use designation is to provide commercial goods and services within a reasonable distance of those who reside in Cedar and other nearby communities. This will reduce the dependence on the automobile and encourage alternate forms of transportation. Ideally, goods and services should be within walking distance of all residences within the Cedar village core. For the purpose of this study, an ideal maximum walking distance (where residents would likely choose to walk rather than drive) is considered 400 m (a 5 minute walk) or less from any residence to any part of the Cedar Main Street land use designation.

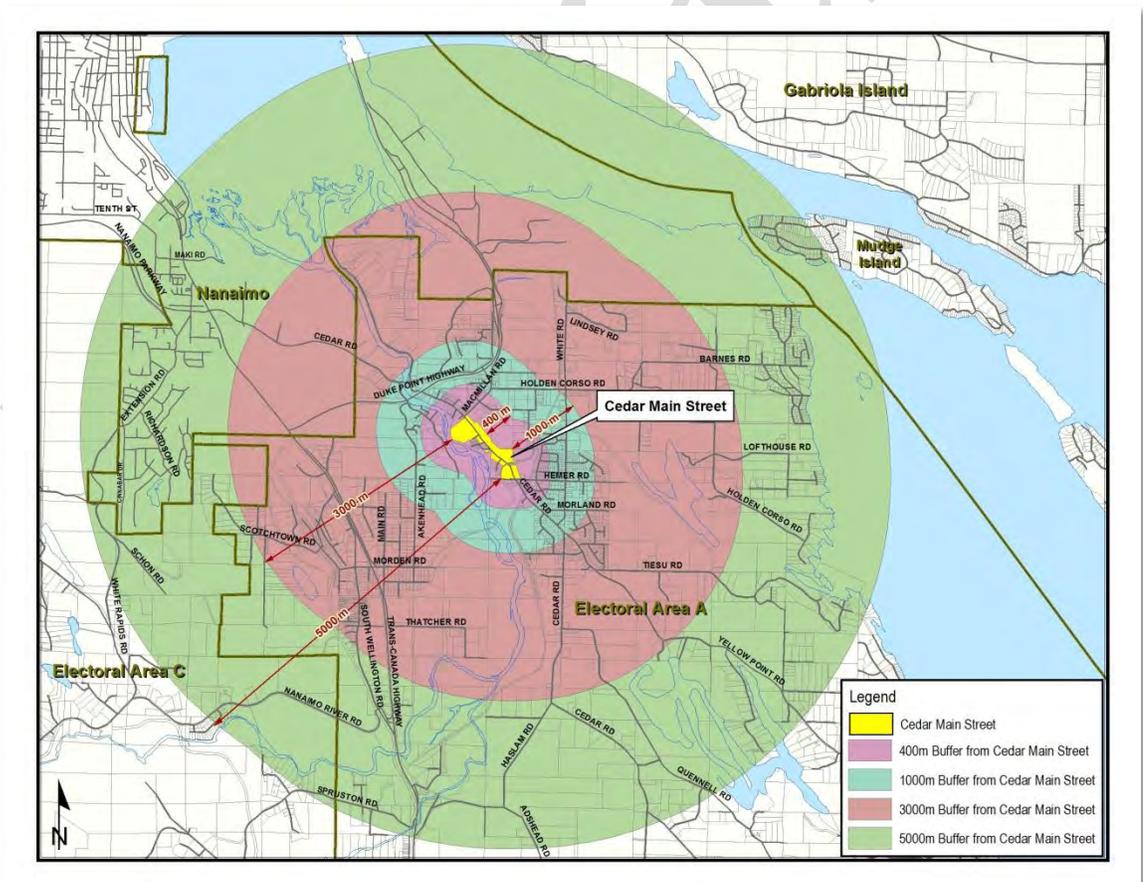
Table 3.4 illustrates the number of dwelling units and estimated population within a given distance of the Cedar Main Street land use designation. The distance was measured by creating a buffer adjacent to the Cedar Main Street land use designation. The Statistics Canada 2006 Census specifies that in Electoral Area 'A' the average household size is 2.4 persons. For the purpose of this study, it is assumed that the household size is consistent with the remainder of Electoral Area 'A'. The estimated population within a given distance of the Cedar Main Street land use designation was calculated by multiplying the number of dwelling units (addresses identified on the map) within each specified distance by the average number of persons per household.

Table 3.4 – Estimated Population within a given distance from the Cedar Village Centre

| Distance from the Cedar Village Centre | Number of Dwelling Units | Estimated Population |
|--|--------------------------|----------------------|
| 400 m (5 min) | 268 | 643 |
| 1,000 m (12 min) | 741 | 1,778 |
| 3,000 m (36 min) | 1,739 | 4,174 |
| 5,000 m (60 min) | 3,489 | 8,374 |

It is estimated that 643 people are within 400 m of the Cedar Main Street land use designation. This number could increase by approximately 219 people should the residential development 'Cedar Estates' be developed.

The map below illustrates which areas are included within the various distances defined above.



4.0 Design Considerations

The following sections are intended to act as a guide for the community design charrette process. It should be noted that the community may wish to support changes to what is provided below.

4.1 Direction Provided in the Official Community Plan

The Electoral Area 'A' OCP is intended to provide interim policies and guidelines that apply to the Cedar Main Street land use designation. These policies and guidelines provide direction to the Project. The following provides a point form summary of the direction provided by the OCP for the plan area.

Supported Uses

Uses supported by the OCP within the Cedar Main Street land use designation include:

- local commercial
- personal service
- recreation
- professional office use
- residential
- mixed use (commercial/residential)

The OCP strongly supports high quality design which is pedestrian oriented and includes public space.

The Cedar Main Street land use designation supports a broad range of uses which are oriented towards Cedar Road and create a vibrant place where local residents can go to shop, access services, work, socialize, and participate in recreational activities.

Desirable Amenities:

The OCP identifies a number of community amenities which are desirable in conjunction with the development of the Cedar Main Street which include:

- a. riverfront park and trail;
- b. Cedar Main Street entrance signage;
- c. outdoor public space;
- d. community gardens;
- e. community servicing improvements;
- f. ornamental street lighting;
- g. sidewalks and/or pedestrian pathways;
- h. outdoor community marketplace;
- i. affordable housing; and,
- j. recreational facilities.

The Project should consider appropriate locations and preferred design elements for the above amenities.



Looking north west along existing pathway in front of the 49th Parallel Development.

Design Guidelines:

The OCP includes the following interim design guidelines:

- a. high quality design;
- b. development which is pedestrian oriented and includes public space;
- c. uses which do not include a drive through window;
- d. buildings are not more than two storey's in height from street level;
- e. mixed commercial residential buildings are encouraged; and,
- f. development in the form of Big Box retail, highway commercial, strip commercial, or warehouse are not supported.

Please refer to Section 1.0 for details on other design considerations to be included in the Cedar Main Street Plan.

Potential Design Themes

A common design theme for the Plan area could help create a community identity unique to Cedar that is visually appealing and inviting for local residents. In addition, a themed area could create an environment that attracts residents and travellers from other communities to help support local business and create vibrancy in the community.

Although the OCP does not identify a potential theme for the plan area, the community design charrette will provide participants an opportunity to work with design professionals to consider the creation of a theme with consistent and/or compatible architecture, signage, landscaping, and public art. Design themes often reflect local history, heritage, special features, or something the

4.2 Commercial Inventory and Needs Assessment

To gain a better understanding of local business, including commercial needs, employment trends, challenges, and opportunities, business owners/managers within the plan area were asked to complete an online questionnaire (See Appendix No. 6). As some of the information collected could be considered sensitive or privileged information, it was stated on the questionnaire that the information collected would be kept confidential and that individual responses would not be reported.

The following is a summary of the questionnaire results.

Question 1: Contact Information

Of the 18 businesses located within the plan area, 16 completed the questionnaire.

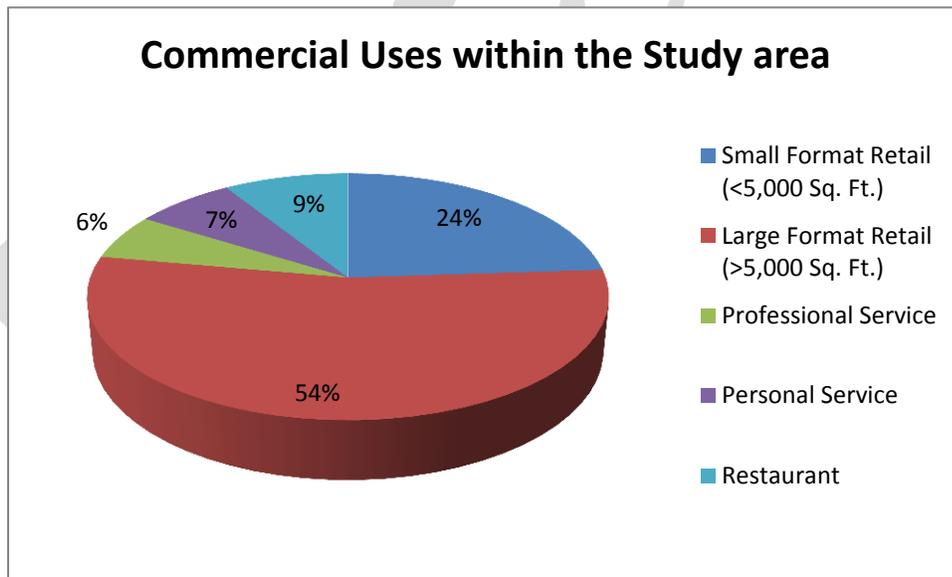
Question 2: Existing Businesses in the plan area

There are a range of commercial services primarily geared towards local residents within the plan area. Table 4.1 below lists the types of businesses located in the Plan area.

Table 4.1 – Businesses types located within the plan area.

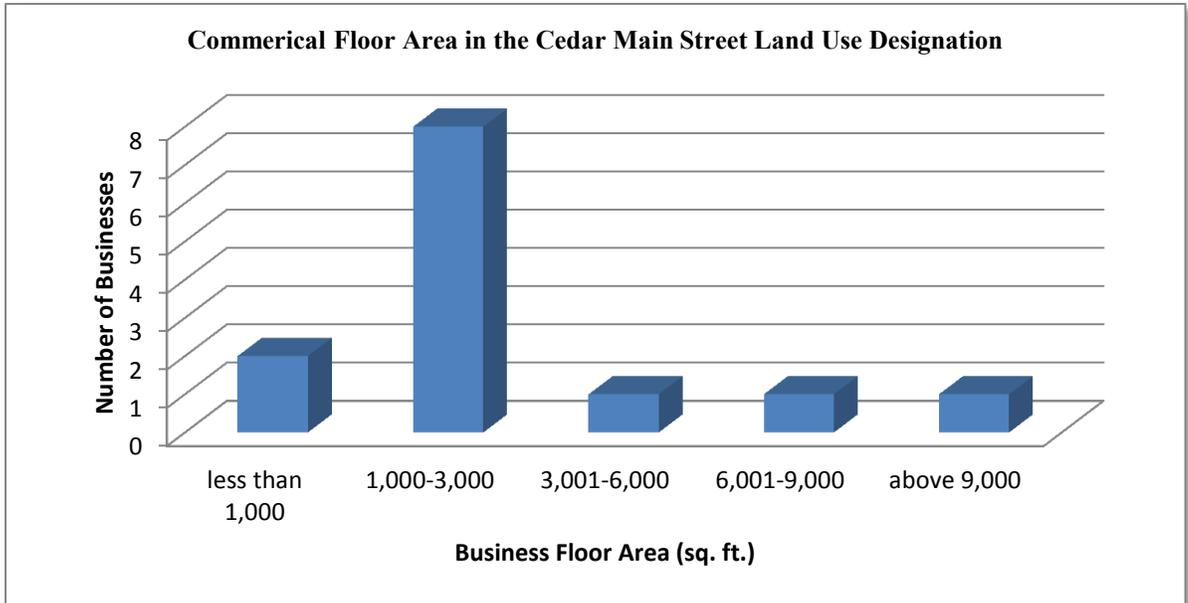
| | |
|---|--|
| Equipment Rentals, Hardware, and Paints | Community Police Station |
| Restaurant (x4) | Legal services |
| Grocery Store | Beauty salon (x3) |
| Bank/Financial Services | Insurance Services |
| Video Rentals | Retail Goods |
| Dental Office | Garden Supply and Pet |
| Xtreme Video | Village Loonie Bin Dollar and Discount Store |
| Convenience Store and Gas Station | Neighbourhood Pub |

The following chart illustrates the commercial floor area by type.



Question 3: Existing Business Floor Area

Most businesses in the plan area are relatively small with floor areas ranging from 1,000 to 3,000 square feet as shown in the chart below.



Question 4: Number of Hotel Rooms

Respondents indicated that there are five hotel rooms within the plan area.

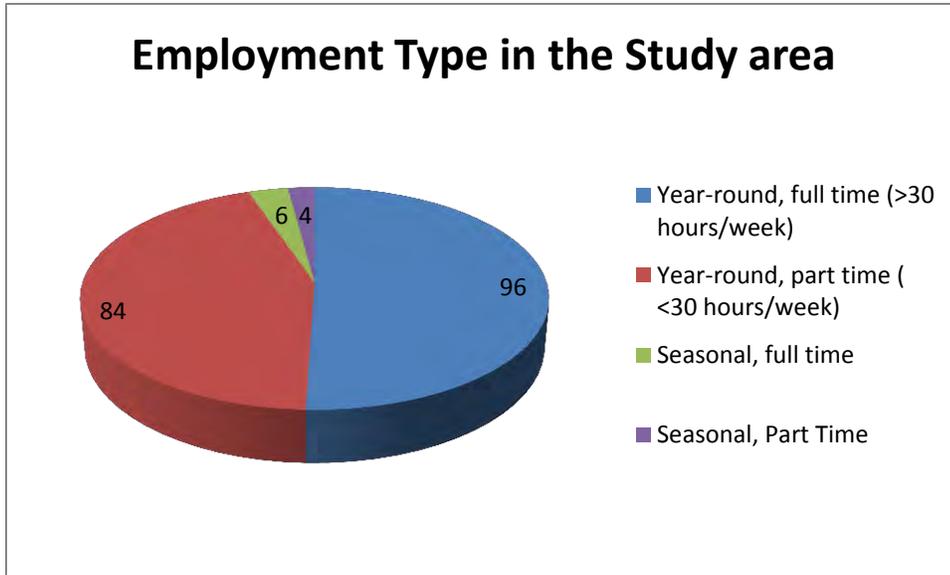
Question 5: Business Catchment Area

Respondents indicated that the business catchment area is generally Cedar/Yellow Point, but also Ladysmith, south to North Nanaimo. One respondent indicated the business catchment area is Port Alberni to Duncan.

Question 6: Number of Current Employees

The number of jobs in the community is an important indicator of how well the community is meeting the needs of its residents. Opportunities for local employment in close proximity to local housing reduces travel distances and times and encourage non-automobile forms of transportation.

There are currently 190 jobs provided in the plan area, including 10 unpaid volunteer positions. The following chart provides a breakdown of employment within the plan area based on type.

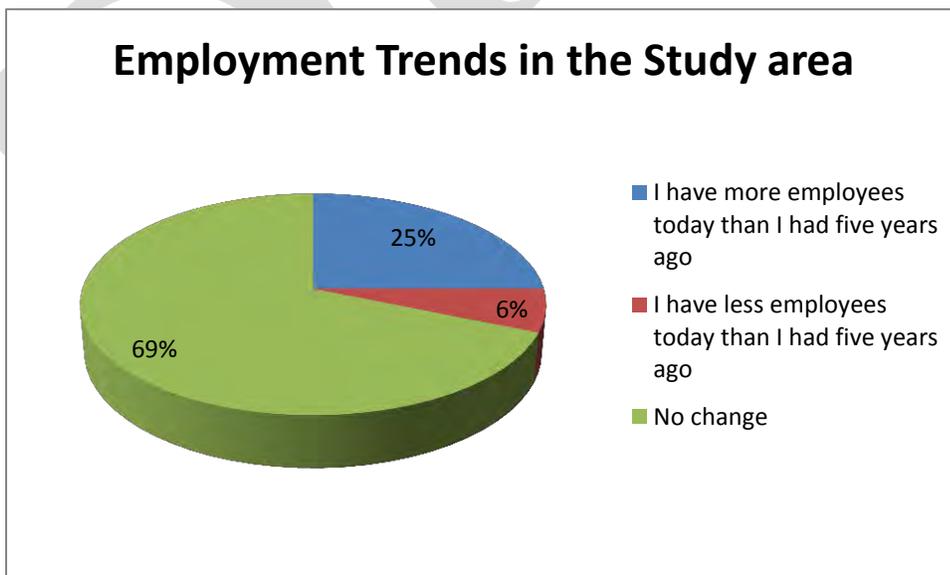


As shown above, there are currently 96 year round, full time position and 84 year-round part time positions within the plan area.

