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Abbreviations

Abbreviations used in this document include the following:

ALC  Agricultural Land Commission
ALR  Agricultural Land Reserve
BCAA British Columbia Assessment Authority
BWWD Bowser Waterworks District
CFMETR Canadian Forces Maritime Experimental and Test Range
DBID Deep Bay Improvement District
DPA Development Permit Area
FUA Future Use Area
GCB Growth Containment Boundary
MUC Mixed Use Centre
NCID North Cedar Improvement District
OCP Official Community Plan
QBHLWWD Qualicum Bay-Horne Lake Waterworks Improvement District
RDN Regional District of Nanaimo
RGS Regional Growth Strategy
RSA Rural Separation Area
RVA Rural Village Area
RVC Rural Village Centre
SEI Sensitive Ecosystem Inventory
SWEWD South West Extension Waterworks District
UCB Urban Containment Boundary
1.0 OVERVIEW

1.1 A History of Rural Village Centres

The Regional District of Nanaimo (RDN) adopted its first Regional Growth Strategy (RGS) in 1997. Since this time the RGS has undergone two full updates, the first in 2003 and the second most recently in 2011. The RGS was created to address concerns about the negative impacts of urban sprawl and to help realize a desire to a region-wide approach to achieving more sustainable patterns of development. Subsequently, the main focus of the RGS is managing growth in order to create more vibrant urban areas (complete, compact communities) while at the same time protecting rural areas valued for environmental protection and resource uses (e.g. agriculture, forestry).

The RGS established Urban Containment Boundaries as its primary method of managing growth. The UCB is a line on a map that separates lands intended for future growth inside the boundary from those lands intended to be preserved for rural values outside the boundary. The Urban Containment Boundaries in the RDN’s Member Municipalities were called Urban Centres; while in electoral areas they were referred to as Village Centres. The RGS designated the majority of lands within Urban Containment Boundaries (both Urban Centres and Village Centres) as Urban Area.

The original RGS (1997 Growth Management Plan) established 16 growth areas within electoral areas. This included 15 Village Centres and the Rural Separation Area (RSA) of Bellevue-Church Road in Electoral Area ‘F’. The Bellevue-Church Road RSA is intended to support industrial land uses and is not a focal point for residential or commercial growth like other Village Centres. Subsequently land within the RSA was designated Industrial rather than Urban Area like the other Village Centres.

Since the first RGS was adopted, the Village Centre of Lantzville became incorporated as the District of Lantzville in 2003 and the Schooner Cover Village Centre has been included as part of the Fairwinds Village Centre. The 2011 RGS continues to recognize the remaining 14 Village Centres (including the Bellevue-Church RSA) using the term Rural Village Centres (see below).

Table 1: Rural Village Centres by Electoral Area

<table>
<thead>
<tr>
<th>Area ‘A’:</th>
<th>Area ‘F’:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Cassidy RVC</td>
<td>6 Bellevue-Church Road (Rural Separation Area)</td>
</tr>
<tr>
<td>2 Cedar</td>
<td>7 Coombs RVC</td>
</tr>
<tr>
<td>3 Extension RVC</td>
<td>8 Errington RVC</td>
</tr>
<tr>
<td>4 Red Gap RVC</td>
<td>9 Hilliers RVC</td>
</tr>
<tr>
<td>5 Fairwinds RVC</td>
<td>10 Qualicum River Estates RVC</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Area ‘G’:</th>
<th>Area ‘H’:</th>
</tr>
</thead>
<tbody>
<tr>
<td>11 French Creek/Wembley RVC</td>
<td>12 Dunsmuir RVC</td>
</tr>
<tr>
<td>13 Qualicum Bay RVC</td>
<td>14 Bowser RVC</td>
</tr>
</tbody>
</table>

RVC Inventory – Draft June 2012
Changes to the Regional Growth Strategy between 2003 and 2011 resulted in stronger recognition of differences between areas designated for growth in the RDN’s municipalities from those located in electoral areas. The term Urban Containment Boundary was changed to Growth Containment Boundary (GCB), a more neutral term that better reflects the intention for GCB’s in electoral areas to accommodate a limited range of land uses and development compatible with their rural settings. This is in contrast to Urban Centres in municipalities that are intended to accommodate the majority of the region’s population growth. To further emphasize this difference, Village Centres where renamed Rural Village Centres (RVC) and the RGS land use designation for the lands within them was changed from the term ‘Urban Area’ to ‘Rural Village Area’ (RVA).

Rural Village Areas are defined as “communities in electoral areas that are defined by Growth Containment Boundaries and intended to accommodate a limited range of land uses and development compatible with rural village character” (RGS Bylaw 1615, 2011).
1.2 The Future of Rural Village Centres

The 2011 Regional Growth Strategy aims to encourage a diverse mix of land uses in RVC’s that, allow people to live, work, play and learn within a walkable environment. However, since RVC’s were first established nearly fifteen years ago, only a few have evolved into areas with the characteristics associated with mixed-use, complete, compact communities.

The 2011 RGS notes that “questions have been raised about the ability of some of these areas to accommodate growth because of the significant costs associated with providing community sewer and water services”1. The RGS provides direction for a region-wide study of the existing RVC’s to identify locations with the greatest potential to evolve into mixed-use centres.

The RGS specifies that RVC’s should be able to:

- Be planned and designed as pedestrian-oriented and transit-supportive;
- Be compact, complete and compatible in character with local context;
- Attract and support local commercial development;
- Attract and support local community services and amenities;
- Support regular transit service; and
- Demonstrate how their development will contribute to the goals of the RGS.

The study will involve identifying which RVC’s may be suited to an alternate designation such as a ‘local service centre’ that would be smaller in scale than a RVC and provide a more limited range of goods and services to meet the needs of surrounding rural communities.

1.3 An Overview of Rural Village Centres

Though most RVCs share the same RGS land use designation (Rural Village Area) each individual RVC exhibits unique characteristics. Geographical setting, access to transportation routes, and historical use distinguish RVC’s, influencing their capacity to attract an appropriate mix of uses. Rural Village Centres differ in size, provision of water and sewer, land use, and access to services. For instance, the land area of each individual RVC ranges from less than 20 hectares (Errington) to 525 hectares (Fairwinds) – a size difference of over 500 hectares.

Some RVC’s are serviced by transit routes (Red Gap, French Creek and Cedar have daily transit service) whereas most are not. Parkland is predominant in RVC’s like Errington, but some, such as Cassidy, offer no public open space. Land uses also differ, for example, the Bellevue-Church Rural Separation Area is has a commercial/industrial focus, Coombs has a tourist-commercial focus and Qualicum River Estates is almost entirely undeveloped land.

Only two RVCs have connection to a community sewer service (Fairwinds and Cedar) and, more than one third of all RVC’s are not serviced by a community water system. Residents of Rural Village Centres like Dunsmuir, Qualicum Bay and Qualicum River Estates have to travel outside of the RVC to access basic shops, schools, services and other amenities. In contrast,

1 RGS, Bylaw No. 1615, 2011 – Goal 4, Page 27
RVC’s like Cedar and Red Gap offer access to public schools, medical facilities, entertainment opportunities, grocery stores, as well as providing a wider range of employment opportunities for residents.

1.4 Moving Forward

Prior to proceeding with a region wide study to identify RVCs with the greatest potential to evolve into mixed-use centres, baseline information on each of the RVC’s needs to be collected. This document (Rural Village Centres Inventory 2012) provides an inventory of Rural Village Centres to be used as baseline information for the RVC Study. This includes information on the location, land use, servicing, community amenities, environmental considerations, potential limitations and other related information for each RVC.

This inventory involves 13 of the 14 Rural Village Centres identified in the 2011 RGS (this includes the Bellevue Church Rural Separation Area). French Creek was the only RVC excluded from the inventory because it was viewed as an area that should clearly remain a RVC. French Creek has sewer and water services with the capacity to support future growth and existing access to a wide range of services and amenities including transit.

Two additional study areas are also included in this inventory as they will be part of the region wide study noted above. The first study area is Dashwood in Electoral Area ‘G’ and the second is Deep Bay in Electoral Area ‘H’. Dashwood is identified as a study area in the Electoral Area ‘G’ Official Community Plan (OCP) that would involve “looking at the feasibility of establishing a new neighbourhood centre in Dashwood that supports a mix of land uses…and providing recommendations on the need for a village centre in Dashwood.” The consideration of Deep Bay as a RVC resulted from a RDN Board resolution in 2011 relating to an application to amend the OCP and RGS to allow the creation of a new rural village centre to facilitate a proposed mixed-use development.

The 13 Rural Village Centres and two additional Study Areas included in this inventory are listed below.

Table 2: Rural Village Centres & Additional Study Areas included in Inventory

<table>
<thead>
<tr>
<th>Area ‘A’</th>
<th>Area ‘E’</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Cassidy RVC</td>
<td>4 Red Gap RVC</td>
</tr>
<tr>
<td>2 Cedar</td>
<td>5 Fairwinds RVC</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Area ‘C’</th>
<th>Area ‘F’</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Extension RVC</td>
<td>6 Bellevue-Church Road (Rural Separation Area)</td>
</tr>
<tr>
<td>4 Hilliers RVC</td>
<td>7 Coombs RVC</td>
</tr>
<tr>
<td>5 Qualicum River Estates RVC</td>
<td>8 Errington RVC</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Area ‘E’</th>
<th>Area ‘G’</th>
</tr>
</thead>
<tbody>
<tr>
<td>6 Bellevue-Church Road (Rural Separation Area)</td>
<td>11 Dashwood RVC Study Area</td>
</tr>
<tr>
<td>7 Coombs RVC</td>
<td>12 Dunsmuir RVC</td>
</tr>
<tr>
<td>8 Errington RVC</td>
<td>13 Qualicum Bay RVC</td>
</tr>
<tr>
<td>9 Hilliers RVC</td>
<td>14 Bowser RVC</td>
</tr>
<tr>
<td>10 Qualicum River Estates RVC</td>
<td>15 Deep Bay RVC Study Area</td>
</tr>
</tbody>
</table>

| Area ‘H’ | |
|---------| |
| 12 Dunsmuir RVC | |
| 13 Qualicum Bay RVC | |
| 14 Bowser RVC | |
| 15 Deep Bay RVC Study Area | |
Map 2: Location of Rural Village Centres and Study Areas Included in the Inventory
2.0 GUIDING INFORMATION

This Inventory provides detailed information on each existing and potential Rural Village Centre grouped under seven separate headings. For each RVC the following information is provided:

1. **Background & Location**
   a. introduction
   b. study area
   c. proximity to urban areas
   d. population & housing
   e. jobs & local industry

2. **Summary of Land Use**
   a. existing land use
   b. current permitted land use
   c. future preferred land use

3. **Servicing**
   a. water
   b. sewer
   c. street lighting
   d. fire protection
   e. waste management
   f. transit

4. **Community Amenities**
   a. parks & recreation
   b. community gathering places

5. **Environmental Considerations**
   a. sensitive ecosystems
   b. aquifer vulnerability
   c. riparian areas

6. **Other/Limitations**

7. **Future Residential Potential and Build-out**

The information provided on the RVC’s came from multiple sources and documents. To reduce repetition, this section provides a description of the data sources and analysis used in this inventory.

2.1 **Background & Location**

**Introduction**

The size of each RVC (in hectares) was calculated by the Regional District of Nanaimo’s GIS Department. RDN GIS also determined the gross lot count for each RVC by quantifying all lots located within the RVC boundary – including strata areas, parks, and privately owned land.

**Study Area**

Study area details related to location, access routes, lot size, land uses and activities occurring in each RVC were determined via aerial photography, existing maps, survey plans and site visits.

**Proximity to Urban Areas**

Driving distances were calculated by RDN GIS using a distance tool. Distance was determined from main intersections/access points in each RVC, via the most direct route, to the key locations to the closest urban areas:

<table>
<thead>
<tr>
<th>Urban Areas to Measure Distance to/from</th>
<th>Qualicum Beach</th>
<th>Parksville</th>
<th>Courtenay</th>
<th>Downtown Nanaimo</th>
<th>North Nanaimo</th>
<th>Ladysmith</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Hall</td>
<td>City Hall</td>
<td>Driftwood Mall (2571 Cliff Ave)</td>
<td>City Hall</td>
<td>Woodgrove Centre</td>
<td>1st Avenue at Symonds Street</td>
<td></td>
</tr>
</tbody>
</table>
**Population & Housing**

Population characteristics were taken from the RDN’s 2009 ‘Housing Needs Overview’ and ‘Connecting Housing Needs and Opportunities’ reports that drew upon 2006 Statistics Canada Census data. Characteristics included rate of growth (%), income level (low, medium high), unemployment rate (low, medium, high), and median age. The total population for each electoral area was based on the first release of Statistics Canada, Census 2011 data.

Approximate population was calculated based on the average number of individuals per dwelling unit multiplied by address points. Statistics Canada, Census 2006 provided the average number of individuals per dwelling unit by electoral area. RDN GIS counted the number of recorded address points for each RVC. When population calculations resulted in a decimal place, it was rounded up to the closest decimal point (i.e. 193.2 = 193 or 193.7 = 194).

**Jobs & Local Industry**

Existing land uses were determined by site visits and BC Assessment classifications. Observed businesses were assumed to be possible places of employment. Job possibilities in the RVCs were divided into industry types categorized by 2006, Statistics Canada Community Profiles. It should be noted that home based business can be a significant source of employment in rural areas. However, due to lack of reliable information home based business as a source of employment was not included in this inventory.

<table>
<thead>
<tr>
<th>Statistics Canada Industry Category</th>
<th>Example of service in category</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture/resource-based industries</td>
<td>Farming, cultivation, gravel extraction</td>
</tr>
<tr>
<td>Construction industries</td>
<td>Home building, non-residential construction</td>
</tr>
<tr>
<td>Manufacturing industries</td>
<td>Wood products, navigational instruments, meat processing</td>
</tr>
<tr>
<td>Wholesale trade</td>
<td>Recreational vehicle distributors, fish and seafood product plants</td>
</tr>
<tr>
<td>Retail trade</td>
<td>Car dealerships, grocery stores, gas stations, clothing stores</td>
</tr>
<tr>
<td>Finance and real estate</td>
<td>Banking, insurance sales, mortgage services, real estate</td>
</tr>
<tr>
<td>Health care and social services</td>
<td>Doctor/dentist office, child care/day care services</td>
</tr>
<tr>
<td>Educational services</td>
<td>Schools, training facilities, educational support services</td>
</tr>
<tr>
<td>Business services</td>
<td>Legal services, accounting offices, environmental consulting</td>
</tr>
<tr>
<td>Other services</td>
<td>Auto repair, personal care services, funeral homes, civic organizations</td>
</tr>
</tbody>
</table>

**2.2 Summary Of Land Use**

Land use is divided into three categories: existing, permitted, and future.

- **Existing land use** describes activities presently occurring in the RVC’s.
- **Permitted land use** describes the types of land uses that are currently allowed under existing zoning regulations.
- **Future land use** describes the types of land uses that are supported in the future as specified in Official Community Plans (including Village or Neighbourhood Plans).
Existing Land Use
Existing land use was derived using aerial photography, site visit observations and BC Assessment information. Site visits occurred in late June and early July, 2011. The aerial photography reviewed was captured during spring/summer 2009.

BC Assessment Property Classification information was taken from 2011 data sets. BC Assessment categorizes properties into one of nine classes, as described in the table below. The property classification reflects BC Assessment’s determination of the ‘Actual Use’ taking place on a parcel of land. This may not necessarily correspond with what is allowed under existing zoning regulations.

Table 5: BC Assessment Authority Property Classification Categories

<table>
<thead>
<tr>
<th>Class</th>
<th>Type</th>
<th>Description of Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Residential</td>
<td>Single-family or multi-family residences, duplexes, apartments, condominiums, nursing homes, seasonal dwellings, manufactured homes, some vacant land, farm buildings, daycare facilities</td>
</tr>
<tr>
<td>2</td>
<td>Utilities</td>
<td>Structures and land used for railway transportation, pipelines, electrical generation, transmission utilities, or telecommunications transmitters. Does not include offices or sales outlets</td>
</tr>
<tr>
<td>3</td>
<td>Supportive</td>
<td>This property class only includes eligible supportive housing property that has been designated by Cabinet</td>
</tr>
<tr>
<td>4</td>
<td>Major Industry</td>
<td>Land/improvements of major industrial properties, including lumber and pulp mills, mines, smelters, large manufacturers of specified products, ship building and loading terminals for sea-going ships</td>
</tr>
<tr>
<td>5</td>
<td>Light Industry</td>
<td>Property used/ held for extracting, manufacturing or transporting products, including ancillary storage. Scrap metal yards, wineries and boat-building operations.</td>
</tr>
<tr>
<td>6</td>
<td>Business/ Other</td>
<td>Property used for offices, retail, warehousing, hotels and motels all fall within this category. This class includes properties that do not fall into other classes</td>
</tr>
<tr>
<td>7</td>
<td>Managed Forest Land</td>
<td>Privately-owned, forest land property managed in accordance with the Private Managed Forest Land Act or the Forest and Range Practices Act</td>
</tr>
<tr>
<td>8</td>
<td>Recreational Property</td>
<td>Land used solely as an outdoor recreational facility for specific activities such as golf, skiing, tennis, public swimming pools, waterslides, amusement parks, marinas and hang gliding. Improvements on the land OR land in a rural area that is part of parcel used for overnight commercial accommodation that exists predominantly to facilitate specific outdoor recreational activities such as hunting, fishing and kayaking</td>
</tr>
<tr>
<td>9</td>
<td>Non-Profit Organization</td>
<td>Property used or set aside for at least 150 days per year as a place of public worship or as a meeting hall by a non-profit, fraternal organization</td>
</tr>
<tr>
<td>10</td>
<td>Farm Land</td>
<td>To qualify as farm land for assessment purposes, the land must produce a prescribed amount of qualifying primary agricultural products for sale such as crops or livestock</td>
</tr>
</tbody>
</table>

Permitted Land Use
The permitted land use was based on regulations established in existing zoning bylaws. Regional District of Nanaimo’s Land Use and Subdivision Bylaw No. 500, 1987 establishes zoning for RVC’s in Electoral Areas A, C, E, G and H. Zoning for RVC’s in Electoral Area ‘F’ is contained in RDN, Land Use and Subdivision Bylaw No. 1285, 2002.
Future Land Use

Table 6: Official Community Plan Information for each Electoral Area

<table>
<thead>
<tr>
<th>Electoral Area</th>
<th>OCP Bylaw No.</th>
<th>Rural Village Centres Included in the Inventory</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>1620, 2011</td>
<td>Cassidy, Cedar</td>
</tr>
<tr>
<td>C</td>
<td>1148, 1999</td>
<td>Extension</td>
</tr>
<tr>
<td>E</td>
<td>1400, 2005</td>
<td>Fairwinds, Red Gap</td>
</tr>
<tr>
<td></td>
<td>1400.02, 2011</td>
<td>Schooner Cove Plan 1400.03, 2011 Lakes District Plan</td>
</tr>
<tr>
<td>F</td>
<td>1152, 1999</td>
<td>Bellevue-Church Road, Coombs, Errington, Hilliers, Qualicum River Estates</td>
</tr>
<tr>
<td>G</td>
<td>1540, 2008</td>
<td>Dashwood Study Area</td>
</tr>
<tr>
<td>H</td>
<td>1335, 2003</td>
<td>Dunsmuir, Qualicum Bay, Bowser Deep Bay Study Area</td>
</tr>
<tr>
<td></td>
<td>1335.03, 2010</td>
<td>Bowser Village Plan</td>
</tr>
</tbody>
</table>

Future land use refers to direction established for future growth in the long range plans for RVC’s. These are contained in the Regional Growth Strategy, Official Community Plans (including Village and Neighbourhood Plans) that establish increasing levels of detail for the future land uses in RVC’s. The Regional Growth Strategy (Bylaw No. 1615, 2011) designates the majority of land in RVC’s as Rural Village Area. Under this designation, the desired ‘future land use’ includes a mix of housing, services and amenities that are serviced with community water and sewer systems or that have commitments in place for future servicing. Policies guide future development to be built at higher densities, display mixed-use characteristics and act as a service centre to surrounding lands. The Bellevue-Church Road is the only RVC with the RGS Industrial land use designation applying to land within the RVC boundary.

Each electoral Area ‘has an OCP that is consistent with the direction set in the RGS and that provides a higher level of details for desired future land use in RVC’s. Some OCP’s also include Village or Neighbourhood Plans that more clearly define the intended future land uses for some RVC’s (Bowser Village Plan and the Lakes District and Schooner Cove in Fairwinds Neighbourhood Plans).

Development Permit Areas
Details on Development Permit Areas that apply to lands within the Rural Village Centres were obtained from the Electoral Area OCPs, village plan and neighbourhood plans.

2.3 Servicing
The sections on servicing include information on water, sewer, street lighting, fire protection, waste management and transit.
Water & Sewer

The availability of a community water system and/or community sewer system is a major determinant of minimum parcel size and the level of development that can currently be supported. For instance, several zones may allow smaller minimum lot sizes where community water and/or sewer is provided. As servicing affects minimum lot size, it directly affects the potential density of development for all of the Rural Village Centres.

If a community water system is in place, it may be operated by the Regional District of Nanaimo, an improvement district, or a private water utility. The Regional District of Nanaimo’s Department of Regional and Community Utilities provided information on community water systems operated by the RDN. The Improvement Districts provided data on their specific community water systems. If a community water system was not available, the assumption was made that inhabited properties had their own private individual well.

For the few RVCs where a community sewer system exists, it is provided by the RDN. The Regional District of Nanaimo’s Department of Regional and Community Utilities provided information on community sewer systems. If a community sewer system was not available, the assumption was made that inhabited properties had their own on-site private sewage disposal system.

Street Lighting & Fire Protection

Where street lighting exists, it is provided by either the RDN or an Improvement District. Fire protection services are provided by Improvement Districts or the RDN within designated Fire Protection Areas.

Waste Management & Transit

Waste Management services are offered by the RDN in the form of green bin (kitchen and food waste), blue bin (recycling) and garbage services. There are also regional two waste disposal facilities available, the Church Road Transfer Station (in Area ‘F’) and the Regional Landfill (in Area ‘A’). Public transit service is provided to a few RVC’s by the Nanaimo Regional Transit System.

2.4 Community Amenities

Community amenities are considered in two separate categories: i) Parks and Recreation or ii) Community Gathering Places. Parks and Recreation includes publically owned land available for recreational purposes. Community Gathering Places includes amenities such as schools, community halls or other privately owned areas that provide space for community functions and events.
2.5 Environmental Considerations

Environmental considerations are categorized, when present, into three categories: sensitive ecosystems, aquifer vulnerability, and riparian areas.

Sensitive Ecosystems

Information on sensitive ecosystems is derived from the Sensitive Ecosystem Inventory (SEI) provided by the B.C. Ministry of Environment (http://www.env.gov.bc.ca/sei/). The SEI systematically identifies and maps rare and fragile ecosystems in a given area. The information is derived from aerial photography, supported by selective field checking of the data. The ecosystem types identified vary from region to region, according to the natural ecosystems found there, but usually include forested ecosystems, woodlands, wetlands, riparian areas and natural meadows and grasslands.

Information on other environmental considerations, such as proximity to nest sites or the marine foreshore, if also provided if available.

Aquifer Vulnerability

Aquifer vulnerability data is based upon the 2004 aquifer inventory data contained in the BC Water Resources Atlas (http://www.env.gov.bc.ca/wsd/data_searches/wrbc/index.html). This information was developed by the Province of B.C.’s Ministry of Forests, Lands and Natural Resource Operations, Water Management Division, Hydrology Branch. The aquifer inventory classifies aquifers on the basis of their level of development and vulnerability to contamination and provides ranking values for aquifers using hydrogeologic and water use criteria. The information and tables below explain how the Aquifer Class is assigned as a composite of two designated subclasses for Level of Development and Vulnerability.

Development subclass: the level of development of an aquifer is determined by assessing demand verses the aquifer’s yield or productivity. A high (I), moderate (II), or low (III) level of development can be designated.

<table>
<thead>
<tr>
<th>Development Sub-class</th>
<th>I</th>
<th>II</th>
<th>III</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heavy</td>
<td>Moderate</td>
<td>Light</td>
<td></td>
</tr>
<tr>
<td>(demand is high</td>
<td>(demand is moderate</td>
<td>(demand is low</td>
<td></td>
</tr>
<tr>
<td>relative to</td>
<td>relative to</td>
<td>relative to</td>
<td></td>
</tr>
<tr>
<td>productivity)</td>
<td>productivity)</td>
<td>productivity)</td>
<td></td>
</tr>
</tbody>
</table>

Vulnerability subclass: the vulnerability of an aquifer to contamination from surface sources is assessed based on: type, thickness and extent of geologic materials overlying the aquifer, depth to water (or top of confined aquifers), and the type of aquifer materials. A high (A), moderate (B), or low (C) vulnerability can be designated.
Aquifer Class: the combination of the three development and three vulnerability subclasses results in nine aquifer classes. For example, a class IA aquifer would be heavily developed with high vulnerability to contamination, while class IIC would be lightly developed with low vulnerability.

<table>
<thead>
<tr>
<th>Vulnerability Sub-class</th>
<th>A</th>
<th>B</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>High</td>
<td>Moderate</td>
<td>Low</td>
</tr>
<tr>
<td></td>
<td>(highly vulnerable to contamination from surface sources)</td>
<td>(moderately vulnerable to contamination from surface sources)</td>
<td>(not very vulnerable to contamination from surface sources)</td>
</tr>
</tbody>
</table>

Aquifer Class

<table>
<thead>
<tr>
<th></th>
<th>I</th>
<th>II</th>
<th>III</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>IA–heavily developed, high vulnerability aquifer</td>
<td>IIA–moderately developed, high vulnerability aquifer</td>
<td>IIIA–lightly developed, high vulnerability aquifer</td>
</tr>
<tr>
<td>B</td>
<td>IB–heavily developed, moderate vulnerability aquifer</td>
<td>IIB–moderately developed, moderate vulnerability aquifer</td>
<td>IIIB–lightly developed, moderate vulnerability aquifer</td>
</tr>
<tr>
<td>C</td>
<td>IC–heavily developed, low vulnerability aquifer</td>
<td>IIC–moderately developed, low vulnerability aquifer</td>
<td>IIC–lightly developed, low vulnerability aquifer</td>
</tr>
</tbody>
</table>

Intrinsic Aquifer Vulnerability

In addition to the information above, the RDN also uses more recent data from the 2010 Vancouver Island Water Resources Vulnerability Mapping Project. This project developed intrinsic aquifer vulnerability maps to characterize the vulnerability of aquifers to contamination. The intent was to produce maps to help those making land use decisions identify where aquifers are vulnerable to contamination from various high risk land-use activities.

This data was created using some of the same information used in the Aquifer Classification Inventory noted above; however the term “Vulnerability” is used differently as is the methodology for determining vulnerability. The term “Intrinsic Aquifer Vulnerability” means that the data is based on hydrogeologic characteristics alone and does not consider the existing type of land use or nature of the potential contaminants. The DRASTIC method developed by the U.S. Environmental Protection Agency is used to describe vulnerability (Depth of Water, Recharge, Aquifer Material, Soil Material Terrain, Impact of material between soil and aquifer and, Conductivity of water). This was a joint project involving the RDN, the Province of B.C.’s Water Protection and Sustainability Branch, together with Vancouver Island University, Natural Resources Canada and Vancouver Island Health Authority.

The Intrinsic Aquifer Vulnerability study is a “higher level” study that can be used in conjunction with the more detailed Aquifer Classification Inventory data. The study may be used to identify areas that require more detailed analysis with regard to the potential impacts of development on groundwater.
Riparian Areas
Riparian areas are noted if streams and/or watercourses are present in a RVC.

Other/Limitations
Other miscellaneous information specific to each RVC is also included in this section, such as land use contracts, mining areas, proximity/presence of ALR land, archaeological sites, or topographical challenges.

2.6 Future Build-Out Potential

The residential capacity or build-out (maximum number of dwelling units possible) for each RVC was calculated using two scenarios. The first build-out scenario is based on current zoning regulations and the second is based on OCP land use designations and policies.

The starting point for each scenario was calculating the existing number of dwelling units in each RVC. This was done by counting existing address points found in each RVC.

For the first build-out scenario to determine the maximum number of dwelling units that could be supported based on current zoning involved the following steps:

1. Removing 25% of the land area to allow for road and park areas.
2. Next the lot area is divided by minimum parcel size to determine the number of new lots that can be created. In cases where more than one dwelling unit is permitted on a lot, the number of dwelling units permitted on each lot is also determined based on lot size and zoning regulations.

The build-out estimates based on current zoning were also calculated based on existing levels of servicing and not future servicing levels as supported by OCP’s.

For the second build-out scenario, the majority of Electoral Area OCPs have established a maximum number of dwelling units that will be supported in each RVC. Build-out estimates based on OCP policies assume that water and sewer servicing are in place. The, Dunsmuir and Qualicum Bay RVCs, do not offer enough direction in their OCPs to determine future dwelling unit capacity so the OCP build-out in these RVCs have not been calculated. Growth in the Bellevue-Church Road RSA is focused towards industrial and not so residential uses. Subsequently future residential growth is not intended to exceed the capacity allowed under existing zoning, so no build-out figures have been calculated based on the OCP.
3.0 RURAL VILLAGE CENTRE INVENTORIES

Electoral Area ‘A’

3.1 CASSIDY

3.1.1 BACKGROUND & LOCATION

Introduction

Cassidy is the southernmost RVC in the Regional District of Nanaimo. The smaller of the two Rural Village Centres in Electoral Area ‘A’, Cassidy consists of 95 lots spread over 71 hectares (175 acres).

Map 3: Cassidy RVC - Aerial View Including Possible Expansion Area

Study Area

Located in the southwest corner of Electoral Area ‘A’ and sharing a boundary line with Area ‘C’, Cassidy is characterized by its manufactured home parks and proximity to the Nanaimo Airport. The recent Electoral Area ‘A’ OCP identified a potential expansion area for Cassidy south of the existing RVC boundary. This potential expansion area is not included in the inventory for Cassidy RVC.

The Cassidy RVC includes a pub, pizza place and liquor store located close to each other near the intersection of Timberlands Road and Hallberg Road, and a marine trades training institute.
off Hallberg Road. Other shops and services include – the farm market, gas station, ironworks, automotive repair, and feed/tack shop located along a narrow strip of land that is only accessible via the Trans-Canada Highway.

Industrial lot sizes range from 0.07 to 0.8 hectares (0.2 to two acres) and are located along the highway. Residential lots range from 0.2 to 2.5 hectares (0.5 to six acres). There are three larger residential lots in Cassidy encompassing 18 hectares (45 acres). These three large lots range from four to six hectares (10 to 15 acres) in size and are home to Seabird, Cassidy and Timberlands Manufactured Home Parks.

Regulating current land use for Cassidy is the Regional District of Nanaimo’s Land Use and Subdivision Bylaw (Bylaw No. 500, 1987). Guiding future land use for the area is the Electoral Area ‘A’ Official Community Plan (Bylaw No. 1620, 2011) and the Regional Growth Strategy (Bylaw No. 1615, 2011).

Proximity to Urban Areas
Though local residents can access some basic necessities in Cassidy RVC, many travel to Nanaimo or Ladysmith on a regular basis to obtain other needed services.

Table 7: Cassidy RVC - Distance (km) to/ from Regional Urban Centres

<table>
<thead>
<tr>
<th>Regional Urban Centres</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ladysmith</td>
<td>9.07 km</td>
</tr>
<tr>
<td>Downtown Nanaimo</td>
<td>16.26 km</td>
</tr>
<tr>
<td>North Nanaimo</td>
<td>28.85 km</td>
</tr>
</tbody>
</table>

Population & Housing
Between 2006 and 2011 the population of Electoral Area ‘A’ increased by 2.3% from 6,751 to 6,908 people (Statistics Canada 2011 Census). Compared to other RDN electoral areas, Area ‘A’ had the third highest population and the fourth slowest rate of population growth during this time period. Like other RDN electoral areas, the Area ‘A’ OCP and Regional Growth Strategy direct the majority of future development towards the Rural Village Centres of Cedar and Cassidy.

Compared to the rest of the RDN, Area ‘A’ has a larger average household size (2.4 residents per dwelling), a relatively low median age (44 years), and a high unemployment rate. This Electoral Area has a higher median couple income than Electoral Areas ‘F’ and ‘H’, but equal or less than all others. Electoral Area ‘A’ has the greatest amount of dwellings built before 1986, and highest proportion of dwellings in need of major repair.

Area ‘A’ has a high proportion of ‘other’ types of housing – which includes manufactured homes. Cassidy has the highest existing dwelling unit density of all RVC’s at 5.4 dwelling units per hectare. This is largely due to the presence of three manufactured home parks (Seabird, Cassidy and Timberlands) which account for 280 of the 389 dwelling units for the whole RVC.

The residential population for Cassidy is approximately 934 individuals. This is based on an
estimate of 389 dwelling units multiplied by an average of 2.4 people per household for Electoral Area ‘A’ (2006 Census).

