

Welcome!

LAKES DISTRICT
&
SCHOONER COVE

Zoning Amendments + Phased Development Agreement

PUBLIC INFORMATION MEETING

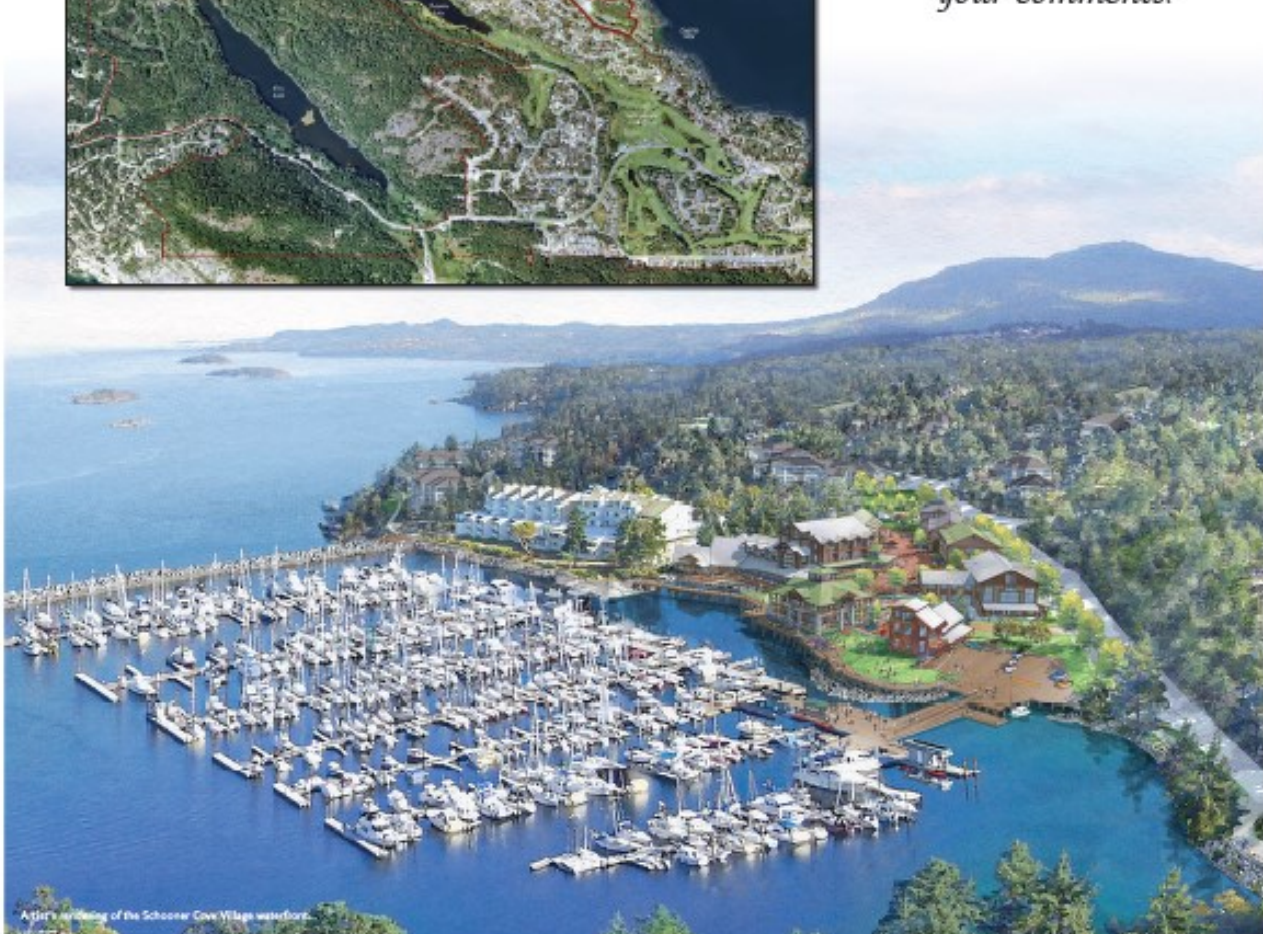
This Public Information Meeting presents the current application following RDN review for Comprehensive Development Zones (CD Zones) and an associated Phased Development Agreement (PDA) for the Lakes District and Schooner Cove.

The Public Information Meeting serves to:

- > highlight the purpose, structure and content of the CD Zones and PDA;
- > provide complete hardcopies of each application for Public review; and,
- > cross reference Official Community Plan policies to demonstrate their implementation within the CD Zones and PDA.



*We look forward
to hearing
your comments!*



Planning Framework

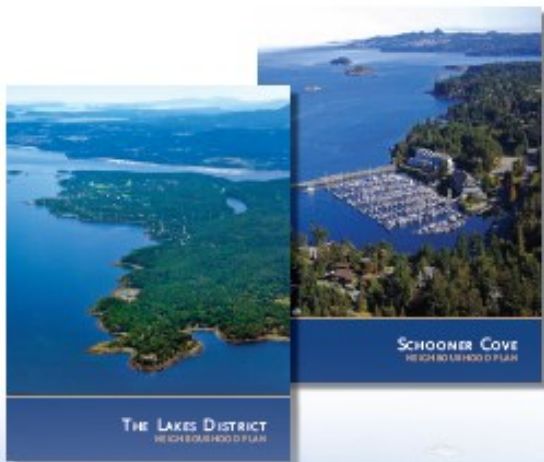
LAKES DISTRICT & SCHOONER COVE

What has been the Planning Process?

Comprehensive Zoning Amendments (ZA), with a Phased Development Agreement (PDA), for the Lakes District and Schooner Cove neighbourhoods are currently under review by the Regional District of Nanaimo. Submitted in July 2012, the ZAs and PDA are guided by the vision, land use policies and servicing frameworks detailed within the Lakes District and Schooner Cove Neighbourhood Plans of the Nanoose Bay Official Community Plan.