Questions 7 – 10: Employment Trends

Employment trends are an indicator of business health in an area and can help predict business growth.

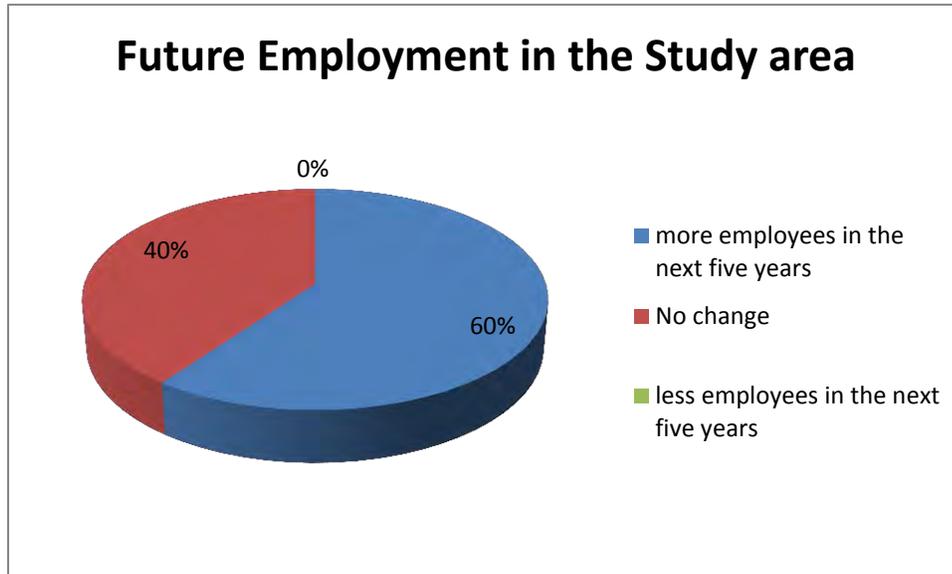
The following table illustrates how the number of employees that businesses had five years ago compares to the current number of employees.



As shown above, the majority of businesses had the same number of employees five years ago as they do today. The main reason for indicating more employees today was business growth. The

main reason for indicating less employees today was more stringent provincial liquor and drinking and driving laws.

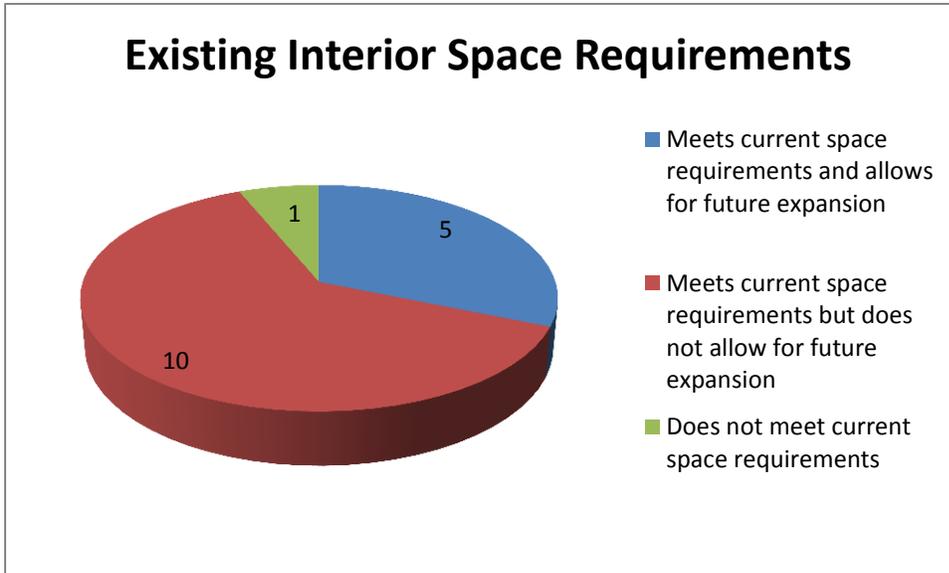
The chart below illustrates the change in employment numbers anticipated in the plan area within the next five years.



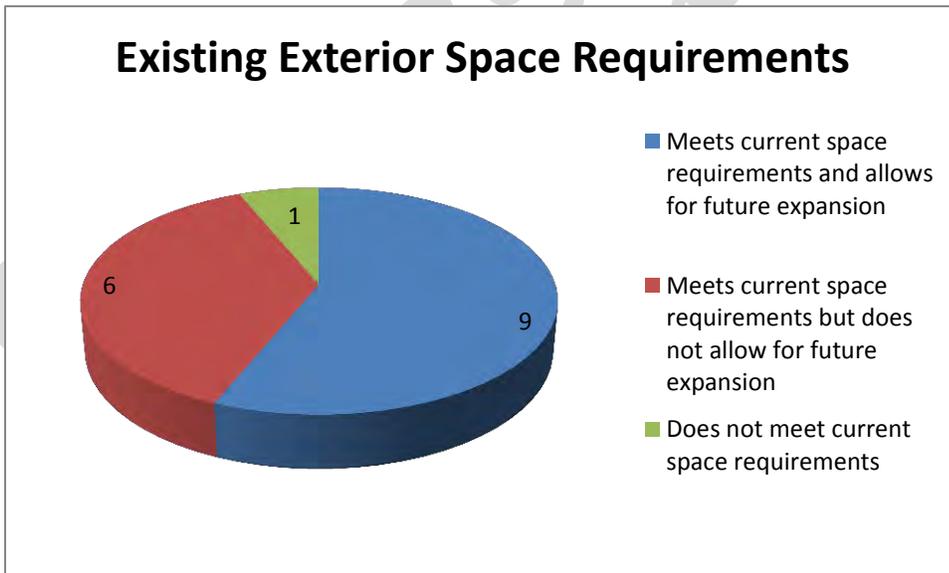
As shown above, most business owners within the plan area anticipate having more employees within the next five years. None of the respondents indicated that they would have fewer employees in the next five years.

Questions 11 – 17: Current and Future Business Space (interior and exterior) Needs

Questions 11 through 17 asked how well the existing interior and exterior space was meeting current business requirements. The following charts illustrate existing interior and exterior space requirements.



As shown above, most respondents indicated that the current interior space meets their current space requirements, but does not allow for future expansion. In some cases this may be rationalized by the fact that many of the existing business are located within the 49th Parallel shopping plaza which provides defined commercial units.



As shown above, most respondents indicated that the current exterior space meets their current space needs and allows for future expansion. This is in contrast to the interior space requirements, which did not typically allow for future expansion. This may be rationalized by the fact that many of the existing business are located within the 49th Parallel shopping plaza which provides ample parking and outdoor areas for business patrons.

When asked if businesses anticipate expanding their interior or exterior space within the next five years, seven out of the total 16 respondents indicated 'yes' that they anticipated expanding their

interior or exterior floor space within the next five years. The remainder responded 'no'. Of those that indicated a potential expansion, interior space needs ranged from 1,000 to 12,000 square feet and exterior space needs ranged from 250 to 500 square feet.

In addition, of the seven respondents who indicated that they may expand their business within the next five years, six indicated that they anticipate being able to meet their expansion needs in Cedar.

Question 18 – 21: Opportunities, Barriers, and other Comments

The following is a point form summary of the opportunities, barriers, and other comments provided on the questionnaire.

Opportunities:

- marketing to growing community
- eateries, artisans and a few more shops and services
- need development and population growth*
- pharmacy*
- store/gas station open late
- improved sense of community
- opportunity for incorporation
- less red tape\ less taxes
- less expensive rent
- better bus and Handydart service*(bus stop nearby; more frequent service especially weekends)
- better roads with sidewalks
- cycle-friendly roads.
- doctors office*
- clothing store
- stable schools
- creation of a small business group
- greater choice of local commercial services
- destination shopping
- stricter building codes and city services so areas look presentable and people want to visit
- fire hydrants for lower cost coverage with insurance
- development has picked up, local residential development beside plaza and future discussion of senior care home/cable bay etc.
- small commercial businesses (family, local & other business)

* Denotes opportunities that were identified by more than one respondent and in some cases were common themes.

Another way to examine the above is by the use of a word cloud. Below, there is a word cloud provided for each open-ended question. Word clouds are created by using Wordle online. The larger and more prominent the word, the more often it appeared in the question responses. Note: each word appears individually and is not part of a phrase or sentence.



Barriers:

- perception of great distance from downtown Nanaimo
- lack of collective marketing efforts*
- lack of good signage for roads/businesses*
- people need to understand to shop local and similar businesses offering the same products/services should not be permitted to operate in a ten mile radius with the exception of the food and beverage industry
- being involved in the community, owner operated, give back
- availability of desirable commercial zoned property
- not enough residents
- taxes and red tape*
- overly expensive rent
- low rental space availability
- high cost of water*
- lack of parking on Cedar Road particularly for handicapped customers
- geographical area is small
- not enough development
- small business awareness
- sewer limitations preventing higher density population.
- need to move to ground floor
- low rental space availability

* Denotes opportunities that were identified by more than one respondent and in some cases were common themes.

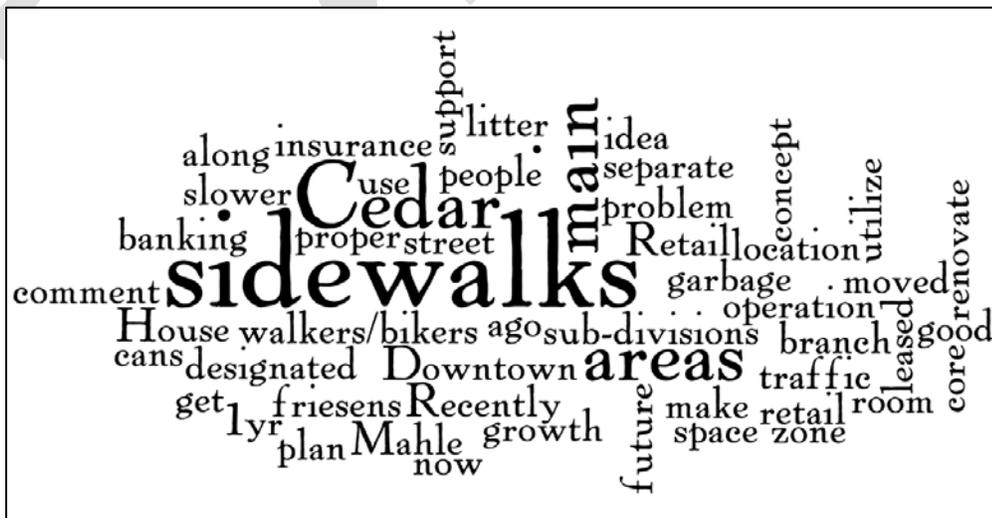


Other Comments and Suggestions

The following is a point form summary of the other comments and suggestions provided on the questionnaire.

- Sidewalks are desirable*
- designate areas for walkers/bikers are desirable
- more development is needed to support business
- need garbage cans are needed as litter is a problem,
- create slower traffic zone from Friesens to Mahle House

* Denotes opportunities that were identified by more than one respondent and in some cases were common themes.



4.3 Existing and potential residential form and density

The predominant housing type within the plan area is ground-oriented detached single family residential. There is at least one existing duplex/triplex as well. Most residential properties are currently developed with one dwelling unit per parcel. There is only one vacant parcel within the plan area.

For the purpose of the Project, it is assumed that all residential properties within the plan area could, at the owner's discretion, be redeveloped to achieve the vision for the Cedar Main Street developed by the Project.

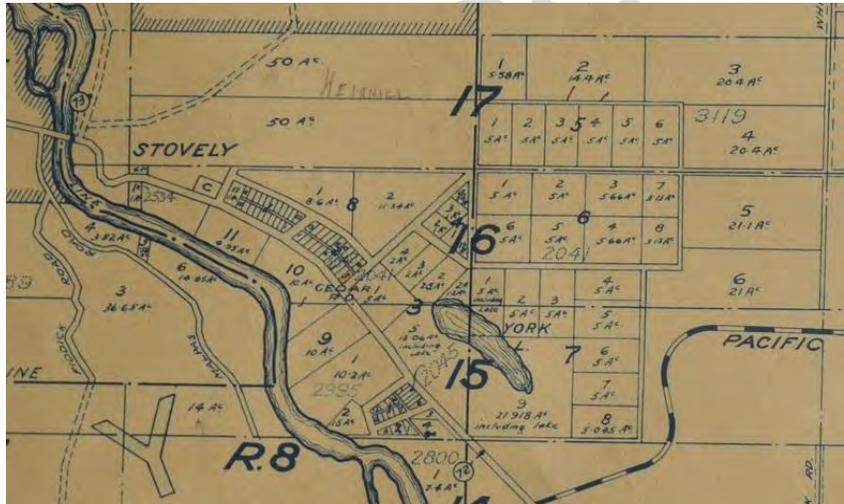
4.4 Historical Overview of Cedar

The following is a brief historical overview of the community of Cedar. Much of the information provided below comes from a report prepared by the Cedar Centennial Committee in 1958 available at the Nanaimo Community Archives.

Settlement

The first settler in the area may have been Mr. James Stove, who came to the area from Fort Rupert in 1851 to help develop the first coal mine. Mr. Stove settled on the Nanaimo River near the bridge in the self-named settlement of Stoveley shown on the map above. At one point, Stoveley had a brewery, store, boarding house, and a post office. Stoveley was still shown on maps produced in 1941.

Like Nanaimo, Cedar has a rich history that dates back to at least the early 1860's. At that time Cedar was a vast untamed wilderness with few settlers in the area. The journey from Nanaimo to Cedar was difficult because there was no bridge crossing the Nanaimo River. As a result settlers had to travel to Cedar by canoe. In 1865, the first bridge was constructed crossing the Nanaimo River near the current bridge site below the Cranberry Arms Hotel. Since then the bridge has been replaced



Nanaimo and Area Map 1941. Showing Cedar and Stoveley. Courtesy of the Nanaimo Community Archives.



The community of Stoveley. Date unknown. Courtesy of Tom Teer.

several times.

Pioneers who settled the area typically worked in resource-oriented industries such as logging and mining to support their families. Settlers moving to the area were faced with the arduous task of improving the land by clearing it for cultivation and settlement.

The completion of the E&N Railway on August 13, 1886 connected the community with the outside world. From 1875 to 1900 there was an influx of settlers who helped open up the community.

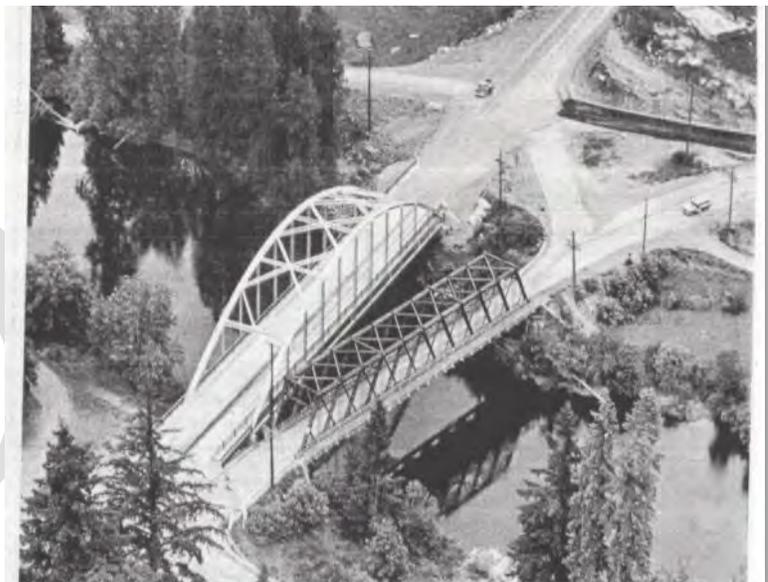


Red Lion Brewery in Stovely. Date unknown. Courtesy of Tom Teer

The photo at right shows the replacement of an early single lane bridge with a more modern two lane bridge on July 7, 1971.