Jobs & Local Industry

Based on the businesses located in Cassidy RVC, potential employment opportunities may be found in the following industry categories: Manufacturing (iron works, engine repair), Retail Trade (pub, liquor store, pizza store, farm market, gas station), Educational Services (trade school), Other Services (laundromat, hair salon, motorcycle repair) and Health Care and Social Services (daycare).

3.1.2 SUMMARY OF LAND USE

Existing Land Use

Existing land uses and/or businesses located in the Cassidy Rural Village Centre are:

- Apartments
- Daycare
- Engine Shop
- Farm Market
- Fire Hall
- Feed/tack Supplies
- Gas Station
- Hair Salon
- Industrial Storage Yard
- Iron Works
- Laundermat
- Liquor Store
- Marine Trades School
- Manufactured Home Park(s)
- Motorcycle Shop
- Pizza Place
- Pub
- Shop Facilities
- Single-family Dwellings
- Upholsterer

Existing land use is primarily residential with smaller amounts of commercial and industrial services. The pie chart below summarizes existing land use activities derived from BC Assessment Property Classification data. The residential land use class occupies the largest portion of the Cassidy RVC at 87%. The business/other land use class makes up 10% of the area with the remaining 3% assigned to utilities and light industry. Compared to other RVCs Cassidy contains a greater variety of housing options, including site-built homes, manufactured homes, apartments and secondary suites.

Figure 1: Cassidy RVC – % Land by BCAA Property Classifications

![Pie chart showing land use percentages]

Image 2: Cassidy Rural Village Centre Existing Land Use (from top) - Cassidy Farm Market, Timberlands Pub, Davey Tree shop and manufactured home
Map 4: Cassidy Rural Village Centre – Existing Land Uses
Permitted Land Use
RDN Zoning and Subdivision Bylaw No. 500, 1987 regulates land use for Cassidy. The Bylaw has eight different zones that apply to the Cassidy RVC.

Table 8: Cassidy RVC - Zoning

<table>
<thead>
<tr>
<th>Legend</th>
<th>Zone</th>
<th>Description</th>
<th>Permitted Principle Uses</th>
<th>RVC %</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RS-2</td>
<td>Residential 2</td>
<td>home-based business; residential use</td>
<td>54</td>
</tr>
<tr>
<td></td>
<td>RS-6</td>
<td>Residential 6</td>
<td>manufactured home park</td>
<td>29</td>
</tr>
<tr>
<td></td>
<td>IN-1</td>
<td>Industrial 1</td>
<td>Light industry, heavy equipment display, residential use</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>IN-2</td>
<td>Industrial 2</td>
<td>medium industry, residential use</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>PU-1</td>
<td>Public 1</td>
<td>personal care unit; public assembly; public utility; residential use; school</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>PU-3</td>
<td>Public 3</td>
<td>Railway; railway station</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>CM-2</td>
<td>Commercial 2</td>
<td>Funeral parlour; gas bar, nursery; office; personal service use; recreation facility; restaurant; retail store</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>CD-36</td>
<td>Timberland CD36</td>
<td>neighbourhood pub; wine &amp; beer store; hotel; accessory dwelling unit</td>
<td>1</td>
</tr>
</tbody>
</table>

Figure 2: Cassidy RVC – Proportion of Land in Each Zone

In Cassidy Rural Village Centre, a dwelling unit is permitted on 96% of the total land area. The Comprehensive Development Zone (CD-36) applies to one property at 1680 Timberlands Road. This CD-36 zone is the location of the majority of non-industrial services for Cassidy, including the pub and pizza place. Public zoned lands (PU-1, PU-3) cover 6% of the area. The PU-3 zoning designation applies only to the railway right of way. The PU-1 zone applies to two properties – the marine trade school and the fire hall. The majority of industrial zoned lands border the highway, covering approximately 7% of the RVC.

A land use contract applies to four properties located in the southern section of Cassidy RVC. This contract (LUC-98) replaces zoning and regulates permitted uses on the subject properties.
Future Preferred Land Use

The RDN’s Regional Growth Strategy and the Area ‘A’ Official Community Plan provide information guiding the future preferred land use for Cassidy RVC.

The Area ‘A’ OCP supports commercial and mixed use development in Cassidy Rural Village Centre. A primary objective is to see the RVC evolve into a local service centre offering a variety of dwelling types, a range of shops, services, recreational and employment opportunities. OCP policies support residential, mixed commercial residential, local commercial, professional and personal services, and institutional uses. The Official Community Plan establishes a maximum density of 15 dwelling units per hectare and encourages development that supports pedestrian movement in and through the area.

Within the Cassidy RVC three OCP land use designations apply: i) Cassidy Rural Village (58 hectares/144 acres), ii) Cassidy Light Industrial and Commercial (8 hectares /20 acres), iii) Institutional 2.7 hectares /6.7 acres). The remaining two hectares (5 acres) of land is occupied by roads and other transportation corridors.

i) Cassidy Rural Village

The Cassidy Rural Village land use designation supports a mix of housing types and sizes, employment opportunities, commercial services, public uses and recreational opportunities. The aim is to create a place for locals to live, work, shop, play, and learn.

Policies support a minimum parcel size of 1000 m² (0.1 Hectares/ 0.25 acres) with a maximum
density of 15 dwelling units per hectare – up to 20 dwelling units per hectare for manufactured home parks.

Map 6: Cassidy RVC - Official Community Plan land use designations

**ii) Cassidy Light Industrial and Commercial**

Cassidy Light Industrial and Commercial land use designation applies to the narrow strip of land adjacent between the E&N Railway and the Trans-Canada Highway and across from the Nanaimo Airport. Objectives for this land use designation include allowing a range of appropriate industrial and commercial uses that support the local economy. Policies guide development towards high quality design and encourage incorporation of landscaping and building materials that enhance the character of the area. Any uses requiring access to the E&N Railway are supported.

**iii) Institutional**

Lands designated as Institutional in the Cassidy RVC, support educational, social and cultural uses. Objectives for this land use designation involve establishing a framework to assist in future planning of community, social and cultural services; and encouraging coordination, efficiency and compatibility of these services.

**Development Permit Areas**

The Cassidy Development Permit Area (DPA) applies to all properties located in the Cassidy RVC. Prior to alteration of land, construction of buildings or subdivision, a development permit
may be required. This DPA is intended to protect the natural environment; establish objectives for the form and character of commercial, industrial and multi-family residential development; and promote environmental friendly development.

3.1.3 SERVICING

Water
A community water system is not available in the Cassidy RVC. It is assumed that properties in the area draw their water from private wells. The OCP supports the development of a community water system to serve all properties located in the Cassidy RVC.

Sewer
There is no community sewer system in the Cassidy RVC; it is assumed that all properties in the area have on-site sewage disposal systems. Similar to the policies for community water, the OCP supports the development of a community sewer system to serve all properties within the Cassidy RVC.

Street Lighting
There are no RDN street lighting services in the RVC.

Fire Protection
Cranberry Fire Department provides fire services to the Cassidy RVC. The nearest fire hall is located inside the RVC at 3500 Hallberg Road. The majority of Cassidy is considered to have a moderate fire hazard rating with the exception of five properties located along Timberlands Road which have a high fire hazard rating.

Waste Management
The RDN provides weekly food and kitchen waste collection, with garbage and recycling collection every two weeks on alternate weeks. The Regional Landfill at 1105 Cedar Road approximately a 15 minute drive away, is the closest regional waste facility that provides additional solid waste disposal services.

Transit
The Cassidy RVC is not serviced by transit nor are there any transit stops within a 20 minute walking distance. The closest available access to transit is in the Cedar RVC, or in the southern part of the City of Nanaimo.

3.1.4 COMMUNITY AMENITIES

Parks & Recreation
There are no parks or publically owned open space in the Cassidy RVC.
Community Gathering Places

No public schools are located in Cassidy RVC. The nearest elementary school (South Wellington Elementary) is 6.5 kilometres away, with closest middle school and high school facilities located in Ladysmith. The Western Maritime Institute is located at the old Waterloo Elementary School site at 3519 Hallberg Road. A popular community gathering space is the Timberlands Pub and adjacent pizza place and hair salon.

Map 7: Cassidy RVC - Community Amenities
### 3.1.5 ENVIRONMENTAL CONSIDERATIONS

There are no Sensitive Ecosystem Inventory (SEI) polygons or watercourses located in the Cassidy RVC. The nearest watercourse is Haslam Creek located half a kilometre west of the RVC boundary line.

**Aquifer Vulnerability**

The Cassidy Village Centre is located above two separate aquifers: 160 and 161. Both aquifers are composed of sand and gravel but have differing characteristics. Aquifer 160 is located further from the surface and is characterized as a confined aquifer meaning that there is a fairly impermeable layer between the aquifer and the surface. Aquifer 161 is located closer to the surface and is characterized as an unconfined aquifer meaning that there is no impermeable layer between the aquifer and the surface. Aquifer 161 has been identified as being highly vulnerable. There is concern for ground water contamination for Aquifer 161 due to industrial activities, septic systems and farming practices in the area.

<table>
<thead>
<tr>
<th>Aquifer Number</th>
<th>Productivity</th>
<th>Vulnerability</th>
<th>Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aquifer name</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aquifer Materials</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Table 9: Summary of Aquifer 0160 Data**

<table>
<thead>
<tr>
<th>Aquifer Number</th>
<th>Productivity</th>
<th>Vulnerability</th>
<th>Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aquifer name</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aquifer Materials</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Table 10: Summary of Aquifer 0161 Data**

<table>
<thead>
<tr>
<th>Aquifer Number</th>
<th>Productivity</th>
<th>Vulnerability</th>
<th>Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aquifer name</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aquifer Materials</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Intrinsic Aquifer Vulnerability**

The intrinsic aquifer vulnerability level for the uppermost Aquifer 161 is rated High.

### 3.1.6 OTHER/LIMITATIONS

Though located in Electoral Area ‘A’, this RVC shares its western and southern boundary with Electoral Area ‘C’. Adjacent lands to the north and west are located in the Agriculture Land Reserve. The TransCanada Highway is located along Cassidy’s eastern edge. All lands to the south are designated as resource land and open space in the RGS.
3.1.7  FUTURE BUILD-OUT POTENTIAL

Background work for the 2011 Electoral ‘A’ Official Community Plan included a detailed build-out of the total number of dwelling units possible based on existing zoning and also future potential based on the OCP.

Table 11: Cassidy RVC - Dwelling Unit Capacity

<table>
<thead>
<tr>
<th></th>
<th>DWELLING UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Existing Number of Dwellings</td>
</tr>
<tr>
<td>Based on Current Zoning</td>
<td>389</td>
</tr>
<tr>
<td>Based on OCP</td>
<td>389</td>
</tr>
</tbody>
</table>
3.2 CEDAR

3.2.1 BACKGROUND & LOCATION

Introduction
Located in the north of Electoral Area ‘A’, the Cedar RVC contains 776 lots spread over 275 hectares (680 acres). Cedar is one of the larger and more diverse Rural Village Centres in the Regional District of Nanaimo and contains a mixture of dwelling types, business activities, and land uses. Cedar is the main commercial centre in Electoral Area ‘A’.

Study Area
The Cedar RVC is close to the TransCanada Highway, Duke Point Highway and the southern boundary of the City of Nanaimo. The Cedar RVC has three distinct but interdependent areas. The largest is located to the south and east of the junction of Cedar Road and Hemer Road. This is the main residential Area and is comprised largely of single family homes.

The second area is the commercial centre of as located along Cedar Main Street on Cedar Road between Hemer Road and McMillan Road. This is the location of many services that meet local needs including a grocery store, dentist office, video rentals, coffee shop, and bank. The third area is a mix of commercial, residential and institutional uses along McMillan Road and. Lot sizes in Cedar range from 0.09 to 10+ hectares (0.2 to 25 acres) accommodating various business activities and densities of residential development.
Proximity to Urban Areas

The Cedar RVC includes local services for residents, such as a grocery store, dentist, and pub. Many individuals also regularly access services in the nearby urban centre of Nanaimo.

<table>
<thead>
<tr>
<th>Regional Centres</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ladysmith</td>
<td>15.93 km</td>
</tr>
<tr>
<td>Downtown Nanaimo</td>
<td>10.23 km</td>
</tr>
<tr>
<td>North Nanaimo</td>
<td>22.74 km</td>
</tr>
<tr>
<td>Parksville</td>
<td>48.07 km</td>
</tr>
<tr>
<td>Qualicum</td>
<td>57.80 km</td>
</tr>
</tbody>
</table>

Population & Housing

Between 2006 and 2011 the population of Electoral Area ‘A’ increased by 2.3% from 6,751 to 6,908 people (Statistics Canada 2011 Census). Compared to other RDN electoral areas, Area ‘A’ had the third highest population and the fourth slowest rate of population growth during this time period. Like other RDN electoral areas, the Area ‘A’ OCP and Regional Growth Strategy direct the majority of future development towards the Rural Village Centres of Cedar and Cassidy.

Compared to the rest of the RDN, Area ‘A’ has a larger average household size (2.4 residents per dwelling), a relatively low median age (44 years), and a high unemployment rate. This Electoral Area has a higher median couple income than Electoral Areas ‘F’ and ‘H’, but equal or less than all others. Electoral Area ‘A’ has the greatest amount of dwellings built before 1986, and highest proportion of dwellings in need of major repair.

Cedar is relatively densely populated compared to other Rural Village Centres. It is home to three schools, and is more affordable than other areas of the RDN. Cedar is also the only RVC aside from French Creek with community water, community sewer (partial), and public transit.

The population of Cedar is approximately 1,942 individuals. This is based on an estimate of 809 dwelling units multiplied by an average of 2.4 people per household for Electoral Area ‘A’ (2006 Census).

Jobs & Industry

In Cedar, the majority of businesses are either retail or service including; pubs, restaurants, salons, a credit union, a coffee shop, a grocery store, a gas station, and a tire shop. Three schools located in the village centre provide local employment. There is also a light industrial fiberglass molding business located in the RVC. Based on these activities and the land uses listed in Section 3.2.2, the jobs in the Cedar RVC can be found in the following industry categories: Manufacturing, Retail Trade, Finance and Real Estate, Healthcare and Social Services, Educational Services, Business Services and Other.
3.2.2 SUMMARY OF LAND USE

Existing Land Use

The following is a list of land uses and commercial activities in the Cedar Rural Village Centre:

- Accountant
- Auto Sales
- Sports Fields
- Bank
- Beauty Salon(s)
- Church
- Coffee Shop
- Dental office
- Dollar Store
- Equipment Rentals
- Fibreglass manufacture
- Florist
- Garden/Pet supply
- Gas station(s)
- Grocery store(s)
- Insurance sales
- Lawyer
- Liquor store
- Park land
- Pizza place
- Pub
- Restaurants
- Schools
- Tanning Salon
- Tire sales
- Video rental
- Equipment Rentals
- Fibreglass manufacture
- Florist
- Garden/Pet supply
- Gas station(s)
- Grocery store(s)
- Insurance sales
- Lawyer
- Liquor store
- Park land
- Pizza place
- Pub
- Restaurants
- Schools
- Tanning Salon
- Tire sales
- Video rental

The pie chart below illustrates existing land use derived from BC Assessment Property Class data. The majority of land in the Cedar RVC is classed as residential use at 89%. The next largest class is for Business/other at 9%. All other property classes make up the remaining 2%.

Figure 3: Cedar RVC – % Land by BCAA Property Classifications

![Pie Chart]

- Residential (89%)
- Business/Other (9%)
- Major Industry/Light Industry/Recreational/Non Profit/Utilities/Non-Assessed Lands (2%)

As noted earlier, the area identified as Cedar Main Street is where the majority of commercial services are found with the surrounding lands primarily used for residential purposes.

Image 7: Cedar Rural Village Centre existing land uses - Wheatsheaf ball fields, Cedar Community High School, St. Philips Anglican Church, Cedar Village Square
Map 10: Cedar Rural Village Centre – Existing Land Uses
Current Permitted Land Use
RDN Zoning and Subdivision Bylaw No. 500, 1987 regulates land use for Cedar. The Bylaw has nine different zones that apply to the Cedar RVC.

Table 13: Cedar RVC Zoning

<table>
<thead>
<tr>
<th>Legend</th>
<th>Zone</th>
<th>Description</th>
<th>Permitted Principle Uses</th>
<th>% of RVC</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RS-2</td>
<td>Residential 2</td>
<td>home-based business; residential use</td>
<td>82</td>
</tr>
<tr>
<td></td>
<td>PU-1</td>
<td>Public 1</td>
<td>personal care unit; public assembly; public utility; residential use; school</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>RU-4</td>
<td>Rural 4</td>
<td>agriculture; aquaculture; home-based business; produce stand; residential use; silviculture</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>CM-2</td>
<td>Commercial 2</td>
<td>funeral parlour; gas bar; nursery; office; personal service use; recreation facility; restaurant; retail store</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>CM-5</td>
<td>Commercial 5</td>
<td>hotel; resort condominium unit; marina; neighbourhood pub; public assembly use; recreation facility; residential use; restaurant; resort vehicle park; tourist information booth; tourist store</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>CD-17</td>
<td>Comprehensive Development 17</td>
<td>public utility use; residential use</td>
<td>&lt;1</td>
</tr>
<tr>
<td></td>
<td>CD-29</td>
<td>Cedar Estates</td>
<td>residential use; home-based business</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>IN-1</td>
<td>Industrial 1</td>
<td>light industry; heavy equipment display; residential use</td>
<td>&lt;1</td>
</tr>
<tr>
<td></td>
<td>RC-1</td>
<td>Recreation 1</td>
<td>campground; outdoor recreation; residential use</td>
<td>1</td>
</tr>
</tbody>
</table>

Though there are nine different zones in Cedar, residential zoning applies to 95% of the properties in the RVC.

Figure 4: Cedar RVC – Proportion of Land in Each Zone

Comprehensive Development (CD-17), Commercial (CM-5), Industrial (IN-1) and Recreation (RC-1) together apply to less than 3% of the total land area in Cedar. Lands within these zones include the North Cedar Improvement District office and fire hall.
Future Preferred Land Use

The RDN’s Regional Growth Strategy (2011) and Electoral Area as Official Community Plan (2011) outline objectives and policies related to future land uses in the Cedar RVC.

The Electoral Area ‘A’ Official Community Plan recognizes that with increasing development there is a need and desire to incorporate higher density housing, offer more public services, increase public open spaces and establish a formal trailhead for the Morden Colliery Trail. In the OCP the Cedar RVC has six separate land use designations (with policies and objectives for each one) – Cedar Main Street, Cedar Estates, Kirkstone Place, Suburban Residential, Commercial and Institutional. Development has yet to occur on lands designated as Cedar Estates and Kirkstone Place.

In general, commercial, mixed-used and higher density residential development is supported on the lands designated as Cedar Main Street and Cedar Estates. Less dense residential development is supported on the Kirkstone Place and Suburban Residential Lands designations.

i) Cedar Main Street

The Cedar Main Street land use designation supports a mixed use, commercial residential corridor with the goal of creating a place for locals to live, work, shop and learn. Located in the northern arm of the RVC, objectives for Cedar Main Street include pedestrian-oriented mixed use development, obtaining community amenities, and supporting high quality, energy efficient design.
ii) Cedar Estates

This area, located adjacent to Cedar Main Street, has been designated to provide smaller lot residential development and assisted living. Objectives for the Cedar Estates land use designation include establishing seniors and affordable housing, and the development of local services geared towards seniors and young families, while at the same time reducing the environmental impacts of development.

iii) Kirkstone Place

Located in the northeastern corner of the RVC, this land use designation supports the creation of a model sustainable neighbourhood. Objectives for this land use designation include development of a green neighbourhood through the incorporation of green principles, materials and designs that reduce the environmental impacts of development.

iv) Suburban Residential

The Suburban Residential designation occupies the largest land area in the RVC and is intended to preserve the existing rural village feel. Objectives for this land use designation support low-impact residential infill development.

Map 12: Cedar RVC – Official Community Plan land use designations
Development Permit Areas

There are five different development permit areas that apply to the Cedar RVC: Yellowpoint Aquifer; Watercourse and Fish Habitat; Farmland Protection; Cedar; and/or Cedar Main Street.

The Cedar Development Permit Area and the Cedar Main Street Development Permit Area ensure that form and character standards apply to commercial and multi-unit residential developments. Lands within the RVC that have a stream or ravine, development activities may require a Watercourse and Fish Habitat Protection Development Permit to ensure compliance with the Riparian Areas Regulation. Properties near the outer edges of the RVC that border on ALR land, may be subject to the Farmland Protection Development Permit. The Yellowpoint Aquifer Protection Development Permit may be required for subdivision or construction for lots in the RVC that are not connected to a community water system.

3.2.3 SERVICING

Water

Properties in the Cedar Village Centre are either connected to the North Cedar Improvement District (NCID) community water system or have a private well. The North Cedar Improvement District water service area includes all of the land within the Cedar RVC. Currently, there are 1210 connections to the NCID water system including many properties located outside of the RVC. Connection to a community water system is required to create a new lot through subdivision that is less than one hectare in size.

Map 13: Cedar RVC – Services
At the time of this inventory, the capacity of the NCID water system to service new lots is limited. Fifty-eight vacant lots currently pay taxes and are eligible for a water connection. Another 55 connections are reserved for the Cedar Estates development. Beyond these 113 connections, no new connections are being approved at this time due to supply and storage issues with the NCID water system.

**Sewer**

All properties within the Cedar RVC are in a community sewer servicing area identified in the OCP. This is as an area where it is intended that community sewer services be provided to facilitate increased development.

While all of the Cedar RVC is within the sewer service area, only a very limited number of properties are actually connected to the community sewer system. The Cedar sewer system is connected to the Duke Point Pollution Control Centre located in the City of Nanaimo. Currently, only the Cedar Community High School, Cedar Heritage Centre, and the 49th Parallel Plaza, Cedar Estates and a few properties along the sewer main are connected to the system.

The additional treatment capacity at the Duke Point Pollution Control Centre has been fully allocated for industrial uses at Duke Point. For development in the Cedar RVC to connect to the community sewer system either new capacity must be developed or, existing industrial capacity at Duke Point re-allocated for residential and other uses in the RVC.

**Street Lighting**

Cedar Rural Village Centre has a limited number of streets with lighting services provided by the North Cedar Improvement District.

**Fire Protection**

Fire protection is provided by the North Cedar Fire Department through the NCID. The fire hall is located at the south end of the Cedar RVC at 2100 Yellow Point Road. This area is considered to have a low fire hazard rating.

**Waste Management**

The RDN provides weekly food and kitchen waste collection, with garbage and recycling collection every two weeks on alternate weeks. The Regional Landfill at 1105 Cedar Road is the closest regional waste facility that provides additional solid waste disposal services.

**Transit**

Cedar is served by Nanaimo Regional Transit System’s Route 7 Cinnabar/Cedar. There are 15 transit stops within the RVC and bus frequency varies depending on the time and day. Cedar has the most frequent bus service of any of the RVC’s with on average a 30 minute service interval. The current route map and bus stops for the Cedar RVC are shown below.
3.2.4 COMMUNITY AMENITIES

Parks & Recreation
Morden Colliery Trail cuts through the Cedar RVC. With the exception of this trail, there is no parkland within the Village Centre. However, several parks are directly adjacent to the RVC boundary. This includes Hemer Provincial Park to the east, McMillian and Morden Colliery Community Parks to the north and Addison Way Park to the South.

Currently there are ongoing efforts to gather funds to build the Cedar Skate Park – which is to be located off of Walsh Road near York Creek on Cedar Community School grounds.

While public parks are limited in the RVC, there are playing fields and some playground equipment at the three schools in the RVC. There are also two privately owned baseball diamonds located opposite the Wheatsheaf Pub on Cedar Road. An on-road cycling route follows Cedar Road through the RVC continuing on to Yellowpoint Road.
Community Gathering Places
Cedar Main Street area has places for community members to meet and socialize. The Cedar Heritage Centre Community Hall is well used as a meeting place and programming site for activities such as day care and neighbourhood meetings. It is located in the northern end of the RVC beside the Cedar Community High School. Woodbank Elementary and North Cedar Intermediate also have facilities that can be used to host community functions and events.

St. Phillips-Cedar Anglican Church on Boswell Road, the two privately owned baseball diamonds, the Wheatsheaf Pub, Cranberry Arms Pub and the stores located in the Village Square shopping centre and along Cedar Road (including a coffee shop, restaurants, grocery store, retail stores, and salons) provide additional opportunities for community members to meet each other.
Sensitive Ecosystem Inventory
The Sensitive Ecosystem Inventory identifies a wetland polygon associated with York Lake that transects Cedar RVC to the north-east and a riparian vegetation polygon associated with the Nanaimo River that follows the western boundary of the RVC.

Aquifer Vulnerability
The Cedar Village Centre is located within the 0162 aquifer boundary. Concern has been raised over dropping water levels in this aquifer.

Table 14: Summary of Aquifer 0162 Data

<table>
<thead>
<tr>
<th>Aquifer Number</th>
<th>Productivity</th>
<th>Vulnerability</th>
<th>Demand</th>
<th>Aquifer Class</th>
</tr>
</thead>
<tbody>
<tr>
<td>0162</td>
<td>Low</td>
<td>High</td>
<td>Moderate</td>
<td></td>
</tr>
<tr>
<td>Feature Code</td>
<td>GF83090110</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aquifer name</td>
<td>162 IIA (16)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aquifer Materials</td>
<td>Bedrock</td>
<td>Aquifer Class</td>
<td>IIA</td>
<td></td>
</tr>
</tbody>
</table>

Intrinsic Aquifer Vulnerability
The intrinsic aquifer vulnerability level for the uppermost Aquifer 0162 includes areas with Low, Moderate and High ratings, with Moderate being the primary rating.

Riparian Regulations
Hemer Creek flows through the Cedar RVC and connects to the Nanaimo River to the west. There are also several other smaller watercourses located nearby. Riparian Area Regulations apply to land uses adjacent to these watercourses.

Other Environmental Considerations
The western boundary of the Cedar Village Centre follows the Nanaimo River and some properties in the western section of the RVC are within the Nanaimo River Floodplain.

3.2.6 OTHER/LIMITATIONS
The Cedar RVC is bordered on the northwest and southwest by the Nanaimo River Flood Plain. Much of the rest of the RVC is adjacent to the Agricultural Land Reserve. Northwest of the RVC boundary there are two identified archeological sites.
Map 16: Cedar Rural Village Centre – Environmental Considerations
3.2.7 FUTURE BUILD OUT POTENTIAL

The residential build-out analysis below provides the existing number of dwelling units, and then determines the maximum number of potential dwelling units based on the Zoning Bylaw and the Official Community Plan. The OCP has four land use designations that determine future development potential: Suburban Residential, Cedar Main Street, Cedar Estates Mixed Use land, and Kirkstone Place. Land designated as Institutional was not included in the build-out analysis as residential development is not supported in this designation.

Table 15: Cedar RVC – Dwelling Unit Capacity

<table>
<thead>
<tr>
<th>CEDAR RVC DWELLING UNITS</th>
<th>Existing Number of Dwellings</th>
<th>Potential Number of New Dwellings</th>
<th>Total Number of Dwellings at Build-out</th>
</tr>
</thead>
<tbody>
<tr>
<td>Based on Current Zoning</td>
<td>809</td>
<td>399</td>
<td>1,208</td>
</tr>
<tr>
<td>Based on OCP</td>
<td>809</td>
<td>968*</td>
<td>1,777*</td>
</tr>
</tbody>
</table>

*This estimate assumes a very modest increase in the number of dwellings for the Cedar Main Street portion of the RVC
Electoral Area ‘C’

3.3 EXTENSION

3.3.1 BACKGROUND & LOCATION

Introduction
Extension is the only Rural Village Centre in Electoral Area ‘C’ the largest of the RDN’s electoral areas. Extension is located near the Cinnabar Valley neighbourhood in the City of Nanaimo and is roughly equidistant from the Rural Village Centres of Cassidy and Cedar in Electoral Area ‘A’. This mid-sized RVC is 67 hectares (165 acres), with 305 lots, and no commercial services.

Extension was a booming community during the coal mining days of the early 1900’s. This historical legacy has created a strong sense of community, but has also resulted in environmental challenges linked to small lots with septic systems in an area with a high water table.

Parcel sizes range from 0.04 to 1.5 hectares (0.1 to three acres) with existing residential development located very near to the roadways. Scannell Creek runs diagonally through the RVC with properties along the creek around one hectare (2.4 acres) in size. Extension does not have a grocery store, gas station, or any business activity that is not home-based. A community hall and playing fields are the focal point of Extension RVC.

Proximity to Urban Areas
Extension is located some distance from major transportation routes with the most direct access being Extension Road to the Trans-Canada Highway and beyond. Downtown Nanaimo is within 10 kilometres from Extension RVC and shopping centres in south Nanaimo are even closer. Extension’s lack of shops, services and other amenities result in most residents meeting their daily needs in the closest shopping areas within the City of Nanaimo.

<table>
<thead>
<tr>
<th>Regional Centres</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ladysmith</td>
<td>22.86 km</td>
</tr>
<tr>
<td>Downtown Nanaimo</td>
<td>9.88 km</td>
</tr>
<tr>
<td>North Nanaimo</td>
<td>23.44 km</td>
</tr>
</tbody>
</table>

Table 16: Extension RVC - Distance (km) to/from Regional Urban Centres
Population & Housing

Compared to other electoral areas in the Regional District of Nanaimo, Area ‘C’ covers the largest geographical area, has the smallest population (approximately 2,800 residents) and has grown the fastest with a 13% increase in population between 2006 and 2011 (Statistics Canada 2011 Census). Of all the electoral areas it has the highest percentage of total population identifying as aboriginal (4.6%).

In the RDN, Electoral Area ‘C’ has the largest average household size (2.7 residents per dwelling), lowest median age (42.7 years), a high unemployment rate and a high proportion of dwellings in need of major repair. It also has the highest median couple income for couple families of all electoral areas. Over 60% of residents work outside of Electoral Area ‘C’. This is likely a reflection of limited local employment opportunities and easy access to jobs in the City of Nanaimo.

Extension is the only RVC in Electoral Area ‘C’. Although both the RGS and Area ‘C’ OCP directs the majority of future development within Extension RVC, the majority of recent residential development has occurred outside of the RVC.

The population of Extension RVC is approximately 286 individuals. This is based on an estimate of 106 dwelling units multiplied by an average of 2.7 people per household for Electoral Area ‘C’ (2006 Census).
Jobs & Industry
With no formal businesses or commercial activities, local employment opportunities within Extension RVC are limited to self-employment through home-based business.

3.3.2 SUMMARY OF LAND USE

Existing Land Use
Extension RVC has a limited range of land uses as shown by the pie chart below created using BC Assessment data. Residential land use occupies 94% of the RVC area. Recreational/non-profit is next largest land use associated with the community hall and park, and only accounts for 2.5% of the RVC. Site visit observations confirm that apart from the fire hall, water station, community hall and playing fields, the primary land use in Extension is single-family residential.

Figure 5: Extension RVC - % Land by BCAA Property Classifications

Current Permitted Land Use
Current land uses permitted in the Extension RVC is regulated by RDN Land Use and Subdivision Bylaw No.500, 1987. There are four zones permitting different residential densities and land uses that vary from home-based business to aquaculture.

Table 17: Extension RVC – Zoning

<table>
<thead>
<tr>
<th>Legend</th>
<th>Zone</th>
<th>Description</th>
<th>Permitted Principle Uses</th>
<th>RVC %</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RS-2</td>
<td>Residential 2</td>
<td>Residential use; home-based business</td>
<td>56</td>
</tr>
<tr>
<td></td>
<td>PU-1</td>
<td>Public 1</td>
<td>Personal care; personal care unit; public assembly/utility; residential use; school</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>RU-1</td>
<td>Rural 1</td>
<td>Agriculture; aquaculture; home-based business; produce stand; residential use; silviculture</td>
<td>10</td>
</tr>
<tr>
<td></td>
<td>CD-19</td>
<td>Midora Road</td>
<td>Residential use; home based business</td>
<td>29</td>
</tr>
</tbody>
</table>
In Extension RVC residential use is allowed on all properties with 95% of these properties also permitting home-based business. Based on zoning, the Extension RVC has a very limited range of land uses allowed.

**Future Preferred Land Use**

The Electoral Area ‘C’ (Arrowsmith Benson-Cranberry Bright) Official Community Plan and Regional Growth Strategy (Bylaw No. 1615, 2011) combine to provide a framework guiding future land uses for the area.

Goals and objectives outlined the OCP include: containing urban sprawl and creating complete communities; maintaining historic development patterns; recognizing the historic form and character of development; allowing for mixed-use development to meet local needs; providing
flexible housing standards; and establishing a maximum population capacity. Policies include support for home-based businesses, allowing secondary units, and supporting small scale commercial development. The OCP also supports provision of community water, community sewer and storm water management for Extension RVC.

**Development Permit Area**
The Extension Village Centre Commercial Development Permit Area applies to all commercial land in the RVC. Properties which border Agricultural Land Reserve lands are subject to the Farmland Protection Development Permit Area. The Watercourse Protection Development Permit Area and the Fish Habitat Protection Development Permit Areas may apply to developments in riparian areas.