The ZA and PDA seek to align current zoning with the vision reflected in the Neighbourhood Plans and, as such, represent the next technical step in the implementation of the Nanoose Bay OCP and Regional Growth Strategy.

Led by EKISTICS Town Planning, with Kerr Wood Leidal Consulting Engineers, Pottinger Gaherty Environmental Consultants, and Clark Wilson LLP, the Zoning Amendments have been prepared by a multi-disciplinary team of professionals, committed to realizing the vision of the Neighbourhood Plans.



Levels of Regulatory Approvals



Phased Development Agreement Bylaw

A Phased Development Agreement (PDA) is noted in the Neighbourhood Plans as the legal tool to support the commitments and terms of the Zoning Amendments. As a master agreement between the Developer and the Local Government, the PDA is designed to facilitate implementation of comprehensive planning for multi-phased development projects with significant up-front expenditures and long time horizons. The Lakes District and Schooner Cove Phased Development Agreement Bylaw will provide confidence that the Neighbourhood Plans will be built out as envisioned, including their public benefits.

LAKES DISTRICT

Subject Property Location



LAKES DISTRICT

Neighbourhood Plan

Land Use Designations Plan

Nanoose Bay Official Community Plan Bylaw #1400

THE LAKES DISTRICT NEIGHBOURHOOD PLAN

Schedule A1 LAND USE DESIGNATIONS

ADOPTED

LEGEND

- The Lakes District Neighbourhood Plan Area within OCP-designated Fairwinds Urban Containment Boundary
- Fairwinds Urban Containment Boundary

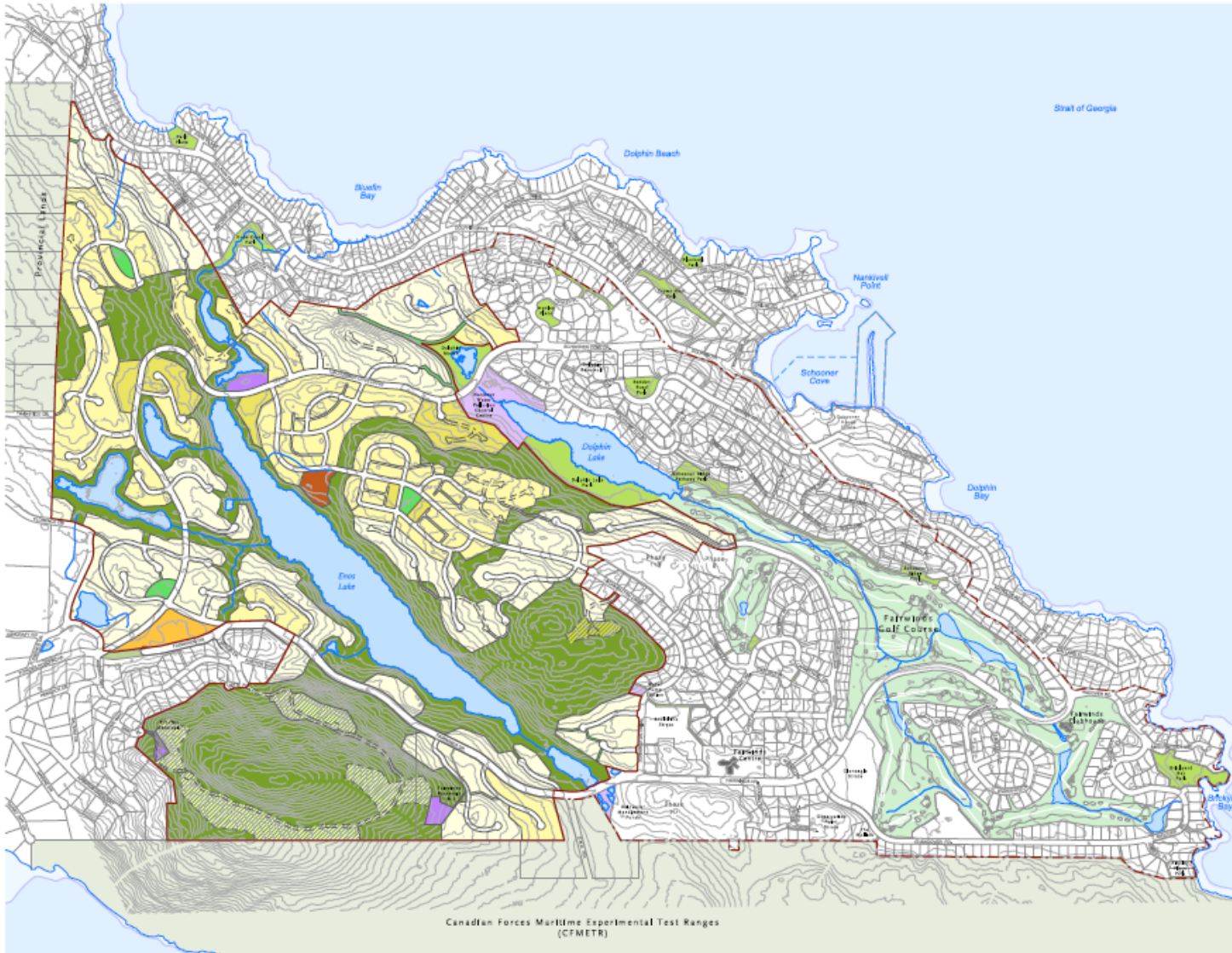
	41.5% Regional Park 118.35 ha (294.43 ac)
	1.00% Community Park 2.54 ha (6.27 ac)
	Future Development Reserve 11.04 ha (27.28 ac)
	33.9% Single Dwelling 88.20 ha (218.22 ac)
	16.2% Single Dwelling Duplex 40.38 ha (100.01 ac)
	2.7% Multiple Dwelling 7.22 ha (17.98 ac)
	0.7% Community Mixed Use 1.72 ha (4.24 ac)
	0.3% Lakeshore Centre 0.80 ha (1.97 ac)
	0.3% Civic Infrastructure 1.01 ha (2.51 ac)
	9.4% Public Road ROW 24.09 ha (59.59 ac)
100% 285.81 ha / 706.23 ac	

Note: All land use areas and percentages are approximate, intended for planning purposes only. All designated areas and boundaries are subject to refinement through more detailed site design and engineering at the time of rezoning and subdivision.