Most of the local landmarks and streets were named after prominent families in the community including the surnames of Haslam, York, Quennell, MacMillan, Gould, Hemer, Cassidy, Holden, and Corso. Many of the founding families still reside in the community today.

The Cedar area has deep agricultural roots as it was settled primarily as an agricultural community. Many of the pioneer families were farmers and ranchers. In many cases clearing and improving the land for cultivation was a condition of the pre-emption of land from the Crown and was how many settlers obtained land.



A photo showing the old and new bridge crossing the Nanaimo River. Photo Taken by Les Enlefield courtesy of the Nanaimo Community Archives.

The photo below (right) was taken at an agricultural fair and showcases the broad range of agricultural products produced on the York Estate.



York Estate. Date unknown. Courtesy of the Nanaimo Community Archives.



An agricultural exhibit from the York Estate in Cedar. Courtesy of the Nanaimo Community Archives.

DR

Historic Buildings

Cedar's past is still evident today through its historic buildings. The following provides a brief summary of the historic buildings and businesses in the area.

Mahle House Restaurant

The Mahle House Restaurant located on the corner of Hemer and Cedar Roads may have been named after Andrew Mahle who came from Sweden to Nanaimo in 1873. The building was constructed in 1904 and has been operating as a restaurant in the community for almost thirty years.



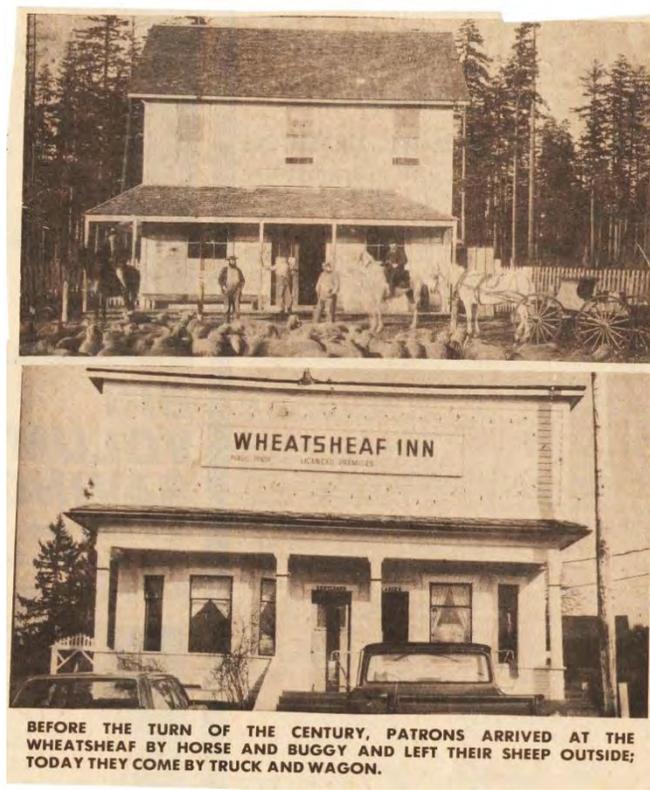
Old Mahle House Restaurant. Year unknown. Courtesy of the Nanaimo Community Archives.



The Mahle House Restaurant located in a 1904 restored heritage building. Photo taken in May 2011

Wheatsheaf Inn

Established in 1885, the Wheatsheaf Inn was once a stagecoach stop on Cedar Road. It was also a bar and restaurant until prohibition closed the bar. In about 1926, the original building burned to the ground. The owner (the Mahle's) hauled two houses to the site, added connecting doors and was back in business in short order.



Wheatsheaf Inn in its early days. Courtesy of the Nanaimo Community Archives.



Wheatsheaf Inn. Date unknown. Courtesy of the Nanaimo Community Archives.



Wheatsheaf Inn. Photo taken May 2011.

St. Philips Anglican Church

The original Church was started in 1891, under the care of Rev. Ernest G. Miller, The original building was destroyed by fire on May 9th, 1907 and was rebuilt the following year.



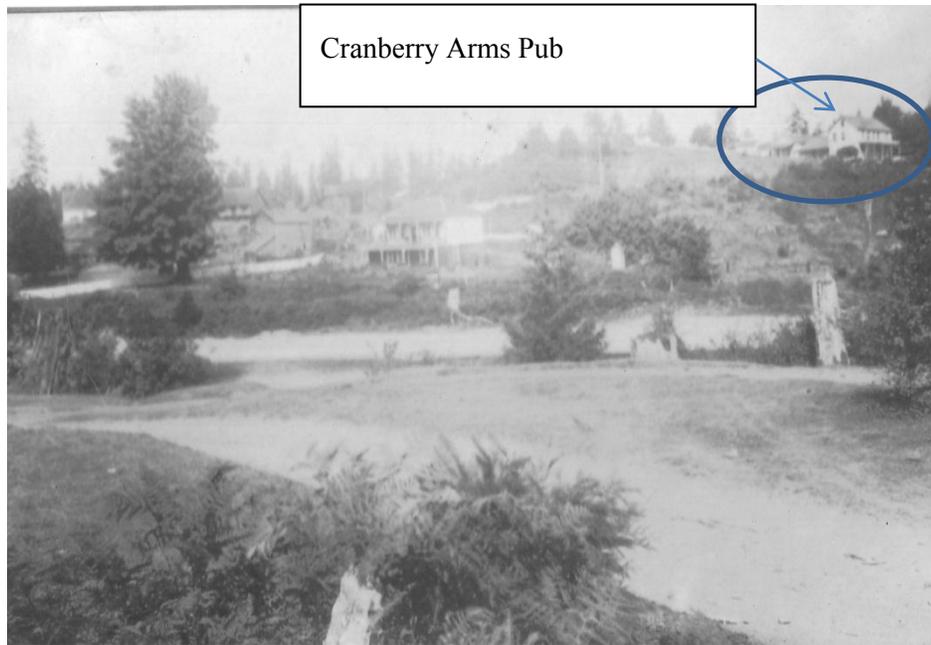
The original church built in 1891. Photo courtesy of the St. Philips Anglican Church.



St. Philips Anglican Church. Photo Taken July 2011.

Cranberry Arms Pub

The Cranberry Arms Hotel was built in 1878. Since then it has undergone some significant updates, but continues to operate as a pub and liquor store.



Cranberry Hotel. Date unknown. Courtesy of Tom Teer.



Cranberry Arms Hotel and Pub. Photo taken July 2011

Cedar Community Hall

The Cedar Community Hall is also known by long-time residents as the 'Speedway' Hall due to its close proximity to the straight section of Cedar Road called the 'Speedway'. The hall was started in 1922 with \$600 of insurance money after the old hall (Cedar Institute Hall), located across from the Anglican Church burned down. The hall was renamed to its present name in 1927 by the newly formed Cedar Community Association who ran the hall.



Cedar Community Hall in its early days. Courtesy of the Nanaimo Community Archives



Cedar Hall. Taken July 2011.

5.0 Parks, Recreation, Culture, and Open Space

5.1 Parks and Trails

There are no public park lands located within the Cedar Main Street land use designation. However, the Morden Colliery Trail crosses Cedar Road north of the Wheatsheaf Pub. In addition, the Wheatsheaf baseball diamonds provide an opportunity for organized baseball. Also nearby are three community schools with outdoor playing fields which provide opportunities for outdoor recreation when not in use by the students.



Morden Colliery Trail improvements between the Wheatsheaf Pub and the proposed Cedar Estates Development. Note the sidewalks in the foreground are located on private land.

The new Electoral Area 'A' OCP identifies the location of existing parks and trails and the general location of future desirable parks and trails. Please refer to Appendix No. 7 – Official Community Plan Maps No. 4 and 8 for additional information on existing and desirable locations for parks and trails.

In addition to mapping existing and desirable parks and trails, the OCP includes a number of policies that support parks, trails, and recreation in Electoral Area 'A'. The following provides a point form summary of the OCP park land and trail policies applicable to the plan area:

- park land and trail is supported in any land use designation
- parkland is desirable along the Nanaimo River
- trail is desirable along the Nanaimo River where it can be shown that the construction and use of a trail and public use would not have a negative environmental impact
- the completion of the Morden Colliery Trail and especially the bridge across the Nanaimo River is strongly supported
- the creation of a community park Development Cost Charge Bylaw is supported

5.2 Recreation and Culture

Electoral Area 'A' Recreation and Culture Services provides a variety of services to promote and maintain the benefits of healthy living for local residents. Services include recreation and culture programs for preschoolers, children, youth and adults; involvement with community development initiatives and projects; a Grant-In-Aid Program; and a Financial Assistance Program.

The Parks, Recreation and Culture Commission plays a key role as an advisory body to the Regional Board regarding the administration and operation of this Regional District service function.

An Electoral Area 'A' Recreation and Culture Master Plan was completed in 2007 and is a key document that guides the development of recreation and cultural services in Electoral Area 'A'. Additional information on recreation and cultural services in Electoral Area 'A' including the Master plan can be accessed here: <http://www.rdn.bc.ca/cms.asp?wpID=992>.

6.0 Environmental and other constraints

6.1 Coastal Douglas Fir Biogeoclimatic Zone

The plan area is located in the Coastal Douglas Fir (CDF) Biogeoclimatic Zone which is the rarest of the 14 biogeoclimatic zones in the province and of great conservation concern. The CDF zone is limited to a small part of south eastern Vancouver Island, several of the Gulf Islands, and a narrow strip adjacent to the mainland mostly at elevations below 150 m.

The CDF zone is the only area in Canada that supports Garry Oak Ecosystems, one of the most diverse and endangered ecosystems in British Columbia. Note however that Garry Oak ecosystems are just one of several red-listed ecosystems in BC. Only 4% of the CDF in the province is currently under protection and it is being threatened by development and invasive species. It is estimated that approximately 50% of the CDF has been permanently altered through anthropogenic activities, which does not include activities on private managed forest lands.

The Ministry of Environment estimates that currently there is <1% of the CDF in old growth forest, recognising that probably only 30% would have existed as old growth at any one time pre-contact, due to natural disturbances that we have little knowledge about. From a management perspective, it is important to preserve intact CDF ecosystems in advancing age classes.

For the most part, the plan area has been disturbed by past human activities. Isolated pockets of mature (likely second or third growth) Douglas Fir, Cedar, Alder, and other tree and shrub species remain. Design of the Cedar Main Street should take into consideration the preservation of any remaining pockets of intact mature vegetation.

6.2 Sensitive Ecosystem Inventory

An inventory of sensitive ecosystems on east Vancouver Island and the Gulf Islands was undertaken by the Canadian Wildlife Service in partnership with other agencies. The result of this inventory was a Sensitive Ecosystem Atlas. Although the Sensitive Ecosystem Atlas does not identify any sensitive ecosystems within the plan area proper, it does identify sensitive ecosystems in association with the Nanaimo River and York Lake.

The Atlas identifies Riparian (RI) ecosystems adjacent to the Nanaimo River and Wetland (WN) ecosystems adjacent to York Lake. Therefore, all development must be mindful of the potential impacts on these ecosystems to ensure that they are adequately

protected.

6.3 Critical Habitat Values

The plan area contains two significant water bodies which provide critical habitat for fish and a range of other plant and animal species. These waterways and their associated tributaries and riparian and terrestrial ecosystems are considered to be vital in terms of wildlife and fish habitat, particularly salmon. The following table identifies the fish present in the main watercourses in Electoral Area 'A'.

Table 2.7 - Fish Presence in Electoral Area 'A'

| Watercourse | Type of Fish |
|----------------------|--|
| Nanaimo River | All Salmon/Trout Including Dolly Varden, Kokanee, Brown Trout |
| York Lake | Coho/Chum/Cutthroat/Steelhead/Chinook/Pink |
| Holden Lake | Cutthroat Trout/Small Mouth Bass |
| Quennell Lake | Rainbow Trout/Cutthroat Trout/Small Mouth Bass |

Source: Johannes, M.R.S., and J.C. Cleland, 2001, Central Vancouver Island Watercourse Priorities Atlas, Northwest Ecosystem Institute, Lantzville, BC V0R 2H0.

York Lake

In 2007 a Riparian Areas Regulation report was prepared by Scott Christie, R.P.Bio of Balanced Environmental Services for a property adjacent to York Lake. The following is a summary of the information provided by the report.

The Department of Fisheries and Oceans (DFO) has performed minnow trapping in York Lake and has found the lake to contain overwintering populations of Coho Salmon. No other fish populations have been recorded.

York Lake and its watercourse drain two kilometres north into the Nanaimo River delta. Fish passage is possible under MacMillan Road and the Duke Point Highway via a single culvert.

York Lake is primarily covered with aquatic vegetation including cattails (90%) and hardhack (10%). Other species such as Pacific Willow and Pacific Hawthorn are common along the lake perimeter. The majority of the lake is very shallow at less than a few metres deep. However, towards the middle of the lake deeper nonvegetated sections are present. The lake appears to offer good overwintering fish habitat towards its centre where water temperatures are cooler and a good mix of deep-water sections and vegetated sections exist.

6.4 Maintaining Green Space and Natural Areas

The Regional Growth Strategy (RGS) designates GCB's which are intended to control urban sprawl and to encourage the development of compact, complete communities. Development within GCBs is intended to be diverse and provide places for people to live, work, learn, shop, and play and may include lands intended to be conserved to support ecosystem functions or other green space purposes. As a result, not all land within the GCB is intended to be developed nor is all green space or natural area intended to be publically accessible.

An important consideration during the Project will be to set targets for green space and natural areas retention to preserve the rural feel of the plan area and to protect biological diversity and healthy natural ecosystems. Please refer to Appendix No. 8 which identifies the approximate location of existing mature vegetation.

6.5 Environmental DPAs

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

Development applications within DPA's are reviewed to ensure that the proposal is consistent with the DPA Guidelines. In some cases, a report from a biologist, engineer, or other professional may be required to assist staff in evaluating an application. The Electoral Area 'A' OCP designates Development Permit Areas (DPAs) for the protection of the natural environment, its ecosystems, and biological diversity.

Within the plan area, the only applicable environmental DPA is the Watercourse and Fish Habitat Protection DPA. This DPA applies to all watercourses in Electoral Area 'A'. The DPA Guidelines apply to streams that are subject to the *Riparian Areas Regulation* as well as mapped lakes, streams, and wetlands which are not subject to the regulation, but are mapped in the OCP.

6.6 Nanaimo River Floodplain

Part of the Plan area is located within the 1:200 year Nanaimo River Floodplain. Development within the floodplain is subject to the "Regional District of Nanaimo Floodplain Management Bylaw No. 1469, 2006" (Bylaw No. 1469) as well as the Nanaimo River Floodplain Development Permit Area.

The floodplain and Development Permit Area is identified on Map No. 9 of the OCP which is included in this report as Appendix No. 9.

7.0 School Sites

Although there are no schools located within the plan area, the Nanaimo Ladysmith School District No. 68 is responsible for three schools located in close proximity to the plan area. In addition to providing education, school facilities provided opportunities for

outdoor recreation outside of regular school hours. School facilities also provide potential opportunities for indoor recreation if the school's gymnasiums can be accessed by the community and or the RDN to offer various recreational programs.

7.1 Cedar Community Senior Secondary School

Cedar Community Senior Secondary School is located at 1640 MacMillan Road on a 6.8 ha parcel. This school provides education for grade 8 to 12 students. Current enrolment is approximately 470 students.