### 3.3.3 SERVICING

**Water**

With the exception of 45 undeveloped lots, all other land in Extension RVC is within the South West Extension Waterworks District (SWEWD) service area. Of the 104 dwelling units in the Extension RVC, 96 are connected to the community water system. South West Extension Waterworks District also provides connection to the Extension Fire Hall and Community Hall. For properties not connected to SWEWD, it is assumed they have individual private wells.

Currently SWEWD has applications for 19 more connections to their community water system. Water for this area is supplied in bulk from the City of Nanaimo and SWEWD has indicated that water will be available for future development in the Extension RVC.

**Map 19: Extension RVC - Services**

![Map 19: Extension RVC - Services](image)
Sewer

The entire Extension RVC is in a proposed community sewer servicing area however, there is currently no community sewer service and it is assumed all inhabited lands have onsite private sewage treatment systems.

Street Lighting

There are no RDN street lighting services areas in the Extension RVC.

Fire Protection

The RVC is in the Extension Fire Protection Specified Area. Fire protection services are provided by the Extension Fire Department with their fire hall located in the RVC. Extension RVC is considered to have a moderate fire hazard rating.

Waste Management

The RDN provides weekly food and kitchen waste collection, with garbage and recycling collection every two weeks on alternate weeks. The Regional Landfill is approximately a 12 minute drive away at 1105 Cedar Road.

Transit

Extension is not served by Nanaimo’s Regional Transit system. The nearest bus stop is approximately two kilometres away at Cinnabar Drive and Stacey Crescent in the City of Nanaimo.

3.3.4 COMMUNITY AMENITIES

Parks & Recreation

Located in the eastern portion of the RVC is the 0.5 hectare (1.1 acre) Midora Community Park (C-07). This park is connected, via the roadway, to Midora Trail and Scannell Creek greenbelt and park (C-13, 1.5ha/3.7ac).

The Trans Canada Trail passes through Extension RVC. The trail is adjacent to Extension Road, Godfrey Road, and 4th Avenue.
Community Gathering Places

The Extension Community Hall is on Ryder Street and provides a place for meetings and other social events. Adjacent to the Community Hall is Extension Community Park which has three baseball diamonds and open space for community use. This park is owned by the Extension Recreation Commission.

As there is no longer a school located in this RVC, the closest elementary schools are in the City of Nanaimo with Chase River (approx. five kilometres north), and Cinnabar Valley (approx. four kilometres northeast). The closest high schools are Cedar Community High School (approx. seven km east in Cedar RVC) or John Barsby (approx. 7.5 km north in the City of Nanaimo).
3.3.5 ENVIRONMENTAL CONSIDERATIONS

Sensitive Ecosystem Inventory
Second growth forest SEI polygons are found in the northeast corner of Extension as well as just beyond the RVC boundary.

In close proximity to Extension are two other SEI polygons – seasonally flooded agriculture to the southeast and terrestrial herbaceous to the south.

Aquifer Vulnerability
A portion of the Extension Village Centre overlies Aquifer 0164. There is concern that a loss of forest cover in the area may be impacting groundwater recharge areas in the surrounding watershed.

<table>
<thead>
<tr>
<th>Aquifer Name</th>
<th>Aquifer Number</th>
<th>Productivity</th>
<th>Vulnerability</th>
<th>Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overton Lake</td>
<td>0164</td>
<td>Low</td>
<td>Moderate</td>
<td>Low</td>
</tr>
<tr>
<td>Harewood Lake</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aquifer Materials</td>
<td>Bedrock</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aquifer Class</td>
<td>Aquifer 0164</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 18: Summary of 0164 Aquifer Data

Intrinsic Aquifer Vulnerability
The intrinsic aquifer vulnerability level for Aquifer 0164 is Moderate.

Riparian Areas Regulation
Overton Lake and Harewood Lake are just south of the Extension RVC boundary. These water bodies connect to Scannell Creek which runs through the Extension RVC. Properties bordering this creek may be subject to the Riparian Areas Regulation.
Map 21: Extension RVC – Environmental Considerations
3.3.6 OTHER/LIMITATIONS

The Extension RVC is relatively hilly with lands north and south of Extension RVC located in the ALR.

This Rural Village Centre faces major environmental challenges due to small lots with septic systems and a high water table. Relatively low population densities also make the provision of community sewer to address these issues a challenge.

3.3.7 FUTURE BUILD-OUT POTENTIAL

Two residential build-out scenarios are provided for the Extension RVC, one based on current zoning and the other based on direction contained in the OCP. The build-out scenario is based on zoning estimates a total build out of 306 dwelling units. The OCP states that the maximum number of dwelling units supported in the Extension RVC is 360.

Table 19: Extension RVC - Dwelling Unit Capacity

<table>
<thead>
<tr>
<th></th>
<th>DWELLING UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Existing Number of Dwellings</td>
</tr>
<tr>
<td>Based on Current Zoning</td>
<td>106</td>
</tr>
<tr>
<td>Based on OCP</td>
<td>106</td>
</tr>
</tbody>
</table>
Electoral Area ‘E’

3.4 FAIRWINDS

3.4.1 BACKGROUND & LOCATION

Introduction

Fairwinds is the largest Rural Village Centre in the Regional District of Nanaimo, covering 525 hectares (1300 acres) divided into 940 lots. Despite having a significant amount of undeveloped land this RVC has the second highest population of any RVC in the RDN.

Map 22: Fairwinds RVC – Aerial View

Study Area

Located on an eastern peninsular in Electoral Area ‘E’, access to Fairwinds is easiest via Fairwinds Drive or Dolphin Drive. Development is clustered to along the eastern coastline with residential properties ranging in size from 0.15 to 0.4 hectares (0.4 to one acre). A large undeveloped parcel of land, referred to as the Lakes District, is in the western section of the RVC.

Regulations governing current land use for Fairwinds are contained in the Land Use and Subdivision Bylaw No. 500, 1987. Guiding future land use is the Electoral Area ‘E’ Official
Community Plan (Bylaw No. 1400, 2005) and the Regional Growth Strategy (Bylaw No. 1615, 2011).

Proximity to Urban Areas
Parksville and north Nanaimo are both approximately a 20 minute drive away from Fairwinds RVC.

Table 20: Fairwinds RVC - Distance (km) to/from Regional Urban Centres

<table>
<thead>
<tr>
<th>Regional Urban Centres</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown Nanaimo</td>
<td>33.51 km</td>
</tr>
<tr>
<td>North Nanaimo</td>
<td>20.10 km</td>
</tr>
<tr>
<td>Parksville</td>
<td>19.94 km</td>
</tr>
<tr>
<td>Qualicum</td>
<td>31.58 km</td>
</tr>
</tbody>
</table>

Population & Housing
Between 2006 and 2011, the population of Electoral Area ‘E’ increased by approximately 4% from 5,462 to 5,674 people (Statistics Canada 2011 Census). The RGS and Electoral Area ‘E’ OCP direct the majority of new development towards the Rural Village Centres of Fairwinds and Red Gap.

Compared to other electoral areas in the RDN, residents of Electoral Area ‘E’ have the second highest median couple income and the lowest percentage (<5%) of dwelling units in need of major repair. This electoral Area also has one of the lowest proportions of rental dwellings. Electoral Area ‘E’ has the highest median age of all the RDN electoral areas at 54.7 years.

The population of Fairwinds RVC is approximately 1,439 individuals. This is based on an estimate of 654 dwelling units multiplied by an average of 2.2 people per household for Electoral Area ‘E’ (2006 Census).

Jobs & Local Industry
Centrally located between Nanaimo and Parksville, Fairwinds RVC offers tourist-recreational services associated with golfing and boating, like marina facilities and a golf shop. Other businesses, like the liquor store, restaurant and fitness club, also cater to a resort-living type lifestyle. There is also ongoing residential construction in the area. Based on these activities it is assumed that local jobs can be found in the following industry categories: Construction and Retail Trade.
3.4.2 SUMMARY OF LAND USE

Existing Land Use

Currently, the following land uses and/or businesses are located in Fairwinds RVC:

- Boat launch
- Condominiums
- Fitness Centre
- Fuel Dock
- Golf course
- Golf Pro Shop
- Liquor store
- Marina
- Office Space
- Restaurant
- Single-family Homes
- Yacht Club

The pie chart is based on BC Assessment Property Class data. Like many other Rural Village Centres, the majority of land use in Fairwinds is residential – 84% – totaling 412 hectares. The next largest land use class at 12% (58 hectares) is Business/Other which relates to Fairwinds Golf Course and activities associated with Schooner Cove Marina. The Non-Assessed Land at 3% (15 hectares) is common property area. The Nanoose Bay Wastewater Treatment Plant, classified as Light Industry, makes up the remaining 1% (4 hectares).

Image 13: Fairwinds RVC – existing land uses - Fairwinds Golf Course, Fairwinds Centre, Schooner House condominiums, and Schooner Cove Marina
Map 23: Fairwinds Rural Village Centre – Existing Land Uses
Current Permitted Land Use

RDN Subdivision and Zoning Bylaw No. 500 regulates land use in Fairwinds RVC. There are 10 different zones that apply to land in this RVC. Residential and recreational uses make up the majority of permitted land uses.

Table 21: Fairwinds RVC - Zoning

<table>
<thead>
<tr>
<th>Legend</th>
<th>Zone</th>
<th>Description</th>
<th>Permitted Principle Uses</th>
<th>RVC %</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RC-1</td>
<td>Recreation 1</td>
<td>campground; outdoor recreation; residential use</td>
<td>10</td>
</tr>
<tr>
<td></td>
<td>RS-1</td>
<td>Residential 1</td>
<td>home based business; residential use</td>
<td>83</td>
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<td></td>
<td>RS-5</td>
<td>Residential 5</td>
<td>multiple dwelling unit</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>RS-8</td>
<td>Residential 8</td>
<td>multiple dwelling unit</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>CD-4</td>
<td>Schooner House Comprehensive Development</td>
<td>Multiple dwelling unit development</td>
<td>&lt;1</td>
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<tr>
<td></td>
<td>CD-8</td>
<td>Fairwinds Comprehensive Development</td>
<td>Office; persona service use; recreation facility; restaurant; store</td>
<td>&lt;1</td>
</tr>
<tr>
<td></td>
<td>CD-34</td>
<td>Ridge Townhomes Comprehensive Development</td>
<td>Multiple dwelling unit development; common property accessory building</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>CD-35</td>
<td>Rockcliffe Comprehensive Development</td>
<td>Residential use; home based business; common property accessory building</td>
<td>&lt;1</td>
</tr>
<tr>
<td></td>
<td>CM-5</td>
<td>Commercial 5</td>
<td>hotel; resort condominium unit; marina; pub; public assembly use; recreation facility;</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>residential use; restaurant; resort vehicle park; tourist information booth;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>PU-1</td>
<td>Public 1</td>
<td>personal care; personal care unit; public assembly use; public utility use; residential use; school</td>
<td>1</td>
</tr>
</tbody>
</table>
The RS-1, RS-5, RS-8, and RC-1 zones make up 95% of the land base, or 499 of the 525 hectares in Fairwinds RVC. All other zones (CD-4, CD-8, CD-34, CD-38, CM-5, and PU-1) make up the remaining 5% (26 hectares) of the RVC.
Map 24: Fairwinds RVC –Zoning

Future Preferred Land Use
The Regional Growth Strategy (Bylaw No. 1615, 2011) and the Electoral Area ‘E’ Official Community Plan (Bylaw No. 1400, 2005) outline future preferred land use for Fairwinds. The OCP identifies Fairwinds as one of the more urban areas in the region and encourages a mix of residential, commercial and public uses. There are also OCP policies specific to Schooner Cove being a neighbourhood level service centre with a marina resort focus.

In 2011 the OCP was amended to include the Lakes District Neighbourhood Plan and the Schooner Cove Neighbourhood Plan (see map below). These Neighbourhood Plans outline detailed land use policies to guide future development of properties within the Neighbourhood Plan boundary areas. The Lakes District Neighbourhood Plan applies to a large undeveloped area of Fairwinds, and allows for mixed-use development to accommodate a mix of neighbourhood-scale civic, commercial and residential uses. The Plan establishes 1675 dwelling units as a maximum for residential development.

The Schooner Cove Neighbourhood Plan establishes a maximum residential density of 409 dwelling units. Land is designated as Village Mixed Use allowing for a mix of commercial, retail, office, and multi-family residential development that also includes public spaces such as pathways, plazas, and other open areas.

Development Permit Areas
Three development permit areas may apply to development on properties in the Fairwinds RVC: Form and Character, Watercourse Protection, and/or Sensitive Ecosystems Protection.

Development subject to the Form and Character Development Permit must follow guidelines to ensure that commercial, industrial and multi-unit residential development is integrated into existing surroundings.

For lands with streams, ravines or other identified watercourses, development activities may require a Watercourse Protection development permit that includes compliance with the Riparian Areas Regulation. The Sensitive Ecosystems DPA is intended to protect sensitive ecosystems such as eagle nests.

In addition to these Development Permit Areas, additional Development Permit Areas exist for both the Lakes District and Schooner Cover Neighbourhood plan areas.

Development Permit Areas for the Lakes District include:

i) Multi-Family & Commercial Form and Character Development Permit Area;
ii) Natural Environment Development Permit Area;
iii) Hazardous Conditions – Steep Slopes Development Permit Area;
iv) Hazardous Conditions – Interface Fire Hazard Development Permit Area; and
Development Permit Areas for Schooner Cover include:

i) Village Form and Character Development Permit Area
ii) Environmentally Sensitive Development - Development Permit Area
iii) Hazardous Conditions Development Permit Area

3.4.3 SERVICING

Water

The Regional District of Nanaimo operates Nanoose Bay Water which provides a community water service to the Fairwinds RVC. The Nanoose Bay Water Treatment Plant is found at the end of Schooner Cove Drive in the RVC. A project is underway to remove iron and manganese from the water.

All properties located in the Fairwinds RVC are within the Nanoose Bay Water Service Area. There are currently 503 residential connections to this system within the Fairwinds RVC. There are about 40 commercial water connections in the Nanoose Bay Peninsula Water System. This community water system has reached its maximum allocated capacity for Fairwinds RVC and no further connections are available. Applications to expand the existing service Area are not being accepted at this time.
Sewer
All properties in the Fairwinds RVC are in the Fairwinds community sewer service area. This RDN system provides community sewer to properties in Fairwinds. There are currently 643 connections to the Fairwinds system.

Fairwinds community sewer system has capacity for up to 2,070 m$^3$ of flow per day. In 2010 the average daily flow was 283 m$^3$. At this time there is no concern with exceeding capacity levels. However, with the Lakes District area potentially adding 1,675 more dwelling units, there will be need to expand the existing sewer service to accommodate residential growth.

Street Lighting
The RDN provides street lighting to the Fairwinds street lighting service area (Bylaw No. 789).

Map 26: Fairwinds Rural Village Centre – Services
Fire Protection
The Nanoose Bay Fire Department provides fire protection services to Fairwinds RVC. The majority of properties have a moderate fire hazard rating, with the properties in the southwest corner having a high fire hazard rating.

Waste Management
The RDN provides weekly food and kitchen waste collection, with garbage and recycling collection every two weeks on alternate weeks. The Church Road Transfer Station approximately a 30 minute drive away, is the closest regional waste facility that provides additional solid waste disposal services.

Transit
This RVC is not serviced by the Nanaimo Regional Transit System. The nearest transit stop is located four kilometres away at Northwest Bay Road.

3.4.4 COMMUNITY AMENITIES

Parks & Recreation
Several community parks and trails are located in Fairwinds RVC. Parkland within the RVC includes: Henley Place Neighbourhood Park and Trail (E-20); Redden Road Neighbourhood Park (E-23); Dolphin Lake Greenbelt (E-24); Dolphin Marsh Green Belt (E-26); Brickyard Park (E-18); Carmichael Trail (E-19); Schooner Ridge Trail (E-25); Ainsley Place Trail (E-28); Bonnington Trail (E-34); and Bradner Circle Trail (E-35). These parks, pathways, and trails, create a network of trails through Fairwinds (see map below).

Dolphin Marsh and Dolphin Lake greenbelts combine to cover 4.3 hectares (11 acres) of land and act as a buffer to adjacent watercourses. Both parks are undeveloped natural areas and popular walking places for local residents. Henley Place (0.45 ha/1.1 acres) and Redden Road (0.6 ha/1.5 acres) parks are in residential settings and provide open green space amongst homes. Both are well connected via roadways and trails. The remaining parkland in the RVC is in the form of trails (Schooner Ridge, Ainsley Place, Bonnington and Bradner) that enhance pedestrian access.

There are other parks and trails just beyond the RVC boundary including Park Place Trail (E-03), Blueback Trail (E-04), Crows Nest Greenbelt (E-06), and Enos Creek Trail (E-11). Approximately 1.5 kilometres north of Fairwinds is Moorecroft Regional Park. This 34 ha hectare (85 acre) parcel contains Skipsey Lake wetland, a playing field and trail network.
**Map 27: Fairwinds RVC – Community Amenities**

**Community Gathering Places**

Apart from several public parks, Fairwinds RVC does not have any publicly owned community buildings that provide opportunities for community members to socialize. There are however privately owned facilities including, the Fairwinds Golf Course (with a clubhouse, pro shop and restaurant), Fairwinds Centre (fitness centre, pool, and tennis court), and a yacht club.

There are no schools in Fairwinds. The closest school is Nanoose Bay Elementary in the nearby RVC of Red Gap. Springwood Middle School and Ballenas Secondary, the closest middle and high schools and are both located to the north in the City of Parksville.

Image 15: Fairwinds Rural Village Centre popular community gathering places Schooner Cove Marina, Fairwinds Golf Course practice facility, and Fairwinds Centre
3.4.5 ENVIRONMENTAL CONSIDERATIONS

Sensitive Ecosystem Inventory

Four types of SEI polygons are found in the Fairwinds RVC: terrestrial herbaceous, second growth forest, woodland and wetland. The wetland polygons are found near Enos and Dolphin Lakes. The other polygons (terrestrial herbaceous, second growth forest and woodland) are centrally located in Fairwinds RVC.

Aquifer Vulnerability

Fairwinds RVC is located above Aquifer 0218. There is concern that development activities within this aquifer boundary are impacting ground water supply and quality.

<table>
<thead>
<tr>
<th>Aquifer Number</th>
<th>0218</th>
<th>Productivity</th>
<th>Low</th>
</tr>
</thead>
<tbody>
<tr>
<td>Feature Code</td>
<td>GF83090110</td>
<td>Vulnerability</td>
<td>Moderate</td>
</tr>
<tr>
<td>Aquifer name</td>
<td>218 IIB (9)</td>
<td>Demand</td>
<td>Moderate</td>
</tr>
<tr>
<td>Aquifer Materials</td>
<td>Bedrock</td>
<td>Aquifer Class</td>
<td>IIB</td>
</tr>
</tbody>
</table>

Table 22: Summary of Aquifer 0218 Data

Intrinsic Aquifer Vulnerability

The intrinsic aquifer vulnerability level for Aquifer 0218 is rated Low to Moderate, with Low being the being the primary rating for land within the Fairwinds RVC.

Riparian Regulations

Riparian Area Regulations apply to any development adjacent lakes, wetlands or watercourses. Enos Lake and Dolphin Lake are located near the middle of the Fairwinds RVC with several streams flowing in and out of them. Other smaller wetlands and watercourses, specifically in the northeastern section of the RVC, are also observed.

3.4.6 OTHER/LIMITATIONS

Lands directly south of the Fairwinds RVC are the Canadian Forces Maritime Experimental and Test Range (CFMETR) which are designated as resources lands and open space in the Regional Growth Strategy. The southern and western boundaries of Fairwinds are close to the Salish Sea and Nanoose Bay. Close proximity to the ocean and the presence of large trees create ideal habitat Area for eagles. There are two eagle nesting trees located in Fairwinds RVC with a third located just south of the RVC boundary. There are also eagle perch trees identified in the surrounding area.

Located near the perimeter of the RVC are three separate archeological sites. Development may be able to occur on these sites, but proper approvals and required documentation will have to be addressed prior to breaking ground.
3.4.7 FUTURE BUILD-OUT POTENTIAL

Two residential build-out scenarios are provided for Fairwinds RVC, one based on current zoning and the other based on direction contained the OCP. The build-out based on the OCP is 2,500 dwelling units (this includes estimated dwelling unit capacity based on the recently adopted Neighbourhood Plans for Schooner Cove and the Lakes District).

Table 23: Fairwinds RVC – Dwelling Unit Capacity

<table>
<thead>
<tr>
<th></th>
<th>DWELLING UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Existing Number of Dwellings</td>
</tr>
<tr>
<td>Based on Current Zoning</td>
<td>654</td>
</tr>
<tr>
<td>Based on OCP</td>
<td>654</td>
</tr>
</tbody>
</table>
3.5 RED GAP

3.5.1 BACKGROUND & LOCATION

Introduction
Red Gap is the smaller of the two Rural Village Centres in Electoral Area ‘E’. Covering 70 hectares (172 acres), and divided into 209 lots this RVC has a small land base compared to other RVCs in the RDN. It also has a diverse mix of housing types, local shops and services (including a grocery store, video rental, bank, real estate office, accountant, pharmacy, wine making shop and post office services).

Map 29: Red Gap RVC – Aerial View

Study Area
Located along the E&N Railway and easily accessible from the TransCanada Highway, Red Gap is midway between Parksville and Lantzville. Red Gap is the commercial centre for Nanoose Bay Area and the surrounding community. It is also the closest commercial centre to Fairwinds RVC which is roughly two kilometers northeast.

At four units per hectare Red Gap, like Cassidy, has the second highest residential density of all the RDN’s Rural Village Centre. This is mainly due to the presence of a manufactured home park on Apollo Road that has 99 dwelling units. Residential parcel size ranges from 0.08 to 0.4 hectares (0.2 to one acres). One exception to this is a large residential parcel (6.5 hectares/16...
acres) occupied by the manufactured home park.

**Proximity to Urban Areas**

Red Gap is roughly 13 kilometres from both Parksville and North Nanaimo; these urban centres have services and amenities not provided in the RVC.

**Table 24: Red Gap RVC - Distance (km) to/ from Regional Urban Centres**

<table>
<thead>
<tr>
<th>Regional Centres</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown Nanaimo</td>
<td>26.56 km</td>
</tr>
<tr>
<td>North Nanaimo</td>
<td>13.15 km</td>
</tr>
<tr>
<td>Parksville</td>
<td>12.99 km</td>
</tr>
<tr>
<td>Qualicum Beach</td>
<td>24.64 km</td>
</tr>
</tbody>
</table>

**Population & Housing**

Between 2006 and 2011, the population of Electoral Area ‘E’ increased by approximately 4 % from 5,462 to 5,674 people (Statistics Canada 2011 Census). The RGS and Area ‘E’ OCP direct the majority of new development towards the Rural Village Centres of Fairwinds and Red Gap.

Compared to other electoral areas in the RDN, residents of Electoral Area ‘E’ have the second highest median couple family income and the lowest percentage (<5%) of dwelling units in need of major repair. This electoral Area also has one of the lowest proportions of rental dwellings. Electoral Area ‘E’ has the highest median age of all the RDN electoral areas at 54.7 years. However it should be noted that Census data collected for Electoral Area ‘E’ as a whole may not be a true reflection of Red Gap RVC. For example, the manufactured home park in Red Gap increases the diversity and affordability of available housing in the RVC compared to the Fairwinds RVC and other parts of Electoral Area ‘E’.

The population of Red Gap RVC is approximately 636 individuals. This is based on an estimate of 289 dwelling units multiplied by an average of 2.2 people per household for Electoral Area ‘E’ (2006 Census).

**Jobs & Industry**

Red Gap has a diverse mix of shops and services within close proximity to each other. These include a school, grocery store, bank, accountant, dentist, pharmacy, restaurant, and wine making shop. Based on these businesses, it is assumed that local jobs can be found in the following industry categories: Retail Trade, Finance and Real Estate, Health Care and Social Services, Educational Services, and Other Services.

### 3.5.2 SUMMARY OF LAND USE

**Existing Land Use**

The land uses and/or businesses listed below are located in the Red Gap RVC:

- Accountant
- Beauty Salon
- Chiropractor
- Church (x2)
- Community Centre
- Dentist
- Financial Institution
- Fire Hall
- Grocery Store
- Library
- Manufactured Homes
- Park (x4)
- Pharmacy
- Post Office
- Real Estate Office
- School
- Single-family homes
- Video Store
- Wine making shop
The graph below summarizes BCAA Property Classification data. The largest portion of the RVC is classified as Residential at 77%. The Business/Other land use class occupies the second largest portion of land at 14% followed by Recreational/Non-Profit with 5%.

Figure 9: Red Gap RVC –% Land by BCAA Property Classifications

Land use is predominantly residential, with a main commercial service area near Collins Crescent and Apollo Drive. Across from the main commercial area are Nanoose Place Community Centre, Nanoose Bay Elementary, and Jack Bagley Community Park.

Red Gap includes a large manufactured home park which houses a large portion of the single-family dwellings in the RVC.
Map 30: Red Gap Rural Village Centre – Existing Land Uses
Current Permitted Land Use

The Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987 regulates land use for Red Gap RVC. Seven different zones apply to land within the Red Gap RVC.

Figure 10: Red Gap RVC – Proportion of Land in Each Zone

Like other Rural Village Centres the majority of land is zoned to allow residential use (75%). Unlike other RVCs, there is a significant amount of land in Red Gap zoned for public use – 22% (16 hectares). Two commercial zones (CM-2 and CM-7) account for 3% of land in the RVC where the grocery store, bank, offices, and other well-used services are located. The Nanoose Bay Village Centre Comprehensive Development Zone (CD-30) permits offices, personal service establishments, restaurants and retail uses.

Table 25: Red Gap RVC - Zoning

<table>
<thead>
<tr>
<th>Legend</th>
<th>Zone</th>
<th>Description</th>
<th>Permitted Principle Uses</th>
<th>RVC</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RS-1</td>
<td>Residential 1</td>
<td>home based business; residential use</td>
<td>72</td>
</tr>
<tr>
<td></td>
<td>RS-4</td>
<td>Residential 4</td>
<td>multiple dwelling unit development (manufactured home park)</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>PU-1</td>
<td>Public 1</td>
<td>personal care; personal care unit; public assembly use; public utility use; residential use; school</td>
<td>18</td>
</tr>
<tr>
<td></td>
<td>PU-3</td>
<td>Public 3</td>
<td>railway; railway station</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>CM-2</td>
<td>Commercial 2</td>
<td>funeral parlour; gas bar; nursery; office; personal service use; recreation facility; restaurant; retail store</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>CM-7</td>
<td>Commercial 7</td>
<td>office; personal service use; residential use</td>
<td>&lt;1</td>
</tr>
<tr>
<td></td>
<td>CD-30</td>
<td>Nanoose Bay Village Centre CD</td>
<td>convenience store; office; personal service use; restaurant; retail store; tourist store</td>
<td>1</td>
</tr>
</tbody>
</table>
Map 31: Red Gap RVC – Zoning

**Future Preferred Land Use**

The Regional Growth Strategy and the Electoral Area ‘E’ Official Community Plan combine to provide a framework guiding future land use for the area.

The OCP recognizes Red Gap as the primary commercial focal point for Nanoose Bay. Related policies support future residential and commercial development in the RVC, and encourage variation in parcel sizes and dwelling options for future development. OCP policies encourages a compatible mix of uses and mixed use buildings - including support for up to 500 dwelling units in the Red Gap RVC.

**Development Permit Areas**

Three development permit areas may apply to development on land in the Red Gap RVC: Form and Character, Watercourse Protection, and Farmland Protection.

The Form and Character Development Permit Area provides guidelines to ensure that commercial, industrial and multi-unit residential development is integrated into the existing surroundings. For lands within the RVC that have a stream or ravine, subdivision or development activities may require a Watercourse Protection development permit to ensure that fish habitat is protected. Property adjacent to ALR lands may be subject to the Farmland Protection Development Permit.
3.5.3 SERVICING

Water
The Regional District of Nanaimo operates the Nanoose Bay Peninsula Water System which services all but nine lots in the Red Gap RVC. Currently in Red Gap there are 169 residential water connections. There are about 40 commercial water connections in the Nanoose Bay Peninsula Water System. The 99 residences at the Apollo Road Manufactured Home Park are serviced by a single water connection. At present, there is no further connection capacity available within the Nanoose Bay Peninsula Water System.

For the developed properties not connected to the Nanoose Bay Peninsula Water System, it is assumed they draw water from a private well.

Sewer
The OCP has designated this Area as a community sewer service planning area. As community sewer servicing is not available in the Red Gap RVC, it is assumed each individual lot has private, on-site sewage treatment systems.

Map 32: Red Gap RVC – Services

Street Lighting
There is no RDN street lighting service provided in Red Gap RVC.
Fire Protection
The Nanoose Bay Fire Department provides fire protection services to Red Gap and the fire hall is located in the northern portion of the RVC. This area is considered to have a low fire hazard rating.

Waste Management
The RDN provides weekly food and kitchen waste collection, with garbage and recycling collection every two weeks on alternate weeks. The Church Road Transfer Station, approximately a 15 minute drive away, is the closest regional waste facility that provides additional solid waste disposal services.

Transit
Red Gap is on Nanaimo Regional Transit System’s Route 90 Intercity Connector. This route has two bus stops within the RVC - one northbound and one southbound - on Northwest Bay Road near Apollo Drive. There are also additional bus stops within walking distance of the RVC.

The frequency of Route 90 Intercity varies, depending on time and day averaging an hourly level of service. The current route schedule, map and bus stop locations for Red Gap RVC are noted below.

The Electoral Area ‘E’ OCP supports public transit. Policies promote sheltered bus tops, safer bus pullouts, and Park and Ride facilities. The Nanaimo Regional Transit Business Plan (2008) includes three proposals (see below) related to Route 90 Intercity Connector. None of these proposals have been implemented to date.

Table 26: Red Gap RVC - Summary of Proposals for Transit Route 90 Intercity Connector

<table>
<thead>
<tr>
<th>Proposal</th>
<th>Action</th>
<th>Rationale</th>
<th>Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>S2</td>
<td>Additional peak period service</td>
<td>Service currently limited, additional service will attract more commuters</td>
<td>March 2009</td>
</tr>
<tr>
<td>S10</td>
<td>60 minutes service</td>
<td>Increased frequency makes service more attractive and convenient</td>
<td>September 2010</td>
</tr>
<tr>
<td>M11</td>
<td>30 min peak period service, 60 min for non-peak period</td>
<td>Would provide a minimum of 60 minute service between Oceanside and Woodgrove</td>
<td>2011-2018</td>
</tr>
</tbody>
</table>

3.5.4 COMMUNITY AMENITIES

Parks & Recreation
There are four community parks in Red Gap: Nanoose Road Neighbourhood Park (E-09), Collins Crescent Neighbourhood Park (E-07), Weston Place Neighbourhood Park (E-15), and Jack Bagley Recreation Park (E-02). Weston Place, Collins Crescent and Nanoose Road Parks are all natural wooded spaces at 0.48, 0.8 and 1.8 hectares, respectively (1.19, 1.98 and 4.4 acres). Jack Bagley Park (E-02) is located adjacent to the community hall and elementary school. It is 1.5 hectares (3.7 acres), and provides community recreational facilities including two ball diamonds and open green space.
Community Gathering Places

In addition to community parks, Nanoose RVC has several publicly owned buildings that provide places for community members to socialize and attend events. These include Nanoose Bay Elementary, Nanoose Place Community Centre, the Nanoose Library Centre and Fire Hall. There are also two churches (Evangelical Church and St. Mary’s Anglican Church).

Nanoose Bay Elementary (kindergarten to grade 5) is located in Red Gap RVC. Springwood Middle School (grades six to 8) and Ballenas Secondary (grades 9 to 12) are both located about a 10 minute drive away in Parksville.

3.5.5 ENVIRONMENTAL CONSIDERATIONS

Sensitive Ecosystem Inventory

The Sensitive Ecosystem Inventory does not identify any polygons in the Red Gap RVC, though some SEI polygons are found adjacent to the RVC boundary. Second growth forest polygons are observed west and north of the RVC with an old growth forest area noted to the southeast. Directly south of the RVC are numerous streams, wetlands, and areas of riparian vegetation as watercourses drain into Nanoose Bay.
Map 34: Red Gap RVC – Environmental Considerations

Aquifer Vulnerability
The Red Gap Village Centre is located above Aquifer 0219. It has been identified that water level and quality needs to be monitored for this aquifer.

<table>
<thead>
<tr>
<th>Aquifer Number</th>
<th>0219</th>
<th>Productivity</th>
<th>Moderate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Feature Code</td>
<td>GF83090120</td>
<td>Vulnerability</td>
<td>Low</td>
</tr>
<tr>
<td>Aquifer name</td>
<td>219 IIC (10)</td>
<td>Demand</td>
<td>Moderate</td>
</tr>
<tr>
<td>Aquifer Materials</td>
<td>Sand &amp; Gravel</td>
<td>Aquifer Class</td>
<td>IIC</td>
</tr>
</tbody>
</table>

Intrinsic Aquifer Vulnerability
The intrinsic aquifer vulnerability level for Aquifer 0219 is rated Moderate for the majority of land within the Red Gap RVC.