Select Land Uses outside the Neighbourhood Plan Area

- Civic Infrastructure
- Community Park
- Fairwinds Golf Course

SCALE 1:2000
0 50 100 200 300m



SCHOONER COVE

Subject Property Location

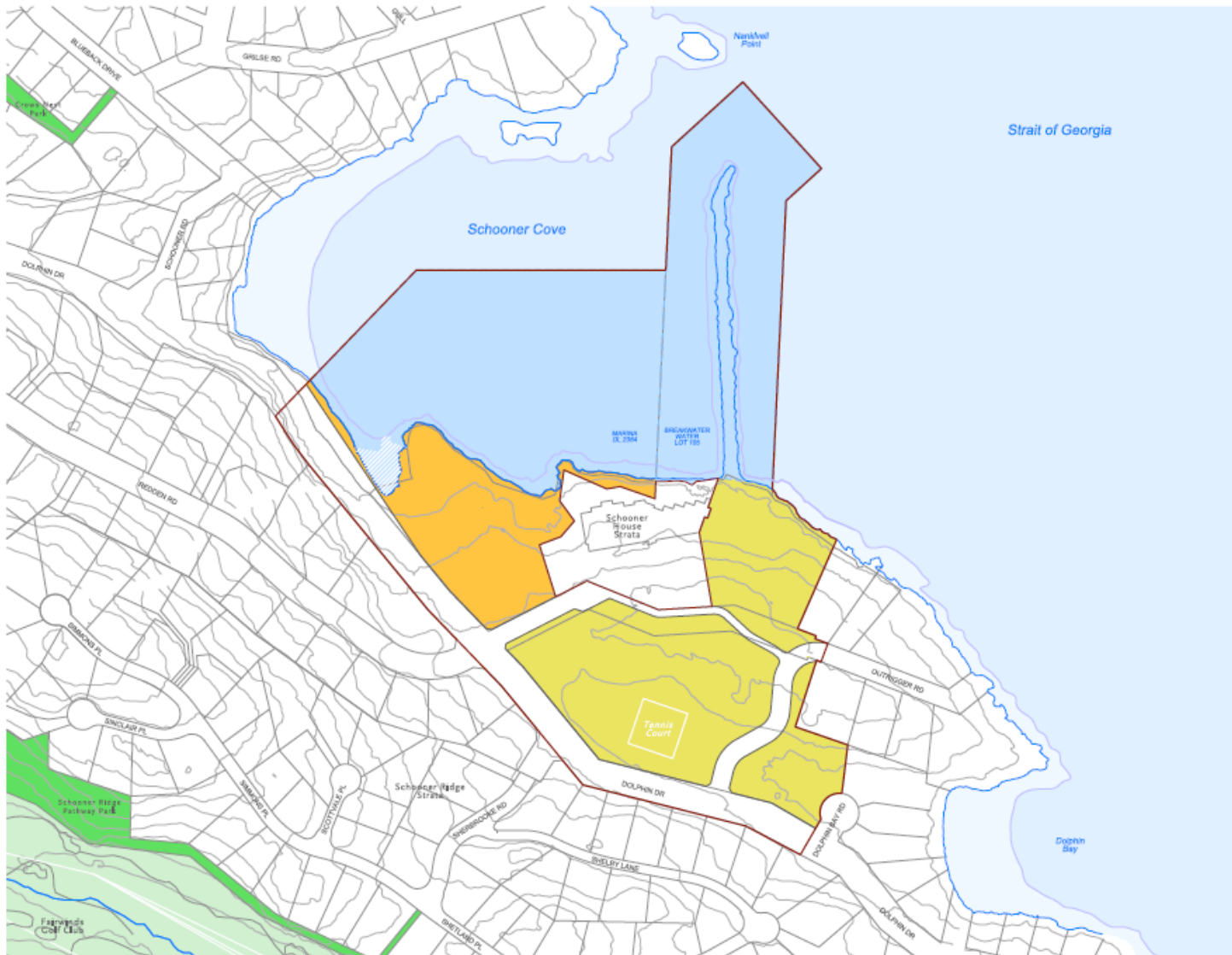


SCHOONER COVE

Neighbourhood Plan

Land Use Designations Plan

Nanoose Bay Official Community Plan Bylaw #1400

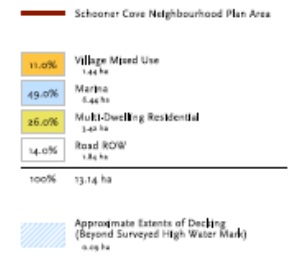


SCHOONER COVE NEIGHBOURHOOD PLAN

Schedule A1 LAND USE DESIGNATIONS

ADOPTED

LEGEND



Note: All land use areas and percentages are approximate, intended for planning purposes only. All designated areas and boundaries are subject to refinement through more detailed site design and engineering through the development approval process.



Comprehensive Development Zones

Understanding the “What?” and “Where?”

LAKES DISTRICT
&
SCHOONER COVE

What does a “CD Zone” do?

The Comprehensive Zone Amendments for the Lakes District and Schooner Cove will update and align current land use regulation with the vision of the Neighbourhood Plans (part of Nanoose Bay OCP #1400).