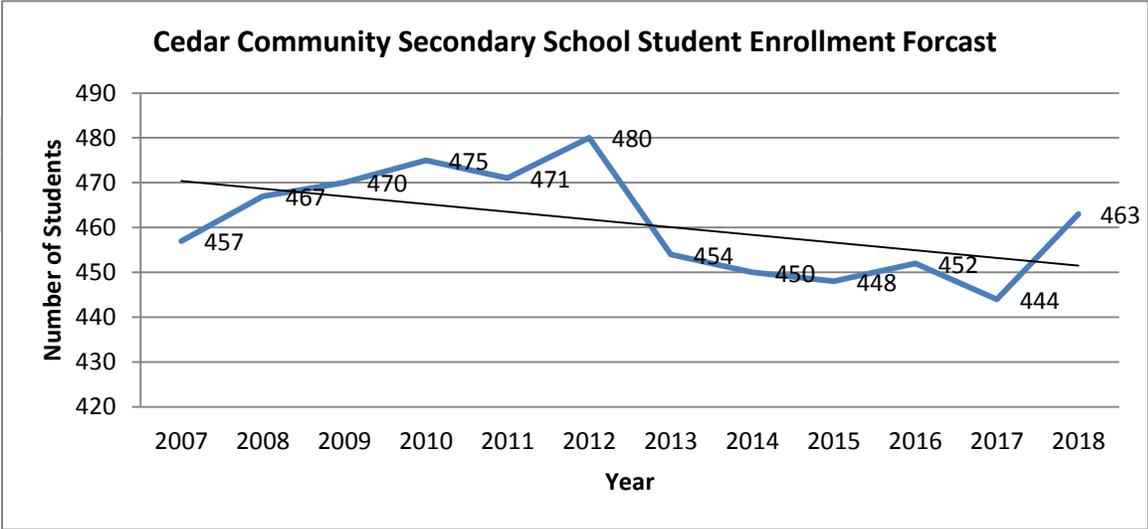
As illustrated in the photo to the right, this school includes an extensive complex of outdoor recreation space including basketball, baseball, soccer, and other outdoor sports.



Cedar Community Senior Secondary School

In addition, the Cedar Heritage Centre is located on the south west corner of the property and the site is the location for a future skateboard park.

As shown on the chart below, enrolment at Cedar Community Secondary School is forecast to decline slightly until at least 2017.



7.2 Woodbank Elementary School

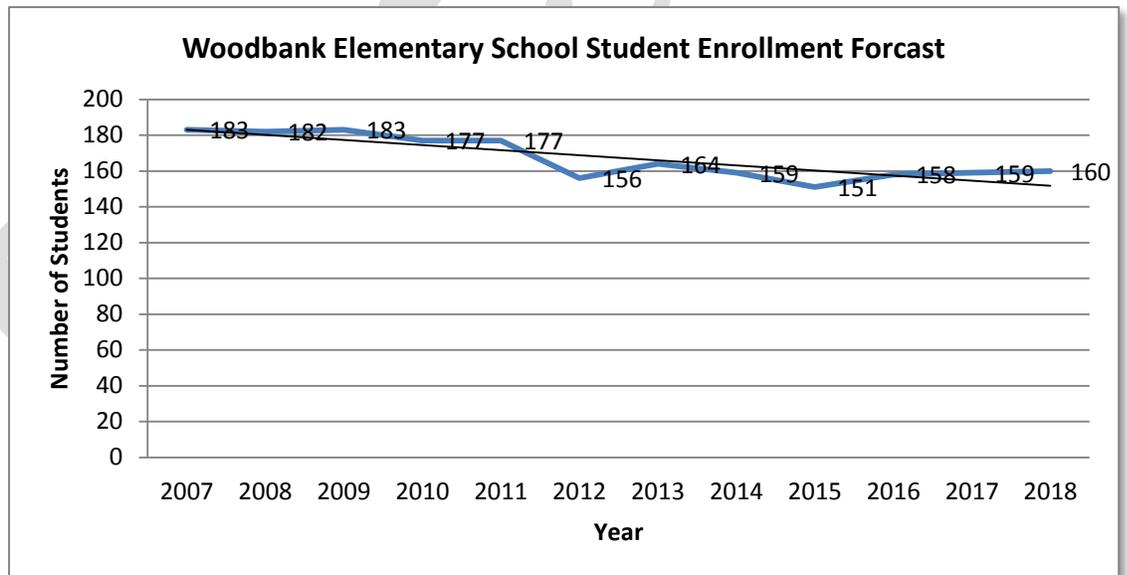
Woodbank Elementary school is located at 1984 Woobank Road on a 3.6 ha parcel. The school provides education for Kindergarten through grade three students. Current enrolment is approximately 180 students.



Woodbank Elementary School

As illustrated in the photo to the right, this school also includes an extensive complex of outdoor recreation space including basketball, baseball, soccer, and other outdoor sports.

As shown on the chart below, enrolment at Woodbank Elementary School is forecast to decline slightly until at least 2017.



7.3 North Cedar Intermediate School

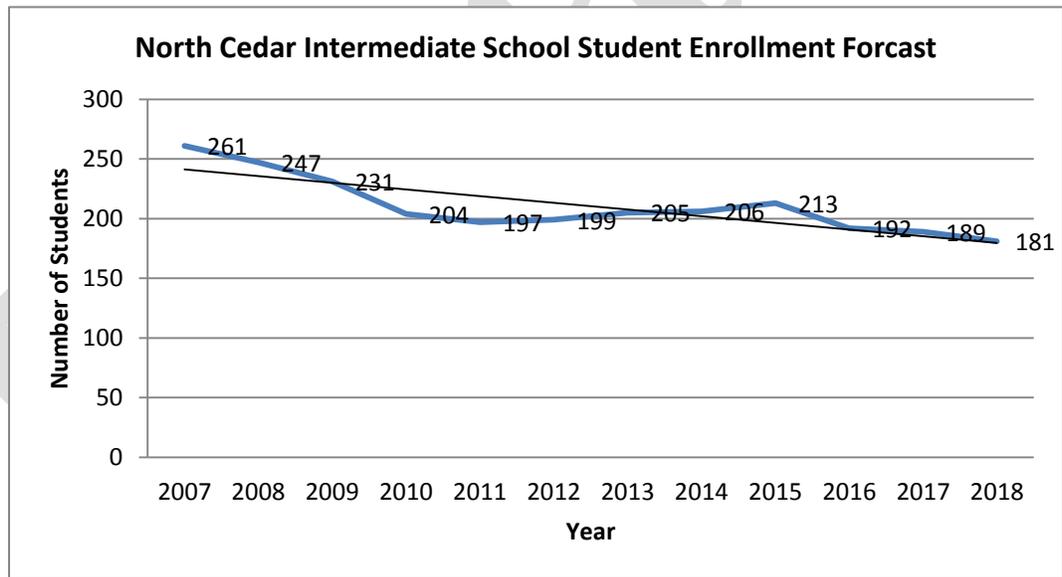
North Cedar Intermediate School is located at 2215 Gould Road on a 4.8 ha parcel. The school provides education for grades four to seven. Current enrolment is approximately 204 students.

As illustrated in the photo to the right, this school also includes an extensive complex of outdoor recreation space including basketball, tennis courts, baseball, soccer, and other outdoor sports.



North Cedar Intermediate School

As shown on the chart below, enrolment at North Cedar Intermediate School is forecast to decline slightly until at least 2018.



8.0 Community Water, Street Lighting, and Fire Protection

The North Cedar Improvement District (NCID) provides water, fire protection, and street lighting to a large portion of the Electoral Area 'A'. NCID provides approximately 1,300 community water connections both inside and outside the Cedar Village, the majority being residential.

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

8.1 Water Capacity and Future Planning

As noted above, NCID is responsible for providing water services within the study area. NCID has recently completed the rehabilitation of two of the District's three wells. Pitless adaptors are also being installed as part of the overhaul in order to provide greater security to the supply system. The third well had this procedure including the pitless adaptor completed in 2010. Currently, the District is engaged in locating another water source to meet current and future demand. Recently four test wells are drilled and the results are being analyzed to determine if both water quality and quantity meet the required standards. The construction of additional storage capacity is also being advanced with the District Engineer reviewing capacity requirements and placement of the reservoir. The primary purpose of these endeavours is to ensure a sustainable long-term water supply for properties within its service area as well as providing the required flow for fire protection. Until increased supply and storage concerns are addressed, no additional water service connections are available. It is anticipated that it may take until 2012-2013 for additional water supply to become available. The current availability of water is a limiting factor that will restrict development in the short term.

NCID is utilizing critical path analysis to determine priorities in renewal and maintenance activities related to the community's infrastructure. Many of the water mains, for example, are nearing the end of their operational lives. Prioritizing their replacement is not simply a matter of proceeding by age; rather, factors such as the environment in which they are situated may play a large role in determining the priority for replacement.

Electrical, pump and disinfectant upgrades are also under consideration. A Water Study Analysis covering all aspects of the District's water distribution and storage facilities will need to be completed by the District's engineers before renewal activities can be finalized. NCID has been progressing a leak detection program aimed at bringing apparent water loss within normal ranges. A scheduled maintenance program for wells and reservoirs is another NCID objective aimed at reducing unnecessary interruptions in water supply. Recently, in an effort to provide greater security to the water supply and to limit the potential for damage to the District's assets, NCID embarked upon a pilot project that will provide instantaneous notification if certain assets are breached.

8.2 Fire Protection Limitations

NCID maintains a volunteer fire department with approximately thirty (30) highly trained members. The fire department's ability to fight structure fires is dependent on the equipment they have at their disposal. The Cedar Main Street Design Project must consider any firefighting limitations to ensure that future development can be adequately protected from fire.

The District's current fire protection and rescue capabilities are limited to structures that do not exceed nine point seventy five (9.75) meters in height. The current response limitations as related to height are based on the laddering capabilities of the fire department. Should NCID acquire a ladder apparatus in the future, the height access limitations would be addressed. Consideration for adequate water supply for firefighting should also be a consideration as noted in section 8.1. Also, of note for adequate fire protection is perimeter access. Typically access around single family dwellings is not an issue for firefighting but multi-storey structures can pose more of a challenge due to the increased collapse zones associated with increased wall height.

8.3 Street Lighting

NCID currently provides street lighting services throughout our water service area. Almost all of the districts street lighting is by way of overhead service with the exception of one area known as Cedar Estates where ornamental street lighting was installed by the developer of those properties.

Street lighting is to be installed during the subdivision process as per the district's current standards bylaw. They are to be included and incorporated into the electrical layout for the development. For overhead service the developer must provide provision for street lights to be made, where feasible on every second utility pole, at street corners, and within 6 meters of a fire hydrant.

If ornamental street lighting is proposed for a subdivision, approval is at the discretion of the District and subject to the creation of a service area for the collection of operating and maintenance costs.

For residents requesting the installation of a street light, the district has a street lighting policy. The application/request is reviewed by the Fire Chief with a recommendation going before the Board. BC Hydro has recently altered their cost recovery policy relative to installation of street lights, and will now charge on a cost plus basis for any installations. The cost of power related to streetlights is also borne by the District.

Unlike the water services, financing of fire and rescue protection services is by way of the property tax rolls collected through the provincial taxation authority.

9.0 Community Sewer Servicing

The RDN operates a community sewer system for a portion of the plan area with waste being treated at the Duke Point Pollution Control Centre (DPPCC) located in the Duke Point Industrial Park in the City of Nanaimo. The serviced area in Cedar includes the Cedar Community Senior Secondary School, the Cedar Heritage Centre, the 49th Parallel Plaza, and "Cedar Estates" located at the intersection of Cedar and Hemer Roads. Sewer services are also provided to a limited number of properties adjacent to the sewer main.

The DPPCC is currently operating at significantly less than its operating capacity. However, the additional capacity available at the DPPCC has been fully funded by and allocated to industrial properties located in the Duke Point Industrial Park located in the

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

As a result of the existing wastewater treatment situation, additional development beyond that which could be provided without community sewer servicing may not occur until/unless additional wastewater treatment capacity at the DPPCC is allocated to Electoral Area 'A' or another option for wastewater treatment is available.

For the purpose of the Project, it should be assumed that wastewater treatment will, at some point in the future, be provided. One of the major goals of this project is to develop a feasible servicing strategy that the RDN can pursue following completion of the Cedar Main Street Plan.

9.1 Historic Overview of the Duke Point Pollution Control Centre

The Duke Point Pollution Control Centre (DPPCC) is located in the Duke Point Industrial Park within the City of Nanaimo. The DPPCC was constructed by Duke Point Developments, the developer of the Duke Point Industrial Park in 1998 for the purpose of providing community sewer services to a select number of industrial properties in Duke Point.

The DPPCC was designed with a treatment capacity of 910m³ per day¹. At the time, a sewer local service area (LSA) was established which included a number of industrial properties in Duke Point. A sewage treatment allocation volume was estimated for each property intended to be included within the sewer LSA which was calculated based on the size of each parcel. The sewage allocation was calculated by dividing the overall property size by the treatment capacity of the DPPCC. The result was sewer allocations equal to 10.25 m³ per day per hectare. According to RDN records, this allocation was used to estimate future sewage treatment demands and was not formally allocated to each property by formal agreement or other legal means.

Upon completion of the DPPCC, Duke Point Developments entered into an agreement with the RDN to transfer ownership and control of the DPPCC to the RDN for one dollar. The agreement specified construction and project completion terms as well as a provision that granted the RDN use of the DPPCC for its benefit. In 1998, the City of Nanaimo and the RDN entered into an agreement which reserved the DPPCC's capacity for properties in Duke Point.

In 2007, the City of Nanaimo entered into an agreement with the RDN to allow a small number of properties in Cedar to connect to the DPPCC. The agreement specified that all

¹ There is no documentation on file indicating why the DPPCC was designed with a treatment capacity of 910 m³ per day.

of the design capacity of the DPPCC was to be reserved for industrial development in Duke Point. The agreement also specified that the RDN may connect an additional 222 equivalent single family units in Electoral Area 'A'. The agreement also acknowledges that if the DPPCC is expanded, that no additional capacity shall be reserved for properties in Duke Point.

After more than twenty years since it started operating, the DPPCC is running at just over 5% of its design capacity. The average daily flow in 2009 was 18.1 m³ per day (less than 2%) while in previous years average daily flows varied from 13.7 m³ (1.5%) per day to 131.8m³ (14.5%) per day. This is a result of a combination of factors including:

- the method used for estimating sewage flows which did not take into consideration development potential based on the zoning or OCP in place at the time;
- development patterns which have resulted in lower than anticipated intensity of use and uses which do not generate high volumes of sewage;
- a small number of large properties that were intended to be included in the LSA chose not to become part of the LSA;
- the fact that the DPPCC is only licenced to treat municipal liquid waste and not industrial waste water; and,
- other properties within the LSA did not connect, such as West Coast Reduction.

Based on historic development patterns and a large proposed comprehensive development in the City of Nanaimo in close proximity to Duke Point which, when fully developed, would permit approximately one million square feet of industrial floor area, it is not anticipated that there will be high demand in the near future for additional industrial development at Duke Point.

Recently the RDN entered into an agreement with BC Ferries to allow effluent from a pump a shore program to be treated at the DPPCC. The volume of effluent permitted by the agreement is 100 m³ per day, which is beyond the allocation for the property originally assigned by the RDN. BC Ferries was required to pay a significant capital charge to connect to DPPCC which will be used to help fund future plant expansion.

Given the history of the DPPCC and the fact that it was originally constructed for the purpose of providing sewer services to Duke Point industrial properties, there are numerous legal and jurisdictional issues to resolve before treatment capacity can be reallocated.

9.2 Electoral Area 'A' Sewer Servicing Studies

Over the years the RDN has prepared a number of sewer servicing studies for the Cedar Area.

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

The Worley Parsons study found that Cedar had variable limitations for onsite wastewater

management due to unfavourable soil conditions and moderate groundwater vulnerability. As a result, the study concluded that the densities supported by the OCP within the Cedar GCB are dependent on the provision of community sewer servicing. The study indicated that the best servicing option for the plan area is connection to the existing forcemain for treatment at the DPPCC. The study also recommended that the RDN explore the possibility for making unused treatment and disposal capacity at the DPPCC available for servicing additional properties in Cedar.