Riparian Regulations
No known watercourses are located in the RVC. Nanoose Creek and Bonnel Creek both flow nearby to the south.
3.5.6 OTHER/LIMITATIONS

To the southwest and northeast of Red Gap RVC are ALR lands subject to Agricultural Land Commission regulations. Several archaeological sites have been identified south of the RVC in Nanoose Bay.

Red Gap is close to shellfish aquaculture areas in Nanoose Bay. This RVC is also located close to the E&N Railway and the Inland Island Highway.

3.5.7 FUTURE BUILD-OUT POTENTIAL

Two residential build-out scenarios are provided for Red Gap RVC, one based on current zoning and the other based on direction contained in the OCP. Existing zoning regulations allow for up to 307 dwelling units and OCP policies support up to 500 dwelling units for the Red Gap RVC.

Table 28: Red Gap RVC - Dwelling Unit Capacity

<table>
<thead>
<tr>
<th></th>
<th>Existing Number of Dwellings</th>
<th>Potential Number of New Dwellings</th>
<th>Total Number of Dwellings at Build-out</th>
</tr>
</thead>
<tbody>
<tr>
<td>Based on Current Zoning</td>
<td>289</td>
<td>18</td>
<td>307</td>
</tr>
<tr>
<td>Based on OCP</td>
<td>289</td>
<td>211</td>
<td>500</td>
</tr>
</tbody>
</table>
3.6  BELLEVUE-CHURCH ROAD

3.6.1  BACKGROUND & LOCATION

Introduction

The Bellevue-Church Road Rural Separation Area (RSA) is located in the north-east corner of Electoral Area ‘F’ and borders the City of Parksville and Electoral Area ‘G’. It consists largely of commercial and industrial businesses along a 5.5 km stretch of Highway 4 (Alberni Highway). The Fairwinds RVC is divided into 940 lots covering an area of approximately 334 hectares, making it the third largest RVC in the RDN.

The Bellevue-Church Road RSA is not technically a Rural Village Centre. While it is inside the Growth Containment Boundary, the Electoral Area ‘F’ OCP designates it as a Rural Separation Area. Unlike the other RVCs, where residential use is supported, the Bellevue-Church Road RSA is intended to be limited to commercial and industrial uses. For the purposes of this study, the same kinds of information will be presented here as the other RVCs but the term RSA rather than RVC will be used to describe the area.

Map 35: Bellevue Church Road Rural Separation Area – Aerial view
Study Area

In the Bellevue-Church Road RSA, most lands north of the Alberni Highway are designated industrial with residential land uses not supported in this specific area. Residential uses are found on lands south of the Alberni Highway with lot sizes ranging from 0.2 to 8.5 hectares (0.5 to 21 acres). Industrial lots range from 0.5 to 3.5 hectares - with the exception of one large 50+ hectare lot. The Bellevue Church Road RSA is located less than two kilometres away from the Coombs and Errington RV Cs.

Industrial services such as fabricating, manufacturing and construction related businesses are found in this RSA. The RDN has a solid waste removal site known as the Church Road Transfer Station (CRTS) is located in the northeast area of the RVC. This facility receives garbage, yard waste, wood waste, construction waste, and recyclables from communities in northern portion of the RDN (Electoral Areas E, F, G, and H) as well as Parksville and Qualicum Beach.

Proximity to Urban Areas

Parksville is less than five kilometres from Bellevue-Church Road RSA. Though there are a variety of specialized businesses and services offered in Bellevue-Church Road, residents of access the City of Parksville for further shops and services.

<table>
<thead>
<tr>
<th>Regional Centres</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown Nanaimo</td>
<td>39.37 km</td>
</tr>
<tr>
<td>North Nanaimo</td>
<td>25.96 km</td>
</tr>
<tr>
<td>Parksville</td>
<td>4.33 km</td>
</tr>
<tr>
<td>Qualicum Beach</td>
<td>12.36 km</td>
</tr>
</tbody>
</table>

Population & Housing

Between 2006 and 2011 the population of Electoral Area ‘F’ increased by 11% from 6,680 to 7,422 people (2011 Census). Compared to other RDN electoral areas, Area ‘F’ has the highest population and the second highest rate of population growth during this time period. As the Bellevue-Church Road RSA is industrially focused, it is not intended to accommodate increases in population and residential dwellings like other Rural Village Centres in Electoral Area ‘F’.

Electoral Area ‘F’, like Area ‘A’, has many manufactured homes that increase the diversity and affordability of housing. Compared to all other Electoral Areas, in 2006 Area ‘F’ had the highest number of rental dwellings 680 making up 23% of its 3018 dwelling units. A high proportion of dwellings in Electoral Area ‘F’ are in need of repair.

With a median age of 43.9, residents of Electoral Area ‘F’ tend to be younger than the rest of the RDN. Area ‘F’ residents also have lower median couple income and higher unemployment rates compared to the rest of the region.

The population of Bellevue-Church Road RSA is approximately 718 individuals. This is based on an estimate of 312 dwelling units multiplied by an average of 2.3 people per household for Electoral Area ‘F’ (2006 Census).
Jobs & Industry

A wide range of services are provided in the Bellevue-Church Road RSA. These include services aimed at those living in the immediate vicinity, as well as specialized services drawing in clientele from a wider geographical area. The Bellevue-Church Road RSA is home to single-family homes, manufactured home parks, mini-storage facilities, a gas bar, grocery store, restaurants, coffee shops, churches, a veterinarian, and dentist office. A variety of light industrial/commercial services are located in the RSA. These include a scrap metal drop off, building supplies, irrigation supplies, heavy equipment rental, welding services, multiple auto supply stores, motorcycle shops, RV parts and service, and a paving business. Other specialty services include custom cedar products, commercial fishing supplies, feed/tack shop, pet supplies, party rentals, and golf cart sales and service. Based on these businesses, it is anticipated that a diverse range of potential employment opportunities can found in the following industry categories: Retail Trade, Construction Industries, Manufacturing Industries, Wholesale Trade, Health Care and Social Services, and Other Services.

3.6.2 SUMMARY OF LAND USE

Existing Land Use

Presently, the land uses and/or business listed below are located in the Bellevue-Church Road Rural Separation Area:

| Accounting/bookkeeping | Air supply | Auctioneering | Auto repair | Auto supplies | Auto glass repair | Building supplies | Bus tours | Cabinet maker | Cement manufacturing | Cemetery | Churches | Coffee shop | Commercial fishing supplies | Community centre | Custom cedar products | Demolition services | Dentist office | Document production | Drilling/environmental | Electric car sales | Equipment storage | Fencing products | Funeral services | Gas bar | Golf cart service | Gravel supply | Grocery store | Gym | Hair studio | Heavy equipment rental | Helicopter services | Irrigation supplies | Landscape supplies | Marine sales | Mini-storage facilities | Manufactured home park | Motorcycle sales/service | Nail/esthetics/tanning | Party rentals | Paving business | Pet grooming | Pet supplies | Physiotherapist | Pianos sales/service | Plumbing sales & service | Propane storage & sales | Restaurant | Restorations services | RV service facility | School (private) | Scrap metal drop off | Single-family homes | Vehicle sales | Veterinarian | Welding |

The pie chart below summarizes existing land use based on BC Assessment Property Classification data. Residential land use occupies the same portion of the RSA at 44% as both the Business/Other and Light Industry combined (36% and 8% respectively). Though residential use represents the largest land use class in the Bellevue Church RSA, it represents a significantly lower proportion of the total RSA Area compared to other RVCs. The range of services observed in this RSA is reflected in the BC Assessment property classification data.
Figure 11: Bellevue-Church Road RSA - % Land by BCAA Property Classifications

- Residential (44%)
- Business/Other (36%)
- Light Industry (8%)
- Non-Assessed Lands (7%)
- Utilities (5%)
- Recreational/Non-Profit (<1%)

Image 18: Bellevue-Church Rural Separation Area ‘E’ existing land uses - Bellevue Veterinary Hospital, signage for commercial land use on Fairdowne Road, Mini’s Warehouse, Co-op Gas, Spunky’s Motorcycles
Map 36: Bellevue Church Road Rural Separation Area – Existing Land Uses
Current Permitted Land Use

The Electoral Area ‘F’ Zoning and Subdivision Bylaw No. 1285, 2002, regulates land use for the Bellevue Church Road RSA. Several different zones allow for a variety of agricultural, commercial, industrial, and residential uses. Commercial/Industrial mixed-used development has been identified in the OCP as a focus for lands south of Highway 4 with industrial uses to the north.

The zoning bylaw for this area was adopted in 2002 and includes numerous site specific zones that apply to individual properties. These site specific zones allow further uses and restrictions in addition to those allowed in a base zone. For instance, Zone C-3.1 permits a vehicle wrecking yard, as well as all the uses listed in the C-3 zone. All zones found in the Bellevue-Church Road RSA are summarized in the zoning table below.

As zoning regulations have only recently been established for the Bellevue-Church Road RSA, the site specific zones generally reflect the existing land use at the time the zoning bylaw was adopted. Due to the number of zones, similar zones have been grouped together based under a broad zoning category. For instance, C-3, C-3.1, C-3.10, C-3.11, C-3.12, C-3.15, C-3.16, C-3.3 and C-3.5 are grouped under C-3 as they all refer to a general commercial land use. The pie chart below displays the land use summary according to the grouped zoning categories.

As industrial and commercial are the two most common zones found in Bellevue-Church Road RSA, 53% and 21% respectively, they will be reviewed in further detail. Pie chart ‘a’ below shows all commercial zones (C-3, C-3.1, C-3.10, C-3.11, C-3.12, C-3.15, C-3.16, C-3.3 and C-3.5). Pie chart ‘b’ displays all the industrial zones.
Table 30: Bellevue-Church Road RSA - Zoning

<table>
<thead>
<tr>
<th>Legend</th>
<th>Zone</th>
<th>Description</th>
<th>Permitted Principle Uses</th>
<th>RVC %</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1</td>
<td>Agriculture 1</td>
<td>dwelling unit; farm use</td>
<td>0.09</td>
<td></td>
</tr>
<tr>
<td>A-1.17</td>
<td>Agriculture 1.17</td>
<td>composting facility only, specifically excluding waste disposal</td>
<td>0.03</td>
<td></td>
</tr>
<tr>
<td>C-3</td>
<td>Commercial 3</td>
<td>artisan studio; auction sales; building supply/lumber outlet; care services; commercial cardlock; dwelling unit; equipment rental; funeral home; food processing; pub; gasoline service station; kennel; mini-storage; nursery; office; outdoor market; outdoor sales; product assembly; personal service; recreation facility; restaurant; retail store; service and repair</td>
<td>15.58</td>
<td></td>
</tr>
<tr>
<td>C-3.1</td>
<td>Commercial 3.1</td>
<td>vehicle wrecking yard with outdoor storage limited to 400m² only</td>
<td>0.66</td>
<td></td>
</tr>
<tr>
<td>C-3.10</td>
<td>Commercial 3.10</td>
<td>value added lumber remanufacturing and marshaling yard only</td>
<td>0.76</td>
<td></td>
</tr>
<tr>
<td>C-3.11</td>
<td>Commercial 3.11</td>
<td>value added lumber remanufacturing and marshaling yard only</td>
<td>0.58</td>
<td></td>
</tr>
<tr>
<td>C-3.12</td>
<td>Commercial 3.12</td>
<td>value added lumber remanufacturing and outdoor storage only</td>
<td>1.30</td>
<td></td>
</tr>
<tr>
<td>C-3.15</td>
<td>Commercial 3.15</td>
<td>farm use</td>
<td>0.91</td>
<td></td>
</tr>
<tr>
<td>C-3.16</td>
<td>Commercial 3.16</td>
<td>4 – 2 bedroom suites above restaurant</td>
<td>0.61</td>
<td></td>
</tr>
<tr>
<td>C-3.3</td>
<td>Commercial 3.3</td>
<td>value added lumber remanufacturing only</td>
<td>0.70</td>
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</tr>
<tr>
<td>C-3.5</td>
<td>Commercial 3.5</td>
<td>2 dwelling units only</td>
<td>0.23</td>
<td></td>
</tr>
<tr>
<td>CD-3</td>
<td>Comprehensive Development 3</td>
<td>dwelling unit; landscape supply; marshaling yard</td>
<td>0.08</td>
<td></td>
</tr>
<tr>
<td>CD-17</td>
<td>Comprehensive Development 17</td>
<td>commercial cardlock; dwelling unit; equipment rental; log home building; manufacturing; marshaling yard; outdoor sales; outdoor storage; primary mineral processing; sawmill; transportation/trans-shipment terminal; value added lumber remanufacturing; heliport; warehousing/wholesaling</td>
<td>0.71</td>
<td></td>
</tr>
<tr>
<td>I-1</td>
<td>Industrial 1</td>
<td>commercial card lock; concrete/asphalt batch plants; dwelling unit;; equipment rental; log home building; manufacturing; marshaling yard; outdoor sales; outdoor storage; primary mineral processing; sawmill; transportation/trans-shipment terminal; warehousing/wholesaling; building supply/lumber outlet; mini-storage;</td>
<td>28.63</td>
<td></td>
</tr>
<tr>
<td>I-1.1</td>
<td>Industrial 1.1</td>
<td>no buildings, structures, parking or other use of land shall be taken within 100m of Easement Plan No.45477, outdoor service and repair, outdoor processing, outdoor assembly and log home building are prohibited in this zone</td>
<td>1.87</td>
<td></td>
</tr>
<tr>
<td>I-1.2</td>
<td>Industrial 1.2</td>
<td>outdoor service and repair, outdoor processing, outdoor assembly and log home building are prohibited in this zone</td>
<td>1.74</td>
<td></td>
</tr>
<tr>
<td>I-2</td>
<td>Industrial 2</td>
<td>commercial card lock; transportation/trans-shipment terminal; dwelling unit; value-added lumber remanufacturing; equipment rental; heliport; log home building; warehousing/wholesaling; product assembly; mini-storage; marshaling yard; outdoor sales; service and repair</td>
<td>13.15</td>
<td></td>
</tr>
<tr>
<td>I-2.1</td>
<td>Industrial 2.1</td>
<td>retail store and nursery only</td>
<td>0.47</td>
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<tr>
<td>I-2.2</td>
<td>Industrial 2.2</td>
<td>restaurant and outdoor market and retails sales to a maximum floor area of 1000m² only</td>
<td>0.33</td>
<td></td>
</tr>
<tr>
<td>I-2.3</td>
<td>Industrial 2.3</td>
<td>nursery only</td>
<td>0.21</td>
<td></td>
</tr>
<tr>
<td>I-3</td>
<td>Industrial 3</td>
<td>dwelling unit; primary mineral processing</td>
<td>7.02</td>
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<tr>
<td>MHP-1</td>
<td>Manufactured Home Park 1</td>
<td>manufactured home; manufactured home park</td>
<td>2.25</td>
<td></td>
</tr>
<tr>
<td>MHP-1.14</td>
<td>Manufactured Home Park 1.14</td>
<td>2 manufactured homes only</td>
<td>0.40</td>
<td></td>
</tr>
<tr>
<td>MHP-1.2</td>
<td>Manufactured Home Park 1.2</td>
<td>20 manufactured homes only</td>
<td>0.37</td>
<td></td>
</tr>
<tr>
<td>MHP-1.3</td>
<td>Manufactured Home Park 1.3</td>
<td>15 manufactured homes and 8 recreational vehicle spaces only</td>
<td>0.40</td>
<td></td>
</tr>
<tr>
<td>MHP-1.4</td>
<td>Manufactured Home Park 1.4</td>
<td>17 manufactured homes and two dwelling units only</td>
<td>0.37</td>
<td></td>
</tr>
<tr>
<td>Legend</td>
<td>Zone</td>
<td>Description</td>
<td>Permitted Principle Uses</td>
<td>RVC %</td>
</tr>
<tr>
<td>--------</td>
<td>--------</td>
<td>------------------------------</td>
<td>------------------------------------------------------------------------------------------</td>
<td>-------</td>
</tr>
<tr>
<td></td>
<td>MHP-1.5</td>
<td>Manufactured Home Park 1.5</td>
<td>34 manufacture homes, 5 recreation vehicle sites and 3 dwelling units only</td>
<td>0.70</td>
</tr>
<tr>
<td></td>
<td>MHP-1.6</td>
<td>Manufactured Home Park 1.6</td>
<td>19 manufactured homes and one dwelling unit and six recreational sites only</td>
<td>0.92</td>
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<tr>
<td></td>
<td>MHP-1.7</td>
<td>Manufactured Home Park 1.7</td>
<td>19 manufactured homes only</td>
<td>0.50</td>
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<tr>
<td></td>
<td>MHP-1.8</td>
<td>Manufactured Home Park 1.8</td>
<td>19 manufactured homes only</td>
<td>0.37</td>
</tr>
<tr>
<td></td>
<td>P-1</td>
<td>Parks and Open Space 1</td>
<td>park; outdoor recreation; recreation facility; dwelling unit</td>
<td>0.03</td>
</tr>
<tr>
<td></td>
<td>R-3</td>
<td>Village Residential 3</td>
<td>care services; dwelling unit; public assembly; school</td>
<td>6.38</td>
</tr>
<tr>
<td></td>
<td>R-3.7</td>
<td>Village Residential 3.7</td>
<td>marshaling a maximum area of 3000m² (includes 228m² shop)</td>
<td>1.33</td>
</tr>
<tr>
<td></td>
<td>R-3.8</td>
<td>Village Residential 3.8</td>
<td>farm use</td>
<td>1.69</td>
</tr>
<tr>
<td></td>
<td>T-1</td>
<td>Institutional/Community Facility 1</td>
<td>care services; cemetery; dwelling unit; fairground; funeral home; public assembly; public hospital; recreation facility; school</td>
<td>3.14</td>
</tr>
<tr>
<td></td>
<td>T-1.1</td>
<td>Institutional/Community Facility 1.1</td>
<td>transfer station only</td>
<td>1.10</td>
</tr>
<tr>
<td></td>
<td>T-1.2</td>
<td>Institutional/Community Facility 1.2</td>
<td>2 dwelling units and 1 manufactured home and service and repair, and retail sales to a maximum combined floor area of 1000m² only</td>
<td>0.66</td>
</tr>
<tr>
<td></td>
<td>T-2</td>
<td>Institutional/Community Facility 2</td>
<td>railway; railway station</td>
<td>2.21</td>
</tr>
</tbody>
</table>

**Map 37: Bellevue Church Road Rural Separation Area – Zoning**
**Future Preferred Land Use**

The 2011 Regional Growth Strategy (RGS) and the Electoral Area ‘F’ Official Community Plan combine to provide a framework guiding future preferred land use for the area. The Bellevue Church Road RSA is the only RVC which has land designated as Industrial in the RGS.

Official Community Plan policies for the Bellevue-Church Road RSA focus on separating commercial/industrial use from rural uses and defining the limits of mixed-use development. The OCP does not support new locations for industrial lands in Electoral Area ‘F’ beyond that presently designated in the Bellevue-Church Road RSA.

**Map 38: Bellevue - Church Road Rural Separation Area – Official Community Plan Land Use**

**Development Permit Areas**

Land in this RVC may be subject to the Fish Habitat Protection Development Permit Area and/or the Watercourse Protection Development Permit Area depending on proximity to identified streams and riparian areas.
3.6.3 SERVICING

Water

EPCOR Water Services provides community water to a limited number of lots within the Bellevue-Church Road RSA. Recently, EPCOR extended its water main along Church Road to the Alberni Highway allowing for additional connections. There are now seven lots within the Bellevue-Church Road RSA that are connected to the EPCOR water system. With the exception of these properties adjacent to Church Road, it is assumed that all other developed properties use individual private wells for their water supply.

EPCOR’s water supply comes from French Creek and 17 groundwater wells. This system is served by six reservoirs, a booster station, and a distribution network. EPCOR has over 30 kilometres of water mains, 144 fire hydrants and 1,600+ connections.

Sewer

There are no community sewer systems available to properties located in the Bellevue-Church Road RSA. It is assumed that all developed properties have onsite private sewage disposal systems.

Street Lighting

The Bellevue-Church Road RSA is serviced by the Regional District of Nanaimo’s Highway 4 Intersection street lighting service area.
Fire Protection

The Bellevue-Church Road RSA lies within two fire protection areas: Coombs-Hilliers and Errington. The Coombs-Hilliers Volunteer Fire Department provides fire protection services to properties west of Errington Road. Properties located east of Errington Road are provided with fire protection services by the Errington Volunteer Fire Department. The Errington Fire Hall (No. 1) is located in the RSA at the corner of the Alberni Highway and Romain Road. The Coombs-Hilliers Fire Hall is located further away, about two kilometres outside of the Bellevue-Church Road RSA in the nearby RVC of Coombs.

The RVC is considered to have a moderate to high fire hazard rating. This rating is due to a lack of fire hydrants in an area with scattered development surrounded by areas with high tree coverage.

Waste Management

The RDN provides weekly food and kitchen waste collection, with garbage and recycling collection every two weeks on alternate weeks. The Church Road Transfer Station located in the RVC at 800 Church Road, is the closest regional waste facility that provides additional solid waste disposal services.

Transit

The Bellevue-Church Road RSA is not serviced by public transit and there are no transit stops within a 20 minute walking distance.

3.6.4 COMMUNITY AMENITIES

Parks & Recreation

There are no parks or public recreation areas located in the Bellevue-Church Road RSA. However, there is a community park (F-18), located between the community hall and church, on the south side of the Alberni Highway at Romain Road. Though this park is technically not within the Bellevue-Church Road RSA, it is surrounded on three sides by the RSA boundary.

There are two provincial parks nearby, Little Qualicum Falls Provincial Park is located roughly 12 kilometres to the west and Englishman River Provincial Park is found six kilometres south.

Community Gathering Places

The only school in the RSA is Oceanside Montessori School, a private school that provides education for children age three to six.

No public schools are located in the Bellevue-Church Road RSA. Public elementary schools within a five kilometre radius of this RSA include Errington Elementary, French Creek Community School and Parksville Elementary. For grade six and up, the closest options are in the Town of Qualicum Beach (Qualicum Middle School and Kwalikum Secondary) or, City of Parksville (Oceanside Middle School and Ballenas Secondary).

The Bradley Centre Community Hall located on Shearme Road is an important place for community events and programs. Two churches (Oceanside Community Church just off the Alberni Highway, and the Kingdom Hall on Smithers Road) provide places for community
members to meet each other. The local coffee shop and restaurant are also places where community members can socialize.

Map 40: Bellevue Church Rural Separation Area – Community Amenities

Image 20: Bellevue-Church Road Rural Separation Area – Community gathering places: Bradley Centre Community Hall, Tree’s Diner, Jehovah’s Witnesses Kingdom Hall

3.6.5 ENVIRONMENTAL CONSIDERATIONS

Sensitive Ecosystem Inventory

The SEI identifies one wetland polygon in the southwestern portion of the RSA. From the latest aerial photos (April 2011), it appears that this polygon is a seasonally flooded field. No other SEI polygons are identified within the Bellevue-Church Road RSA however; adjacent to the northwest corner are several SEI polygons including second growth, riparian and wetland.
Aquifer Vulnerability

The majority of the RVC is located above Aquifer 0216. The remaining area is located above Aquifer 0220. Water levels for aquifer 0220 are considered to be in decline.

<table>
<thead>
<tr>
<th>Aquifer Number</th>
<th>Productivity</th>
<th>Vulnerability</th>
</tr>
</thead>
<tbody>
<tr>
<td>0216</td>
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<td></td>
</tr>
<tr>
<td>Feature Code</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GF83090120</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aquifer Name</td>
<td></td>
<td></td>
</tr>
<tr>
<td>0216 IB (13)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aquifer Materials</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sand and Gravel</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aquifer Class</td>
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<td></td>
</tr>
<tr>
<td>IB</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Aquifer Number</th>
<th>Productivity</th>
<th>Vulnerability</th>
</tr>
</thead>
<tbody>
<tr>
<td>0220</td>
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<td>Feature Code</td>
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<td>Aquifer Name</td>
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<tr>
<td>220 IIB (10)</td>
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<td>Aquifer Materials</td>
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<tr>
<td>Aquifer Class</td>
<td></td>
<td></td>
</tr>
<tr>
<td>IIB</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Intrinsic Aquifer Vulnerability

The intrinsic aquifer vulnerability level for Aquifers 0216 and 0220 is rated Moderate to High for the majority of land within the Bellevue-Church Road RSA.

Riparian Regulations

Several streams and creeks run throughout the Bellevue-Church Road RSA with the majority located in the southeastern portion. Many of these watercourses are subject to the Riparian Areas Regulation and development activities such as subdivision or land alteration, may require a Watercourse Protection Development Permit.

3.6.6 OTHER/LIMITATIONS

The Bellevue-Church Road RSA is made up of three separate areas connected by the Alberni Highway which runs along its entire length from east to west. The Alberni Highway provides the only direct access between all three sections of this linear RSA.

Proximity to major transportation routes (Highway 4-Alberni Highway, and Highway 19-Inland Island Highway) results in some land within the RSA being regulated by a Highway Agreement. This agreement is intended to limit the amount of development on lands directly adjacent to Highway 19.

The Bellevue-Church Road RSA is mostly surrounded by land in the ALR. The Agricultural Land Commission may impose restrictions on activities adjacent to ALR lands to help prevent negative impacts on farming.
3.6.7 FUTURE BUILD-OUT POTENTIAL

Future residential development in the Bellevue-Church Road RSA is intended to be limited as the OCP clearly supports commercial and light industrial uses and not residential use. However, there is potential for new residential dwelling units under existing zoning as property owners are not obligated to rezone lands based on OCP land use designations. A build-out for the area has been calculated based on current zoning.

Table 33: Bellevue-Church Road RSA - Dwelling Unit Capacity

<table>
<thead>
<tr>
<th>DWELLING UNITS</th>
<th>Existing Number of Dwellings</th>
<th>Potential Number of New Dwellings</th>
<th>Total Number of Dwellings at Build-out</th>
</tr>
</thead>
<tbody>
<tr>
<td>Based on Current Zoning</td>
<td>312</td>
<td>89</td>
<td>401</td>
</tr>
<tr>
<td>Based on OCP</td>
<td>312</td>
<td>Unknown - Depends on whether or not property owners rezone to other uses supported by the OCP.</td>
<td>Unknown - Depends on whether or not property owners rezone to other uses supported by the OCP.</td>
</tr>
</tbody>
</table>
3.7 COOMBS

3.7.1 BACKGROUND & LOCATION

Introduction
Located in Electoral Area ‘F’, the Coombs RVC covers 101 hectares (250 acres) and contains 98 lots of varying sizes. This RVC is a well-known regional tourist destination due to a collection of specialty stores including the Coombs Country Market which features goats on the roof. The stores and Country Market are accessed directly off the Alberni Highway, which is part of a key transportation route connecting to communities on the west coast including Port Alberni, Ucluelet and Tofino.

Map 42: Coombs RVC – Aerial View

Study Area
Coombs RVC is surrounded by other RVC’s in Electoral Area ‘F’ as it is west of Bellevue-Church Road and Errington, and east of Hilliers and Qualicum River Estates. Coombs contains the largest concentration of commercial and tourist-related services in Electoral Area ‘F’.

Coombs has some services geared towards local residents, such as a general store, hair salon and coffee shop. However, the majority of businesses are tourist related – including pottery studios, memorabilia vendors, souvenir stores, and amusement rides. The Arrowsmith Hall and
surrounding fairground lands, located in the eastern area of the RVC, is a community amenity that hosts local and regional events including the annual Coombs Country Fair.

Lot sizes in the RVC range from 0.03 to 6.8 hectares (0.07 to 16 acres) with smaller lots to the east and larger lots to the south and west. Highway 4 (Alberni Highway) runs east-west through Coombs providing easy vehicular access to the area. The majority of economic activities occur south of the Alberni Highway - including a concentration of commercial services in the eastern area of the RVC.

Proximity to Urban Areas
The nearby urban centres of Parksville and Qualicum are both less than a 10 minute drive from Coombs RVC. These areas provide access to services and amenities not available in the RVC.

<table>
<thead>
<tr>
<th>Regional Centres</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown Nanaimo</td>
<td>44.03 km</td>
</tr>
<tr>
<td>North Nanaimo</td>
<td>30.62 km</td>
</tr>
<tr>
<td>Parksville</td>
<td>8.98 km</td>
</tr>
<tr>
<td>Qualicum Beach</td>
<td>7.71 km</td>
</tr>
</tbody>
</table>

Population & Housing
Between 2006 and 2011 the population of Electoral Area ‘F’ increased by 11% from 6,680 to 7,422 people (Statistics Canada 2011 Census). Compared to other RDN electoral areas, Area ‘F’ has the highest population and the second highest rate of population growth during this time period. Like other RDN electoral areas, the Area ‘H’ OCP and Regional Growth Strategy direct the majority of future development towards the Rural Village Centres of Coombs, Hilliers, Errington, and Qualicum River Estates.

Electoral Area ‘F’, like Area ‘A’, has many manufactured homes that increase the diversity and affordability of housing. Compared to other Electoral Areas, in 2006 Area ‘F’ had the highest number of rental dwellings 680 making up 23% of its 3018 dwelling units. A high proportion of dwellings in Electoral Area ‘F’ are in need of repair.

With a median age of 43.9, residents of Electoral Area ‘F’ tend to be younger than the rest of the RDN. Area ‘F’ residents also have lower median couple incomes and higher unemployment rates compared to the rest of the region.

The population of Coombs RVC is approximately 230 individuals. This is based on an estimate of 100 dwelling units multiplied by an average of 2.3 people per household for Electoral Area ‘F’ (2006 Census).

Jobs & Local Industry
The Coombs RVC has many retail and tourist related businesses. The Coombs Country Market is a key attraction with several independently operated stores and stalls selling a variety of goods from imported furniture to clothing and trinkets. Near this market area are

Image 21: Owen’s Company, French Creek Elementary
businesses including restaurants, coffee shops, a pub, general store, and an elementary school. Other businesses include a military surplus and camping store, alternative therapy services, pottery studios, veterinary clinic, antique and collector stores, liquor store, mini-golf, and outdoor amusement park rides.

Based on these businesses, potential employment opportunities may be found in the following industry categories: Retail Trade, Other Services and Educational Services.

3.7.2 SUMMARY OF LAND USE

Existing Land Use

Currently, the following land uses and/or business are located in the Coombs RVC:

- Alternative Therapies
- Clothing Store(s)
- Collectable Vendor(s)
- Furniture Sales
- Jewelry Sales
- Military Surplus
- Pottery Studio
- Restaurant(s)
- Amusement Rides
- Coffee Roasting
- Day Care
- General Store
- Liquor Store
- Mini-golf
- Pub
- School
- Camping Supplies
- Coffee Shop(s)
- Flea Market
- Hair Salon
- Marine Sales
- Outdoor Market
- Radar Supplies
- Vet Clinic

The pie chart below summarizes existing land use based on BC Assessment Property Classification data. The largest portion of the Coombs RVC is classed as residential (81%). Business/Other is the next largest land use classification occupying 12% of the RVC.

Figure 14: Coombs RVC - % Land by BCAA Property Classifications

Image 22: Coombs RVC existing land use - Coombs Landing, Marine Supply Store and V.I. Radar
Current Permitted Land Use

The Electoral Area ‘F’ Zoning and Subdivision Bylaw No.1285, 2002, regulates land use for Coombs RVC. In Coombs RVC, there are 15 different zones that fall under 4 zoning categories including, residential, commercial, institutional and manufactured home park. The majority of the 15 zones are commercial (see table below). As zoning was not implemented in Area ‘F’ until 2002, many of these zones are site specific, applying to a single property in an attempt to recognize land uses that existed prior to 2002.