Current zoning for the Lakes District only permits low density residential development (RS1), while current zoning for Schooner Cove only permits a limited number of commercial and residential uses. In both cases, current zoning is inconsistent with the current vision as detailed within the Official Community Plan.

Comprehensive Development (CD) Zones will regulate future development to ensure that the ultimate build out of the Lakes District and Schooner Cove proceeds according to the Neighbourhood Plans.

CD Zone: “Under the Hood”

A closer look at the CD Zones details the “WHAT and WHERE?” as related to the implementation of the Neighbourhood Plans for the Lakes District and Schooner Cove.

The presentation board titled “*A Closer Look at the CD Zone*” provides a more detailed overview of the contents of each CD Zone for the Lakes District and Schooner Cove.

The contents of each draft CD Zone are also available for review.



The Regulatory Mechanism of Zoning



Zoning Bylaws regulate what land uses are permitted on a property and include specific provisions such as the maximum number of dwelling units; the minimum setback and maximum height requirements of buildings and structures; and the maximum parcel coverage allowed on a lot. Minimum parcel sizes are also regulated under these bylaws. (www.rdn.bc.ca)

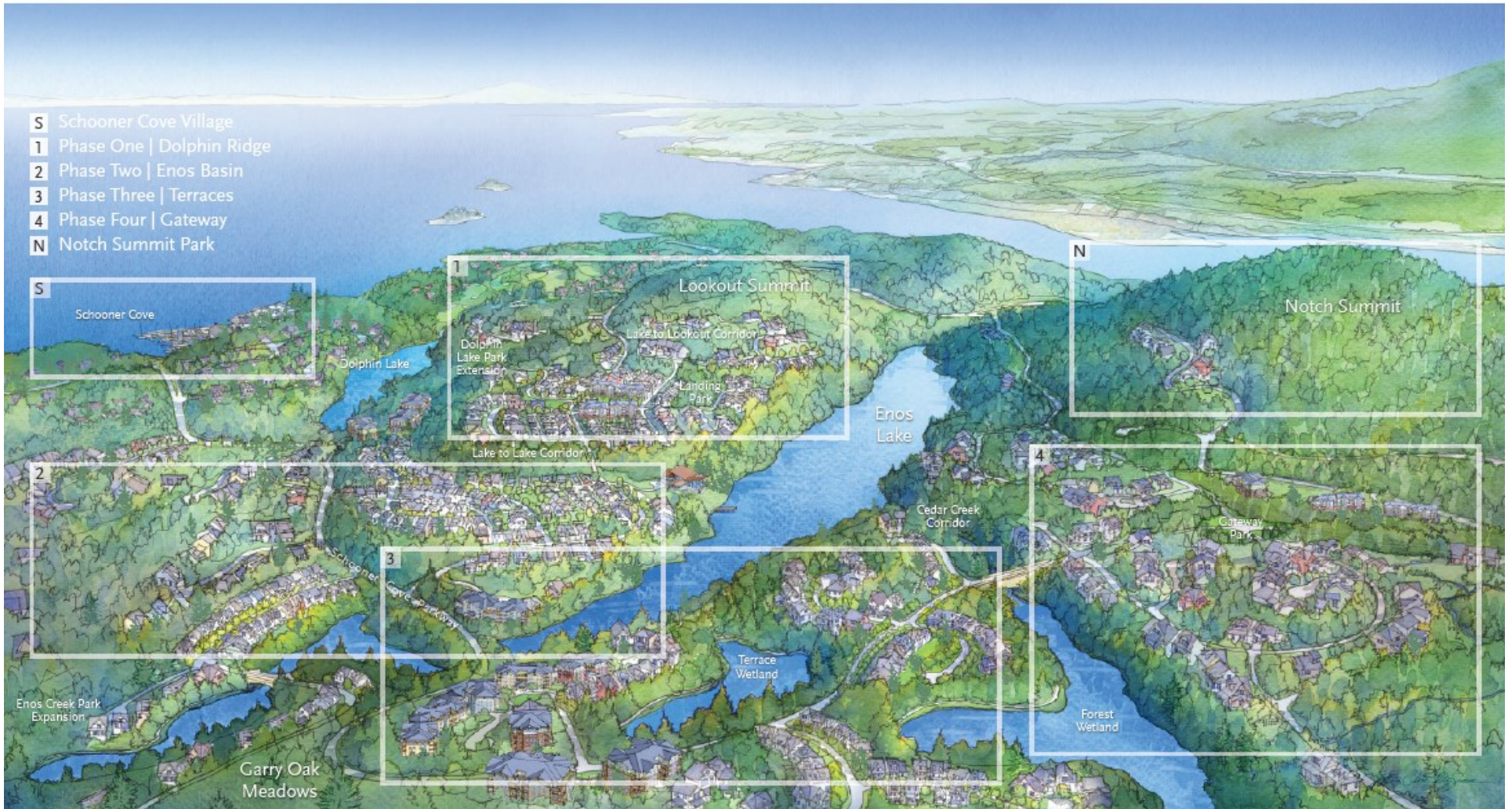


LAKES DISTRICT

Comprehensive Development Zone 44

Imagine the Lakes District

The Lakes District looking over Georgia Strait towards Schooner Cove



SCHOONER COVE

Comprehensive Development Zone 45

A Closer Look at the CD Zone

The information presented here represents an overview of the Schooner Cove Comprehensive Development Zone (CD45) and highlights the three zoning areas of the CD Zone:

Section 1 | PURPOSE + DEFINITIONS provides a statement of intent for the CD Zone, and lists Zoning Areas. This section also includes a complete set of land use definitions to compliment the Interpretation section within RDN Zoning Bylaw 500.

Section 2 | GENERAL REGULATIONS provides general development regulations specific to Schooner Cove, which either supplement or supersede the General Regulations section within RDN Zoning Bylaw 500.