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

10.0 Transportation

The Ministry of Transportation and Infrastructure (MOTI) has jurisdiction over all public roads within the RDN. Therefore, the Ministry must be consulted when contemplating any use, design, or standard within the public road right-of-way as part of the Project. One of the goals of the Project is to ensure that any ideas and/or designs identified in the Cedar Main Street Plan have been considered and accepted by the MOTI prior to adoption.



Recent resurfaced section of Cedar Road showing section of widened shoulder near the intersection of Hemer and Cedar Roads.

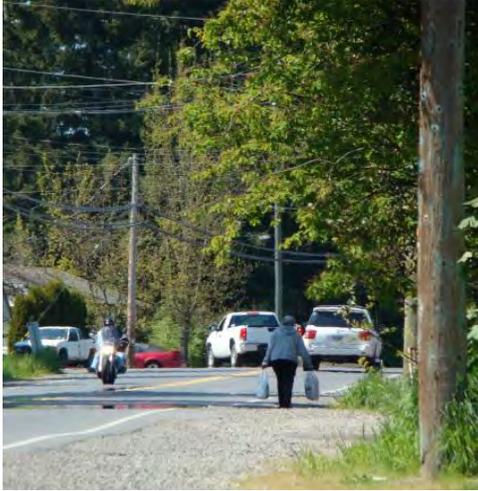
10.1 Cedar Road

Until about 1906 Cedar Road was the only road connection between Nanaimo and Victoria. A portion of the Cedar Road near the Cedar Community Hall was commonly known as the 'Speedway'. The speedway got its name because that section of Cedar Road was the longest straight stretch of road in the Nanaimo Area and was used for horse and sulky racing.



Looking south east along Cedar Road showing lack of paved shoulders and sections of open drainage ditch.

The portion of Cedar Road that runs through the plan area was recently resurfaced during the summer/fall of 2010. At the same time, as part of a recent development approval at Cedar Estates, a portion of Hemer Road was resurfaced as well as road shoulder widening along one side of Cedar Road near Hemer Road was completed.



Narrow paved road shoulder is not well suited for cyclists. Uneven and loose terrain is a challenge for pedestrians with reduced mobility.

At the time of road resurfacing shoulder widening to the MOTI standard width of 1.5 metres did not occur in other sections of Cedar Road within the plan area. This leaves sections of Cedar Road with narrow and uneven shoulders which pose a challenge for pedestrians and cyclists.

The photo to the left illustrates the varied condition of the road shoulders along Cedar Road. Also as shown in the photo, the width of the road right-of-way appears sufficiently wide to accommodate paved shoulders or other cyclist and pedestrian improvements. When staff conducted a site visit to take the photographs (Thursday afternoon in May) included in this report, there was a steady stream of cars on Cedar Road. Staff found it challenging to take photographs without vehicular traffic in the foreground. Staff also observed a number of pedestrians walking along Cedar Road.

One of the significant barriers to non-vehicular access to and within the Cedar Main Street land use designation is the lack of paved shoulders on along Cedar Road. The lack of paved shoulders poses a challenge for pedestrians and cyclists, especially those with small children and those with reduced mobility.

10.2 Active Transportation Network

The OCP includes a number of recommendations relating to active transportation in the plan area including the identification of a preferred active transportation network. Specifically the OCP supports:

- a. land uses which encourage active transportation;
- b. consideration of active transportation improvements during the development review process;
- c. working with MOTI to:
 - i. incorporate active transportation design into all subdivision within Electoral Area 'A', and
 - ii. improve roadside conditions for active transportation which may include sidewalks for lands within the GCB's and roadside improvements in rural areas.
- d. the creation of a number of active transportation linkages including the areas nearest the Cedar Main Street and Cedar Estates; and,
- e. a detailed roadside analysis of each potential active transportation route to determine those routes that can be improved with simple filling and resurfacing and those that require full-scale redesign.

Active Transportation is any human-powered self-propelled form of transportation that makes use of both on and off road facilities and is used for both transport and recreation.

10.3 Public Transit

Public transit plays an important role in developing sustainable communities as it provides an alternate and potentially more efficient form of transportation than the automobile. Perhaps more importantly, public transit also provides affordable transportation for those who do not drive or who cannot afford an automobile.

The Plan area is serviced by Route 7 (Cinnabar Valley/Cedar) of the Nanaimo Regional Transit Loop. (Figure 1 below shows Route 7 through the plan area.)

Recently, a transit service review and update was completed for Electoral Area 'A' which focused primarily on re-examining current and proposed service levels for the area in light of any demographic, operational, or land use changes, particularly since Electoral Area 'A' was in the process of finalizing a revised OCP.

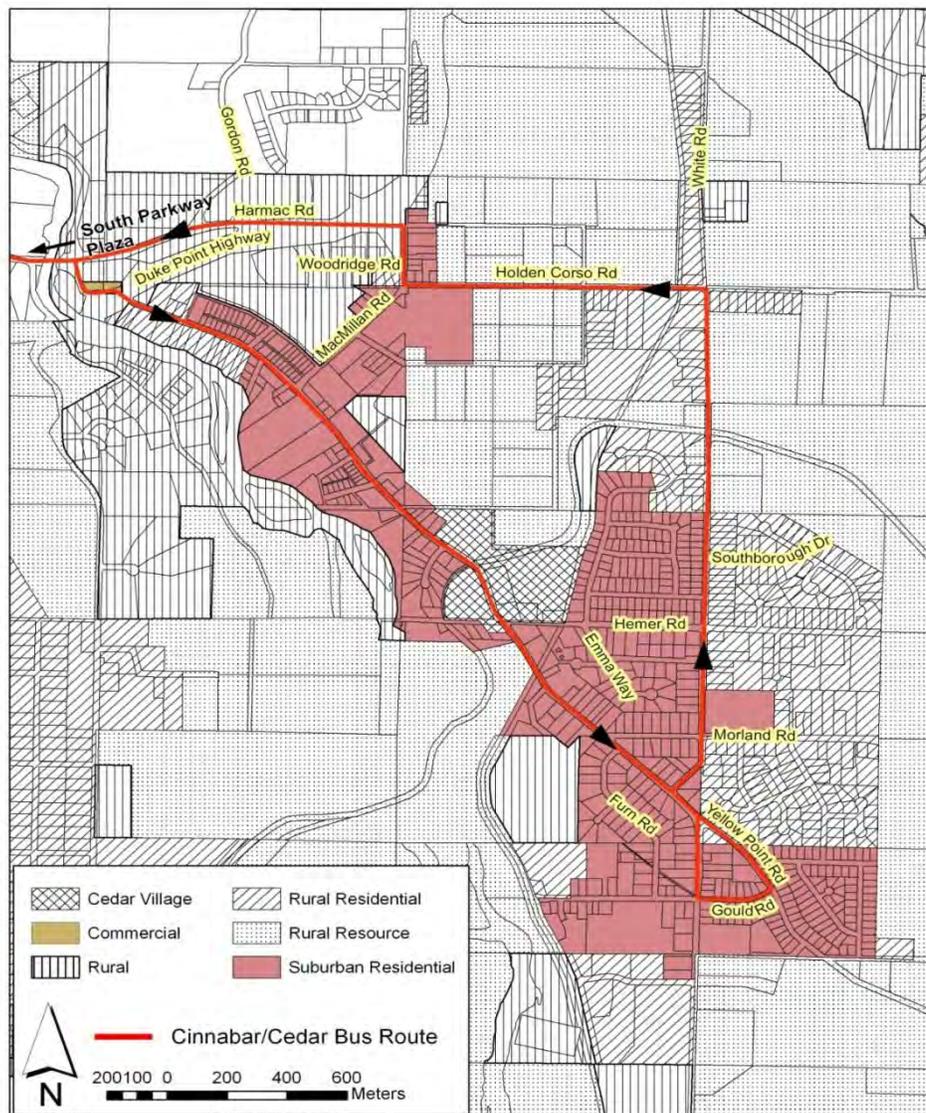


Figure 1. Bus Route No. 7

11.0 Housing Needs and Affordability

The RDN has undertaken a two phase region-wide housing study. The first phase report confirmed that the supply of affordable housing throughout the region falls short of meeting the needs of those least able to afford adequate housing.

The findings of the first report relevant to Electoral Area 'A' are summarized in point form below:

- 12-15 % of residents live in low income households
- Less than 15% of the population lives in rented dwelling units
- highest percentage of dwelling units in need of major repair in the Region
- 60% of all Dwelling Units were built prior to 1986.

The second phase report addresses solutions to the housing needs identified in the first report. The following provides a brief summary of the findings and recommendations of the second report:

- It was found that the initiatives most likely to succeed in rural areas are those that are "best fit" with the existing scale and character of development. These include secondary suites, secondary dwellings, manufactured home parks, cluster housing, and small-scale townhouses.
- Rural communities self-identify as being different from urban areas - lower-density, lower scale, with fewer "rules and regulations".
- Cedar offers a number of advantages for affordable market and non-market housing suitable for families. It is served by transit and has three schools.
- Cross-continent research into affordable housing in rural areas and small settlements revealed a number of interesting approaches and examples. These include cluster housing, infill, reduced lot size, prefabricated homes, and conversion of nonresidential buildings (e.g., school, motel, rectory).
- A clustered housing development that sites buildings close to one another and leaves relatively untouched areas of green space, wetlands or streams could be effectively integrated in the community of Cedar. Careful attention to the scale of the units and the architectural design including detailing, colours, and materials, would ensure that the new development would fit comfortably in the existing rural context.

12.0 Identified Challenges and Opportunities

The following provides a brief overview of some of the challenges and opportunities that have been identified within the plan area.

Viewscapes of York Lake and Nanaimo River

The plan area is located on a ridge between the Nanaimo River and York Lake. Many of the existing developed properties currently have views of the adjacent natural areas. There are additional opportunities for the creation of view corridors in many portions of the plan area.

The design process should consider maintaining existing view corridors and creating additional viewing opportunities which benefit both the general public and the property owner.



A distant view of York Lake seen through the trees on Cedar Road

Sidewalks and other works within the public road right-of-way

Unlike municipalities, which are given ownership rights and authority under the *Community Charter* (s. 36, 38, 39(e), 46) and *Motor Vehicle Act* (s. 124(1)(b), 124(1)(m), 124(1)(u), 124(1)(v)) to construct, regulate, and maintain public works within the road right-of-way, regional districts are not granted similar legislative abilities. In regional districts, MOTI has exclusive jurisdiction over all public highways as well as all uses which occur within the road right-of-way. As a result, the RDN has no legislative authority to construct, regulate, or maintain public works (including sidewalks) within the road right-of-way. In addition, the RDN does not have the legislative ability to establish a Local Service Area (LSA) – the means by which local residents could be taxed to recover the costs of providing services within the road right-of-way.

In 2005 in response to an issue with existing sidewalks in the community of Fairwinds, the RDN took action to resolve the jurisdictional deficiency and requested that the Province provide the RDN with enabling legislation, similar to that granted to municipalities. The request was processed by the Ministry of Community, Sport, and Cultural Development (MCSCD). The RDN was not granted authority because MCSCD found that MOTI did not support the request. Offering an alternative, MCSCD suggested that the RDN could apply for a permit from MOTI to maintain, rehabilitate or construct new sidewalks. However, the RDN found that simply securing a permit to use and/or occupy the road right-of-way would not have granted to the RDN any authority to recover the costs of operating the sidewalk service. Further, the permit would not have allowed the RDN to address safety and liability concerns stemming from the fact that it would have no authority to regulate the use of a sidewalk or road right-of-way. Therefore, the approach suggested by MCSCD was considered undesirable and was rejected by the RDN.

The RDN is currently working with MCSCD and MOTI to find an appropriate resolve for this issue.

One of the goals of this Project, is to develop general agreement between the RDN, the MCSCD, and MOTI for achieving the community's desire (as expressed through the recent OCP review process) to provide safer pedestrian and cycling access within the

community.

14.0 Hazard Risk and Vulnerability

Electoral Area 'A' has four of the RDN's most significant hazards including wildland urban interface fire, seasonal flooding, hazardous materials events (insitu and in transit), and pandemic (particularly with the movement of livestock through the area. These hazards should be considered, where possible and applicable, during the Project.

Draft

Appendix No. 1

Cedar Main Street land use designation and surrounding Official Community Plan land use map

Draft

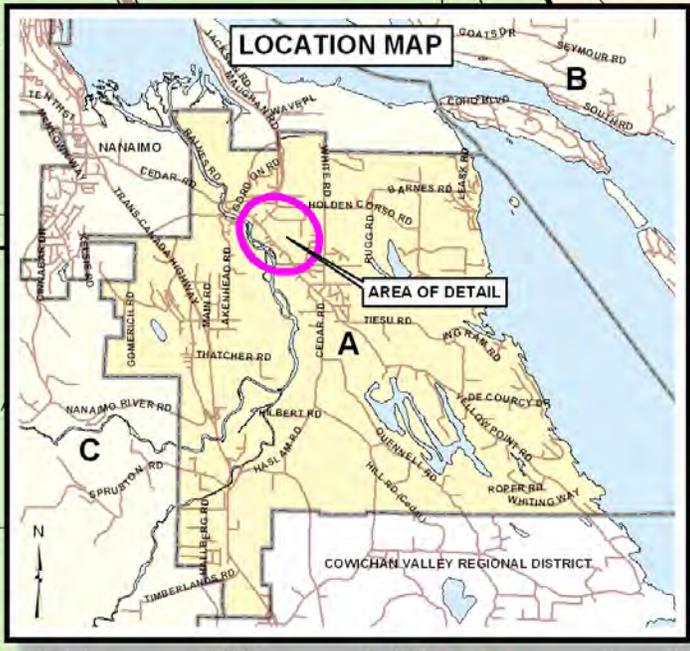
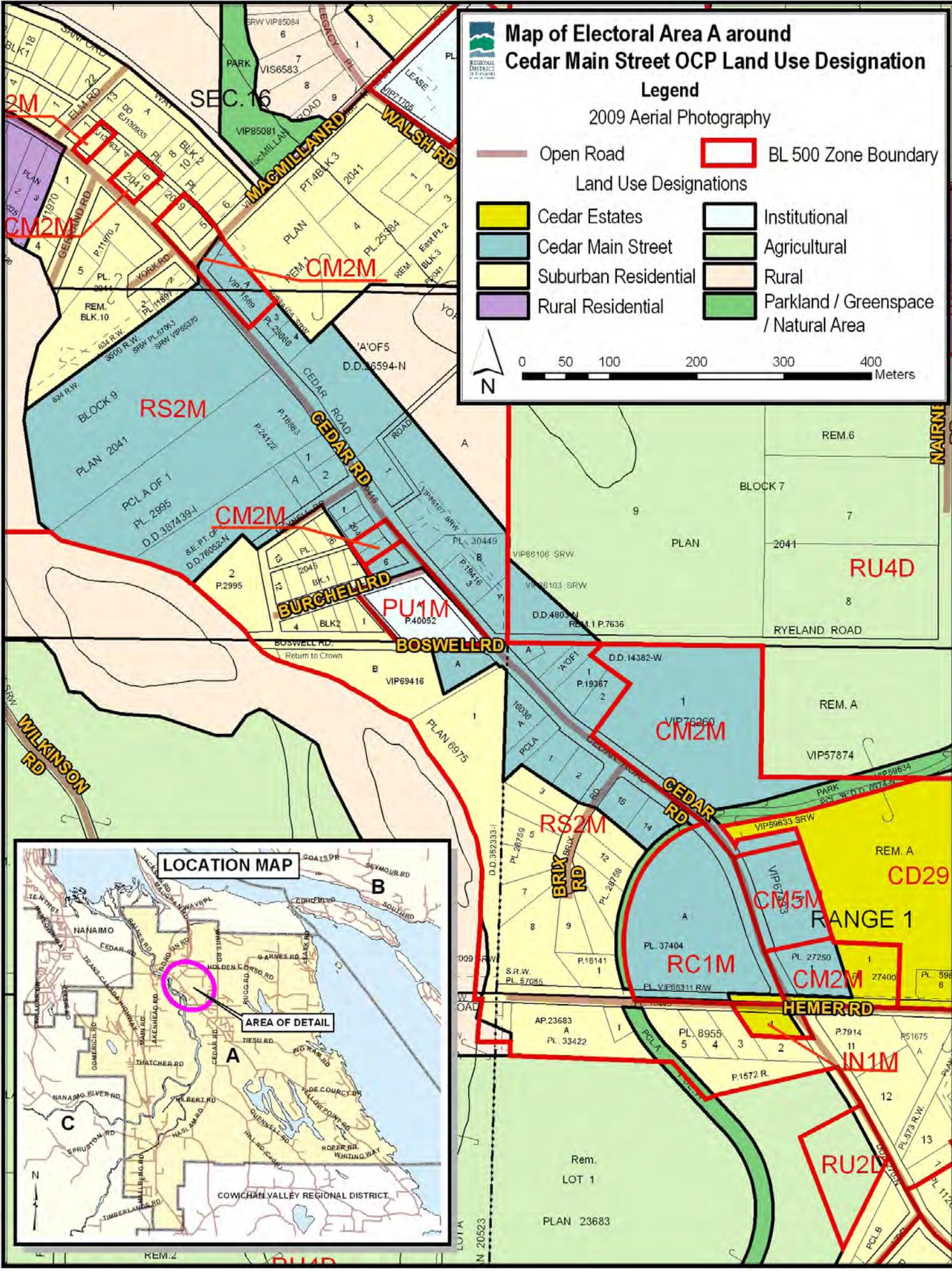
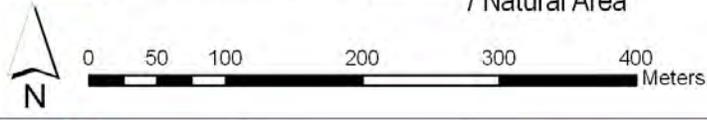