Table 35: Coombs RVC - Zoning

<table>
<thead>
<tr>
<th>Legend</th>
<th>Zone</th>
<th>Description</th>
<th>Permitted Principle Uses</th>
<th>RVC %</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>C-1</td>
<td>Commercial 1</td>
<td>Care services; dwelling unit; outdoor market; gasoline service station; personal service; pub; retail store; restaurant</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>C-2</td>
<td>Commercial 2</td>
<td>Amusement park; artisan studio; tourist accommodation; dwelling unit; entertainment centre; gasoline service station; outdoor market; pub; outdoor recreation; restaurant; retail store; tourist information booth</td>
<td>12</td>
</tr>
<tr>
<td></td>
<td>C-3</td>
<td>Commercial 3</td>
<td>Artisan studio; auction sales; building supply/lumber outlet; care services; commercial cardlock; dwelling unit; equipment rental; funeral home; food processing; pub; gasoline service station; kennel; mini-storage; nursery; office; outdoor market; outdoor sales; product assembly; personal service; recreation facility; restaurant; retail store; service and repair</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>C-3.13</td>
<td>Commercial 3.13</td>
<td>All uses permitted in the C-3 zone, as well as a cement product manufacturing</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>C-3.2</td>
<td>Commercial 3.2</td>
<td>All uses permitted in the C-3 zone, as well as two dwelling units only</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>C-3.4</td>
<td>Commercial 3.4</td>
<td>All uses permitted in the C-3 zone, and a vehicle wrecking yard with outdoor storage limited to 400m²</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>C-3.7</td>
<td>Commercial 3.7</td>
<td>All uses permitted in the C-3 zone, plus manufacturing and boat building and repair only</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>C-3.8</td>
<td>Commercial 3.8</td>
<td>All uses permitted in the C-3 zone, plus manufacturing and boat building and repair only</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>MHP-1</td>
<td>Manufactured Home Park 1</td>
<td>Manufactured home; manufactured home park</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>R-3</td>
<td>Village Residential 3</td>
<td>Care services; dwelling unit; public assembly; school</td>
<td>55</td>
</tr>
<tr>
<td></td>
<td>R-3.1</td>
<td>Village Residential 3.1</td>
<td>All uses permitted in the R-3 zone, as well as four dwelling units only</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>R-3.3</td>
<td>Village Residential 3.3</td>
<td>All uses permitted in the R-3 zone, plus two dwelling units and a kennel only</td>
<td>&lt;1</td>
</tr>
<tr>
<td></td>
<td>R-3.5</td>
<td>Village Residential 3.5</td>
<td>All uses permitted in the R-3 zone, as well as Artisan studio only</td>
<td>&lt;1</td>
</tr>
<tr>
<td></td>
<td>T-1</td>
<td>Institutional/Community Facility 1</td>
<td>care services; cemetery; dwelling unit; fairground; funeral home; public assembly; public hospital; recreation facility; school</td>
<td>8</td>
</tr>
<tr>
<td></td>
<td>T-2</td>
<td>Institutional/Community Facility 2</td>
<td>railway; railway station</td>
<td>5</td>
</tr>
</tbody>
</table>
In Coombs a dwelling unit is permitted as a principle use on 95% of all properties. The one exception is the Institutional/Community Facility T-2 zone. The majority of land in the RVC is zoned for residential use at 58%, with the second largest area zoned commercial (24%). Commercially zoned land is concentrated along the Alberni Highway. Some residentially zoned land is located along the Alberni Highway however the majority is accessed off more rural side roads.

The Institutional/Community Facility (T-1) zone applies to 8% of the Coombs RVC which allows for a school, fairground and public assembly use. Coombs is one of a few RVC’s with both a school and church within its boundary and is the only RVC with lands zoned to allow fairground use.

Map 44: Coombs RVC – Zoning

Figure 15: Coombs RVC - Proportion of Land in Each Zone
Future Preferred Land Use

The Electoral Area ‘F’ Official Community Plan (Bylaw No. 1148, 1999) and Regional Growth Strategy (Bylaw No. 1615, 2011) provide direction on future land use.

The OCP designates land within the Coombs RVC as Village Centre Comprehensive Mixed Use. Policies direct commercial, institutional, recreational facilities and higher density residential development towards Coombs RVC, with objectives focused on compatible uses and improved function. The OCP also supports preparation of a Village Plan. The Official Community Plan states that approximately 270 dwelling units can be accommodated in the Coombs RVC.

Development Permit Areas

Depending on proximity to watercourses and riparian areas, land in the Coombs RVC may be within the Fish Habitat Protection Development Permit Area and/or the Watercourse Protection Development Permit Area.

3.7.3 SERVICING

Water

There is no community water system available in Coombs RVC. However there are several small private water systems that serve one or more businesses offering public food services. These establishments are required by Vancouver Island Health Authority to have a water system ensuring clean, potable water available for consumption. It is assumed that all inhabited lands either have a private water system or draw their water supply from individual wells.

Sewer

There are no community sewer systems available to properties located in the Coombs RVC. It is assumed that all inhabited lands have onsite private sewage disposal systems.

Street Lighting

The Coombs RVC is serviced by the RDN’s Highway 4 Intersection street lighting service area.

Fire Protection

Coombs RVC falls under the Coombs-Hilliers Fire Protection Area with the Coombs-Hilliers Volunteer Fire Department providing fire protection services. The Coombs Fire Hall No. 1 is located in the RVC at 992 Ford Road.

The majority of Coombs RVC has a moderate fire hazard rating, with the exception of nine properties rated high. The moderate fire hazard ratings are the result of scattered development in highly forested areas with no fire hydrants. Properties with a high fire hazard rating share the same characteristics as the moderately rated properties, but are larger in size and more topographically challenging, making them difficult to access for firefighting purposes.

Waste Management

The RDN provides weekly food and kitchen waste collection, with garbage and recycling collection every two weeks on alternate weeks. The Church Road Transfer Station approximately a five minute drive away, is the closest regional waste facility that provides additional solid waste disposal services.
Transit
Coombs RVC is not serviced by a transit route nor are there any transit stops within a 20 minute walking distance from any location in the RVC.

3.7.4 COMMUNITY AMENITIES

Parks & Recreation
There are no parks or public recreation areas in Coombs. The nearest community park is located half a kilometre south on Kerr Road.

Map 45: Coombs Rural Village Centre – Community Amenities

Schools
French Creek Community School is located at 2350 Alberni Highway. This public school provides educational services from kindergarten to grade five. For grade six and up, the closest options are in the Town of Qualicum Beach (Qualicum Middle School and Kwalikum Secondary) or, City of Parksville (Oceanside Middle School and Ballenas Secondary).

Community Gathering Places
Grace United Church is at the corner of Ford Road and the Alberni Highway, and is the only church in Coombs RVC. Located behind the church are three adjoining properties that are part of the Coombs Fairground. This site provides indoor and outdoor space including the Arrowsmith Hall, community garden and day care facility that provide opportunities for
community members to socialize. The local fire hall, Coombs Station No. 1, is in the western section of the RVC and provides a small meeting space.

Image 23: Popular community gathering places

Other locations which provide residents with an opportunity for social interaction are the Frontiersman Pub, Coombs General Store and Old Country Market. While it is not in the RVC, the Coombs Rodeo Grounds is located nearby and holds events that are popular for both local residents and tourists.

3.7.5 ENVIRONMENTAL CONSIDERATIONS

Sensitive Ecosystem Inventory

The SEI identifies one riparian vegetation polygon in the south central portion of the RVC along a heavily vegetated stretch of French Creek.

Aquifer Vulnerability

Coombs is located above two different aquifers. The majority of properties south of the Alberni Highway lie above Aquifer 0220. The remaining lands are located above Aquifer 0217. Both aquifers 0217 and 0220 show significantly declining water levels. In close proximity to the RVC is aquifer 0216.

<table>
<thead>
<tr>
<th>Aquifer Number</th>
<th>Productivity</th>
<th>Vulnerability</th>
</tr>
</thead>
<tbody>
<tr>
<td>0217</td>
<td>Moderate</td>
<td>Moderate</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Aquifer Materials</th>
<th>Demand</th>
<th>Aquifer Class</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sand and Gravel</td>
<td>Moderate</td>
<td>IB</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Aquifer Number</th>
<th>Productivity</th>
<th>Vulnerability</th>
</tr>
</thead>
<tbody>
<tr>
<td>0220</td>
<td>Low</td>
<td>Moderate</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Aquifer Name</th>
<th>Aquifer Materials</th>
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</thead>
<tbody>
<tr>
<td>217 IB (14)</td>
<td>Bedrock</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Aquifer Name</th>
<th>Aquifer Materials</th>
</tr>
</thead>
<tbody>
<tr>
<td>220 IIB (10)</td>
<td>Bedrock</td>
</tr>
</tbody>
</table>

Table 36: Summary of Aquifer 0217 Data

Table 37: Summary of Aquifer 0220 Data
**Intrinsic Aquifer Vulnerability**

The intrinsic aquifer vulnerability level for Aquifers 0217 and 0220 is rated Low to Moderate, with more land falling within the Low rating within the Coombs RVC.

**Riparian Regulations**

French Creek runs through the centre of the Coombs RVC. This watercourse is protected by the Riparian Areas Regulation, the Watercourse Protection Development Permit Area and Fish Habitat Protection Development Permit Area.

![Map 46: Coombs RVC – Environmental Considerations](image)

**3.7.6 OTHER/LIMITATIONS**

Unique to Coombs is its close proximity to three other RVC’s. Hilliers, Bellevue-Church and Errington RVCs are nearby at 2.5, 1.5 and 4.5 kilometres, respectively.

The speed limit through the RVC slows from 60km/hour to 50km/hour. The Alberni Highway provides easy access to Coombs RVC. The Coombs Country Market is a popular tourist destination whose location on the highway creates parking and pedestrian challenges, particularly during the summer months.
Coombs is almost completely surrounded by lands in the Agricultural Land Reserve. The Agricultural Land Commission may impose restrictions on activities adjacent to ALR lands to help prevent negative impacts on farming. Though proximity to ALR lands limits future expansion possibilities, having land dedicated for farming around Coombs RVC preserves the rural character identified as important to residents in the OCP.

Building inspection service has only been established for Coombs since April 2011. This means that many of the buildings in Coombs RVC built prior to April 2011 may not have been built to BC Building Code standards.

3.7.7 **FUTURE BUILD-OUT POTENTIAL**

Two residential build-out scenarios are provided for Coombs RVC, one based on current zoning and the other based on direction contained in the OCP. The OCP states that approximately 270 dwelling units could be located in the Coombs RVC. This number was calculated based on allowing one dwelling unit per half acre, using the gross area of the RVC.

<table>
<thead>
<tr>
<th>Table 38: Coombs RVC – Dwelling Unit Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>DWELLING UNITS</td>
</tr>
<tr>
<td>Existing Number of Dwellings</td>
</tr>
<tr>
<td>-----------------------------</td>
</tr>
<tr>
<td>Based on Current Zoning</td>
</tr>
<tr>
<td>Based on OCP</td>
</tr>
</tbody>
</table>
3.8 ERRINGTON

3.8.1 BACKGROUND & LOCATION

Introduction
Located in Electoral Area ‘F’, Errington RVC is the smallest of all RVCs in the Regional District of Nanaimo. Though small in size, Errington has a range of local shops and services including a mini-storage, corner store, coffee shop, video store, post office and martial arts.

Map 47: Errington RVC – Aerial View

Study Area
Of the five Rural Village Centres in Electoral Area ‘F’, Errington is the oldest. Commercial, cultural and social activities have existed in this RVC since the early 1900’s. Unlike the other RVC’s in Electoral Area ‘F’, which are transected by Provincial Highway 4 (Alberni Highway), Errington it is located two kilometres south of the highway at the junction of Errington Road and Grafton Avenue.

The Errington RVC is divided into 36 lots covering an area of approximately 20 hectares. Three large lots cover over half of the RVC (11.6 ha), with the remaining land divided into 33 lots varying in size from 0.08 to 0.3 hectares (0.2 to 0.8 acres). This Rural Village Centre has services geared towards meeting the needs of local residents, including a coffee shop, pizza...
place, video rental, hair salon, and corner store with a postal outlet. A sawmill producing cedar products is located in the eastern part of the RVC and is the main industrial activity in the area.

**Proximity to Urban Areas**

Parksville is the closest urban area providing access to services and amenities not available in Errington RVC including schools, grocery stores, financial and medical services.

**Table 39: Errington RVC - Distance (km) to/ from Regional Urban Centres**

<table>
<thead>
<tr>
<th>Regional Centres</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown Nanaimo</td>
<td>41.87 km</td>
</tr>
<tr>
<td>North Nanaimo</td>
<td>28.46 km</td>
</tr>
<tr>
<td>Parksville</td>
<td>6.82 km</td>
</tr>
<tr>
<td>Qualicum Beach</td>
<td>13.71 km</td>
</tr>
</tbody>
</table>

**Population and Housing**

Between 2006 and 2011 the population of Electoral Area ‘F’ increased by 11% from 6,680 to 7,422 people (Statistics Canada 2011 Census). Compared to other RDN electoral areas, Area ‘F’ has the highest population and the second highest rate of population growth during this time period. Like other RDN electoral areas, the Area ‘H’ OCP and Regional Growth Strategy direct the majority of future development towards the Rural Village Centres of Coombs, Hilliers, Errington, and Qualicum River Estates.

Electoral Area ‘F’, like Area ‘A’, has many manufactured homes that increase the diversity and affordability of housing. Compared to other Electoral Areas, in 2006 Area ‘F’ had the highest number of rental dwellings 680 making up 23% of its 3018 dwelling units. A high proportion of dwellings in Electoral Area ‘F’ are in need of repair.

With a median age of 43.9, residents of Electoral Area ‘F’ tend to be younger than the rest of the RDN. Area ‘F’ residents also have lower median couple income and higher unemployment rates compared to the rest of the region.

The population of Errington RVC is approximately 64 individuals. This is based on an estimate of 28 dwelling units multiplied by an average of 2.3 people per household for Electoral Area ‘F’ (2006 Census).
**Jobs & Local Industry**

Based on the businesses located in Errington RVC, it is anticipated that potential employment opportunities exist in the following industry categories: Retail Trade (coffee shop, pizza place, video rental, post offices, gas station, corner store), Other Services (hair salon, karate school) and Manufacturing Industries (sawmill).

**3.8.2 SUMMARY OF LAND USE**

**Existing Land Use**

Currently, the following land uses and/or businesses are located in the Errington RVC:

- Corner Store
- Gas Station
- Hair Salon
- Karate School
- Mini-Storage
- Postal Outlet
- Pizza Place
- Specialty Equine Store
- Sawmill
- Single-family Residential
- Video Rental

The pie chart below provides a summary of land use and is based on BC Assessment property data. The majority of land in the Errington RVC is classed as Residential at 70%, with the Business/Other class making up the remaining 30%.

Site visits confirm that existing land use is predominately single-family residential. The majority of commercial businesses are located close together near the intersection of Grafton Avenue and Errington Road. A sawmill is located on one large industrial parcel in the northeast corner of the RVC.

**Figure 16: Errington RVC - % Land by BCAA Property Classifications**

![Pie chart showing residential and business/other land use percentages]
Map 48: Errington Rural Village Centre – Existing Land Uses
Current Permitted Land Use

The Electoral Area ‘F’ Zoning and Subdivision Bylaw No. 1285, 2002, regulates land use for Errington RVC. There are six different zones allowing commercial, residential, light industrial and institutional type uses. Two of these zones are site specific, applying to individual properties in an attempt to recognize land uses that existed prior to 2002.

Table 40: Errington RVC - Zoning

<table>
<thead>
<tr>
<th>Legend</th>
<th>Zone</th>
<th>Description</th>
<th>Permitted Principle Uses</th>
<th>RVC %</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>C-1</td>
<td>Commercial 1</td>
<td>Care services; dwelling unit; outdoor market; gasoline service station; personal service; pub; retail store; restaurant</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>C-1.1</td>
<td>Commercial 1.1</td>
<td>All uses permitted in the C-1 zone, as well as mini-storage, product assembly, office, and outdoor storage to a maximum area of 4,000 m²</td>
<td>14</td>
</tr>
<tr>
<td></td>
<td>CD-2</td>
<td>Comprehensive Development 2</td>
<td>Sawmill</td>
<td>38</td>
</tr>
<tr>
<td></td>
<td>R-3</td>
<td>Village Residential 3</td>
<td>Care services; dwelling unit; public assembly; school</td>
<td>22</td>
</tr>
<tr>
<td></td>
<td>R-3.2</td>
<td>Village Residential 3.2</td>
<td>All uses permitted in the R-3 zone, as well as a vehicle wrecking yard as a home-based business only</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>T-1</td>
<td>Institutional Community 1</td>
<td>Care services; cemetery; dwelling unit; fairground; funeral home; public assembly; hospital; recreation facility; school</td>
<td>21</td>
</tr>
</tbody>
</table>
Unlike many of the other RVCs, a significant portion of Errington is zoned for an institutional/community use (22% zoned as T-1) allowing for a community hall (Errington War Memorial Hall) and playing field (Errington Community Park) within the RVC. Also unique to this RVC is the CD-2 zone that makes up 39%, or three hectares (7.5 acres) of the Errington RVC and is the site of a sawmill.

**Future Supported Land Use**

The Electoral Area ‘F’ Official Community Plan (Bylaw No. 1148, 1999) and Regional Growth Strategy (Bylaw No. 1615, 2011) provide direction on future land use.

The Electoral Area ‘F’ Official Community Plan designates all land in Errington RVC as Village Centre Comprehensive Mixed-Use. The OCP describes Errington Village Centre as a mixed-use focal point of the community. Policies support a variety of commercial, recreational, community and professional services including incorporating multi-family housing and smaller residential lots. Objectives include concentrating compatible uses and recognizing the existing form and character of Errington. The OCP identifies that up to approximately 60 dwelling units could be accommodated here.
Development Permit Areas

Site visits, aerial photography, and SEI imagery did not show any streams or watercourse in the Errington RVC. The Fish Habitat Protection Development Permit Area and/or the Watercourse Protection Development Permit Area may apply to lands that have watercourses or riparian areas.

3.8.3 SERVICING

Water

There is no community water system serving the Errington RVC. It is assumed that individual lots draw water from private wells. OCP policies support future provision of a community water system for this RVC.

Sewer

There is no community sewer system in Errington RVC. It is assumed that all inhabited properties have onsite private sewage disposal systems. The Official Community Plan supports provision of a community sewer system in this RVC.

Street Lighting

Errington RVC is serviced by the RDN’s Highway 4 Intersection street lighting service area.

Fire Protection

This RVC falls within the Errington Fire Protection area. Fire protection services are provided by the Errington Fire Volunteer Department with a fire hall located two kilometres north of the RVC. Errington RVC has a low fire hazard rating.

Waste Management

The RDN provides weekly food and kitchen waste collection, with garbage and recycling collection every two weeks on alternate weeks. The Church Road Transfer Station, roughly three kilometres to the northeast is the closest regional waste facility that provides additional solid waste disposal services.

Transit

This area is not served by the Regional Transit System. The nearest transit stop is about six kilometres away in the City of Parksville.
3.8.4 COMMUNITY AMENITIES

Parks & Recreation

Errington Neighbourhood Park (F-17) is located in the southwest corner of the RVC. This area is partially treed with a large open playing field area.

Community Gathering Places

Errington War Memorial Community Hall is located on the property directly north of the park at 1390 Errington Road. This privately owned and operated facility is often used by local residents for meetings and other social events, including the Errington Farmers Market.

There are no public school facilities in Errington. The nearest elementary school is French Creek Elementary (kindergarten to grade 5) located six kilometers west in Coombs. For grade six and up, the closest options are in the Town of Qualicum Beach (Qualicum Middle School and Kwalikum Secondary) or, City of Parksville (Oceanside Middle School and Ballenas Secondary).

Map 50: Errington RVC – Community Amenities
3.8.5 ENVIRONMENTAL CONSIDERATIONS

Aquifer Vulnerability

Errington RVC is located above Aquifer 0220. This aquifer may have declining water levels based on information from local well records.

<table>
<thead>
<tr>
<th>Aquifer Number</th>
<th>Productivity</th>
<th>Vulnerability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aquifer Name</td>
<td>Aquifer Class</td>
<td></td>
</tr>
<tr>
<td>0220</td>
<td>Low</td>
<td>Moderate</td>
</tr>
<tr>
<td>220 IIB (10)</td>
<td>Bedrock</td>
<td>IIB</td>
</tr>
</tbody>
</table>

Intrinsic Aquifer Vulnerability

The intrinsic aquifer vulnerability level for Aquifer 0220 is rated Moderate for the majority of land within the Errington RVC.

3.8.6 OTHER/LIMITATIONS

Errington is bordered by lands in the Agricultural Land Reserve. The Agricultural Land Commission may impose restrictions on activities adjacent to ALR lands to help prevent negative impacts on farming. Though proximity to ALR lands limits future expansion possibilities, having land dedicated for farming around Errington RVC preserves the rural character identified as important to residents in the OCP.

Unlike many of the other RVCs in Area ‘F’, Errington RVC is not located along a major highway.

3.8.7 FUTURE BUILD-OUT POTENTIAL

Two residential build-out scenarios are provided for Errington RVC, one based on current zoning and the other based on direction contained in the OCP. Currently there are 28 dwelling units located within the boundary of the RVC with an estimated total capacity for 32. The OCP for Electoral Area ‘F’ includes a policy stating that the Errington RVC can accommodate up to 60 dwelling units.

<table>
<thead>
<tr>
<th>Table 42: Errington RVC - Dwelling Unit Capacity</th>
<th>DWELLING UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Existing Number of Dwellings</td>
</tr>
<tr>
<td>Based on Current Zoning</td>
<td>28</td>
</tr>
<tr>
<td>Based on OCP</td>
<td>28</td>
</tr>
</tbody>
</table>
3.9 HILLIERS

3.9.1 BACKGROUND & LOCATION

Introduction
Hilliers is located in the northwestern section of Electoral Area ‘F’. At 36 hectares (89 acres) this RVC is the second smallest in the Regional District of Nanaimo. This Rural Village Centre consists of 89 lots and contains a mixture of residential, commercial and industrial uses.

Map 51: Hilliers RVC – Aerial View

Study Area
Like many of the other Rural Village Centres in Electoral Area ‘F’, Hilliers is located on the Alberni Highway (Provincial Highway 4). Direct access from this main transportation route to Hilliers RVC is at Pratt Road or at Hilliers Road South. Van Horne Road connects the two access points, acting as a frontage road for the highway as it follows the southern boundary of the RVC. The northern extent of Hilliers RVC follows the railway tracks.

Compared to the other Rural Village Centres, lot sizes in Hilliers are fairly consistent – around ½ a hectare (1.2 acres). There are two larger undeveloped lots located near the centre of the RVC, as well as a cleared vacant lot near the corner of Dogleg Road. This RVC contains one or two businesses geared towards local residents, like the coffee shop. However, the majority of other businesses require a larger market base such as rowboat manufacturing, mini-storage, kennel and pottery studio. Recent construction of the West Qualicum Centre has added an additional 5,000 m² (0.5 hectares) of commercial space to the Hilliers. As of August 2011 this
new commercial centre was still vacant.

**Proximity to Urban Areas**

The Town of Qualicum Beach (approximately seven kilometers away) is the closest urban area providing access to services and amenities not available in Hilliers RVC including schools, grocery stores, financial and medical services.

### Table 43: Hilliers RVC - Distance (km) to/from Regional Urban Centres

<table>
<thead>
<tr>
<th>Regional Centres</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown Nanaimo</td>
<td>50.33 km</td>
</tr>
<tr>
<td>North Nanaimo</td>
<td>36.92 km</td>
</tr>
<tr>
<td>Parksville</td>
<td>15.29 km</td>
</tr>
<tr>
<td>Qualicum Beach</td>
<td>7.16 km</td>
</tr>
</tbody>
</table>

**Population & Housing**

Between 2006 and 2011 the population of Electoral Area ‘F’ increased by 11% from 6,680 to 7,422 people (Statistics Canada 2011 Census). Compared to other RDN electoral areas, Area ‘F’ has the highest population and the second highest rate of population growth during this time period. Like other RDN electoral areas, the Area ‘H’ OCP and Regional Growth Strategy direct the majority of future development towards the Rural Village Centres of Coombs, Hilliers, Errington, and Qualicum River Estates.

Electoral Area ‘F’, like Area ‘A’, has many manufactured homes that increase the diversity and affordability of housing. Compared to other Electoral Areas, in 2006 Area ‘F’ had the highest number of rental dwellings 680 making up 23% of its 3018 dwelling units. A high proportion of dwellings in Electoral Area ‘F’ are in need of repair.

With a median age of 43.9, residents of Electoral Area ‘F’ tend to be younger than the rest of the RDN. Area ‘F’ residents also have lower median couple income and higher unemployment rates compared to the rest of the region.

The population of Hilliers RVC is approximately 248 individuals. This is based on an estimate of 108 dwelling units multiplied by an average of 2.3 people per household for Electoral Area ‘F’ (2006 Census).

**Jobs & Local Industry**

Based on the businesses located in Hilliers RVC, potential employment opportunities may be found in the following industry categories: Retail Trade (fast food restaurant, coffee shop meat shop, sporting goods, antiques, kennel, mini-storage, pottery studio), and Manufacturing Industries (rowboat oars and boat repair).
3.9.2 SUMMARY OF LAND USE

Existing Land Use

Currently the following land uses and/or business are located in the Hilliers RVC:

- Antique Store
- Home-based businesses
- Meat specialty store
- Single-family homes
- T-shirt store
- Burger Take-out
- Kennel
- Pottery studio
- Sporting goods store
- Coffee Shop
- Manufactured Home Park
- Rowboat Store
- Self-storage/mini storage

The pie chart below provides a summary of land use and is based on BC Assessment property data. The majority of land in the Hilliers RVC is classed as Residential at 86%. The remaining 14% of land is divided amongst Business/Other (6%), Non-Assessed Lands (4%), and Utilities (3%). Site visits confirm that existing land use is predominately single-family residential with a small amount of land being used for business purposes.

Figure 18: Hilliers RVC - % Land by BCAA Property Classifications

Image 27: Hilliers Rural Village Centre – existing land uses - Braemar Pottery, T-Shirts that Talk and Java Junkies; homes on Brooklin Lane; The Rowboat Store; West Qualicum Centre
Current Permitted Land Use

The Electoral Area ‘F’ Zoning and Subdivision Bylaw No.1285, 2002, regulates land use for Hilliers RVC. In Hilliers RVC, there are 17 different zones that can be grouped under 6 zoning categories including, residential, commercial, institutional, parks and open space, salvage and wrecking and manufactured home park.

As zoning was not implemented in Area ‘F’ until 2002, many of these zones are site specific, applying to a single property in an attempt to recognize land uses that existed prior to 2002.

Figure 19: Hilliers RVC – Proportion of Land in Each Zone

Map 53: Hilliers Rural Village Centre - Zoning
Table 44: Hilliers RVC Zoning

<table>
<thead>
<tr>
<th>Legend</th>
<th>Zone</th>
<th>Description</th>
<th>Permitted Principle Uses</th>
<th>RVC%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>C-1</td>
<td>Commercial 1</td>
<td>Care services; pub; dwelling unit; retail store; outdoor market; restaurant; gasoline service station; personal service</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>C-3</td>
<td>Commercial 3</td>
<td>Artisan studio; auction sales; building supply/lumber outlet; care services; commercial cardlock; dwelling unit; equipment rental; funeral home; food processing; pub; gasoline service station; kennel; mini-storage; nursery; office; outdoor market; outdoor sales; product assembly; personal service; recreation facility; restaurant; retail store; service and repair</td>
<td>25</td>
</tr>
<tr>
<td></td>
<td>C-3.14</td>
<td>Commercial 3.14</td>
<td>All uses permitted in the C-3 zone, as well as 2 dwelling units only</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>C-3.17</td>
<td>Commercial 3.17</td>
<td>All uses permitted in the C-3 zone, as well as 2 dwelling units only</td>
<td></td>
</tr>
<tr>
<td></td>
<td>C-3.18</td>
<td>Commercial 3.18</td>
<td>All uses permitted in the C-3 zone, as well as 2 manufactured homes only</td>
<td></td>
</tr>
<tr>
<td></td>
<td>C-3.6</td>
<td>Commercial 3.6</td>
<td>All uses permitted in the C-3 zone, as well as 3 dwelling units and 4 manufactured homes only</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>C-3.9</td>
<td>Commercial 3.9</td>
<td>All uses permitted in the C-3 zone, and manufacturing only</td>
<td>&gt;1</td>
</tr>
<tr>
<td></td>
<td>MHP-1</td>
<td>Manufactured Home Park 1</td>
<td>manufactured home; manufactured home park</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>MHP-1.1</td>
<td>Manufactured Home Park 1.1</td>
<td>All uses permitted in the MHP-1 zone, but 5 manufactured homes only</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>P-1</td>
<td>Parks and Open Space 1</td>
<td>Park; outdoor recreation; recreation facility; dwelling unit</td>
<td>&gt;1</td>
</tr>
<tr>
<td></td>
<td>R-3</td>
<td>Village Residential 3</td>
<td>Care services; dwelling unit; public assembly; school</td>
<td>39</td>
</tr>
<tr>
<td></td>
<td>R-3.4</td>
<td>Village Residential 3.4</td>
<td>All uses permitted in the R-3 zone, as well as two dwelling units only and value added lumber remanufacturing and outdoor storage only</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>R-3.6</td>
<td>Village Residential 3.6</td>
<td>All uses permitted in the R-3 zone, and 2 dwelling units only</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>T-1.3</td>
<td>Institutional/Community Facility 1.3</td>
<td>All uses permitted in the T-1 zone, and 2 dwelling units only</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>T-2</td>
<td>Institutional/Community Facility 2</td>
<td>Railway; railway station</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>S-1</td>
<td>Salvage and Wrecking 1</td>
<td>Dwelling unit; marshaling yard; vehicle wrecking yard</td>
<td>&gt;1</td>
</tr>
<tr>
<td></td>
<td>S-1.2</td>
<td>Salvage and Wrecking 1.2</td>
<td>All uses permitted in the S-1 zone, as well as a greenhouse to a maximum of 400 m² only</td>
<td>3</td>
</tr>
</tbody>
</table>

Residential and commercial zoning apply to the majority of this RVC. The amount of land zoned to allow salvage and wrecking is unique to Hilliers RVC. The S-1 and S-1.2 zoning designation applies to 12% of the gross land Area and only a portion of this is currently developed. There are two zones allowing for a Manufactured Home Park land use, MHP-1 and MHP 1.1, covering four properties or 5% of the RVC.
Future Preferred Land Use
The Electoral Area ‘F’ Official Community Plan (Bylaw No. 1148, 1999) and Regional Growth Strategy (Bylaw No. 1615, 2011) provide direction on future land use.

Electoral Area ‘F’ OCP outlines several objectives related to Hilliers RVC. These include concentrating compatible uses to improve the function of the RVC, establishing limits by designating Village Centre lands, adopting zoning to allow for higher density commercial and industrial development, support for community facilities, and creating a rural separation boundary around the Hilliers RVC to allow for community servicing. The OCP also encourages mixed use development compatible with the Area and preparation of a village plan.

Development Permit Areas
Land in the RVC may be subject to the Fish Habitat Development Permit Area, depending on proximity of development to an identified riparian area.

3.9.3 SERVICING

Water
No community water system is available to properties in Hilliers RVC. It is assumed that all developed lands access water from individual wells.

Sewer
There is no community sewer system available to properties in Hilliers RVC. It is assumed that all developed lands have onsite private sewage treatment systems.

Street Lighting
The Hilliers RVC is serviced by the Regional District of Nanaimo’s Highway 4 Intersection street lighting service area.

Fire Protection
Hilliers RVC falls under the Coombs-Hilliers Fire Protection Area with the Coombs-Hilliers Volunteer Fire Department providing fire protection services. The fire hall is located just outside the western boundary of the RVC. Hilliers RVC is considered to have a high fire hazard rating due to lack of fire hydrants, extent of potential fuel (trees) and the spread out nature of development.

Waste Management
The RDN provides weekly food and kitchen waste collection, with garbage and recycling collection every two weeks on alternate weeks. The Church Road Transfer Station (approximately a ten minute drive away) is the closest regional waste facility that provides additional solid waste disposal services.

Transit
The Hilliers RVC is not serviced by transit and there are no transit stops within a 20 minute walking distance.
3.9.4 COMMUNITY AMENITIES

Parks & Recreation

Two community parks, Brooklin Lane and Hilliers Road, are located in Hilliers. These two designated park areas act as trail corridors and are intended to provide a connection between the railway corridor, north of the RVC, to Hilliers Road South (see map below).

Outside of the RVC, four kilometers to the west is Little Qualicum Falls Provincial Park.

Community Gathering Places

Morning Glory Elementary School, a Waldorf-based private education facility, is located in the northwestern tip of the RVC. There are no public school facilities located in Hilliers. The nearest public elementary school is French Creek Community School located three kilometres away to the east. Though not within the boundary, this institution provides educational services for children who live in the Hilliers RVC and the surrounding residential area. The nearest middle and high schools are located in the Town of Qualicum Beach (Qualicum Middle and Kwalikum Secondary).

There are no community halls or other places suitable for hosting larger community events or gatherings. Java Junkies, a local coffee shop found at the corner of Jones Rd and Van Horne Rd is one place where community members can socialize.

Map 54: Hilliers RVC – Community Amenities
3.9.5 ENVIRONMENTAL CONSIDERATIONS

Sensitive Ecosystem Inventory

The SEI identifies a second growth forest polygon along the northern edge of the RVC.

Aquifer Vulnerability

Approximately half of Hilliers RVC is located above Aquifer 0217. This aquifer is believed to have significantly declining water levels. The remainder of the RVC does not appear to be within a known aquifer boundary (Map 54).

Intrinsic Aquifer Vulnerability

The intrinsic aquifer vulnerability level for Aquifer 0217 is rated Moderate to High with more land being rated as High within the Errington RVC.

<table>
<thead>
<tr>
<th>Aquifer Number</th>
<th>Productivity</th>
<th>Vulnerability</th>
<th>Demand</th>
<th>Aquifer Class</th>
</tr>
</thead>
<tbody>
<tr>
<td>0217</td>
<td>Moderate</td>
<td>Moderate</td>
<td>Moderate</td>
<td></td>
</tr>
</tbody>
</table>

Table 45: Summary of Aquifer 0217 data
Riparian Regulations

Though not running through the RVC, a stream has been noted to the immediate west of Hilliers Road South along the RVC boundary.