Section 3 | REGULATIONS BY ZONING AREA describes the land use regulations for each area within the CD Zone, as well as details principal and accessory uses; locations, size, setbacks and height for buildings and accessory structures; and other provisions and/or restrictions within the zone, including the provision of parking.

3.1 Village Mixed Use CD45 - MU

Purpose
The intent of the Schooner Cove Village Mixed Use designation is to accommodate a neighbourhood, mixed, commercial and village use on the waterfront, with a mix of commercial and residential uses.

- Permitted Principal Uses**
- a) medium retail shop
 - b) accessory use
 - c) grocery store
 - d) office
 - e) liquor store
 - f) bookstore
 - g) multiple dwelling unit development
 - h) neighbourhood pub
 - i) outdoor recreation
 - j) personal service use
 - k) recreation facility
 - l) mixed commercial development not residential
 - m) retail store
 - n) senior's congregate care
 - o) health services facility

- Accessory Uses**
- a) marine store
 - b) parking
 - c) boat information booth

- Development Regulations**
- a) No residential dwelling units shall be permitted within the Village Mixed Use zoning area, as defined on Schedule 1 of this Bylaw (to a maximum of 20% for the Neighbourhood Plan Area).
 - b) No residential use shall be allowed on lots of less than 4,000 sq. ft.
 - c) Minimum parcel area for a multiple dwelling unit development is 4,000 sq. ft. or 400 sq. m for a corner parcel.
 - d) Commercial uses shall be permitted within the Village Mixed Use Zone up to a maximum combined floor area of 1,000 sq. ft.
 - e) Minimum parcel area for commercial uses, including mixed-use buildings is 2,000 sq. ft.
 - f) Maximum floor area occupation is permitted within the Village Mixed Use.

- Maximum Number and Size of Buildings and Structures**
- a) Maximum parcel coverage is 20% or 80% where the required parking spaces are located directly beneath the principal building.
 - b) Maximum impervious surface area is 50% of the total parcel area including building, driveway and paved area, or 80% where the required parking spaces are located directly beneath the principal building.
 - c) Where buildings are located on the waterfront and adjacent to Lot 8, District 14 (Harrison Street, Suite 100), the maximum height of a principal building is limited to the lesser of 20 m or 60% of the lot area, or 10 m, whichever is less. In all other locations the maximum height is as indicated in Schedule 1 of this Zone but shall not exceed the lesser of 20 m or 60% of the lot area, or 10 m, whichever is less.

- Minimum Setback Requirements**
- a) Minimum setback is 4.5 metres from any highway and 8 m required fronting that is on corner lots Lot 8, District 14, Harrison Street, Suite 100. Minimum setback from other property lines is no meters.

- Parking Regulations**
- a) Commercial, residential or neighbourhood pub use 10 spaces, except for recreation or neighbourhood pub which is 10 spaces plus 1 staff per 100 sq. ft.
 - b) senior's congregate housing 1 parking space per 10 employees and 1 per 1,000 sq. ft.

All other uses as determined by RDN Bylaw 500, Schedule 1 of Zoning Bylaw 500

- Single Parking Regulations**
- a) commercial use 1 per 400 sq. ft. commercial space
 - b) residential or neighbourhood pub use 1 per 400 sq. ft. floor area
 - c) multiple dwelling unit development 1 surface, secure bicycle parking space per 2 units or 400 sq. ft. floor area
 - d) senior's congregate housing 1 secure bicycle parking space per 10 employees

3.2 Marina CD45 - MA

Purpose
The Marina designation supports commercial marine uses for conducting the business of a marina, including the provision of moorage, marine sales, and yacht care facilities, along with neighbourhood-oriented services, including the provision of specific amenities for local residents and local interest groups.

- Permitted Primary Uses**
- a) accessory use
 - b) boat launching facility
 - c) marina

- Accessory Uses**
- a) commercial store
 - b) marina fuel supply station
 - c) marina sales

- Maximum Number and Size of Buildings and Structures**
- a) Maximum height is the lesser of 10 m or 3 stories.

- Minimum Setback Requirements**
- b) Minimum setback from all property lines is 0 metres.

- Parking Regulations**
- a) marina use 1 parking space per 100 sq. ft.

All other uses as determined by RDN Bylaw 500, Schedule 1 of Zoning Bylaw 500

- Single Parking Regulations**
- a) marina use 8 spaces

3.3 Residential Multiple Dwelling CD45 - RM

Purpose
The Schooner Cove Multiple Dwelling designation accommodates the provision of multi-family housing options to provide opportunities for downsizing, aging in place and greater affordability, while supporting the sustainability and flexibility of village-oriented uses.

- Primary Uses**
- a) parking
 - b) multiple dwelling unit development
 - c) senior's congregate housing

- Regulations**
- a) No residential dwelling units shall be permitted in the Residential Multiple Dwelling zoning area, as defined in Schedule 1 of this Bylaw (to a maximum of 20% for the Neighbourhood Plan Area).
 - b) Minimum parcel area for a multiple dwelling unit development is 4,000 sq. ft. or 400 sq. m for a corner parcel.
 - c) Single lot area 100 sq. ft. or 100 sq. m, a minimum 2.0 m wide backstop buffer shall be provided within the setback area of a designated highway or access to a multiple dwelling unit development.

- Maximum Number and Size of Buildings and Structures**
- a) Maximum parcel coverage is 40% or 20% where the required parking spaces are located directly beneath the principal building.
 - b) Maximum impervious surface area is 50% of the total parcel area including building, driveway, and paved area, or 80% where the required spaces are located directly beneath the principal building.
 - c) Where buildings are located on the waterfront and adjacent to Lot 8, District 14 (Harrison Street, Suite 100), the maximum height of a principal building is limited to the lesser of 20 m or 60% of the lot area, or 10 m, whichever is less. In all other locations the maximum height is as indicated in Schedule 1 of this Zone but shall not exceed the lesser of 20 m or 60% of the lot area, or 10 m, whichever is less.
 - d) The maximum building height for an accessory building is as noted on Schedule 1 of this Zone but shall not exceed the lesser of 10 m or 3 stories.