Map of Electoral Area A around Cedar Main Street OCP Land Use Designation

Legend

2009 Aerial Photography

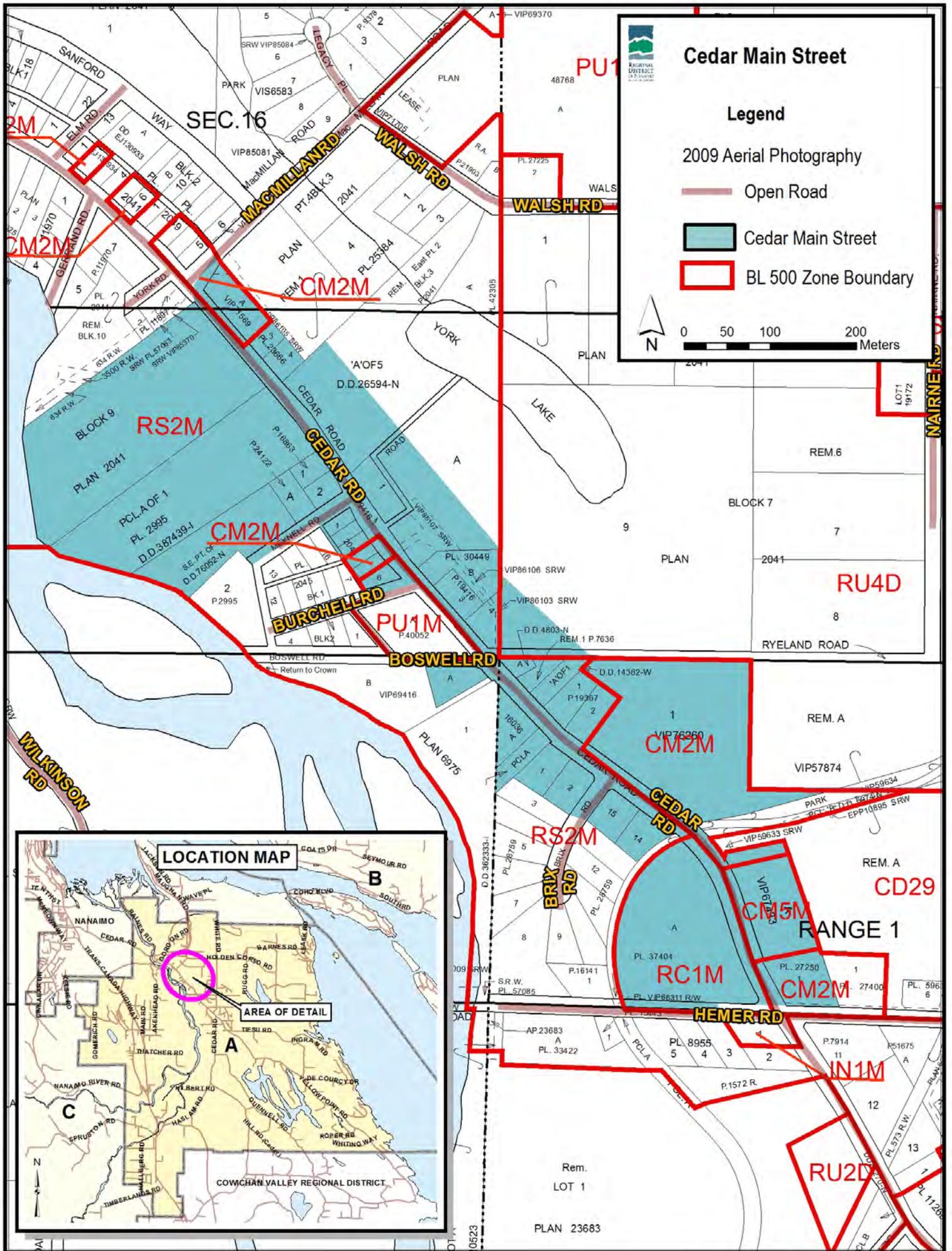
-  Open Road
-  BL 500 Zone Boundary
-  Cedar Estates
-  Cedar Main Street
-  Suburban Residential
-  Rural Residential
-  Institutional
-  Agricultural
-  Rural
-  Parkland / Greenspace / Natural Area



Appendix No. 2

Current Zoning Map

Draft



Appendix No. 3

Zoning Descriptions

Draft

Section 3.4.12

COMMERCIAL 2

CM2

Permitted uses and Minimum Site Area

| Permitted Uses | Required Site Area with: | | |
|-------------------------|--------------------------------|------------------------|-----------------------|
| | Community Water & Sewer System | Community Water System | No Community Services |
| a) Funeral Parlour | 2000 m ² | 4000 m ² | 6000 m ² |
| b) Gas Bar | 1000 m ² | 1600 m ² | 2000 m ² |
| c) Nursery | 4000 m ² | 5000 m ² | 8000 m ² |
| d) Office | 500 m ² | 1000 m ² | 1500 m ² |
| e) Personal Service Use | 800 m ² | 1600 m ² | 2400 m ² |
| f) Recreation Facility | 4000 m ² | 5000 m ² | 8000 m ² |
| g) Restaurant | 2000 m ² | 4000 m ² | 6000 m ² |
| h) Retail Store | 1000 m ² | 1600 m ² | 2000 m ² |

Accessory Uses

| | | | |
|---------------------------------|-----|-----|-----|
| a) Residential Use ¹ | n/a | n/a | n/a |
|---------------------------------|-----|-----|-----|

Maximum Number and Size of Buildings and Structures

| | |
|------------------------------------|---------|
| Dwelling units/parcel ² | - 1 |
| Floor area ratio | - 0.75 |
| Height | - 8.0 m |
| Parcel coverage | - 50% |

Minimum Setback Requirements

| | |
|-----------------|---------|
| Front lot line | - 8.0 m |
| Other lot lines | - 5.0 m |

except where:

- a) the adjoining parcel is zoned industrial or commercial then the setback from the common interior side lot line may be reduced to zero;
- b) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

¹ Bylaw No. 500.282, adopted June 11, 2002
² Bylaw No. 500.13, adopted October 13, 1987

Section 3.4.15

COMMERCIAL 5¹

CM5

Permitted uses and Minimum Site Area

| Permitted Uses | Required Site Area with: | | |
|-------------------------------------|--------------------------------|------------------------|-----------------------|
| | Community Water & Sewer System | Community Water System | No Community Services |
| a) Hotel | | | |
| First Unit | 2000 m ² | 2000 m ² | 4000 m ² |
| Each Additional Unit | 200 m ² | 400 m ² | 400 m ² |
| b) Resort Condominium Unit | 400 m ² | 1000 m ² | 4000 m ² |
| c) Marina | 5000 m ² | 5000 m ² | 1.0 ha |
| d) Neighbourhood Pub | 2000 m ² | 4000 m ² | 6000 m ² |
| e) Public Assembly Use | 4000 m ² | 5000 m ² | 8000 m ² |
| f) Recreation Facility | 4000 m ² | 5000 m ² | 8000 m ² |
| g) Residential Use ² | n/a | n/a | n/a |
| h) Restaurant | 2000 m ² | 4000 m ² | 6000 m ² |
| i) Resort Vehicle Park ³ | 400 m ² | 400 m ² | 400 m ² |
| j) Tourist Information Booth | 500 m ² | 500 m ² | 500 m ² |
| k) Tourist Store | 800 m ² | 1600 m ² | 2000 m ² |

Maximum Number and Size of Buildings and Structures

| | |
|------------------------------------|---|
| Resort Vehicle Park ⁴ | 25 camping spaces/ha to a maximum of 150 camping spaces per parcel developed in accordance with Schedule '3C', 'Campground Regulations and Standards' |
| Dwelling units/parcel ⁵ | - 1 |
| Floor area ratio | - 0.60 |
| Height | - 8.0 m |
| Parcel coverage | - 40% |

Minimum Setback Requirements

| | |
|-----------------|---------|
| Front lot line | - 8.0 m |
| Other lot lines | - 5.0 m |

except where:

- a) the adjoining parcel is zoned industrial or commercial then the setback from the common interior side lot line may be reduced to zero;
- b) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

¹ Bylaw No. 500.74, adopted October 8, 1991

² Bylaw No. 500.13, adopted June 13, 1989

³ Bylaw No. 500.162, adopted April 8, 1997

⁴ Bylaw No. 500.162, adopted April 8, 1997

⁵ Bylaw No. 500.13, adopted October 13, 1987

Section 3.4.41

PUBLIC 1

PU1

Permitted Uses and Minimum Site Area

| Permitted Uses | Required Site Area with: | | |
|---------------------------------|--------------------------------|------------------------|-----------------------|
| | Community Water & Sewer System | Community Water System | No Community Services |
| a) Personal Care | 4000 m ² | 5000 m ² | 8000 m ² |
| b) Personal Care Unit | 400 m ² | 1600 m ² | 1.0 ha |
| c) Public Assembly Use | 4000 m ² | 5000 m ² | 8000 m ² |
| d) Public Utility Use | 500 m ² | 1000 m ² | 1500 m ² |
| e) Residential Use ¹ | n/a | n/a | n/a |
| f) School | 4000 m ² | 5000 m ² | 8000 m ² |

Maximum Number and Size of Buildings and Structures

| | |
|------------------------------------|--------------------|
| Dwelling units/parcel ² | - 1 |
| Height | - 8.0 m |
| Parcel coverage | - 50% ³ |

Minimum Setback Requirements

| | |
|-----------------|---------|
| Front lot line | - 8.0 m |
| Other lot lines | - 5.0 m |

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

¹ Bylaw No. 500.13, adopted October 13, 1987
² Bylaw No. 500.13, adopted October 13, 1987
³ Bylaw No. 500.198, adopted May 14, 1996

Section 3.4.51

R E C R E A T I O N 1

RC1

Permitted uses and Minimum Site Area

| Permitted Uses | Required Site Area with: | | |
|---------------------------------|---|-------------------------------|------------------------------|
| | Community Water & Sewer System | Community Water System | No Community Services |
| a) Campground | 1.0 ha | 1.0 ha | 2.0 ha |
| b) Outdoor Recreation | 1.0 ha | 1.0 ha | 1.0 ha |
| c) Residential Use ¹ | n/a | n/a | n/a |

Maximum Number and Size of Buildings and Structures

| | |
|------------------------------------|---|
| Campground | Maximum of 60 camping spaces per parcel developed in accordance with Schedule '3C', Campground Regulations and Standards ² |
| Dwelling units/parcel ³ | - 1 |
| Height | - 8.0 m |
| Parcel coverage ⁴ | - 10% |

Minimum Setback Requirements

| | |
|-----------------|---------|
| Front lot line | - 8.0 m |
| Other lot lines | - 5.0 m |

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

¹ Bylaw No. 500.13, adopted October 13, 1987

² Bylaw No. 500.162, adopted April 8, 1997

³ Bylaw No. 500.13, adopted October 13, 1987

⁴ Bylaw No. 500.77, adopted March 27, 1990

Section 3.4.62

R E S I D E N T I A L 2

RS2

Permitted uses and Minimum Site Area

| Permitted Uses | Required Site Area with: | | |
|--|--------------------------------|------------------------|-----------------------|
| | Community Water & Sewer System | Community Water System | No Community Services |
| a) Home Based Business ¹ | n/a | n/a | n/a |
| b) Residential Use - per dwelling unit ² | 2000 m ² | 2000 m ² | 1.0 ha |

Maximum Number and Size of Buildings and Structures

| | |
|----------------------------------|---|
| Accessory buildings ³ | - combined floor area of 100 m ² or 10% of area of parcel whichever is greater, but shall not exceed 250 m ² . ⁴ |
| Accessory building height | - 6.0 m |
| Dwelling units/parcel | - 2 |
| Dwelling unit height | - 8.0 m |
| Parcel coverage ⁵ | - 35% |

Minimum Setback Requirements

| | |
|----------------------------|---------|
| Front lot line | - 8.0 m |
| Interior side lot line | - 2.0 m |
| Rear lot line ⁶ | - 2.0 m |
| Other lot lines | - 5.0 m |

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

No setback from an interior or rear lot line shall be required for one accessory building not exceeding a floor area of 10 m² and with a maximum height of 3.0 m.⁷

¹ Bylaw No. 500.270, adopted November 13, 2001

² Bylaw No. 500.13, adopted October 13, 1987

³ Bylaw No. 500.193, adopted January 9, 1996

⁴ Bylaw No. 500.272, adopted November 13, 2001

⁵ Bylaw No. 500.13, adopted October 13, 1987

⁶ Bylaw No. 500.17, adopted February 14, 1989

⁷ Bylaw No. 500.17, adopted February 14, 1989

Section 3.4.84¹

R U R A L 4

RU4

Permitted uses and Minimum Site Area

Required Site Area with:

| Permitted Uses | Community Water & Sewer System | Community Water System | No Community Services |
|-------------------------------------|---|-------------------------------|------------------------------|
| a) Agriculture | n/a | n/a | n/a |
| b) Aquaculture | 5000 m ² | 5000 m ² | 5000 m ² |
| c) Home Based Business ² | n/a | n/a | n/a |
| d) Produce Stand | n/a | n/a | n/a |
| e) Residential Use | n/a | n/a | n/a |
| f) Silviculture | n/a | n/a | n/a |

Maximum Number and Size of Buildings and Structures

Accessory buildings - combined floor area of 400 m² ³

Dwelling units/parcel:

- a) on a parcel having an area of 2.0 ha or less - 1
- b) on a parcel having an area greater than 2.0 ha - 2

Height 9.0 m ⁴

Parcel coverage 25%

Minimum Parcel Area

Subject to Section 4.4.4, no parcel having an area less than 2.0 ha may be created by subdivision, and for the purposes of this subsection, "parcel" includes a lot created by deposit of a strata plan under the **Strata Property Act** (British Columbia).