3.9.6 OTHER/LIMITATIONS

Hilliers RVC is completely surrounded by Agricultural Land Reserve lands. The Agricultural Land Commission may impose restrictions on activities adjacent to ALR lands to help prevent negative impacts on farming. Though proximity to ALR lands limits future expansion possibilities, having land dedicated for farming around Hilliers RVC preserves the rural character identified as important to residents in the OCP.

3.9.7 FUTURE BUILD-OUT POTENTIAL

The residential build-out analysis for Hillers RVC below provides the existing number of dwelling units, and then determines the maximum number of potential dwelling units based on the Zoning Bylaw and the Official Community Plan. Hilliers RVC has been identified in the Area ‘F’ OCP as being able to accommodate a total of approximately 116 dwelling units.

Table 46: Hilliers RVC - Dwelling Unit Capacity

<table>
<thead>
<tr>
<th></th>
<th>DWELLING UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Existing Number of Dwellings</td>
</tr>
<tr>
<td>Based on Current Zoning</td>
<td>108</td>
</tr>
<tr>
<td>Based on OCP</td>
<td>108</td>
</tr>
</tbody>
</table>
3.10 QUALICUM RIVER ESTATES

3.10.1 BACKGROUND & LOCATION

Introduction

The most northerly Rural Village Centre in Electoral Area ‘F’, Qualicum River Estates is also one of the smallest and least developed RVCs in the Regional District of Nanaimo. This RVC includes 16 lots and covers a land base of 44 hectares (108 acres). Only two address points are recorded for this RVC – one of which is Meadowood Convenience Store which includes a dwelling unit and the other is a volunteer fire hall. There are no other buildings located within this RVC.

Map 56: Qualicum River Estates RVC - Aerial View

Study Area

Qualicum River Estates is the only RVC in Electoral Area ‘F’ that is not accessed from the Alberni Highway. Access is from the Old Island Highway (19A) via Corcan Road and Meadowood Way. There is no direct access to this RVC from either the Inland Island Highway (19) or the Alberni Highway.

With the exception of the convenience store, fire hall and a large gravel area at the north end, the majority of the Qualicum River Estates RVC is undeveloped and covered with trees and other vegetation. Directly adjacent to the north of the RVC is a high voltage power line utility corridor, while Little Qualicum River Regional Park is located directly adjacent to the east. The west side of the RVC abuts existing rural residential development. There is a large community park in the RVC which provides a trail connecting to Qualicum River Regional Park.
Proximity to Urban Areas

The Qualicum River Estates RVC currently has only a small corner store located within the Village Centre. Local residents must travel outside the RVC to meet most of their basic needs. The Town of Qualicum Beach (approximately 16 kilometres away) is the closest urban area providing access to services and amenities not available in the RVC including schools, grocery stores, financial and medical services.

<table>
<thead>
<tr>
<th>Regional Centres</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown Nanaimo</td>
<td>64.25 km</td>
</tr>
<tr>
<td>North Nanaimo</td>
<td>50.85 km</td>
</tr>
<tr>
<td>Parksville</td>
<td>26.27 km</td>
</tr>
<tr>
<td>Qualicum Beach</td>
<td>16.31 km</td>
</tr>
<tr>
<td>Courtenay</td>
<td>62.11 km</td>
</tr>
</tbody>
</table>

Population & Housing

Between 2006 and 2011 the population of Electoral Area ‘F’ increased by 11% from 6,680 to 7,422 people (Statistics Canada 2011 Census). Compared to other RDN electoral areas, Area ‘F’ has the highest population and the second highest rate of population growth during this time period. Like other RDN electoral areas, the Area ‘H’ OCP and Regional Growth Strategy direct the majority of future development towards the Rural Village Centres of Coombs, Hilliers, Errington, and Qualicum River Estates.

Electoral Area ‘F’, like Area ‘A’, has many manufactured homes that increase the diversity and affordability of housing. Compared to other Electoral Areas, in 2006 Area ‘F’ had the highest number of rental dwellings 680 making up 23% of its 3018 dwelling units. A high proportion of dwellings in Electoral Area ‘F’ are in need of repair.

With a median age of 43.9, residents of Electoral Area ‘F’ tend to be younger than the rest of the RDN. Area ‘F’ residents also have lower median couple income and higher unemployment rates compared to the rest of the region.

The population of Qualicum River Estates RVC is approximately 2 individuals. This is based on an estimate of 1 dwelling unit multiplied by an average of 2.3 people per household for Electoral Area ‘F’ (2006 Census).

Jobs & Local Industry

In Qualicum River Estates RVC, the only potential employment opportunities are found in the industry category of Retail Trade which is limited to one small corner store.

Image 28: Qualicum River Estates – Existing land uses - Meadowood Convenience Store; Dashwood Fire Hall No. 2; undeveloped gravel area
3.10.2 SUMMARY OF LAND USE

Existing Land Use

Currently the following land uses and/or business are located in the Hilliers RVC:

- Corner Store
- Fire Hall
- Gravel Pit
- Park

The pie chart below provides a summary of land use and is based on BC Assessment property data. The majority of land in Qualicum River Estates RVC while classed as Residential at 75% is largely undeveloped. Aside from one dwelling unit associated with the convenience store, there is no other residential development in this RVC. The remaining 25% of land is classed as Business/Other and includes the fire hall and gravel pit.

![Figure 20: Qualicum River RVC - % Land by BCAA Property Classifications](image)

Current Permitted Land Use

The Electoral Area 'F' Zoning and Subdivision Bylaw No. 1285, 2002 regulates land use for Qualicum River Estates RVC. Four different zones apply to land use in this RVC: Commercial (C-1), Parks and Open Space (P-1), Village Residential (R-3) and Institutional/Community (T-1).

The majority of land (69%) is zoned Village Residential which allows for one dwelling unit per hectare. Though residential use is permitted as a principal use in all the zones that apply to the RVC, there was only one known dwelling unit at the time of this inventory.

Over 20% of Qualicum River Estates RVC is zoned for Parks and Open Space. This zoning applies to one large parcel of land at the northern end of the RVC identified as Meadowood Way Park.
### Table 48: Qualicum River Estates RVC - Zoning

<table>
<thead>
<tr>
<th>Legend</th>
<th>Zone</th>
<th>Description</th>
<th>Permitted Principle Uses</th>
<th>RVC %</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>C-1</td>
<td>Commercial 1</td>
<td>care services; dwelling unit; outdoor market; gasoline service station; personal service; pub; retail store; restaurant</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>P-1</td>
<td>Parks &amp; Open Space 1</td>
<td>park; outdoor recreation; recreation facility; dwelling unit</td>
<td>21</td>
</tr>
<tr>
<td></td>
<td>R-3</td>
<td>Village Residential 3</td>
<td>care services; dwelling unit; public assembly; school</td>
<td>69</td>
</tr>
<tr>
<td></td>
<td>T-1</td>
<td>Institutional Community 1</td>
<td>care services; cemetery; dwelling unit; fairground; funeral home; public assembly; public hospital; recreation facility; school</td>
<td>6</td>
</tr>
</tbody>
</table>

### Figure 21: Qualicum River Estates RVC - Proportion of Land in Each Zone

![Pie chart showing proportion of land in each zone](image)

### Map 57: Qualicum River Estates RVC – Zoning

![Map showing zoning](image)
Future Preferred Land Use

The Electoral Area ‘F’ Official Community Plan (Bylaw No. 1148, 1999) and Regional Growth Strategy (Bylaw No. 1615, 2011) provide direction on future land use. Two OCP land use designations apply to Qualicum River Estates RVC: Village Centre Comprehensive Mixed Use and Park Land.

The majority of land (78%) in the RVC is designated Village Centre Comprehensive Mixed Use. This land use designation supports a variety of commercial, recreational, community and professional services and the inclusion of multi-family and/or smaller residential lots. Objectives include concentrating compatible uses to improve the function of the RVC. The OCP estimates that up to 153 dwelling units could be accommodated in this RVC.

The OCP designates the remaining land (22%) in the RVC as Park Land. This land use designation aims to recognize significant parks and natural features, enhance existing community parks, and encourage partnerships with private organizations, non-profits and other levels of government.

Development Permit Areas

Land in the RVC may be subject to the Fish Habitat Development Permit Area, depending on proximity of development to an identified riparian area.

3.10.3 SERVICING

Water

No community water system is available to properties in Qualicum River Estates RVC. It is assumed that all developed lands (fire hall and corner store) access water from individual wells. Policies in the Official Community Plan support future provision of a community water system for the area.

Sewer

There is no community sewer system available to properties in Qualicum River Estates RVC. It is assumed that all developed lands have onsite private sewage treatment systems. The Official Community Plan supports future provision of a community sewer system in the Qualicum River Estates RVC.

Street Lighting

The Qualicum River Estates RVC is serviced by the Regional District of Nanaimo’s Highway 4 Intersection street lighting service area.

Fire Protection

This RVC falls within the Dashwood/Meadowood Fire Protection Area. Fire protection service is provided by volunteer firefighters at Dashwood Fire Hall No. 2 (Meadowood) located in the northern portion of the RVC. This RVC is considered to have an extreme fire hazard rating due to lack of fire hydrants, extent of potential fuel (trees) in this largely undeveloped RVC.
Waste Management
The RDN provides weekly food and kitchen waste collection, with garbage and recycling collection every two weeks on alternate weeks. The Church Road Transfer Station located approximately fifteen kilometres east at 800 Church Road, is the closest regional waste facility that provides additional solid waste disposal services.

Transit
This area is not served by Nanaimo’s Regional Transit system. The Town of Qualicum Beach is the closest location for transit access.

3.10.4 COMMUNITY AMENITIES

Parks & Recreation
Meadowood Community Park (F-16) is 9.5 hectares (23.4 acres) and located in the northern tip of the RVC. Half of this dedicated park area is covered in trees and the other half includes the Dashwood Fire Hall No. 2 (Meadowood) which is surrounded by open space with no trees.

Extending southeast of the Meadowood Park area is a sliver of parkland that provides a trail connection to the adjacent Little Qualicum River Regional Park.

Community Gathering Places
As previously mentioned, the Dashwood Fire Hall No. 2 (Meadowood) is located in the RVC, specifically within the designated park area. The only other place that provides a location and opportunity for residents to meet each other is the local corner store, Meadowood Convenience.

There is no school located in Qualicum River Estates. In conjunction with subdivision approval, lands have been acquired for a future school site, but this has yet to be developed. The nearest elementary schools are located in the Town of Qualicum Beach: Arrowview Elementary and Qualicum Beach Elementary. The nearest middle and high schools are also located in the Town of Qualicum Beach (Qualicum Middle and Kwalikum Secondary).
ENVIRONMENTAL CONSIDERATIONS

Sensitive Ecosystems Inventory
No SEI polygons are found in this RVC. As the eastern boundary of the RVC is adjacent to the Little Qualicum River, a large riparian vegetation polygon is noted nearby.

Aquifer Vulnerability
Qualicum River Estates is located above Aquifer 0662. This aquifer is rated as having low vulnerability and moderate demand. There is limited knowledge on this aquifer, but it is known to be prone to saltwater intrusion and there are questions about sustainable water yields.

Table 49: Summary of Aquifer 0662 Data

<table>
<thead>
<tr>
<th>Aquifer Number</th>
<th>0662</th>
<th>Productivity</th>
<th>Vulnerability</th>
<th>Demand</th>
<th>Moderate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Feature Code</td>
<td>GF83090120</td>
<td></td>
<td>Low</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aquifer Name</td>
<td>662 IIC (12)</td>
<td></td>
<td>Moderate</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aquifer Materials</td>
<td>Sand &amp; Gravel</td>
<td>Aquifer Class</td>
<td>IIC</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Intrinsic Aquifer Vulnerability
The intrinsic aquifer vulnerability level for Aquifer 0662 is rated Moderate to High with more land being rated as Moderate within the Qualicum River Estates RVC.
3.10.6 OTHER/LIMITATIONS

Other RVCs in Electoral Area ‘F’ are in close proximity to Agricultural Land Reserve lands; this is not the case for Qualicum River Estates. Adjacent land is designated as Rural Residential or Rural Lands which typically have larger lot sizes.

Compared to other RVC’s in Electoral Area ‘F’, Qualicum River Estates is in a location that is poorly connected with the surrounding rural area. With no direct access off the Inland Island Highway, residents must connect to the one road access in and out of the area via the Old Island Highway (19A). There have been discussions about allowing access to this RVC directly off the Inland Island Highways however no decisions have been made by MOTI on this.

3.10.7 FUTURE BUILD-OUT POTENTIAL

The residential build-out analysis for Qualicum River Estates RVC below provides the existing number of dwelling units, and then determines the maximum number of potential dwelling units based on the Zoning Bylaw and the Official Community Plan. Currently there is only one dwelling unit in the Qualicum River Estates RVC.

Under current zoning regulations there is potential capacity for a total of 24 dwelling units. The Electoral Area ‘F’ Official Community Plan provides direction for future residential development and includes a statement that Qualicum River Estates RVC could accommodate approximately 153 dwelling units. However, the OCP also states that the total number of dwellings should be
determined as part of a village plan process.

Table 50: Qualicum River Estates RVC - Dwelling Unit Capacity

<table>
<thead>
<tr>
<th></th>
<th>DWELLING UNITS</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Existing Number of Dwellings</td>
<td>Potential Number of New Dwellings</td>
<td>Total Number of Dwellings at Build-out</td>
</tr>
<tr>
<td>Based on Current Zoning</td>
<td>1</td>
<td>24</td>
<td>25</td>
</tr>
<tr>
<td>Based on OCP</td>
<td>0</td>
<td>152</td>
<td>153</td>
</tr>
</tbody>
</table>
Electoral Area ‘G’

3.11 DASHWOOD STUDY AREA

3.11.1 BACKGROUND & LOCATION

Introduction

Dashwood is located just outside the western boundary of the Town of Qualicum Beach along the Old Island Highway (19A). Dashwood is not currently a designated Rural Village Centre. It is included as an RVC study area in this inventory because of the following policy direction provided in the Electoral Area ‘G’ OCP (Bylaw No. 1540, 2008):

This Plan supports a study looking at the feasibility of establishing a new neighbourhood centre in Dashwood that supports a mix of land uses. The study must include, but should not be limited to, providing recommendations on the need for a village centre in Dashwood, boundary locations, servicing strategy, land uses, and minimum parcel sizes.

This policy was based upon community member requests during the last OCP review to consider Dashwood the location for a new neighbourhood/village centre.

The identification of Dashwood as potential neighbourhood/village centre dates back to the development of the first Regional Growth Management Plan when several options for growth management were considered. One option involved considering Dashwood as one of several rural ‘nodes’ for dispersed development throughout the region. This option was rejected in favour of an option that included fewer rural nodes and more focus on directing the majority of regional growth to key urban areas. Dashwood was not included in the final selection of rural ‘nodes’ that are now known as ‘Rural Village Centres’.

The boundary used in this inventory for a proposed Dashwood RVC was determined by the location of available services and site constraints. This included the overlap of land within the Little Qualicum Waterworks community water service Area and the RDN Surfside Sewer Local Service Area. Restrictions formed by the railway corridor and island highway were also considered. As well, lands within environmentally sensitive and flood hazard areas associated with the Little Qualicum River and estuary and lands within the ALR were avoided to the greatest extent possible.

Study Area

The proposed Dashwood RVC study area is located at the northern end of Electoral Area ‘G’, adjacent to the Town of Qualicum Beach. The RVC study area has 162 lots spread over 40 hectares.

Properties within the RVC study Area are predominately residential and generally range in size from 890 m² (0.09 hectares/0.22 acres) to 4046 m² (0.4 hectares/1 acre). The manufactured
home park is the largest property at 2.3 hectares (5.75 acres) located on the western boundary of the study area. The only commercial land use within the study area is the gas station and convenience store located on Highway 19A which forms the northern boundary of the study area.

Map 60: Dashwood RVC Study Area - Aerial View

Proximity to Urban Areas

Shops, services and amenities for local residents within the Dashwood RVC study area are limited to a gas station with a small convenience store, two parks and a community hall. Local residents must travel outside the RVC to meet most of their basic needs. The Town of Qualicum Beach (approximately 6 kilometres away) is the closest urban area providing access to services and amenities not available in the RVC including schools, grocery stores, financial and medical services.

Table 51: Dashwood RVC Study Area - Distance (km) to/ from Regional Urban Centres

<table>
<thead>
<tr>
<th>Regional Centres</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown Nanaimo</td>
<td>53.89 km</td>
</tr>
<tr>
<td>North Nanaimo</td>
<td>40.48 km</td>
</tr>
<tr>
<td>Parksville</td>
<td>16.09 km</td>
</tr>
<tr>
<td>Qualicum Beach</td>
<td>5.94 km</td>
</tr>
<tr>
<td>Courtenay</td>
<td>60.66 km</td>
</tr>
</tbody>
</table>
Population & Housing

Between 2006 and 2011, the population of Electoral Area ‘G’ increased by approximately 2% from 7,023 to 7,158 people (Statistics Canada 2011 Census). Compared to other RDN electoral areas, Area ‘G’ had the second highest population and third lowest rate of population growth during this time period. The RGS and Area ‘G’ OCP direct the majority of future development towards the Rural Village Centre of French Creek.

With a median age of 52.7, Electoral Area ‘G’ residents are on average older than other electoral area residents. Area ‘G’ residents also have a moderate median couple income, the lowest incidence of low income and a relatively small percentage of dwellings requiring major repair compared to other electoral areas.

The population of the Dashwood RVC study area is approximately 458 individuals. This is based on an estimate of 199 dwelling units multiplied by an average of 2.3 people per household for Electoral Area ‘G’ (2006 Census).

Jobs & Local Industry

The only business in the Dashwood RVC study area is a gas station with a convenience store along Highway 19A. Based on this business, the only employment opportunities would be found in the industry category of Retail Trade. Dashwood is close to the Town of Qualicum Beach and City of Parksville both of which provide greater employment opportunities. For Electoral Area ‘G’ as a whole a high proportion of residents (54%) work outside of the electoral area.

3.11.2 SUMMARY OF LAND USE

Existing Land Use

Currently the following land uses and/or businesses are located in the Dashwood RVC study area:

- Convenience store
- Gas station
- Manufactured home park
- Community hall
- Single family homes
- Multiple family dwellings
- Park

The pie chart below provides a summary of land use and is based on BC Assessment property data. The majority of land in the Dashwood RVC study area is classed as Residential (95% or 30 hectares of land). Site visits confirm that land is predominantly residential in the form of single-family dwellings with a few small multi-family units (there is one lot with eight dwellings in the form of two four unit row houses. The remaining land is classed as Business/Other (5%) and includes land being used for commercial (gas station and convenience store) and community use (community hall and parks).
Map 61: Dashwood Rural Village Centre Study Area – Existing Land Use
Current Permitted Land Use

Land uses currently permitted in Dashwood are regulated by RDN Land Use and Subdivision Bylaw No. 500, 1987. There are six different zones in the Dashwood RVC study area regulating residential, recreational, and resort commercial land uses.

Map 62: Dashwood RVC Study Area – Current Zoning

Figure 23: Dashwood RVC Study Area - Proportion of Land in Each Zone
Table 52: Dashwood RVC Study Area - Zoning

<table>
<thead>
<tr>
<th>Legend</th>
<th>Zone</th>
<th>Description</th>
<th>Permitted Principle Uses</th>
<th>RVC %</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RS-2</td>
<td>Residential 2</td>
<td>Residential use; home-based business</td>
<td>85</td>
</tr>
<tr>
<td></td>
<td>RS-6</td>
<td>Residential 6</td>
<td>Mobile home park</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>PU-1</td>
<td>Public 1</td>
<td>Personal care; personal care unit; public assembly/utility; residential use; school</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>PU-3</td>
<td>Public 3</td>
<td>Railway; railway station</td>
<td>&lt;1</td>
</tr>
<tr>
<td></td>
<td>RU-1</td>
<td>Rural 1</td>
<td>Agriculture; aquaculture; home-based business; produce stand; residential use; silviculture</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>RCM</td>
<td>Resort Commercial</td>
<td>Tourist store; residential use; outdoor recreation; resort vehicle park; recreation facility; gas bar; gasoline service station</td>
<td>&lt;1</td>
</tr>
</tbody>
</table>

**Future Preferred Land Use**

There are currently five land use designations for the Dashwood RVC study area in the Electoral Area ‘G’ Official Community Plan. The OCP designates the majority of the study area Rural Residential 1. This land use designation is given a minimum parcel size of one hectare however there is a policy excluding Dashwood from this requirement until feasibility study to consider including Dashwood in a Growth Containment Boundary is completed (OCP Policy 5.1.11). The OCP indicates that minimum parcel sizes may be adjusted to reflect the recommendations of the study.
Development Permit Areas

Properties within the Dashwood RVC study area may be within the Form and Character, Farmland Protection, Sensitive Ecosystem Protection or Hazard Lands development permit areas. The convenience store and gas station is currently the only commercial property, and it is also the only property that is within the Form and Character DPA. The Sensitive Ecosystem Protection DPA includes land within 30 metres of the top of bank of the Little Qualicum River. The Hazard Lands DPA includes lands on the Little Qualicum River floodplain and adjacent steep slopes. The Farmland Protection DPA extends to 15 metres from the boundary of ALR lands.

3.11.3 SERVICING

Water

All the land within the Dashwood RVC study area is within the Little Qualicum Waterworks District. The Waterworks District, which services an area much larger than the study area, currently includes 282 parcels with approximately 376 water connections.
Sewer

Lands within the study Area are within the Surfside Sewer Local Service Area and the Restricted Community Sewer Service Planning Area as identified in the Electoral Area ‘G’ OCP. However, at this time no parcels within the study area have been connected to a community sewer system. RGS and OCP policies specify that land within the Restricted Community Sewer Service Planning Area, cannot be subdivided to less than the minimum parcel size permitted for an un-serviced parcel in the zoning bylaw.

A sewer service review was undertaken for the Little Qualicum River area west of the Town of Qualicum Beach in 1996 titled “Regional District of Nanaimo, Pre-Design Brief, Little Qualicum River Area Sewers.” The study was in response to concerns expressed by the Province about the impacts of existing septic disposal systems in an area of small lots with residential and commercial uses. The study concluded that a sewer system in the area would cost $1.6 million (1996 dollars) east of the Little Qualicum River and $1.2 million (1996 dollars) to service the area west of the Little Qualicum River including the Dashwood RVC study area. The Surfside Local Sewer Service Area was created following the study.

Street Lighting

There are no RDN street lighting services for the Dashwood RVC study area.

Fire Protection

Dashwood is located in the Dashwood Fire Protection Area served by the Dashwood Volunteer Fire Department. The Dashwood Fire Hall is located approximately two kilometres northwest of the Little Qualicum Community Hall. The entire Dashwood RVC study area is considered to have a high fire hazard rating due to a lack of fire hydrants, spread out nature of development and extent of potential fuel (trees).

Waste Management

The RDN provides weekly food and kitchen waste collection, with garbage and recycling collection every two weeks on alternate weeks. The Church Road Transfer Station approximately a 20 minute drive away at 800 Church Road, is the closest regional waste facility that provides additional solid waste disposal services.

Transit

The RDN will be providing a limited transit service that may include stops in Dashwood, once a day on Mondays starting in 2012. On Monday mornings a bus will leave Deep Bay and head south along Highway 19A stopping along the way until it reaches Ravensong Aquatic Centre in the Town of Qualicum Beach. On Monday afternoons the bus will leave Ravensong Aquatic Centre and return north towards Deep Bay. From Ravensong Aquatic Centre, this route will link with other bus routes heading south to the Cities of Parksville and Nanaimo.
3.11.4 COMMUNITY AMENITIES

Parks & Recreation

There are two community parks within the boundary of the Dashwood RVC study area. The largest community park (1.47 hectares) includes the Little Qualicum Community Hall on Centre Road. The smaller community park is the Centre Road Community Park (0.23 hectares). Another Community Park (Huckleberry Park) is adjacent to the southeast boundary of the study area.
Community Gathering Places

The Little Qualicum Hall and the attached community park is the only community gathering place within the Dashwood RVC study area. The nearest recreation centre is the Ravensong Aquatic Centre in Qualicum Beach. The closest public schools are in the Town of Qualicum Beach (Arrowsmith Elementary, Qualicum Middle and Kwalikum Secondary).

3.11.5 ENVIRONMENTAL CONSIDERATIONS

Sensitive Ecosystem Inventory

The SEI identifies a small portion of Older Forest within the Dashwood RVC study Area and extending outside the study area boundary to the southeast. The eastern boundary of the study area is also adjacent to the Little Qualicum River riparian Area and within close proximity to the Little Qualicum River Estuary Regional Park and a National Wildlife Area.
Aquifer Vulnerability

The Dashwood RVC study area is located above Aquifer Number 0662. This aquifer is rated as having low vulnerability and moderate demand. There is limited knowledge on this aquifer, but it is known to be prone to saltwater intrusion and there are questions about sustainable water yields.

Table 53: Summary of Aquifer 0662 Data

<table>
<thead>
<tr>
<th>Aquifer Number</th>
<th>0662</th>
<th>Productivity</th>
<th>Moderate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Feature Code</td>
<td>GF83090120</td>
<td>Vulnerability</td>
<td>Low</td>
</tr>
<tr>
<td>Aquifer Name</td>
<td>662 IIC(12)</td>
<td>Demand</td>
<td>Moderate</td>
</tr>
<tr>
<td>Aquifer Materials</td>
<td>Sand and Gravel</td>
<td>Aquifer Class</td>
<td>IIC</td>
</tr>
</tbody>
</table>

Intrinsic Aquifer Vulnerability

The intrinsic aquifer vulnerability level for Aquifer 0662 is rated High within the Dashwood Study Area.
Riparian Regulations

The Dashwood RVC study area is adjacent to the Little Qualicum River, which contains significant fish habitat.

3.11.6 OTHER / LIMITATIONS

An area of archeological significance has been identified within the Dashwood RVC study affecting approximately 18 lots in the northeast.

Provincial Highway 19A follows the northern boundary of the RVC study Area and the E&N Rail corridor follows part of the southwest boundary.

3.11.7 FUTURE BUILD-OUT POTENTIAL

The residential build-out analysis for the Dashwood study area below provides the existing number of dwelling units, and then determines the maximum number of potential dwelling units based on the Zoning Bylaw and the Official Community Plan.

Unlike the designated RVCs in this report, Dashwood has not been identified as a Rural Village Centre, therefore the OCP does not support more development than what is already permitted under current zoning. This means that the potential number of new dwellings under current zoning is higher than what is currently supported in the OCP.

Table 54: Dashwood RVC Study Area- Dwelling Unit Capacity

<table>
<thead>
<tr>
<th></th>
<th>DWELLING UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Existing Number of Dwellings</td>
</tr>
<tr>
<td>Based on Current Zoning</td>
<td>199</td>
</tr>
<tr>
<td>Based on OCP</td>
<td>199</td>
</tr>
</tbody>
</table>
**Electoral Area ‘H’**

### 3.12 DUNSMUIR

#### 3.12.1 BACKGROUND & LOCATION

Introduction

Dunsmuir is the southernmost of three Rural Village Centres in Electoral Area ‘H’. Dunsmuir is characterized as a gateway to coastal RV resorts and known for its scenic coastline and access to recreational opportunities.

Map 67: Dunsmuir Rural Village Centre – Aerial View

Study Area

Like its nearby neighbor of Qualicum Bay, Dunsmuir RVC is in close proximity to the Qualicum River and adjacent the Pacific Ocean. This RVC is divided by Island Highway West (Provincial Highway 19A) and the E&N Railway. Horne Lake Road provides access to the inland Highway from the coastal Island Highway.

Dunsmuir RVC consists of 115 hectares (284 acres) of land divided into 170 lots. The majority of residential properties in Dunsmuir are around 0.2 hectares in size (0.5 acres) with larger parcels along the northeast boundary of the Village Centre. West of Hudson Road and bordering Qualicum River is one very large undeveloped parcel of land.
Proximity to Urban Areas

Residents need to travel outside of the Dunsmuir RVC to meet most of their daily needs as there are very few shops, services and amenities in the RVC. While Bowser RVC is 10 minutes by car and provides the nearest grocery store, bank, library and post office many residents may choose to drive to the Town of Qualicum Beach approximately 20 minutes by car. For hospitals and other more specialized medical services, and a greater diversity of retail the City of Courtenay and the City of Nanaimo are roughly the same distance apart.

<table>
<thead>
<tr>
<th>Regional Centres</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown Nanaimo</td>
<td>63.59 km</td>
</tr>
<tr>
<td>North Nanaimo</td>
<td>50.15 km</td>
</tr>
<tr>
<td>Parksville</td>
<td>24.78 km</td>
</tr>
<tr>
<td>Qualicum Beach</td>
<td>14.63 km</td>
</tr>
<tr>
<td>Courtenay</td>
<td>51.69 km</td>
</tr>
</tbody>
</table>

Population & Housing

Between 2006 and 2011 the population of Electoral Area ‘H’ increased by only 1% from 3,474 to 3,509 people (Statistics Canada 2011 Census). This growth rate is significantly lower than the 12% increase in population between 2001 and 2006. Like the other electoral areas, the majority of future development is intended to be directed to towards Rural Village Centres (Bowser, Dunsmuir and Qualicum Bay).

Compared to the rest of the RDN, Electoral Area ‘H’ has the second lowest population (approximately 3,500 residents), the smallest average household size (2.1 residents per dwelling) and a relatively high median age (53.8 years). Electoral Area ‘H’ has the lowest median couple income, the highest unemployment rate, and a high percentage of dwellings in need of major repair.

The population of Dunsmuir RVC is approximately 338 individuals. This is based on an estimate of 161 dwelling units multiplied by an average of 2.1 people per household for Electoral Area ‘H’ (2006 Census).

Jobs & Local Industry

Businesses in Dunsmuir RVC include a mini-storage, hair salon, small appliance repair, and food equipment supplier. Based on these businesses, potential sources of employment are very limited and would fall under the following industry categories: Retail Trade and Business Services.
### 3.12.2 SUMMARY OF LAND USE

#### Existing Land Use

Currently the following land uses and/or businesses are located in the Dunsmuir RVC:

<table>
<thead>
<tr>
<th>Food equipment supplier</th>
<th>Mini-storage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hair salon</td>
<td>Single-family residential</td>
</tr>
<tr>
<td>Mobile Home Park</td>
<td>Home-based businesses</td>
</tr>
<tr>
<td>Small appliance repair</td>
<td></td>
</tr>
</tbody>
</table>

The pie chart below provides a summary of land use and is based on BC Assessment property data. The majority of land in Dunsmuir RVC is classed as Residential (93.5%). The remaining land is classed as Non-Assessed Lands (3%), Business/Other (<1%) and Utilities (3.5%). Site visits confirm that single-family residential is the predominant form of land use. Commercial and service-related activity for Dunsmuir RVC is found clustered on one lot, located near that intersection of Kenmuir Road and Island Highway West. This is the location of all four formal businesses including the hair salon, mini-storage, small appliance repair, and food equipment supplier. There were also a few home-based businesses observed in the RVC.

![Figure 25: Dunsmuir RVC - % Land by BCAA Property Classifications](image)

**Image 29: Dunsmuir Rural Village Centre - Commercial activity on Kenmuir Road including Bay Mini Storage and Surfside Hair Salon**
Map 68: Dunsmuir Rural Village Centre – Existing Land Use
Current Permitted Land Use

Land Use and Subdivision Bylaw No. 500, 1987 regulates land use for Dunsmuir RVC. There are eight different zones that apply to land in this RVC.

Table 56: Dunsmuir RVC – Zoning

<table>
<thead>
<tr>
<th>Legend</th>
<th>Zone</th>
<th>Description</th>
<th>Permitted Principle Uses</th>
<th>RVC %</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RS-1</td>
<td>Residential 1</td>
<td>home based business; residential use</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>RS-2</td>
<td>Residential 2</td>
<td>home based business; residential use</td>
<td>66</td>
</tr>
<tr>
<td></td>
<td>RU-1</td>
<td>Rural 1</td>
<td>agriculture; aquaculture; home based business; produce stand; residential use; silviculture</td>
<td>22</td>
</tr>
<tr>
<td></td>
<td>IN-1</td>
<td>Industrial 1</td>
<td>light industry; heavy equipment display; residential use</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>PU-1</td>
<td>Public 1</td>
<td>personal care; personal care unit; public assembly use; public utility use; residential use; school</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>PU-3</td>
<td>Public 3</td>
<td>railway; railway station</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>CM-2</td>
<td>Commercial 2</td>
<td>funeral parlour; gas bar; nursery; office; personal service use; recreation facility; restaurant; store</td>
<td>&gt;1</td>
</tr>
<tr>
<td></td>
<td>CD-32</td>
<td>Horne Lake Road CD</td>
<td>residential use; temporary recreational vehicle use; manufactured home park</td>
<td>&gt;1</td>
</tr>
</tbody>
</table>

Residential and Rural are the two most common zones that apply to 90% of land in the Dunsmuir RVC. All the zones in Dunsmuir RVC, excluding Public 3 (PU-3) and Commercial 2 (CM-2), list residential use as a permitted principle use. This means that 96.5% of the all land in Dunsmuir RVC can be used for residential.