- Minimum Setback Requirements**
- a) Minimum setback from all lot lines is 1.0 m, except that minimum setback is 3.0 m for accessory buildings not exceeding 100 sq. ft. floor area.

- Parking Regulations**
- a) senior's congregate housing 1 per 10 employees plus 1 per 1,000 sq. ft.

All other uses as determined by RDN Bylaw 500, Schedule 1 of Zoning Bylaw 500

- Single Parking Regulations**
- a) multiple dwelling unit development use 1 surface, secure bicycle parking space per 2 units or 400 sq. ft. floor area
 - b) senior's congregate housing 1 secure bicycle parking space per 10 employees

Section 4 | SCHEDULES includes supporting Schedules to illustrate the extent of the CD Zone, the extent of individual zoning areas and sub-area building height regulations.



SCHOONER COVE

Comprehensive Development Zone 45

Imagine Schooner Cove Village

Schooner Cove Marina looking south towards the coastline of the Village



Phased Development Agreements

Understanding the “When?” and “Who?”

LAKES DISTRICT & SCHOONER COVE

What does a “PDA” do?

The Phased Development Agreement for the Lakes District and Schooner Cove provides a legal agreement between the local government (RDN) and the land owner/developer (Fairwinds) to ensure the orderly sequencing, timing and delivery of neighbourhood development, infrastructure and amenities.

Beyond the regulation of land uses and densities within the CD Zones, the PDA regulates specific standards, extents, thresholds, sequencing, roles and responsibilities related to neighbourhood development, provision of public infrastructure (including sanitary sewer, potable water and rainwater management systems, streets and sidewalks), and park dedication and improvements.

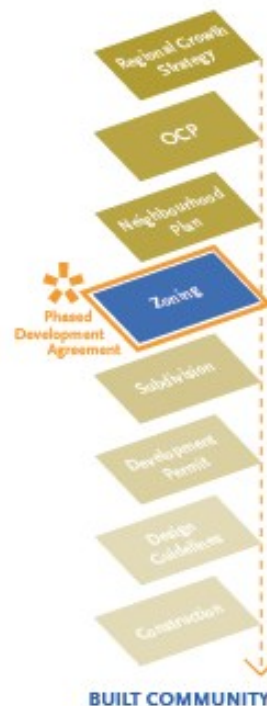
The Phased Development Agreement ensures the coordinated implementation of the OCP based on clearly-identified roles and responsibilities.

PDA: “Under the Hood”

A closer look at the Phased Development Agreement details the “WHO does WHAT and WHEN?” as related to the implementation of the Neighbourhood Plans for the Lakes District and Schooner Cove.

The presentation board titled “A Closer Look at the PDA” provides a more detailed overview of the contents of the Phased Development Agreement.

Completed PDA reference documents are available in the provided binders.



The Regulatory Mechanism of a Phased Development Agreement

The Phased Development Agreement, according to the Local Government Act, “may include additional terms and conditions agreed to by the local government and the developer, including but not limited to terms and conditions respecting one or more of the following:

- (a) the inclusion of specific features in the development;
- (b) the provision of amenities;
- (c) the phasing and timing of the development and of other matters covered by the agreement;
- (d) the registration of covenants under section 219 of the Land Title Act;
- (e) subject to section 905.4 (3), minor amendments to the agreement, including a definition of “minor amendment” for the purpose of the agreement;
- (f) dispute resolution between the parties;
- (g) early termination of the agreement, either automatically in the event that terms and conditions are not met or by mutual agreement; and,
- (h) the amount and location of park land to be provided under section 941 [provision of park land] in respect of land being subdivided that is subject to the phased development agreement.”



Artist's rendering of Peterington Ridge Condos nestled in the Colyton Place Neighbourhood.

LAKES DISTRICT
&
SCHOONER COVE
Phased Development Agreement

A Closer Look at the PDA

The **Phased Development Agreement** details the “WHO does WHAT and WHEN?” as related to the implementation of the Neighbourhood Plans for the Lakes District and Schooner Cove.

The contents noted at right will form part of a PDA legal agreement between Fairwinds and the RDN, stipulating additional **detail, timing and responsibilities** of land dedication, improvements (works and standards), maintenance and operations as related to:

- > **NEIGHBOURHOODS** - land use and zoning-related regulations, including development phasing and parking;
- > **PARKS** - phasing of parkland dedication, access, improvements (staging area, lookouts and trails, waterfront boardwalk and multi-use pathway), management plans and standards; and the establishment of an option to purchase agreement for the “development reserve lands”;
- > **INFRASTRUCTURE** - rainwater management, potable water (identification and treatment) and sanitary sewer standards, sequencing and phasing; and,
- > **COMMUNITY PARKWAY + STREETS** - project specific street standards, multi-use pathways and sidewalks, sequencing and phasing.

The Table of Contents provides a listing of schedules to the Phased Development Agreement. The images at far right reference additional information boards which communicate the content and phasing in greater detail.