Minimum Setback Requirements

1. Buildings and structures for housing livestock or for storing manure:

All lot lines - 30.0 m;

2. All other buildings and structures

All lot lines - 8.0 m;

except where:

- a) the parcel is less than 4000 m² in area then the setback from lot lines may be reduced to 2.0 m from an interior side lot line and to 5.0 m from other lot lines, excluding the front lot line;
- b) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

¹ Bylaw No. 500.206, adopted November 12, 1996

² Bylaw No. 500.270, adopted November 13, 2001

³ Bylaw No. 500.272, adopted November 13, 2001

⁴ Bylaw No. 500.246, adopted December 8, 1998

Appendix No. 4

Cedar Main Street Development Permit Area

Draft

12.6 Cedar Main Street Development Permit Area

PURPOSE:

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

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

AREA:

This DPA includes the properties within the Cedar Main Street Land Use designation as shown as Map No. 10.

APPLICATION:

A development permit is required for the following activities unless specifically exempt:

1. Alteration of land, disturbance of soils, including grubbing, scraping and removal of top soils;
2. Construction, alteration, or erection of buildings and structures; and,
3. Creation of non-structural impervious or semi-pervious surfaces.

JUSTIFICATION:

The Cedar Main Street DPA has been designated by this plan in recognition of the community's desire to support diversity, create and preserve community identity, develop a sense of place, and provide opportunities for local employment, services, and a range of housing types and sizes. In doing so the coordination of development within this DPA is paramount to ensure consistent standards which will help work towards achieving the community's goals.

The Cedar Main Street Land Use designation is a mixed use commercial residential corridor which is intended to create a vibrant place for local residents to shop, access services, socialize, work, and play. In accordance with the community's vision of becoming a more sustainable community, it is important for development within this DPA to be designed to ensure that groundwater resources are protected and to incorporate features and construction standards that make more efficient use of energy, resources, and water. In addition, the Cedar Main Street designation is intended to reduce GHG emissions by encouraging more efficient building forms and pedestrian and cyclist use.

EXEMPTIONS:

1. A development permit shall not be required for the construction, renovation, or addition to one single or duplex dwelling unit or accessory residential building on one single lot.
2. The replacement or repair of an existing sign provided that the sign is not enlarged or moved and is replaced with the same type of sign (i.e. fascia, freestanding, canopy, etc.).

3. A development permit shall not be required for the subdivision of land.
4. A development permit shall not be required for alterations or additions to a building which do not require a building permit. This exemption excludes new signage which shall require a development permit.

GUIDELINES

Groundwater Protection

1. The use or disposal of substances or contaminants that may be harmful to area aquifers shall be discouraged and wherever practical, steps shall be taken to ensure the proper disposal of such contaminants.
2. The RDN may require an applicant to submit a rain water management plan prepared by a professional engineer which must ensure that any run off, rain water, or other liquid from any of the proposed land uses, buildings, and impervious surfaces does not negatively impact groundwater quality. The plan must include recommendations on how to minimize the risk of deleterious substances entering the groundwater. The RDN may require the applicant to implement the report's recommendations in the proposed development.
3. Drainage from all impervious surfaces and areas where vehicles are parked must be directed through an appropriately sized and engineered sedimentation, oil, water, and grease separator or other engineered solution. The engineer must provide an appropriate maintenance schedule.
4. The RDN may require the applicant to enter into a Section 219 covenant registering on title the maintenance schedule and a commitment to maintain the sedimentation, oil, water, and grease separator as per the engineer's recommendations.
5. The use of permeable paving and other methods to reduce rain water runoff shall be encouraged.
6. Developments that are found to pose detrimental impacts on either the quality or quantity of groundwater shall not be supported.
7. There shall be no net increase in peak rain water run-off from the land to adjoining lands.
8. Development of land should be designed to:
 - a. Replicate the function of a naturally vegetated watershed;
 - b. Maintain the hydraulic regime of surface and groundwater and pre-development flow rates;
 - c. Not interfere with groundwater recharge; and,
 - d. Not introduce or remove materials where it would cause erosion of, or the filling in of natural watercourses and/or wetlands.

General Design

9. The applicant must submit building elevations prepared by an architect or other qualified designer.
10. Buildings must be oriented towards Cedar Road with main entrance points accessed off of the face of the building closest to Cedar Road to encourage a pedestrian-friendly streetscape.

11. Buildings should be near the parcel line adjacent to Cedar Road with a pedestrian walkway and landscaping between the building and Cedar Road.
12. Buildings should be designed to reflect the fact that they are located within a pedestrian environment and should be of human scale at street level and should aim to provide functional civic space.
13. The siting of buildings shall be integrated with other uses within the Cedar Main Street land use designation to promote safe pedestrian linkages and encourage consolidated vehicle access.
14. The use of high quality stone, wood, brick, and other exterior natural building materials shall be encouraged.
15. The architectural design of buildings and structures should be varied and aesthetically pleasing.
16. Buildings clad entirely in vinyl siding will be strongly discouraged. Where vinyl is used, it should be used sparingly and in combination with other materials.
17. Development shall be encouraged to include public art, murals, and other features that attract visitors and create an appealing local outdoor experience.
18. The use of energy efficient building materials, techniques, technologies, and practices that produce local energy and/or reduce energy consumption shall be strongly encouraged.

Parking and Loading

19. Parking and loading areas should be located to the rear or side of buildings and screened from view from Cedar Road. On-street parking shall be encouraged and/or required and must be separated from pedestrian walkways by a vegetated boulevard, sidewalk, or a combination thereof.
20. Vehicular and truck movement patterns must be illustrated on the site plan submitted by the applicant to ensure adequate circulation. A professional engineer may be required to ensure that adequate lane widths and turning radiuses are provided for all forms of vehicles intended to use the property.
21. Provision should be made for public transit, emergency vehicles, delivery and service vehicles.
22. Safe, efficient, and effectively designed and located roadways, entrance points, parking areas, pedestrian paths and open spaces shall be provided.

Landscaping and Screening

23. The RDN may require the applicant to submit a landscaping plan prepared by a landscape architect or qualified designer which meets the British Columbia Landscape Standard and satisfies the following objectives:
 - a. To use a variety of drought tolerant deciduous and evergreen native plant species that are best suited to the site specific growing conditions;
 - b. To minimize water consumption through means such as micro-irrigation and xeriscaping;

- c. To promote aesthetic appeal at a pedestrian scale between the proposed development and Cedar Road;
 - d. To assist in the safe movement of pedestrians throughout the site;
 - e. To reduce the amount of impervious surfaces on the site;
 - f. To complement the development and surrounding uses;
 - g. To establish or enhance habitat values on the development site where appropriate; and,
 - h. To shade the development from the summer sun.
24. The landscaping plan must be drawn to scale and show the type, size, and location of proposed landscaping and shall be submitted with the development permit application.
25. Landscape design should generally provide an aesthetically pleasing and functional vegetated area between the road right-of-way and the proposed building, excluding areas used for pedestrian movement. The RDN shall work with the Ministry of Transportation and Infrastructure to consider pedestrian and landscaping improvements within the public road right of way.
26. Where irrigation is required to maintain proposed landscaping, it should be designed by an Irrigation Industry Association of British Columbia certified irrigation designer and be installed by an irrigation industry association of British Columbia irrigation contractor or other equivalent to the satisfaction of the RDN.
27. All landscaping shall require the following minimum depth of topsoil or amended organic soils on all landscaped areas of a property:
- a. Shrubs – 45 cm;
 - b. Groundcover and grass – 30 cm; and,
 - c. Trees – 30 cm around and below the root ball.
28. The RDN shall require the applicant to submit a landscaping security deposit equal to the total estimated costs of all materials and labour as determined by a landscape architect or other similarly qualified person to the satisfaction of the RDN to be released upon final inspection by a landscape architect or other similarly qualified person to the satisfaction of the RDN.
29. Garbage and recycling containers shall be located to the rear of buildings and screened with landscaping and solid gated fencing to a minimum height of 2.0 metres. Similarly, utilities, service kiosks, meters, elevator housing, exhaust elements, satellite dishes, etc. shall be screened with landscaping, fencing, or a combination of the two.
30. Decorative fences are encouraged which complement the materials used for the principle building, but shall not impede pedestrian access moving past the site.

Site Illumination and Signage

31. Lighting should be designated for security and safety. However, there must not be glare on neighbouring properties, adjacent roads, or the sky.
32. All new, replacement and upgraded exterior lighting in existing and proposed developments shall be Full Cut-off Flat Lens (FCO/FL) luminaries to light roads,

parking, loading and pedestrian areas. Exterior building lighting will also be required to have FCO lighting fixtures.

33. The size, location, and design of freestanding signage shall be architecturally integrated with the overall design of the buildings and landscaping. The design of fascia signs containing individual business signage shall be integrated into the design of the building.
34. The installation of fascia or projecting signs that are handcrafted, hand painted, and individually designed are strongly encouraged.
35. Signage should be visually unobtrusive; particular emphasis should be given to signage which is aesthetically pleasing and requires a minimal amount of lighting or boldness to be effective. No video, reader board, neon, or LED signs shall be supported.
36. If there is a conflict between these DPA guidelines and the [RDN Sign Bylaw No. 993, 1995](#) as amended or replaced from time to time, these guidelines shall prevail. However, a variance to the sign bylaw may be required.

Pedestrian and Cyclist Considerations

37. Pedestrian sidewalks or defined pathways between the building and Cedar Road should be provided.
38. All internal pedestrian walkways shall be distinguished from driving surfaces through the use of a clearly delineated pathway or durable, low maintenance surface material such as pavers, bricks, or concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.
39. Storefronts must include some form of rain protection for the pedestrian area immediately adjacent to the building. The protection must be continuous along the front face of the building and may take any form (awning, overhang, or canopy) compatible with the design of the facade but must be constructed of durable materials that are impervious to water, heat, and resist fading.
40. Bicycle parking facilities should be provided at grade near primary building entrances.

Appendix No. 5

Plan area relief map

Draft

3D Topographic Visualization of Cedar Main Street



Nanaimo River

MacMillan Rd.

York Lake

Cedar Rd.

Hemer Rd.



Appendix No. 6
Commercial Needs Questionnaire

Draft

Cedar Main Street Design Project Commercial Needs Questionnaire

The Regional District of Nanaimo is preparing to initiate an exciting new project called the 'Cedar Main Street Design Project'. The purpose of the project is to provide an opportunity to explore design options for the Cedar Main Street land use designation through a multi-day community design charrette. As part of the preparation for the charrette RDN staff are drafting a Technical Background report which provides information on a range of different topics applicable to the Study Area. As a result we are seeking your response to this questionnaire as an employer in the community.

Be assured that your responses are completely CONFIDENTIAL and will be used for planning purposes only. Your response will NOT be reported individually; rather they will be combined with other employers. If you have any questions, please contact Greg Keller, RDN Senior Planner at (250) 390-6510. Please return your completed survey at your earliest convenience and preferably before July 27, 2011.

* 1. Please provide the following contact information.

| | |
|-----------------------|----------------------|
| Name: | <input type="text"/> |
| Company: | <input type="text"/> |
| Address 1: | <input type="text"/> |
| Address 2: | <input type="text"/> |
| Town: | <input type="text"/> |
| Province: | <input type="text"/> |
| Postal Code: | <input type="text"/> |
| Email Address: | <input type="text"/> |
| Phone Number: | <input type="text"/> |

2. Please indicate the nature of your business.

* 3. What is the approximate total square footage of all interior floor space that your business occupies?

4. If applicable, how many hotel rooms does your business include?

5. Please briefly describe your business catchment area. (i.e where are the majority of your customers coming from?)

6. How many employees do you currently have?

| | |
|-----------------------|----------------------|
| Year-round, full time | <input type="text"/> |
| Year-round, part time | <input type="text"/> |
| Seasonal full time | <input type="text"/> |
| Seasonal Part Time | <input type="text"/> |
| Total | <input type="text"/> |

Cedar Main Street Design Project Commercial Needs Questionnaire

7. How does the number of employees you have today compare with the number of employees you had five years ago?

- I have more more employees today than I had five years ago
- I have less employees today than I had five years ago
- No change

8. If you have more employees now than you had five years ago please indicate the main reason why you have more employees.

9. How does the number of employees you anticipate having within the next five year compare with the number of employees you have today?

- I anticipate having more employees in the next five years than I have today.
- I anticipate having less employees in the next five years than I have today.
- No change

10. If you anticipate having less employees five years from now please indicate the main reason why you have anticipate having less employees.

11. Which of the following best describes the interior space your business currently occupies:

- Meets current space requirements and allows for future expansion
- Meets current space requirements but does not allow for future expansion
- Does not meet current space requirements

12. Which of the following best describes the exterior space your business currently occupies:

- Meets current space requirements and allows for future expansion
- Meets current space requiriements but does not allow for future expansion
- Does not meet current space requirements

*** 13. Do you anticipate expanding your business' interior or exterior space in the next five years?**

- Yes
- No

Cedar Main Street Design Project Commercial Needs Questionnaire

14. Which best describes the likelihood of expansion?

- Certain
- Extremely Likely
- Somewhat Likely
- Slight

15. Please indicate what your expansion needs might be for future indoor space.

Approximate Sq. Ft.

16. Approximately how much additional outdoor area would you ideally occupy?

Approximate Sq. Ft. or
acres

17. Do you anticipate you will be able to meet your expansion needs in Cedar?

- Yes
- No

18. What are the main opportunities and/or barriers to running a successful business in Cedar and what is needed to support business in the Community?

19. Do you have any other comments or suggestions about the availability of space to meet your needs in Cedar?

20. Looking into the future, what is the likelihood that your business will leave Cedar?

- Not at all likely
- Somewhat likely
- Very likely

21. Please briefly summarize your reasons for your business possibly leaving the community?

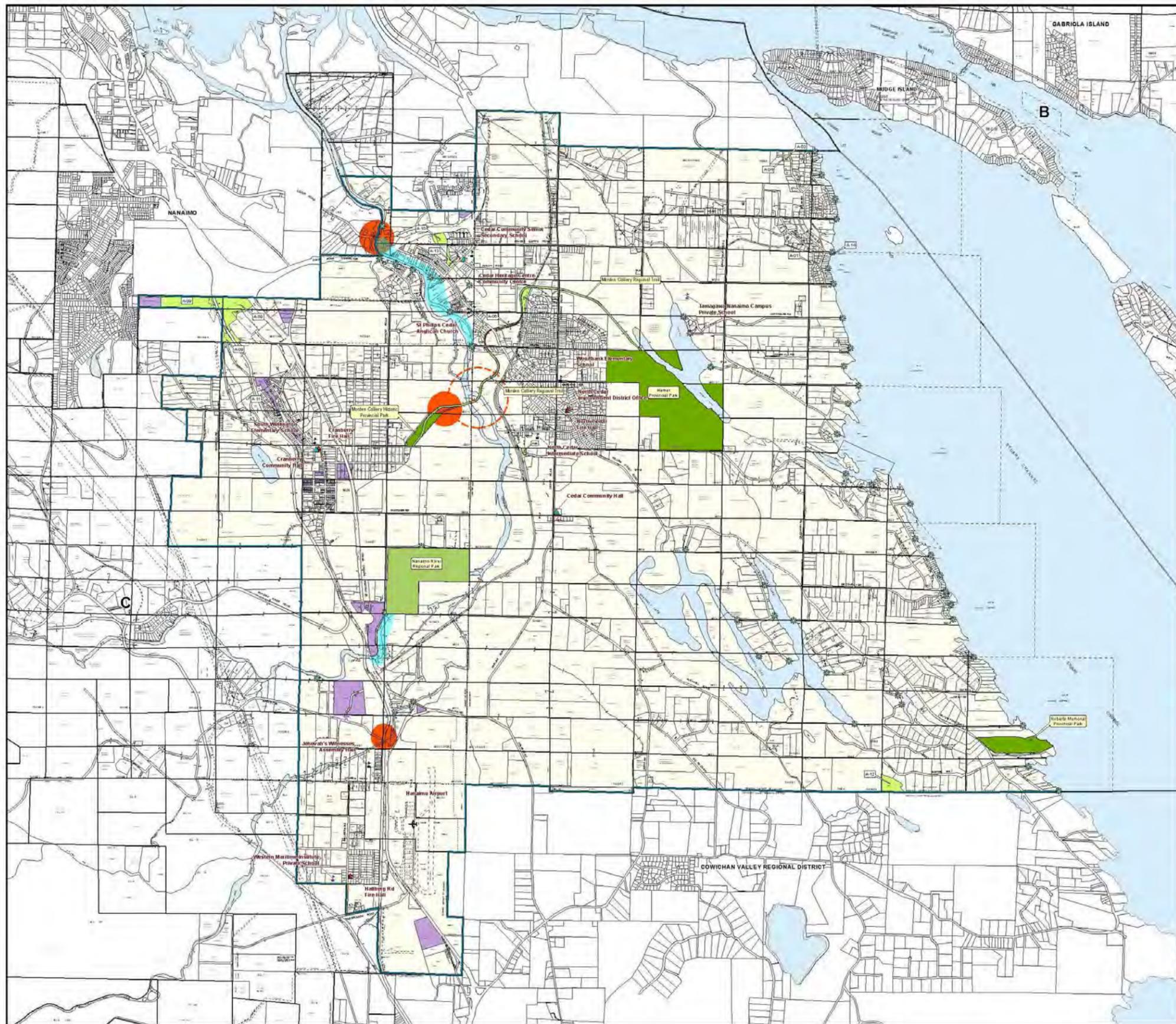
Cedar Main Street Design Project Commercial Needs Questionnaire