Figure 26: Dunsmuir RVC - Proportion of Land in Each Zone

Combined, the commercial (CM-2) and comprehensive development (CD-32) zones make up 1% (1.2 hectares) of the Dunsmuir RVC. The CM-2 allows for a broad range of commercial activities (see table below). This zone applies to only 0.2 hectares (1/2 acre) on the corner of Kenmuir Road and Island Highway West.

At one hectare (2.47 acres), land zoned CD-32 allows for a manufactured home park – a residential land use that typically has a higher dwelling unit density. This CD-32 zoned site is the only one that provides an alternative to a single-family residential development in the Dunsmuir RVC.
The Regional Growth Strategy and Area ‘H’ Official Community Plan combine to guide future preferred land use for Dunsmuir RVC.

The OCP designates land within Dunsmuir RVC as Village Centres. The Village Centres land use designation supports a variety of commercial, recreational, community and professional services, as well as residential development. Further commercial zoning is encouraged as part of comprehensive development of land.

Objectives for land in the Village Centres land use designation include: supporting the provision of full community services to land within identified Comprehensive Development Areas; encouraging compatible uses within Village Centres; avoiding conflicts between residential and commercial uses; ensuring that the type and scale of commercial development follows community preferences and that the location of commercial development and services be reoriented to support Village Centres and serve the needs of both local residents and the traveling public.

The OCP under the Village Centres Development Permit Area, specifically identifies a vision for Dunsmuir RVC as a comprehensive mixed use community.
Development Permit Areas
The following development permit areas may apply to development on properties in the Dunsmuir RVC: Village Centres, Environmentally Sensitive Areas, Fish Habitat Protection, and Hazard Lands.

The purpose of the Village Centres Development Permit Area is to revitalize commercial areas and establish form and character guidelines for commercial, industrial, multi-family and intensive residential development. This DPA orients business activity for Dunsmuir RVC along Horne Lake Road and Island Highway West (19A) while encouraging pedestrian linkages through the RVC.

The Hazard Lands Development Permit Area has been established to safeguard development from potentially hazardous conditions, as well as protect the natural environment. This DPA applies to oceanfront properties in the Dunsmuir RVC. A geotechnical assessment is required for this DPA.

The Environmentally Sensitive Areas Development Permit in the OCP aims to protect riparian areas, aquifers, wildlife and habitat. Streams are noted throughout the RVC, particularly in the southern portion of Dunsmuir RVC. The Environmentally Sensitive Areas Development Permit may be required when development activity takes place within 15 metres of the top of bank of a watercourse or stream. Also, if the property is located above a known aquifer; this development permit may also be required.

The Fish Habitat Protection DPA in the OCP applies to all riparian areas in the RVC as defined by the Riparian Areas Regulations. This DPA aims to protect any riparian areas for the protection of fish habitat. This includes properties adjacent to the Qualicum River.

3.12.3 SERVICING
Water
The majority of properties in the Dunsmuir RVC are within the Qualicum Bay-Horne Lake Waterworks Improvement District (QBHLWWD). This Improvement District currently has 451 water connections serving 427 parcels of land – many of which are outside of the Dunsmuir RVC. At the time of this inventory QBHLWWD is preparing to run a water model to determine the remaining capacity left in their water system.

One large undeveloped parcel of land, stretching from the west side of Horne Lake Road to the Qualicum River, is not within the Qualicum Bay-Horne Lake Waterworks Improvement District service area. If this parcel is developed it will either have be serviced by a private well or become part of the QBHLWWD.
Sewer
Community sewer service is not available in the Dunsmuir RVC. The OCP supports future community sewer service. It is assumed that developed lands have private onsite sewage treatment systems.

In 2002 the Area ‘H’ Detailed Servicing Study was conducted to explore the feasibility of establishing a wastewater facility for the Rural Village Centres of Dunsmuir, Bowser, and Qualicum Bay, as well as the rest of Area ‘H’. It considered wastewater process design, site plans and included cost-estimates. The study recommended that construction of a wastewater treatment plant move forward for the Rural Village Centres, and wastewater services for the remainder of Area ‘H’ be put on hold until a later date. To date there are no plans in the near future to establish a community sewer service for Dunsmuir RVC.

Street Lighting
There are no RDN street lighting services areas in Dunsmuir RVC.

Fire Protection
Dunsmuir is located in the Bow Horn Bay fire protection area with the Bow Horn Bay Volunteer Fire Department providing services to the RVC. The Bow Horn Bay Fire Hall is located two kilometres north in the neighbouring RVC of Qualicum Bay.

Dunsmuir RVC has areas with both moderate and high fire hazard ratings. Properties with
moderate fire hazard ratings are mostly located along the coastline and between Hudson and Kenmuir Road. Properties with a high fire hazard rating are located to the south in the RVC. High fire ratings are due to a lack of fire hydrants, spread out nature of development and extent of potential fuel (trees).

**Waste Management**

The RDN provides weekly food and kitchen waste collection, with garbage and recycling collection every two weeks on alternate weeks. The Church Road Transfer Station approximately a 30 minute drive away at 800 Church Road, is the closest regional waste facility that provides additional solid waste disposal services.

**Transit**

In March of 2011, the RDN Electoral Area ‘H’ (Bowser and Area) Transit Feasibility Study was conducted. This study concluded that ‘introductory midday paratransit’ would be an appropriate level of transit service for Electoral Area ‘H’. Further to this study, the RDN will be providing a limited transit service to Dunsmuir RVC, once a day on Mondays starting in 2012.

On Monday mornings a bus will leave Deep Bay, head south along Highway 19A stopping at Bowser, Qualicum Bay and Dunsmuir RVCs along the way before reaching Ravensong Aquatic Centre in the Town of Qualicum Beach. On Monday afternoons the bus will leave Ravensong Aquatic Centre and return north towards Deep Bay again stopping in Dunsmuir RVC. From Ravensong Aquatic Centre, this route will link with other bus routes heading south to the cities of Parksville and Nanaimo.

**3.12.4 COMMUNITY AMENITIES**

**Parks & Recreation**

There are four parks stretched over six separately titled lots in Dunsmuir. The largest park, at two hectares (4.9 acres), is Centennial Park (H-07) and is found in the southwest corner of the RVC. This park has a tennis court but is mostly a naturally wooded area.
Stretching from Leon Road to Marshall Road are two separate unnamed parks (H-05 and H-26). Combined these two parks form a long, thin greenway providing a short trail connection within the RVC.

Map 71: Dunsmuir Rural Village Centre – Community Amenities

The south corner of Radke Place is the location of Kenmuir Neighbourhood Park (H-12 and H-16). This park is 0.2 hectares (0.5 acres) and provides a natural treed public space.

There is also an unidentified park space on the east side of Hudson Road, three properties north of Thistledown Road. This park appears to be part of a future trail connection as larger parcels of land get subdivided.

Community Gathering Places

There are no public schools in Dunsmuir RVC. Bowser Elementary, serving kindergarten to grade 5, is located 9 kilometers to the north. From grade six onward, the closest middle and high schools are Qualicum Beach Middle School and Kwalikum Secondary School in the Town of Qualicum Beach, about a 20 minute drive south.

3.12.5 ENVIRONMENTAL CONSIDERATIONS

Sensitive Ecosystem Inventory

There are no SEI polygons in the Dunsmuir RVC. With the Qualicum River flowing to the southeast, there is a large riparian vegetation polygon in close proximity to the Dunsmuir RVC.
boundary. There is one identified eagle nesting site in the RVC and two others outside the RVC boundary to the northwest. The Environmentally Sensitive Areas DPA establishes a buffer restricting development activity within a 60 metre radius of observed nests to protect the eagles from disturbance. The nest itself is protected by the Wildlife Act.

**Aquifer Vulnerability**

The Dunsmuir RVC is located within the 0662 aquifer boundary. This aquifer is rated as having low vulnerability and moderate demand. There is limited knowledge on this aquifer, but it is known to be prone to saltwater intrusion and there are questions about sustainable water yields.

<table>
<thead>
<tr>
<th>Aquifer Number</th>
<th>0662</th>
<th>Productivity</th>
<th>Moderate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Feature Code</td>
<td>GF83090120</td>
<td>Vulnerability</td>
<td>Low</td>
</tr>
<tr>
<td>Aquifer name</td>
<td>665 IIC (12)</td>
<td>Demand</td>
<td>Moderate</td>
</tr>
<tr>
<td>Aquifer Materials</td>
<td>Sand &amp; Gravel</td>
<td>Aquifer Class</td>
<td>IIC</td>
</tr>
</tbody>
</table>

**Intrinsic Aquifer Vulnerability**

The intrinsic aquifer vulnerability level for Aquifer 0662 is rated Moderate to High for the majority of land within the Dunsmuir RVC.

**Riparian Regulations**

Properties adjacent to the Qualicum River, Shoreline Lake or any other smaller watercourses in the southern portion of the Dunsmuir RVC are subject to the Riparian Areas Regulation which is applied through the Fish Habitat Protection DPA and/or the Environmentally Sensitive Areas DPA.

**Other Environmental Considerations**

Coastal and riverfront land may have additional environmental considerations due to potential erosion and flooding. Lands adjacent to the ocean have been designated as hazard lands due to their vulnerability to erosion, flooding, unstable slopes and landslides. This can create hazardous situations for these properties, as well as result in negative environmental impacts on adjacent waters and surrounding ecosystems.
3.12.6 OTHER/LIMITATIONS

The Rural Village Centre is bordered by the Agricultural Land Reserve to the east, the Qualicum River to the west and the Salish Sea to the north. These natural features will limit outward expansion of the RVC and will have an impact on development practices for Dunsmuir.

The E & N railway runs through the south-western area of the RVC. The Island Highway West (Provincial Highway 19A) separates properties near the ocean from the rest of the RVC.

Neighbouring the Dunsmuir RVC to the northwest is the Qualicum First Nations Reserve lands near the mouth of the Qualicum River.

3.12.7 FUTURE BUILD-OUT POTENTIAL

Only one residential build-out scenario is provided for Dunsmuir RVC and this is based on current zoning. Policies in the Electoral Area ‘H’ Official Community Plan support a greater variety of commercial and higher density residential development in Rural Village Centres. While it is anticipated that the future dwelling unit potential based on the OCP will be higher than that allowed under current zoning, the OCP does not provide enough detail to estimate future residential capacity.

As summarized in the table below, there are currently approximately 161 existing dwelling units in Dunsmuir RVC. Based on existing zoning there is potential capacity for 114 new dwelling
units. These additional units result in an estimated build-out of 275 dwellings under existing zoning.

Table 58: Dunsmuir RVC - Dwelling Unit Capacity

<table>
<thead>
<tr>
<th>DWELLING UNITS</th>
<th>Existing Number of Dwellings</th>
<th>Potential Number of New Dwellings</th>
<th>Total Number of Dwellings at Build-out</th>
</tr>
</thead>
<tbody>
<tr>
<td>Based on Current Zoning</td>
<td>161</td>
<td>114</td>
<td>275</td>
</tr>
<tr>
<td>Based on OCP</td>
<td>161</td>
<td>114+</td>
<td>275+</td>
</tr>
</tbody>
</table>
3.13 QUALICUM BAY

3.13.1 BACKGROUND & LOCATION

Introduction
Qualicum Bay RVC in Electoral Area ‘H’, is located along the Island Highway West between the RVCs of Bowser and Dunsmuir. Businesses in Qualicum Bay are focused towards tourist-commercial activities – such as campsites, RV resorts and motels.

Study Area
Qualicum Bay RVC is very close to Dunsmuir RVC, separated only by lands adjacent to the Qualicum River and including those belonging to Qualicum First Nation. The Island Highway West (Provincial Highway 19A) runs through Qualicum Bay close to the coastline and the E&N railway runs through the middle of the RVC.

Covering 148 hectares (365 acres), Qualicum Bay RVC is divided into 72 lots ranging in size from 0.08 to five hectares (2 to 12.5 acres). Smaller lots are closer to the waterfront and Island Highway, with larger lots bordering the railway tracks.

Map 73: Qualicum Bay RVC – Aerial View
Proximity to Urban Areas

Residents need to travel outside of the Qualicum Bay RVC to meet most of their daily needs as there are very few shops, services and amenities in the RVC. While Bowser RVC is 10 minutes by car and provides the nearest grocery store, bank, library and post office many residents may choose to drive to the Town of Qualicum Beach or City of Parksville at approximately 17 and 27 kilometres away respectively. The City of Courtenay and the City of Nanaimo are roughly the same distance away (52-53 km) and provide access to hospitals, other more specialized medical services, and a greater diversity of shops and services.

Table 59: Qualicum Bay RVC - Distance (km) to/ from Regional Urban Centres

<table>
<thead>
<tr>
<th>Regional Centres</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown Nanaimo</td>
<td>65.28 km</td>
</tr>
<tr>
<td>North Nanaimo</td>
<td>51.87 km</td>
</tr>
<tr>
<td>Parksville</td>
<td>27.24 km</td>
</tr>
<tr>
<td>Qualicum Beach</td>
<td>17.09 km</td>
</tr>
<tr>
<td>Courtenay</td>
<td>53.41 km</td>
</tr>
</tbody>
</table>

Population & Housing

Between 2006 and 2011 the population of Electoral Area ‘H’ increased by only 1% from 3,474 to 3,509 people (Statistics Canada 2011 Census). This growth rate is significantly lower than the 12% increase in population between 2001 and 2006. Like the other electoral areas, the majority of future development is intended to be directed to towards Rural Village Centres (Bowser, Dunsmuir and Qualicum Bay).

Compared to the rest of the RDN, Electoral Area ‘H’ has the second lowest population (approximately 3,500 residents), the smallest average household size (2.1 residents per dwelling) and a relatively high median age (53.8 years). Electoral Area ‘H’ has the lowest median couple income, the highest unemployment rate, and a high percentage of dwellings in need of major repair.

The population of Qualicum Bay RVC is approximately 206 individuals. This is based on an estimate of 98 dwelling units multiplied by an average of 2.1 people per household for Electoral Area ‘H’ (2006 Census).

Jobs & Industry

Businesses in Qualicum Bay RVC are largely tourist based, such as resorts, campsites, motels, and restaurants. Other potential places of employment in the Qualicum Bay RVC include a seafood processor and veterinary clinic. Based on these businesses, potential sources of employment would fall under the following industry categories: Retail Trade, Other Services, Business Services, and Wholesale Trade.
3.13.2 SUMMARY OF LAND USE

Existing Land Use

At present the following land uses and/or businesses are observed for the Qualicum Bay RVC:

<table>
<thead>
<tr>
<th>Café/Restaurants</th>
<th>Motels/Hotels</th>
<th>Seafood processor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campsites/RV resorts</td>
<td>Pellet Stove Fuel Supply</td>
<td>Single-family Residential</td>
</tr>
<tr>
<td>Ice Cream Stand</td>
<td>Pub/Liquor Store</td>
<td>Veterinary Clinic</td>
</tr>
<tr>
<td>Community Hall</td>
<td>Fire Station</td>
<td>Ambulance Station</td>
</tr>
<tr>
<td>Park</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The pie chart below provides a summary of land use and is based on BC Assessment property data. The majority of land in Qualicum Bay RVC is classed as Residential at 83%. The remaining land is classed at Recreational/Non-profit lands (8%), Business/Other (5%) and Utilities (4%). Site visits confirm that single-family residential is the predominant form of land use followed by a significant portion of land for community use (Recreational/Non-profit Lands) where the community hall, recreational grounds, fire station and ambulance station are located. Commercial activity is focused along the Island Highway West.
Map 74: Qualicum Bay Rural Village Centre – Existing Land Uses
Current Permitted Land Use

Land Use and Subdivision Bylaw No. 500, 1987 regulates land use for Qualicum Bay RVC. There are 13 different zones that apply to land in this RVC.

Table 60: Qualicum Bay RVC – Zoning

<table>
<thead>
<tr>
<th>Legend</th>
<th>Zone</th>
<th>Description</th>
<th>Permitted Principle Uses</th>
<th>RVC %</th>
</tr>
</thead>
<tbody>
<tr>
<td>RS-2</td>
<td>Residential 2</td>
<td>home based business; residential use</td>
<td></td>
<td>12</td>
</tr>
<tr>
<td>RC-1</td>
<td>Recreation 1</td>
<td>campground; outdoor recreation; residential use</td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>RM-1</td>
<td>Resource Management 1</td>
<td>agriculture; aquaculture; extraction use; home based business; log storage &amp; sorting yard; primary processing; residential use; silviculture</td>
<td>38</td>
<td></td>
</tr>
<tr>
<td>RU-1</td>
<td>Rural 1</td>
<td>agriculture; aquaculture; home based business; produce stand; residential use; silviculture</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>IN-2</td>
<td>Industrial 2</td>
<td>medium industry; residential use</td>
<td></td>
<td>1.5</td>
</tr>
<tr>
<td>PU-1</td>
<td>Public 1</td>
<td>personal care; personal care unit; public assembly use; public utility use; residential use; school</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>PU-3</td>
<td>Public 3</td>
<td>railway; railway station</td>
<td></td>
<td>4</td>
</tr>
<tr>
<td>PU-6</td>
<td>Public 6</td>
<td>fish hatchery &amp; associated works; flood protection &amp; drainage works; park</td>
<td>&gt;1</td>
<td></td>
</tr>
<tr>
<td>CM-1</td>
<td>Commercial 1</td>
<td>convenience store; office; residential use; restaurant</td>
<td></td>
<td>&gt;1</td>
</tr>
<tr>
<td>CM-4</td>
<td>Commercial 4</td>
<td>fairground, food outlet; gasoline; nursery; outdoor sales; produce market; public assembly; recreation facility; residential use; restaurant; retail store</td>
<td>&gt;1</td>
<td></td>
</tr>
<tr>
<td>CM-5</td>
<td>Commercial 5</td>
<td>hotel; resort condominium unit; marina; neighbourhood pub; public assembly use; recreation facility; residential use; restaurant; resort vehicle park; tourist information booth; tourist store</td>
<td>13</td>
<td></td>
</tr>
<tr>
<td>CD-41</td>
<td>Qualicum Bay Seniors Comprehensive Development</td>
<td>multiple dwelling units</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>CD-42</td>
<td>Crown &amp; Anchor Campground Comprehensive Development</td>
<td>recreational vehicle park</td>
<td>12</td>
<td></td>
</tr>
</tbody>
</table>

Residential zoning applies to 12% of the land area. Though it initially appears residential zoning applies to less land in this RVC compared to others, all properties, excluding those zoned as Public 3 and Public 6, list residential as a permitted principle use. This means that 96% of land in Qualicum Bay RVC can be used for residential. The Resource Management zoning designation (RM-1) applies to one lot that occupies nearly 40% of all land in this RVC.
Figure 28: Qualicum Bay RVC - Proportion of Land in Each Zone

Map 75: Qualicum Bay RVC – Zoning
There are two Comprehensive Development (CD) zones in this RVC. Qualicum Bay Seniors Development CD Zone (CD-41) applies to one 2.7 hectare lot (6.7 acres) and allows for multiple dwelling units. The other CD zone applies to a 0.4 hectare (1 acre) portion of a property behind the Crown and Anchor Pub at the northern end of the RVC. This site is identified as the Crown and Anchor Campground CD Zone (CD-42) and is currently undeveloped.

**Future Preferred Land Use**

The Regional Growth Strategy and Area ‘H’ Official Community Plan combine to guide future preferred land use for Qualicum Bay RVC.

The OCP designates land within Qualicum Bay RVC as Village Centres. The Village Centres land use designation supports a variety of commercial, recreational, community and professional services, as well as residential development. Further commercial zoning is encouraged as part of comprehensive development of land.

Objectives for land in the Village Centres land use designation include: supporting the provision of full community services to land within identified Comprehensive Development Areas; encouraging compatible uses within Village Centres; avoiding conflicts between residential and commercial uses; ensuring that the type and scale of commercial development follows community preferences and that the location of commercial development and services be reoriented to support Village Centres and serve the needs of both local residents and the traveling public.

The OCP under the Village Centres Development Permit Area, specifically identifies tourist and resort commercial as the focus for Qualicum Bay RVC.

**Development Permit Areas**

Properties located in the Qualicum Bay Village Centre may be subject to the following four development permit areas (DPA) including: Village Centres, Environmentally Sensitive Areas; Fish Habitat Protection, and Hazard Lands.

With the focus of Qualicum Bay RVC on tourist and resort commercial services, the Village Centres DPA aims to revitalize commercial areas and establish form and character guidelines. This development permit orients business activity along main transportation corridors and ensures integration of future development with existing uses.

The Hazard Lands Development Permit Area has been established to safeguard development from potentially hazardous conditions, as well as protect the natural environment. This DPA applies to oceanfront properties in the Dunsmuir RVC. A geotechnical assessment is required for this DPA.
The Environmentally Sensitive Areas Development Permit in the OCP aims to protect riparian areas, aquifers, wildlife and habitat. Streams are noted throughout the RVC. The Environmentally Sensitive Areas Development Permit may be required when development activity is occurring within 15 metres of the top of bank of a watercourse or stream. Also, if the property is located above a known aquifer; this development permit is also required.

The Fish Habitat Protection DPA in the OCP applies to all riparian areas in the RVC as defined by the Riparian Areas Regulations. This DPA aims to protect fish habitat.

3.13.3 SERVICING

Water
The Qualicum Bay-Horne Lake Waterworks Improvement District (QBHLWWD) provides community water services to the majority of the Qualicum Bay RVC with the exception of one large un-developed lot zoned Resource Management 1 (RM1). It is assumed that if a developed parcel is not connected to the community water system that water is drawn from a private well.

Map 76: Qualicum Bay RVC – Services

QBHLWWD currently has 451 water connections serving 427 parcels of land – the majority of which are outside of the Qualicum Bay RVC. At this time QBHLWWD is preparing to run a water model to determine the capacity of their water system.

Sewer
There is no community sewer service available in Qualicum Bay RVC. The OCP supports the provision of community sewer service for this area.

In 2002, the Area ‘H’ Detailed Servicing Study was conducted to explore the feasibility of establishing a wastewater facility for the Rural Village of Bowser, Qualicum Bay and Dunsmuir and the rest of Area ‘H’. It considered wastewater process design, site plans and included cost-estimates. The study recommended construction of a wastewater treatment plant move forward for the Rural Village Centres, and that wastewater services for the remainder of Area ‘H’ be put on hold until a later date. No action was taken based on this study.

The servicing study identified a potential wastewater treatment plant site in the northwest portion of the RVC on land within the ALR.

**Street Lighting**

There are no RDN street lighting services areas in Qualicum Bay RVC.

**Fire Protection**

The Qualicum Bay RVC is located in the Bow Horn Bay Fire Protection area. This area receives protection services from the Bow Horn Bay Volunteer Fire Department located within the RVC at 210 Lions Way.

This RVC has areas with moderate and high fire hazard ratings. Properties located along the Island Highway west have a moderate fire hazard rating due to the proximity of a major transportation route, higher levels of development with less tree coverage and proximity to the ocean. Properties located along Lions Way have a high fire hazard rating due to a lack of fire hydrants, spread out nature of development and extent of potential fuel (trees).

**Waste Management**

The RDN provides weekly food and kitchen waste collection, with garbage and recycling collection every two weeks on alternate weeks. The Church Road Transfer Station approximately a 30 minute drive away at 800 Church Road, is the closest regional waste facility that provides additional solid waste disposal services

**Transit**

In March of 2011, the RDN Electoral Area ‘H’ (Bowser and Area) Transit Feasibility Study was conducted. This study concluded that ‘introductory midday paratransit’ would be an appropriate level of transit service for Electoral Area ‘H’. Further to this study, the RDN will be providing a limited transit service to Qualicum Bay RVC, once a day on Mondays starting in 2012.

On Monday mornings a bus will leave Deep Bay, head south along Highway 19A stopping at Bowser, Qualicum Bay and Dunsmuir RVCs along the way before reaching Ravensong Aquatic Centre in the Town of Qualicum Beach. On Monday afternoons the bus will leave Ravensong Aquatic Centre and return north towards Deep Bay again stopping in Dunsmuir RVC. From Ravensong Aquatic Centre, this route will link with other bus routes heading south to the cities of Parksville and Nanaimo.

**3.13.4 COMMUNITY AMENITIES**

**Parks & Recreation**
Two parks are noted in this RVC. The smaller of the two parks (H-22) is a naturally wooded space approximately 0.4 hectares (one acre) in size. It is adjacent to the E&N Rail corridor and a large area zoned Resource Management. The larger park space, Lions Park (H-14), is a 5.5 hectare (13.5 acres) recreation area with a ball field, wooded space, informal trails and several watercourses. The property directly west of Lions Park is the location of the local fire hall, ambulance station and community hall.

Map 77: Qualicum Bay RVC – Community Amenities

Community Gathering Places
The Lighthouse Community Centre (240 Lions Way) and surrounding recreational area in Lions Park is the main community gathering place for the Qualicum Bay RVC and the whole of Electoral Area ‘H’. This main hall, smaller meeting rooms and grounds are used regularly for both large and small community events and meetings (Fall Fair, Pancake Breakfasts). The hall is also the location for recreational and cultural activities scheduled by the RDN, local community groups and private businesses.

The Bow Horn Bay fire hall is another location which provides a small gathering place for local residents. There are also several cafes and restaurants that provide informal places for community members to meet and socialize (SandBar Café, Crown and Anchor Pub).

There are no public schools in Qualicum Bay RVC. The nearest elementary school, Bowser Elementary (kindergarten to grade 5), is located approximately seven kilometers to the north. From grade six onward, the closest middle and high schools are Qualicum Beach Middle School and Kwalikum Secondary School in the Town of Qualicum Beach, about a 20 minute drive south.
3.13.5 ENVIRONMENTAL CONSIDERATIONS

Sensitive Ecosystem Inventory
There are no SEI polygons found in the RVC. As the Qualicum River flows to the southeast of this location, there is a large riparian vegetation polygon noted close to the RVC boundary.

Aquifer Vulnerability
The Qualicum Bay RVC is within the 0665 aquifer boundary. This aquifer is rated as having moderate vulnerability and low demand. There is limited knowledge about this aquifer, but it is known to be prone to saltwater intrusion and there are questions about sustainable water yields.

<table>
<thead>
<tr>
<th>Aquifer Number</th>
<th>Productivity</th>
<th>Vulnerability</th>
</tr>
</thead>
<tbody>
<tr>
<td>0665</td>
<td>Moderate</td>
<td>Moderate</td>
</tr>
</tbody>
</table>

Table 61: Summary of Aquifer 0665 Data

Aquifer name: 665 IIIB (9)
Aquifer Materials: Sand & Gravel
Aquifer Class: IIIB

Intrinsic Aquifer Vulnerability
The intrinsic aquifer vulnerability level for Aquifer 0665 is rated High for the majority of land within the Qualicum Bay RVC.

Riparian Regulations
The Qualicum River is located close to the southern and eastern boundaries of the RVC. Several watercourses are noted within the RVC boundary, these are protected by the Riparian Areas Regulations which are applied through the Fish Habitat Protection Development Permit Area.

Other Environmental Considerations
Three eagle nest trees are documented by the SEI Inventory in the RVC. The Environmentally Sensitive Areas DPA in the OCP establishes a buffer restricting development activity within a 60 metre radius of observed nests to protect the eagles from disturbance. The nest itself is protected by the Wildlife Act.

Parcels located along the coastline have additional environmental implications to consider. With an active coastline there is potential for erosion, unstable slopes and landslides. This can create hazardous situations for properties along the foreshore, and result in negative environmental impacts to adjacent coastal waters and surrounding ecosystems.

It should also be noted that archeological sites have been identified in the northern portion of the Qualicum Bay RVC.
3.13.6 OTHER/LIMITATIONS

Lions Park, the larger of the two parks in the RVC, is located within the Agricultural Land Reserve (ALR). The Agricultural Land Commission (ALC) has regulations that limit the non-agricultural uses on ALR lands.

Adjacent to the south and east boundary of the RVC is the Qualicum River and Qualicum First Nations land that limit potential expansion of the RVC in this direction.

3.13.7 FUTURE BUILD-OUT POTENTIAL

Only one residential build-out scenario has been included for Qualicum Bay RVC and this is based on current zoning. Policies in the Electoral Area ‘H’ Official Community Plan support a greater variety of commercial and higher density residential development in Rural Village Centres. While it is anticipated that the future dwelling unit potential based on the OCP will be higher than that allowed under current zoning, the OCP does not provide enough detail to estimate future residential capacity.

As summarized in the table below, there are currently approximately 98 existing dwelling units in Qualicum Bay RVC. Based on existing zoning there is potential capacity for 96 new dwelling units. These additional units result in an estimated build-out of 194 dwellings under existing zoning.
<table>
<thead>
<tr>
<th>DWELLING UNITS</th>
<th>Existing Number of Dwellings</th>
<th>Potential Number of New Dwellings</th>
<th>Total Number of Dwellings at Build-out</th>
</tr>
</thead>
<tbody>
<tr>
<td>Based on Current Zoning</td>
<td>98</td>
<td>96</td>
<td>194</td>
</tr>
<tr>
<td>Based on OCP</td>
<td>98</td>
<td>96+</td>
<td>194+</td>
</tr>
</tbody>
</table>
3.14 Bowser

3.14.1 BACKGROUND & LOCATION

Introduction

Bowser Rural Village Centre, is the most northerly RVC in Electoral Area ‘H’ and the RDN. Bowser RVC includes two commercial areas with businesses that meet the needs of local residents as well as the travelling public. These include a coffee shop, library, post office bank, gym, gas station, building supplies and grocery store.

Study Area

Similar to the neighboring RVC’s of Qualicum Bay and Dunsmuir, Bowser is a coastal community that borders the Salish Sea (Strait of Georgia) to the northeast. The Old Island Highway (Highway 19A) and the E&N Railway runs through the centre of the RVC.

Bowser RVC is approximately 63 hectares (156 acres) in size and divided into 96 lots. Residential properties range in size from 0.5 to five hectares with the larger lots located in the western portion of the village centre.

Along with Fairwinds RVC in Electoral Area ‘E’, Bowser is the only other RVC that has a detailed Village Plan. The Bowser Village Plan identifies a Future Use Area (FUA) which includes lands intended to accommodate future development once all land in the Bowser RVC has been fully utilized. The FUA is not included in this inventory of the Bowser RVC.
Proximity to Urban Areas

Located at the northern end of the RDN, Bowser is the furthest RVC from any urban centre. While Bowser has a good mix of shops and services that can most daily needs, there are no medical services available. The Town of Qualicum Beach within a 20 minute drive is the closest urban centre providing access to services and amenities not available in the RVC including middle and high schools, and medical services. The Cities of Courtenay, Parksville and Nanaimo are also destinations for residents to access medical services as well as shops and services.

Table 63: Bowser RVC - Distance (km) to/from Regional Urban Centres:

<table>
<thead>
<tr>
<th>Regional Urban Centres</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown Nanaimo</td>
<td>70.11 km</td>
</tr>
<tr>
<td>North Nanaimo</td>
<td>56.70 km</td>
</tr>
<tr>
<td>Parksville</td>
<td>32.07 km</td>
</tr>
<tr>
<td>Qualicum Beach</td>
<td>21.92 km</td>
</tr>
<tr>
<td>Courtenay</td>
<td>44.68 km</td>
</tr>
</tbody>
</table>

Population & Housing

Between 2006 and 2011 the population of Electoral Area ‘H’ increased by only 1% from 3,474 to 3,509 people (Statistics Canada 2011 Census). This growth rate is significantly lower than the 12% increase in population between 2001 and 2006. Like the other electoral areas, the majority of future development is intended to be directed to towards Rural Village Centres (Bowser, Dunsmuir and Qualicum Bay).

Compared to the rest of the RDN, Electoral Area ‘H’ has the second lowest population (approximately 3,500 residents), the smallest average household size (2.1 residents per dwelling) and a relatively high median age (53.8 years). Electoral Area ‘H’ has the lowest median couple income, the highest unemployment rate, and a high percentage of dwellings in need of major repair.

The population of Bowser RVC is approximately 166 individuals. This is based on an estimate of 79 dwelling units multiplied by an average of 2.1 people per household for Electoral Area ‘H’ (2006 Census).

Jobs & Local Industry

Businesses in Bowser RVC include a grocery store, post office, coffee shop, library, credit union (bank), car repair and gas station, gift shop, gym, building supplies, accountant and garden sales. Based on these businesses, potential sources of employment would fall under the following industry categories: Construction, Retail Trade, Finance and Real Estate, And Business Services.
3.14.2 SUMMARY OF LAND USE

Existing Land Use

At present the following land uses and/or businesses are located in the Bowser RVC:

- Accountant office
- Alternative therapies
- Bank
- Building supply store
- Gym
- Coffee shop
- Feed & garden shop
- Art Gallery
- Fly fishing specialty store
- Gas station/Mechanic
- Gift shop
- Grocery store
- Tennis courts
- Legion
- Library
- Professional centre
- RV resort/cottages
- Recreational fields
- Single-family homes
- Woodworking Store
- Video rentals
- Surveyor

Map 80: Bowser RVC - Existing Land Use

The pie chart below provides a summary of land use and is based on BC Assessment property data. The majority of land in Bowser RVC is classed as Residential at 81%. The remaining land is classed at Non-Assessed Lands (9%), Business/Other (5%) and Utilities (5%). Site visits confirm that single-family residential is the predominant form of land use. Commercial and service-related activity for Bowser RVC is found in two clusters along the Island Highway West (Provincial Highway 19A) at areas known locally as Magnolia Court and Georgia Park.
Figure 29: Bowser RVC - % Land by BCAA Property Classifications

Current Permitted Land Use

Land Use and Subdivision Bylaw No. 500, 1987 regulates land use for Bowser RVC. There are eight different zones that apply to land in this RVC.