LAKES DISTRICT | Phased Development Agreement Schedules

TABLE OF CONTENTS
Lakes District | ZONING AMENDMENT APPLICATION NO. PL2012-096

PDA BYLAW

- SECTION 4 – LAND USE PHASING
- SECTION 5 – INFRASTRUCTURE PHASING
- SECTION 6 – PARKS PHASING
- SECTION 7 – PARK IMPROVEMENTS PHASING
- SECTION 8 – COMMUNITY PARKWAY PHASING
- SECTION 9 – REGIONAL PARK MASTERPLAN AND DEVELOPMENT GUIDELINES
- SECTION 10 – REGIONAL PARK MANAGEMENT PLAN TERMS OF REFERENCE
- SECTION 11 – ENOS LAKE PROTECTION AND MONITORING PROGRAM T&R
- SECTION 12 – CARRY OAK MANAGEMENT PLAN TERMS OF REFERENCE
- SECTION 13 – COMMUNITY PARKS CONCEPTUAL PROGRAMME
- SECTION 14 – INTEGRATED STORMWATER MANAGEMENT PLAN
 - i. Integrated Stormwater Management Plan - DRAFT
 - ii. Regional Rain Rain Gardens
 - iii. Urban Systems Memo - August 8, 2013
 - iv. ISMP Update - Table of Contents
- SECTION 15 – DENSITY & SEWER SERVICE RECORDS
- SECTION 16 – SERVICING STANDARDS
 - i. Community Sanitary Sewer System Standards
 - ii. Community Water System Standards
 - iii. Stormwater Standards
 - iv. Community Streetlighting System Standards

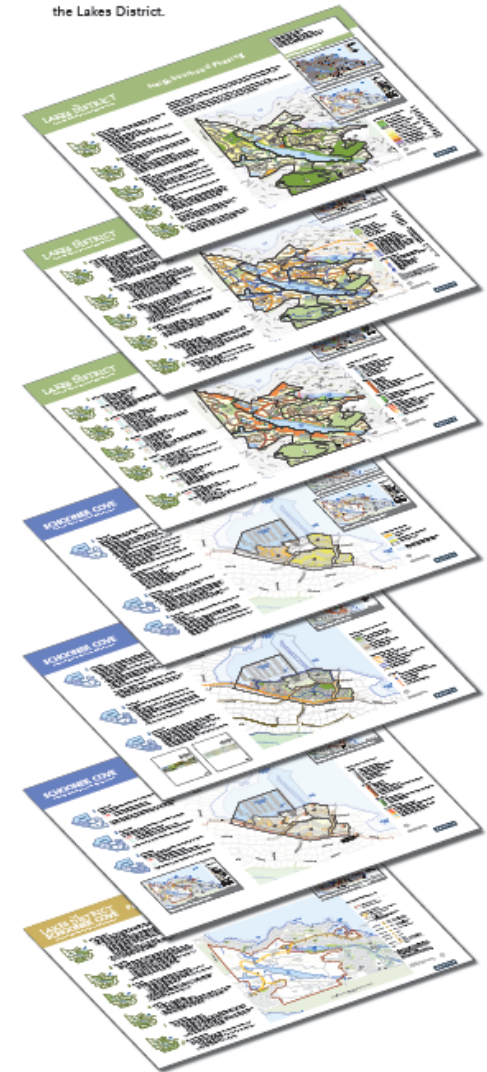
SCHOONER COVE | Phased Development Agreement Schedules

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Refer to the additional PHASING information boards to learn more about the phasing of neighbourhoods (land uses), infrastructure systems (rainwater, potable water, sanitary sewer), parks and trails, along with the community parkway and streets for Schooner Cove and the Lakes District.



LAKES DISTRICT

Phased Development Agreement

Neighbourhood Phasing



1 DOLPHIN RIDGE & NOTCH

The first phase provides a sample of the new street design, parks, trails, and range of housing envisioned in the Neighbourhood Plan.

Features include:

- Extension of Bonnington Drive;
- Single, Duplex and Multi-Family homes;
- Dedication of +100 acres of Regional Park & trails including:
 - > the Notch Summit;
 - > the Lookout;
 - > links with Dolphin Lake Community Park;
 - > Lake to Lake & Lake to Lookout corridors; and,
 - > Dedication of Bonnington Landing Community Park.



2 ENOS BASIN

The second phase serves to connect Bonnington Drive with the extension of Schooner Cove Drive, the first segment of the new Community Parkway.

Features include:

- Single, Duplex and Multi-Family homes;
- Dedication of 76+ acres of Regional Park and trails, including Enos Lake and links to Enos Creek Park;
- Completion of Lakehouse Recreation Centre and docks; and,
- A looping trail network that links Enos and Dolphin Lakes with the Lookout.



3 TERRACES

The third phase serves to complete the Community Parkway, providing a new front door to Schooner Cove Village.

Features include:

- Single, Duplex and Multi-Family homes with water views;
- Dedication of 38+ acres of Regional Park and trails, including Garry oak Meadows; and,
- Dedication of Terrace Commons Community Park.



4 GATEWAY

The fourth phase serves to complete build-out of the new community.

Features include:

- A mixed-use promontory at the community entrance;
- Dedication of 45 acres of Regional Park and trails on the SW shores of Enos Lake and the slopes of the Notch; and,
- Dedication of Gateway Community Park.