22. Please use this space to share any additional comments concerning topics addressed in this questionnaire.

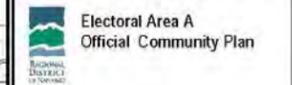
Appendix No. 7

Official Community Plan Map Nos. 4 and 8 (Parks and Trails)

Draft



A Shared Community Vision



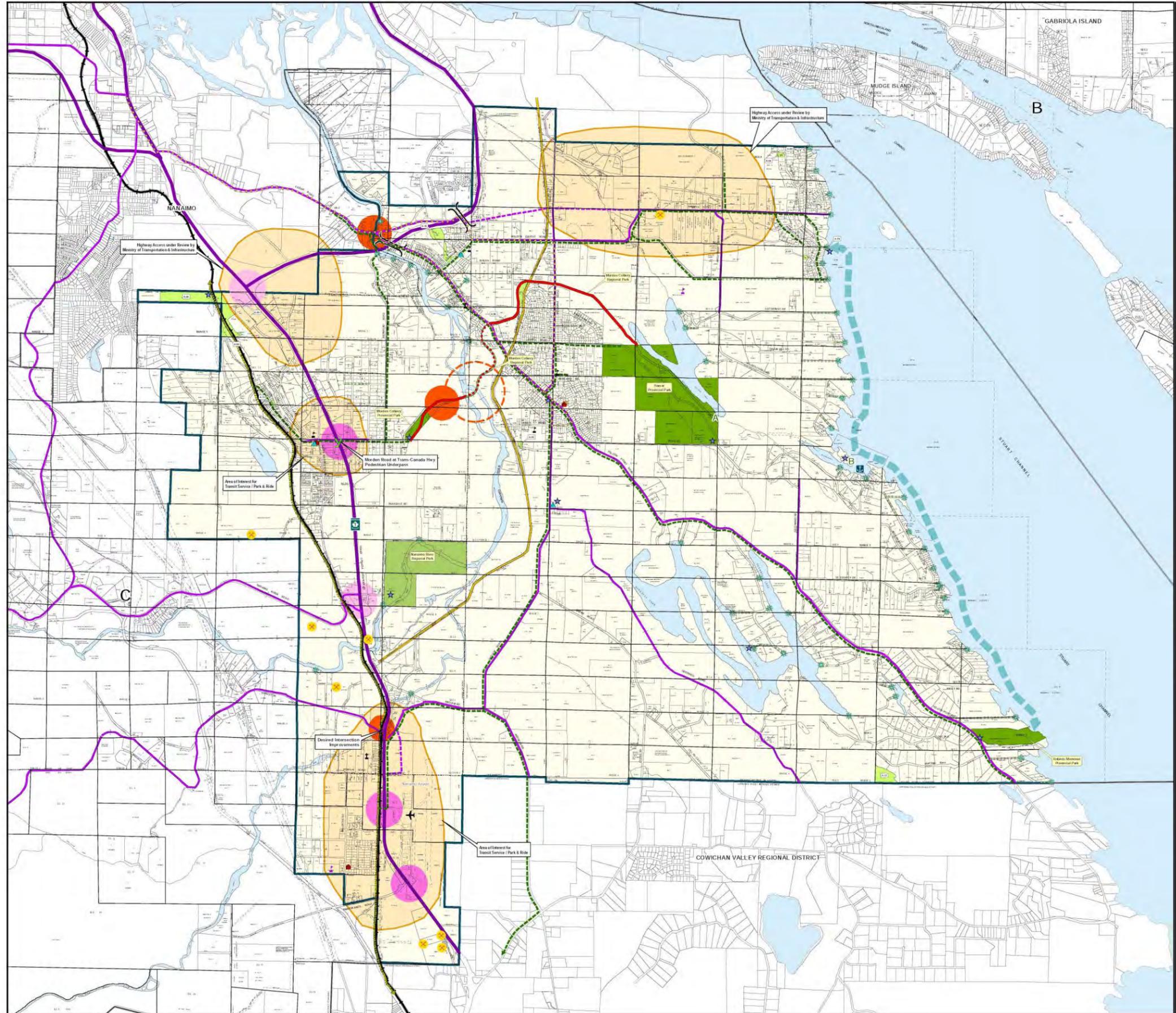
MAP NO. 4
Parkland, Greenspace, Natural Areas,
Crown Land, Institutional, Schools, and
Cultural Facilities

Legend

- Electoral Area Boundary
 - Plan Area Boundary
 - Parks**
 - Provincial Park
 - Regional Park
 - Community Park
 - A-01 Fawcett Rd
 - A-03 Ivor Rd
 - A-04 Glynneath Rd
 - A-05 Addison Way
 - A-06 Morden Colliery 2
 - A-08 Morden Colliery 3
 - A-09 Kipp Rd
 - A-10 Woodhedge Rd
 - A-11 Thelma Griffiths
 - A-12 Whiting Way
 - A-13 MacMillan Rd
 - A-14 Nelson Rd. Boat Ramp
 - Community Facilities**
 - North Cedar Improvement District Office
 - Community Centre / Hall
 - Fire Hall
 - School
 - Private School
 - Church
 - Airport
 - Crown Provincial
 - Area of Interest for Public Beach Access / Park
 - Beach Accesses**
 - Areas where Public Water Access could be developed (road right of ways accessing water)
 - Trails**
 - Multi-Use-Existing
 - Multi-Use-Proposed
 - Bridges**
 - Existing Multi-Use
 - Proposed Multi-Use
- NOTE: The Designations on this map do not represent a specific parcel or trail alignment. These designations represent a general area where connections of trails are desirable. Designations of such an area does not commit the RDN to acquire these or any other park lands but merely establishes a desired planning direction for RDN Parks. Communication with private landowners and more detailed planning will be required.

Chairperson: _____
 Deputy Chairperson: _____

BYLAW NO. 1620, 2011



A Shared Community Vision

Electoral Area A
Official Community Plan

MAP NO. 8
Active Transportation, Mobility Options,
Road Network Plan, and
Sand / Gravel Pit / Rock Quarry

Legend

- Electoral Area Boundary
- Plan Area Boundary
- Areas of Interest (See Notations on Map)
- Sand / Gravel Pit / Rock Quarry
- Potential Trip End Facility
- Bus Route (route subject to change)
- Harmac Pipeline (Not available for public use)

Beach Accesses

- Areas where Public Beach Access could be developed (public road right of ways accessing water)

Transportation

- Highway
- Major Road
- Proposed Major Road
- Secondary Road
- Proposed Secondary Road
- E & N Railway
- Existing Interchange
- Existing Traffic Light
- Road Overpass (over Duke Point Connector Hwy)
- Existing Pedestrian Underpass
- Boat Harbour Marina

Existing Trails

- Multi-Use-Existing

Desired Trails

- Desired Blueway Route
- Desired Roadside Route (within public road r/w)
- Desire to have a Trail from A to B
- E & N Trail
- Undeveloped Road Allowances (Potential Trails)
- Multi-Use-Proposed

Bridges

- Existing Multi-Use
- Proposed Multi-Use

Parks

- Provincial Park
- Regional Park
- Community Park

Community Facilities

- North Cedar Improvement District Office
- Community Centre / Hall
- Fire Hall
- School
- Private School
- Church
- Airport

NOTE: The locations of these roads within the AER is not to be considered as having the endorsement of the Agricultural Land Commission, nor is the construction, upgrading, or dedication of these roads to proceed without the approval of the Commission.

NOTE: Proposed road alignments are conceptual only. Final alignments may vary in accordance with Ministry of Transportation and Infrastructure specifications.

NOTE: The locations of these roads within the AER is not to be considered as having the endorsement of the Agricultural Land Commission, nor is the construction, upgrading, or dedication of these roads to proceed without the approval of the Commission.

Chairperson

Senior Manager,
Corporate Administration

BYLAW NO. 1620, 2011

0 250 500 1,000 1,500 Meters

July 2011

Appendix No. 8

Plan area Topographic Map with Existing Vegetation

Draft



CEDAR ROAD TOPOGRAPHIC MAP

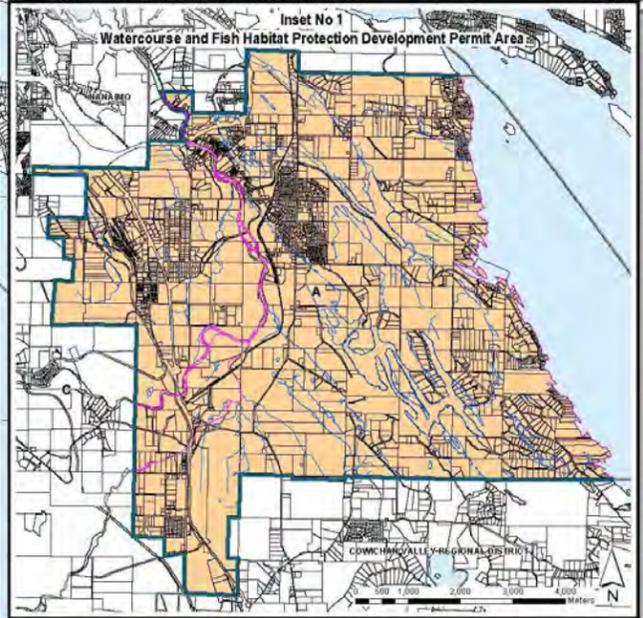
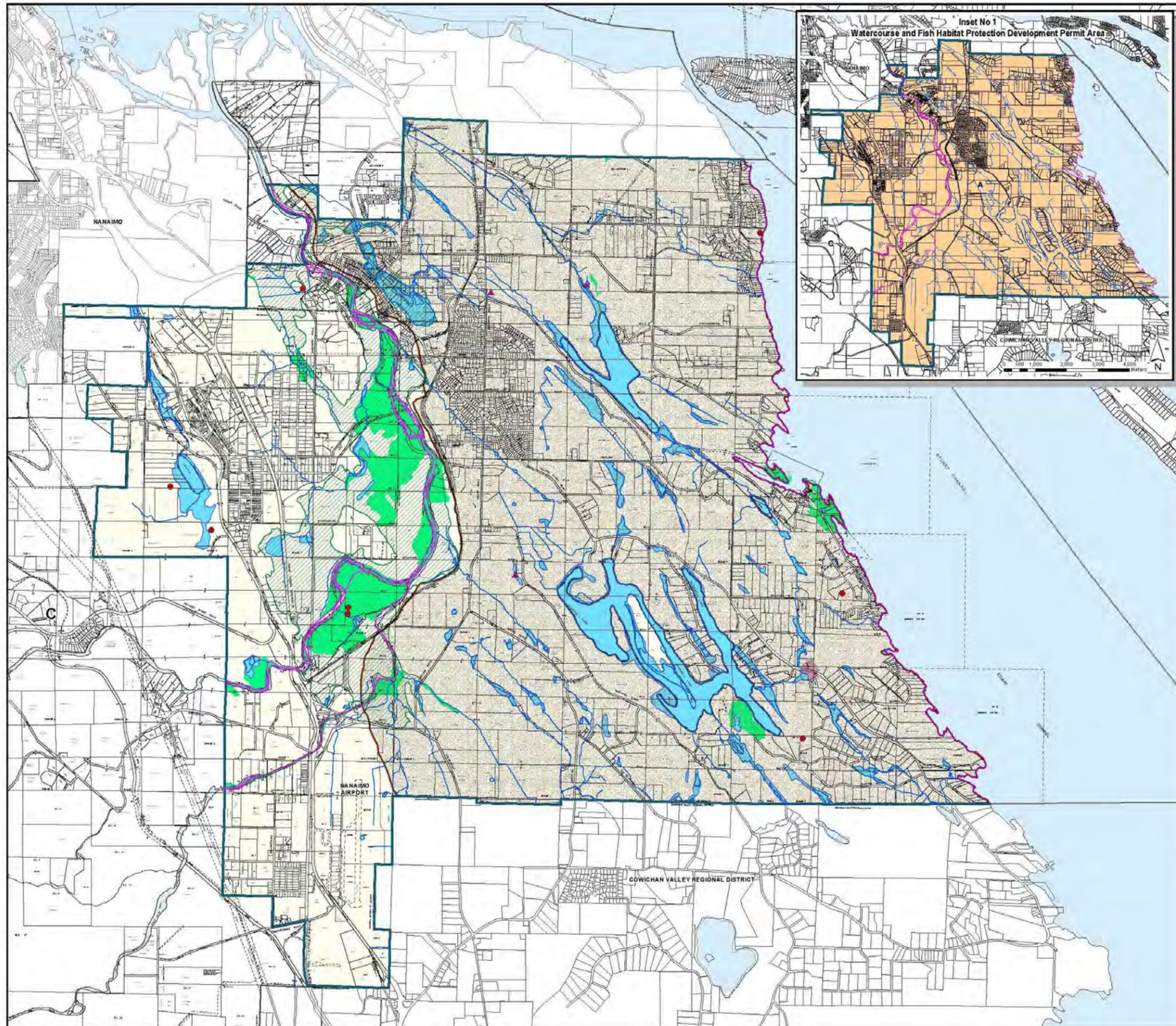
0 10 20 30 40 50 100 150 200 250 Meters

Date of Photography : April 7, 2011 Scale 1 : 1000

Appendix No. 9

Official Community Plan Map No. 9 (Environmental and Hazard Development Permit Areas)

Draft



A Shared Community Vision

**Electoral Area A
Official Community Plan**

**MAP NO. 9
Development Permit Areas for the
Protection of the Natural Environment**

Legend

- Electoral Area Boundary
- Plan Area Boundary

**Environmentally Sensitive Features
Development Permit Area**

This Development Permit Area includes the following:

- Eagle Nest Tree
60 metre Radius from Base of Tree
- Heron Nest
100 metres from Base of Tree
SOURCE: BC Ministry of Environment
- Sensitive Ecosystem Protection
SOURCE: Environment Canada (Canadian Wildlife Series)
- Sensitive Species
SOURCE: Conservation Data Centre

**Watercourse and Fish Habitat Protection
Development Permit Area**

This Development Permit Area includes the following:

- All Mapped and Unmapped Streams that are Subject to the "Riparian Areas Regulation" within the shaded area shown on Inset No. 1

(Mapped Lakes, Wetlands, Ponds and Streams)

- Nanaimo River and Haslam Creek
- All other Watercourses
- Lake, Wetland, and Pond
(Described in Section 12.2.2 of the Plan)
- Coastal Areas
15 metres from Natural Boundary

Floodplain Development Permit Area

- Nanaimo River Floodplain
Designated by the Floodplain Act at a 200 year frequency
SOURCE: B.C. Water Management Branch, Riparian Mapping Program and Regional District of Nanaimo Floodplain Management Review No. 1463 Schedule "K" maps

Aquifer Development Permit Area

- Yellowpoint Aquifer Protection Development Permit Area
SOURCE: B.C. Ministry of Environment

Prepared by: **Simon Munger, Corporate Administration**

BYLAW NO. 1620, 2011