Table 64: Bowser RVC - Zoning

<table>
<thead>
<tr>
<th>Legend</th>
<th>Zone</th>
<th>Description</th>
<th>Permitted Principle Uses</th>
<th>RVC %</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RS-2</td>
<td>Residential 2</td>
<td>Home based business; residential use</td>
<td>68</td>
</tr>
<tr>
<td></td>
<td>RS-4</td>
<td>Residential 4</td>
<td>Multiple dwelling unit</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>PU-1</td>
<td>Public 1</td>
<td>Personal care; personal care unit; public assembly use; public utility use; residential use; school</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>PU-3</td>
<td>Public 3</td>
<td>Railway; railway station</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>CM-2</td>
<td>Commercial 2</td>
<td>Funeral parlour; gas bar; nursery; office; personal service use; recreation facility; restaurant; store</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>CM-4</td>
<td>Commercial 4</td>
<td>Fairground; fast food outlet; gasoline service station; nursery; outdoor sales; produce market; public assembly; recreation facility; residential use; restaurant; retail store</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>CM-5</td>
<td>Commercial 5</td>
<td>Hotel; resort condominium unit; marina; neighbourhood pub; public assembly use; recreation facility; residential use; restaurant; resort vehicle park; tourist information booth; tourist store</td>
<td>11</td>
</tr>
<tr>
<td></td>
<td>CD-6</td>
<td>Bowser Village CD 6</td>
<td>Retail store; office; personal service use; restaurant; tourist store; recreation facility; multiple dwelling unit development</td>
<td>3</td>
</tr>
</tbody>
</table>

Figure 30: Bowser RVC - Proportion of Land in Each Zone
Residential zoning applies to 72% of the land in the Bowser RVC. Lands zoned for community use are PU-1 or PU-3. The PU-3 zone applies to the railway corridor and covers 5% of the RVC land base. The PU-1 zone applies to two properties along the western boundary of the RVC owned by the Bowser Legion (this includes two tennis courts, the Bowser Legion building, an open field space and a parking area). Three different commercial zones apply to 17% of the RVC, permitting a wide range of commercial land uses (see the zoning table above).

The Bowser Village Comprehensive Development zone (CD-6), allows for mixed-use development and applies to one property known as Magnolia Court which includes a gift shop, video store, tanning salon, bank, gym, library, and coffee shop. Also permitted in the CD-6 zone is a multiple dwelling unit development.

Map 81: Bowser RVC - Zoning
Future Preferred Land Use

The Bowser Village Centre Plan, which is part of the Electoral Area ‘H’ Official Community Plan, identifies concepts and land use designations guiding future land use for the Bowser RVC. The Regional Growth Strategy (Bylaw No. 1615, 2011) also provides general direction on future land use for the RVC.

The Bowser Village Centre Plan applies to the existing RVC Area and a Future Use Area (FUA) as highlighted in Map 59 and 62. Goals for the Bowser RVC include:

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

The Bowser Village Centre Plan identifies policies, design concepts, land uses designations and implementation actions for the Bowser RVC. The Plan encourages a concentrated mix of uses within the RVC including a more diverse range of housing options, a broader range of shops, services and amenities. The Plan sets residential density targets for the different land use designations that include residential use.

Map 82: Bowser RVC Plan - OCP Land Use
The Bowser Village Centre Plan includes seven different land use designations. A map and summary of preferred future land use for the Bowser Village Centre is provided (below).

Table 65: Bowser Village Centre Plan Land Use Designations

<table>
<thead>
<tr>
<th>Land Use Designation</th>
<th>Permitted Principle Uses</th>
<th>Residential Density Targets</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Mixed-Use</td>
<td>Retail stores; offices; multi-unit residential; seniors housing; affordable housing; live work units; care facilities; culture and leisure facilities; sit-down cafes/restaurants; financial institutions; personal services; education/training facilities; public open spaces; art galleries; libraries; temporary outdoor markets; transit</td>
<td>35 upha</td>
</tr>
<tr>
<td>Commercial Tourist</td>
<td>Commercial uses that support tourism, hotels/motels, rental cabins/cottages, guest houses, tourist-related retail, information centres, tour centres, recreational rentals, cafes/restaurants, residential, open space, home based businesses</td>
<td>10 upha</td>
</tr>
<tr>
<td>Residential High Density</td>
<td>Single/two/three/four family dwelling units, secondary suites, carriage homes, garden suites, home based business, multi-unit residential, seniors housing, affordable housing, apartments, townhomes, park and open space, tourist accommodation as home based business use</td>
<td>45 upha</td>
</tr>
<tr>
<td>Residential Medium Density</td>
<td>Single/two family dwelling units, secondary suites, carriage homes, garden suites, seniors housing, affordable housing, home based business, parks and open space, tourist accommodation as a home based business use</td>
<td>35 upha</td>
</tr>
<tr>
<td>Civic and Cultural</td>
<td>Parks/open spaces/playgrounds, educational uses, arts, transit, temporary outdoor markets, schools, seniors housing, affordable housing, police/fire/ambulance stations, government offices, museums, clinics, recreational and cultural centres, libraries, post offices, churches</td>
<td>35 upha</td>
</tr>
<tr>
<td>Parks &amp; Open Space / Conservation area</td>
<td>Parks/open space/playgrounds, community gardens, trails/greenways/green streets/green corridors/rainwater management facilities</td>
<td>n/a</td>
</tr>
<tr>
<td>Future Use Area</td>
<td>Exact uses to be determined, but land uses for this area will complement and enhance existing land uses in Bowser Village Centre and will not create scattered development patterns</td>
<td>n/a</td>
</tr>
</tbody>
</table>

Development Permit Areas

The Electoral Area ‘H’ OCP, Bylaw No. 1335 includes three DPAs that apply to the Bowser RVC: Environmentally Sensitive Areas, Fish Habitat Protection and Hazard Lands. The Bowser Village Centre Plan includes the Bowser Village Centre Development Permit Area also applies to land within the RVC.

The Bowser Village Centre DPA is intended to protect the natural environment, ecosystems and biological diversity; safeguard development from hazardous conditions; guide the form and
character of intensive residential, commercial, industrial or multi-family residential development; promote conservation of water and energy; and reduce greenhouse gas emissions. The Bowser Village Centre DPA guidelines relate to building design, lighting style, signage, public spaces, universal access, safety, parking, and landscaping for intensive residential, commercial, industrial and multi-family residential development.

The Environmentally Sensitive Areas Development Permit in the OCP aims to protect riparian areas, aquifers, wildlife and habitat. The Bowser Village Centre DPA provides an added layer of detail to this DPA with more specific guidelines for rainwater and aquifer protection.

The Fish Habitat Protection DPA in the OCP applies to all riparian areas in the RVC as established by the Riparian Areas Regulations. This DPA aims to protect any riparian areas for the protection of fish habitat. This includes Thames Creek that follows the south-eastern boundary of Bowser RVC.

The Hazard Lands Development Permit Area has been established to safeguard development from potentially hazardous conditions, as well as protect the natural environment. This DPA applies to oceanfront properties in the Bowser RVC. A geotechnical assessment is required for this DPA.

Where more than one DPA applies to land in the RVC, only one development permit is required – but the development permit application must meet the guidelines outlined in all the applicable development permit areas.

3.14.3 SERVICING

Water
The majority of properties in Bowser are located within the Bowser Waterworks District; eight properties at the north end of the RVC are in Deep Bay Waterworks District. For land in the Future Use Area, thirteen of sixteen properties are in the Bowser Waterworks Improvement District. Three lots in the southwest corner are currently not in any community water service area.

Bowser Waterworks District (BWWD) covers a 2.5 km² (250 hectares/617 acres) area which includes 382 parcels of land. Currently, BWWD provides 275 community water connections. For standard single-family dwelling water usage, BWWD anticipates that there is sufficient water supply to service the whole of its water service area. At this time there are no plans to add additional supply or expand the water service area.

The Deep Bay Improvement District (DBID) water service area extends to 8 lots in the northwest corner of the Bowser RVC. The DBID provides 595 water connections to customers, of which, eight connections are in the Bowser RVC. While there is currently capacity in this community water system for upwards of an additional 515 units, the DBID Board requires updated studies to confirm that there is adequate water supply for any new large-scale developments within their service area.

It is assumed that if a developed lot is not connected to the Bowser Waterworks District or the Deep Bay Improvement District that water is drawn from a private well.
Community sewer services are not available in the Bowser RVC. The OCP supports future establishment of community sewer service for this area. It is assumed that developed properties have private onsite sewage treatment systems.

In 2002, the Area ‘H’ Detailed Servicing Study was conducted to explore the feasibility of establishing a wastewater facility for the RVC’s of Bowser, Qualicum Bay and Dunsmuir and the rest of Area ‘H’. It considered wastewater process design, site plans and included cost-estimates. The study recommended construction of a wastewater treatment plant move forward for the Rural Village Centres, and that wastewater services for the remainder of Area ‘H’ be put on hold until a later date. No action was taken based on this study. In 2011, another sewer servicing study was conducted for several larger parcels of land in Bowser RVC. This study was based on projections of 540 units and 898 people (calculated using OCP and Village plan policies). The study provided two sewer options but unfortunately the cost of both these options was considered too high for the stakeholders in the study to invest in.

Street Lighting
There are no RDN street lighting services areas in Bowser RVC.

Fire Protection
The Bow Horn Bay Volunteer Fire Department provides fire protection services to the majority of Bowser RVC. The Bow Horn Bay fire hall is located five kilometres south, at 220 Lions Way, in
the neighbouring RVC of Qualicum Bay. A few properties at the northwest corner of the Bowser RVC are within the Deep Bay Fire Protection Area and serviced by the Deep Bay Volunteer Fire Department. The Deep Bay fire hall is three kilometres north of Bowser at 5031 Mountain View Road.

Bowser RVC has both moderate and high fire hazard ratings. Moderate fire hazard ratings are located primarily along the coastline and between Hudson and Kenmuir Roads. Properties with a high fire hazard are located in the south part of the RVC. High fire ratings are due to moderate to low availability of water for fire flow, spread out nature of development and extent of potential fuel (trees).

**Waste Management**

The RDN provides weekly food and kitchen waste collection, with garbage and recycling collection every two weeks on alternate weeks. The Church Road Transfer Station approximately a 30 minute drive away at 800 Church Road, is the closest regional waste facility that provides additional solid waste disposal services.

**Transit**

In March of 2011, the RDN Electoral Area ‘H’ (Bowser and Area) Transit Feasibility Study was conducted. This study concluded that ‘introductory midday paratransit’ would be an appropriate level of transit service for Electoral Area ‘H’. Further to this study, the RDN will be providing a limited transit service to Bowser RVC, once a day on Mondays starting in 2012. On Monday mornings a bus will leave Deep Bay, head south along Highway 19A stopping along the way at Magnolia Court in Bowser before reaching Ravensong Aquatic Centre in the Town of Qualicum Beach. On Monday afternoons the bus will leave Ravensong Aquatic Centre and return north towards Deep Bay stopping at Magnolia Court in Bowser en-route. From Ravensong Aquatic Centre, this route will link with other bus routes heading south to the Cities of Parksville and Nanaimo.

3.14.4 **COMMUNITY AMENITIES**

**Parks & Recreation**

There are two community park areas in the Bowser. Located on the east side of the E&N Railway at the western edge of the RVC is Henry Morgan Community Park (H-19). This park is 0.23 hectares (0.5 acres) and has a gradual slope of 7 to 13% grade. A concept plan has been developed for the park and the RDN is in the process of developing the park. The other park in the Bowser RVC is Kelsey Community Park (H-18) located at the end of Kelsey Road. This 0.1 hectares (0.25 acres) is a naturally wooded natural Area Found adjacent to single-family dwellings.
Community Gathering Places

There are no public schools in the Bowser RVC. Bowser Elementary, serving kindergarten to grade 5, is located two kilometers to the north. From grade six onward, the closest middle and high schools are Qualicum Beach Middle School and Kwalikum Secondary School in the Town of Qualicum Beach, about a 20 minute drive south.

At the north end of the Bowser RVC is Magnolia Court. This commercial service Area has gym, library, and coffee shop that provide opportunities for community members to meet. Across the road from Magnolia Court is the Bowser Royal Canadian Legion which is used for community meetings and serves as a regular place for members of the legion to gather. The Legion, and surrounding property, includes a meeting hall and lounge, two tennis courts, a horseshoe pit and a recreational field equipped with a ball backstop.

3.14.5 ENVIRONMENTAL CONSIDERATIONS

Sensitive Ecosystem Inventory

Two SEI polygons are found in the RVC: second growth forest and riparian vegetation. The riparian vegetation polygon follows Thames Creek and affects only three properties in the RVC. The second growth forest polygon is noted in the southeast portion of Bowser and extends into the Future Use Area.
Aquifer Vulnerability

The Bowser RVC is located above the Aquifer No. 0416. The aquifer is rated as having moderate vulnerability and low demand.

<table>
<thead>
<tr>
<th>Aquifer Number</th>
<th>Productivity</th>
<th>Vulnerability</th>
<th>Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>0416</td>
<td>High</td>
<td>Moderate</td>
<td>Low</td>
</tr>
</tbody>
</table>

Table 66: Summary of Aquifer 0416 Data

Intrinsic Aquifer Vulnerability

The intrinsic aquifer vulnerability level for Aquifer 0416 is rated Moderate to High with more land being rated as High within the Bowser RVC.

Riparian Regulations

Thames Creek flows along the southern extent of the Bowser RVC. This watercourse is subject to the Riparian Areas Regulation which is applied through the Fish Habitat Protection Development Permit Area and/or the Environmentally Sensitive Areas DPA.

Map 85: Bowser RVC - Environmental Considerations

Map of Bowser RVC showing environmental considerations.
Other Environmental Considerations
The Bowser RVC is adjacent to the Salish Sea to the west and bordered by Thames Creek to the southeast. Lands adjacent to the ocean have been designated as hazard lands due to their vulnerability to erosion, flooding, unstable slopes and landslides. This can create hazardous conditions for these properties, as well as result in negative environmental impacts on adjacent waters and surrounding ecosystems.

3.14.6 OTHER/LIMITATIONS
Archaeological sites have been identified along some ocean front properties in the Bowser RVC.

The E&N Railway runs diagonally through the Bowser RVC and is adjacent to the majority of the large lots in the RVC. Another major transportation route, Island Highway West (Provincial Highway 19A) also divides land in the RVC.

3.14.7 FUTURE BUILD-OUT POTENTIAL
Two residential build-out scenarios are provided for the Bowser RVC, one based on current zoning and the other based on direction contained the Electoral Area ‘H’ OCP.

Within the Bowser RVC, existing dwelling unit density is 1.6 units per hectare (0.6 per acre). The Village Plan sets a target of 20 dwelling units per hectare (8 dwelling units per acre) by 2025; increasing to 30 dwelling units per hectare (12 dwelling units per acre) by 2040. The number of potential new dwelling units was calculated based on density targets set for different land use designations in the Bowser RVC Plan (see table below). Based on existing zoning there is capacity for approximately 218 dwelling units. The estimated capacity based on the Bowser Village Centre Plan is 893 dwelling units.

Table 67: Bowser RVC – Dwelling Unit Capacity

<table>
<thead>
<tr>
<th></th>
<th>DWELLING UNITS</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Existing Number of Dwellings</td>
<td>Potential Number of New Dwellings</td>
<td>Total Number of Dwellings at Build-out</td>
</tr>
<tr>
<td>Based on Current Zoning</td>
<td>79</td>
<td>139</td>
<td>218</td>
</tr>
<tr>
<td>Based on OCP</td>
<td>79</td>
<td>814</td>
<td>893</td>
</tr>
</tbody>
</table>
3.15 DEEP BAY STUDY AREA

3.15.1 BACKGROUND & LOCATION

Introduction

Deep Bay located at the north end of Electoral Area ‘H’ in the RDN, is not currently designated as a Rural Village Centre. However it is included as a study area in this report because of direction provided by the Regional District Board in response to an application to amend the Electoral Area ‘H’ OCP. The development application submitted for District Lot 1 and 86 is a proposed master planned community of 386 dwelling units that also includes two commercial areas along Gainsberg Road and Island Highway 19A.

Study Area

The boundaries selected for the Deep Bay RVC study area include the lands subject to the development application as well as surrounding land with potential for infill. The boundaries were based on available services, site constraints and underutilized land. Land already built out to rural residential densities, environmentally sensitive land, ALR land and land subject to natural hazards such as erosion and landslides were excluded to the greatest extent possible from the study area.

The Deep Bay RVC study Area contains 118 lots spread over 140 hectares. Properties within the study Area are mostly residential and generally range in size from 769 m² (0.08
hectares/0.19 acres) to 2.27 hectares (5.61 acres) with the exception of District Lots 1 and 86 that together total 138 hectares. Existing non-residential land uses within the study area include a marina, shellfish aquaculture research station, convenience store / cafe, campground, vacation suites rental building and RV park.

**Proximity to Urban Areas**

Shops, services and amenities for local residents within the Deep Bay RVC study Area are limited. Local residents must travel outside the study area to meet most of their basic needs. The Town of Qualicum Beach (approximately 27 kilometres away) is the closest urban area providing access to services and amenities not available in the RVC including schools, grocery stores, financial and medical services. For many residents the Town of Courtenay in the adjacent Comox Valley Regional District is closer than the City of Nanaimo for access to hospitals and other medical services, and a greater diversity of shops and services.

**Table 68: Deep Bay RVC Study Area - Distance (km) to/ from Regional Urban Centres**

<table>
<thead>
<tr>
<th>Regional Centres</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown Nanaimo</td>
<td>79.44 km</td>
</tr>
<tr>
<td>North Nanaimo</td>
<td>66.03 km</td>
</tr>
<tr>
<td>Parksville</td>
<td>37.44 km</td>
</tr>
<tr>
<td>Qualicum Beach</td>
<td>27.29 km</td>
</tr>
<tr>
<td>Courtenay</td>
<td>43.45 km</td>
</tr>
</tbody>
</table>

**Population & Housing**

Between 2006 and 2011 the population of Electoral Area ‘H’ increased by only 1% from 3,474 to 3,509 people (Statistics Canada 2011 Census). This growth rate is significantly lower than the 12% increase in population between 2001 and 2006. Like other RDN electoral areas, the Area ‘H’ OCP and Regional Growth Strategy direct the majority of future development towards Rural Village Centres (Bowser, Dunsmuir and Qualicum Bay).

Compared to the rest of the RDN, Electoral Area ‘H’ has the second lowest population (approximately 3,500 residents), the smallest average household size (2.1 residents per dwelling) and a relatively high median age (53.8 years). Electoral Area ‘H’ has the lowest median couple income, the highest unemployment rate, and a high percentage of dwellings in need of major repair.

The population for the Deep Bay RVC study area is 279 people. This is based on an estimate of 133 dwelling units multiplied by an average of 2.1 people per household for Electoral Area ‘H’ (2006 Census).

**Jobs & Local Industry**

Employment opportunities in the Deep Bay RVC study Area are limited to those associated with the Vancouver Island University Shellfish Research Station, marina (this includes jobs in the fishing and shellfish aquaculture industry), convenience store/cafe, Improvement District Office, motel and RV Park. Bed and Breakfast, vacation suite rentals are also forms of home based
business that exist providing income to local residents. Based on existing businesses, potential jobs can be found in the following industry categories: Education Services, Retail Trade, and Other Services.

3.15.2  SUMMARY OF LAND USE

Existing Land Use

At present the following land uses and/or businesses are located in the Deep Bay RVC study area:

- Convenience Store/café
- Marina
- Campground
- RV Park
- Improvement District Office
- Fire Hall
- Shellfish Research Station
- Single family homes
- Vacation Suites

Map 87: Deep Bay RVC Study Area – Existing Land Uses

The pie chart below provides a summary of land use and is based on BC Assessment property data. The majority of land in Deep Bay RVC study area is classed as Residential (90%). The remaining land is classed as Utilities (3%), Business / Other (3%) and Recreational / Non-profit (2%). While much of the study area is undeveloped, site visits confirm that the majority of existing land use is single family residential.
Current Permitted Land Use

Land Use and Subdivision Bylaw No. 500, 1987 regulates land use for the Deep Bay RVC study area. There are eight different zones established in the study area regulating residential, commercial, public, resource management and rural land uses. There is also one zone regulating water and aquaculture uses.

Table 69: Deep Bay RVC Study Area - Zoning

<table>
<thead>
<tr>
<th>Legend</th>
<th>Zone</th>
<th>Description</th>
<th>Permitted Principle Uses</th>
<th>RVC %</th>
</tr>
</thead>
<tbody>
<tr>
<td>RS-2</td>
<td>Residential 2</td>
<td>Home based business; residential use</td>
<td>29</td>
<td></td>
</tr>
<tr>
<td>RS-3</td>
<td>Residential 3</td>
<td>Residential use; multiple dwelling unit; home based business</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>PU-1</td>
<td>Public 1</td>
<td>Personal care; personal care unit; public assembly use; public utility use; residential use; school</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>PU-3</td>
<td>Public 3</td>
<td>Railway; railway station</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>CM-1</td>
<td>Commercial 1</td>
<td>Convenience store; office; residential use; restaurant</td>
<td>&lt;1</td>
<td></td>
</tr>
<tr>
<td>CM-5</td>
<td>Commercial 5</td>
<td>Hotel; resort condominium unit; marina; neighbourhood pub; public assembly use; recreation facility; residential use; restaurant; resort vehicle park; tourist information booth; tourist store</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>RM-1</td>
<td>Resource Management 1</td>
<td>Retail store; office; personal service use; restaurant; tourist store; recreation facility; multiple dwelling unit development</td>
<td>26</td>
<td></td>
</tr>
<tr>
<td>RU-1</td>
<td>Rural 1</td>
<td>Agriculture; aquaculture; home based business; produce stand; residential use; silviculture</td>
<td>32</td>
<td></td>
</tr>
<tr>
<td>WA-1</td>
<td>Water 1</td>
<td>Aquaculture; boat ramp</td>
<td>&lt;1</td>
<td></td>
</tr>
</tbody>
</table>
Figure 32: Deep Bay RVC Study Area - Proportion of Land in Each Zone

Map 88: Deep Bay RVC Study Area - Zoning
Future Preferred Land Use

Current direction in the Electoral Area ‘H’ Official Community Plan and 2011 Regional Growth Strategy is that the lands that are outside of Growth Containment Boundaries (such as those in the Deep Bay RVC study area) are intended to be maintained for primarily rural land uses and are not intended to be serviced and accommodate future growth. At the same time the OCP acknowledges existing commercial and rural residential land uses outside of Rural Village Centres.

Figure 33: Deep Bay RVC Study Area – Portion of Land in OCP Land Use Designations

Map 89: Deep Bay RVC Study Area– OCP Land Use
Development Permit Areas

The Electoral Area ‘H’ OCP, Bylaw No. 1335 includes three DPAs that may apply to all land in the study area: Environmentally Sensitive Areas, Fish Habitat Protection and Hazard Lands. The Form and Character DPA applies only to commercial properties within the RVC study area. This includes the marina, convenience store, cafe, campground and RV Park.

3.15.3 SERVICING

Water

All of the lots within the Deep Bay RVC study Area are within the Deep Bay Improvement District (DBID) service area. The DBID covers approximately five km² (500 hectares/ 1236 acres) which includes 641 parcels of land. This includes eight parcels of land at the northern tip of the Bowser RVC. Currently DBID provides 595 water connections to customers. While there is currently capacity in this community water system for upwards of an additional 515 dwelling units, the DBID Board requires updated studies to confirm adequate capacity to service any large-scale developments within their service area.

Sewer

Community sewer service is not available in the Deep Bay RVC study Area and nor is such service supported in either the RGS or Electoral Area ‘H’ Official Community Plan as it is outside of a designated growth area (Rural Village Centre). If the development application for
District Lots 1 and 86 is successful and a new Rural Village Centre for Deep Bay is created, an advanced wastewater treatment for the development and the wider community would be created.

Street Lighting

There are no RDN street lighting services for the Deep Bay RVC study area.

Fire Protection

Fire protection is provided by the Deep Bay Volunteer Fire Department as part of the DBID. The fire hall is located at the southeast end of the study area on 5031 Mountain View Road. The study area is considered to have a high fire hazard rating. High fire ratings are due to moderate to low availability of water for fire flow, spread out nature of development and extent of potential fuel (trees).

Waste Management

The RDN provides weekly food and kitchen waste collection, with garbage and recycling collection every two weeks on alternate weeks. The Church Road Transfer Station approximately a 40 minute drive away at 800 Church Road, is the closest regional waste facility that provides additional solid waste disposal services.

Transit

In March of 2011, the RDN Electoral Area ‘H’ (Bowser and Area) Transit Feasibility Study was conducted. This study concluded that ‘introductory midday paratransit’ would be an appropriate level of transit service for Electoral Area ‘H’. Further to this study, the RDN will be providing a limited transit service to Bowser RVC, once a day on Mondays starting in 2012.

On Monday mornings a bus will leave Deep Bay (from the marina included in the study area), head south along Highway 19A stopping at Bowser, Qualicum Bay and Dunsmuir RVCs along the way before reaching Ravensong Aquatic Centre in the Town of Qualicum Beach. On Monday afternoons the bus will leave Ravensong Aquatic Centre and return north towards Deep Bay. From Ravensong Aquatic Centre, this route will link with other bus routes heading south to the cities of Parksville and Nanaimo.

3.15.4 COMMUNITY AMENITIES

Parks & Recreation

There are two community parks are within the Deep Bay RVC study area. The largest community park is the Gainsberg Road Community Park (H-25). This is a linear park of 1 ha on the eastern boundary of District Lot 1 and 86 that follows a small watercourse. This park provides a trail connection through the study Area as well as protection of the riparian area either side of the watercourse. Pearl Road Community Park (H-08) is a smaller park (0.34 hectares) within the study Area and includes a trail corridor linking properties between Pearl Road and Gainsberg Road.
Community Gathering Places

There are no primary or secondary public schools in the Deep Bay RVC study area. Bowser Elementary, serving kindergarten to grade 5, is located 1 kilometer to the south. From grade six onward, the closest middle and high schools are Qualicum Beach Middle School and Kwalikum Secondary School in the Town of Qualicum Beach, about a 35 minute drive south.

Vancouver Island University Shellfish Research Station provides post-secondary education associated with the Nanaimo campus. This facility provides space that can be rented for community meetings or events. The Deep Bay Improvement District Office and fire hall also provides space for small community gatherings. The café at the marina and the marina itself are places where community members gather informally and also for community events.

3.15.5 ENVIRONMENTAL CONSIDERATIONS

Sensitive Ecosystem Inventory

There are several environmentally sensitive areas within the Deep Bay RVC study area. Two wetlands are identified on District Lots 1 and 86. There are four eagle nesting sites identified within the study area. The Environmentally Sensitive Areas DPA in the OCP establishes a buffer restricting development activity within a 60 metre radius of observed nests to protect the eagles from disturbance. The nest itself is protected by the Wildlife Act.
The coastline along the north eastern edge of the study area is identified as hazard lands in the Area ‘H’ OCP, this includes existing residential properties along Crome Point Road and the location of convenience store/café/campground, marina and the coastal area of District Lot 1. Outside of the study area other hazard lands include, Mapleguard spit and the coastal bluffs to the east. These lands are subject to geotechnical hazards including landslides, flooding and erosion. The coastal bluffs to the east of the study area include the site of a landslide in the spring of 2011 that damaged property and blocked road access to several homes for several days.

Map 92: Deep Bay RVC Study Area - Environmental Considerations

Aquifer Vulnerability

The Deep Bay RVC study area is located above aquifer 0416. This aquifer is identified as having low vulnerability and low demand.

<table>
<thead>
<tr>
<th>Aquifer Number</th>
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Table 70: Summary of Aquifer 0416 Data
Intrinsic Aquifer Vulnerability

The intrinsic aquifer vulnerability level for Aquifer 0416 is rated Moderate to High with more land being rated as Moderate within the Deep Bay RVC study area.

3.15.6 OTHER/LIMITATIONS

Archeological sites have been identified along the western coastline of the study area including, District Lot 1 and properties on Crome Point Road.

The E & N Railway divides the study area, providing constraints with regard to how land can be developed while still remaining well connected to the RVC and areas outside.

3.15.7 FUTURE BUILD-OUT POTENTIAL

Two residential build-out scenarios are provided for the Deep Bay RVC study area, one based on current zoning and the other based on direction contained the Electoral Area ‘H’ OCP.

The Deep Bay RVC study area is not an existing Rural Village Centre. The Electoral Area ‘H’ OCP does not support increased development outside of Rural Village Centres. Nevertheless the OCP does support a smaller minimum parcel size for a large lot in the study area than what is allowed under current zoning. The land in question is zoned RM1 with a minimum parcel size of 20 hectares, however it is designated Rural Lands in the OCP which supports a minimum parcel size of 4 hectares.

More consistent with the intent of the OCP, is an example of another lot within the study area with RU1D zoning that allows a minimum parcel size of 2 hectares while the OCP designates a minimum parcel size of 4 hectares.

There are 133 existing dwelling units in the Deep Bay RVC study area. Based on existing zoning there is potential capacity for 78 new dwelling units. These additional units result in an estimated build-out of 211 dwellings under existing zoning. Using direction from the OCP noted above the potential capacity for new dwelling units is slightly lower at 74. These additional units result in an estimated build-out of 207 dwellings based upon OCP direction.

Table 71: Deep Bay RVC - Dwelling Unit Capacity

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4.0 SUMMARY & NEXT STEPS

Rural Village Centres are intended to evolve into mixed-used centres that are pedestrian-oriented, transit-supportive, compact, complete neighborhoods. However, since these growth centres have been designated very few have achieved the goals they were intended to meet. In recognition of this fact, Section 4.11 of the Regional Growth Strategy provides direction for a region-wide study of Rural Village Centres.

This inventory is the first step in gathering information that will be used for the region-wide study. It provides baseline information on thirteen of the Rural Village Centres (including one Rural Separation Area) found in the Regional District of Nanaimo. Based on direction from the Area ‘G’ OCP and the RDN Board, two additional study areas have also been included (Dashwood and Deep Bay) in this inventory.

Following the completion of this inventory, the next step will involve using this information to conduct the region wide study of RVC’s to “identify those locations that have the most potential for evolving into mixed-use centres”. The RGS states that Rural Village Centres should be able to:

- Attract and support local commercial development;
- Attract and support local community services and amenities (e.g. schools, community centres, libraries);
- Support regular transit service; and
- Demonstrate how their development will contribute to the goals of the RGS.

These factors will be included in the Rural Village Centres study.
SOURCES CONSULTED

Zoning Bylaws
Land use and Subdivision Bylaw No. 500, 1987
Electoral Area ‘F’ Zoning and Subdivision Bylaw No. 1285, 2002

Official Community Plans
Electoral Area ‘A’ Official Community Plan, Bylaw No. 1620, 2011
Electoral Area ‘C’ Official Community Plan (Arrowsmith-Cranberry), Bylaw No. 1148, 1999
Electoral Area ‘E’ Official Community Plan, Bylaw No. 1400, 2005
Electoral Area ‘F’ Official Community Plan, Bylaw No. 1152, 1999
Electoral Area ‘H’ Official Community Plan, Bylaw No. 1335, 2003

Regional Growth Strategy
Regional Growth Strategy, Bylaw No. 1615, 2011
Regional Growth Strategy, Bylaw No. 1309, 2003

Area ‘A’
Electoral Area ‘A’ Groundwater Assessment and Vulnerability Study (July 2010)
Electoral Area ‘A’ Community Active Transportation Plan (2009)
Electoral Area ‘A’ Official Community Plan Land Inventory for Cedar Village Centre and Suburban Residential Lands: Preliminary Results (2008)
Recreation and Cultural Services Master Plan

Area ‘E’

Area ‘H’
Electoral Area ‘H’ (Bowser and Area) Transit Feasibility Study (2011)
Bowser Village Centre Plan (2010)
Lighthouse County Community Profile by Fran Thorburn, Gwen Brunet and Sandra Nielsen (2010)
Area ‘H’ Village Planning Project Background Information (2008)
Area ‘H’ Detailed Servicing Study (2002)

Other Documents/Sources
Housing Needs Overview (January 2009)
Connecting Housing Needs and Opportunities (March 2009)
Nanaimo Regional Transit Business Plan (2008)
Population and Housing Change in the Nanaimo Region, 2006-2036 (2007)
Land Inventory & Residential Capacity Analysis (2007)
Demographic and Socioeconomic Trends in the Regional District of Nanaimo (2001)
RDN Hazard Risk and Vulnerability Assessment (2006)
BC Assessment Property Classification
Statistics Canada Community Profiles
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