I ENOS LAKEHEAD

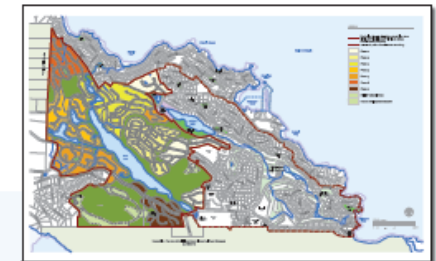
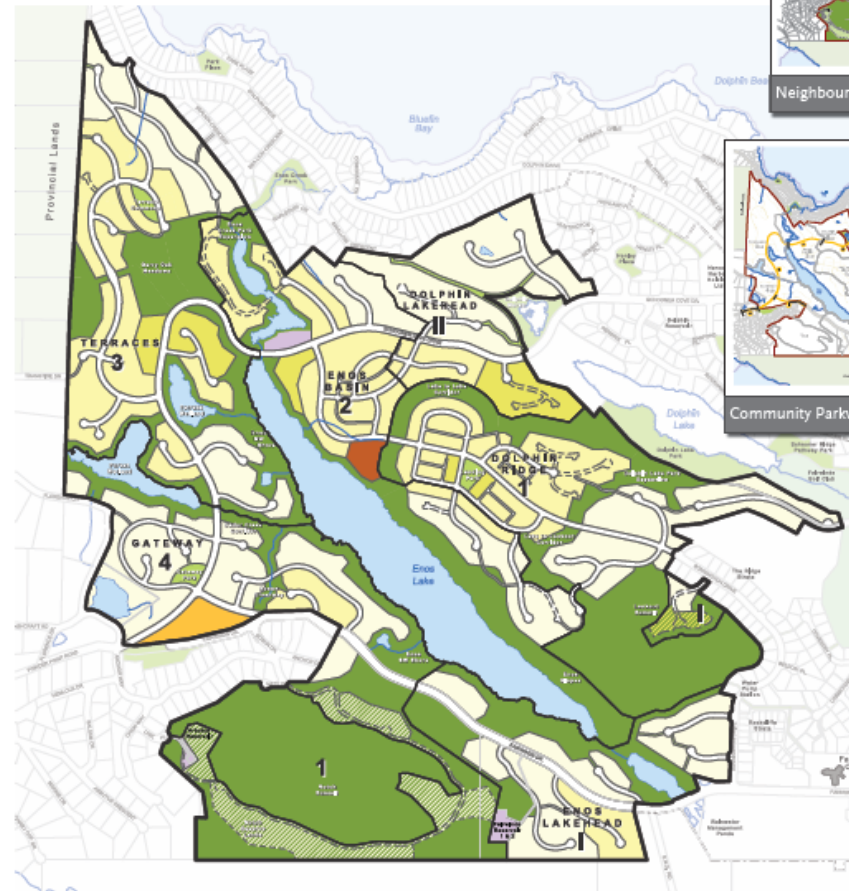
An independent phase to be completed during the above sequential phases, Enos Lakehead serves to complete remaining infrastructure, housing and 26 acres of Regional Parks and trails.

II DOLPHIN LAKEHEAD

An independent phase to be completed during the above sequential phases, Dolphin Lakehead serves to complete remaining infrastructure, housing and parks.

Owing to the scale of the new community, the Lakes District and Schooner Cove will be built over time, as part of a long-term plan to manage growth and foster a more complete and sustainable region.

The Phased Development Agreement implements the vision of the Neighbourhood Plan according to 6 general phases, as directed by topography, infrastructure servicing, housing diversity and the dedication of public parkland.



Neighbourhood Plan Figure 7 - Conceptual Phasing Plan



Community Parkway Phasing Plan

Development Phasing Plan	Total
REGIONAL PARK	292.97ac
COMMUNITY PARK	5.54ac
DEVELOPMENT RESERVE	27.28ac
SINGLE DWELLING	170.48ac
SINGLE DWELLING DUPLEX	111ac
MULTIPLE DWELLING	19.08ac
COMMUNITY MIXED USE	4.77ac
LAKEHOUSE CENTER	2.27ac
CIVIC INFRASTRUCTURE	3.38ac
PUBLIC ROAD ROW	69.53ac
	706.28ac

LAKES DISTRICT

Phased Development Agreement

Parks & Trails Phasing



I DOLPHIN RIDGE

- +100ac of public Regional Park, including Lake to Lake & Lake to Lookout corridors;
- Public dedication of the Notch Summit with hiking trails and lookout points (access via trail convenient from Fairwinds Drive and Chain Way Link Place);
- Over 7.9km of new trails, including:
 - Multi-Use trail along Dolphin Lake, with Boardwalk and Walking Trail connecting Rockhampton Road via Schooner Ridge Pathway Park,
 - Multi-Use Trail connecting Bonnington Drive to future trails along Enos Lake,
 - 1482m of Walking Trail for neighbourhood connectivity and recreation,
 - 4323m of Hiking Trail providing access to the Lookout Summit,
 - 13 trail access points, and,
 - 5 destination lookouts throughout the trail network;
- Dedication of 1ac Bonnington Landing Community Park, programmed for social gathering, with gardens, performance space and a pet run; and,
- 4.6km of urban sidewalk and multi-use trail pathway.



2 ENOS BASIN

- 76ac of public Regional Park, including links with Enos Creek Park;
- Over 2.5km of new Walking Trails providing connections and recreation, including:
 - Multi-Use and Walking trails along the north side of Enos Lake, connecting the Lakehouse with the Community Parkway and the balance of the trail network;
 - A new Hiking Trail connecting to Phase 1 hiking trails;
 - 3 public docks, with potential for a commercial paddle boat rental operator;
 - 5 lookout destinations throughout the trail network;
 - 2 Major Staging Areas and 13 trail access points; and,
- 2.9km of urban sidewalk and multi-use pathway.



3 TERRACES

- 38ac of public Regional Park, including the Carry oak Meadows;
- Over 2.5km of new trails for community connectivity and recreation, including:
 - 1.7km Walking Trail linking to Enos Lake perimeter trail,
 - Hiking Trail providing access to Notch trails, linked with a Major Staging Area,
 - Boardwalk across Forest wetland, and
 - 8 trail access points;
- Dedication of 1.1ac Terraces Community Park, providing a green commons for fronting homes, and programmed for social gathering, strolling and wetland conservation; and,
- 4.2km of urban sidewalk and multi-use pathway.



4 GATEWAY

- 45ac of public Regional Park land;
- Over 2.5km of new Walking Trails, including:
 - 12 trail access points, and 2 destination lookouts throughout the trail network;
- Dedication of 1.1ac Gateway Community Park providing an entrance to the Lakes District, and programmed with pathways, gardens and picnic area; and,
- 2.4km of urban sidewalk and multi-use pathway.



I ENOS LAKEHEAD

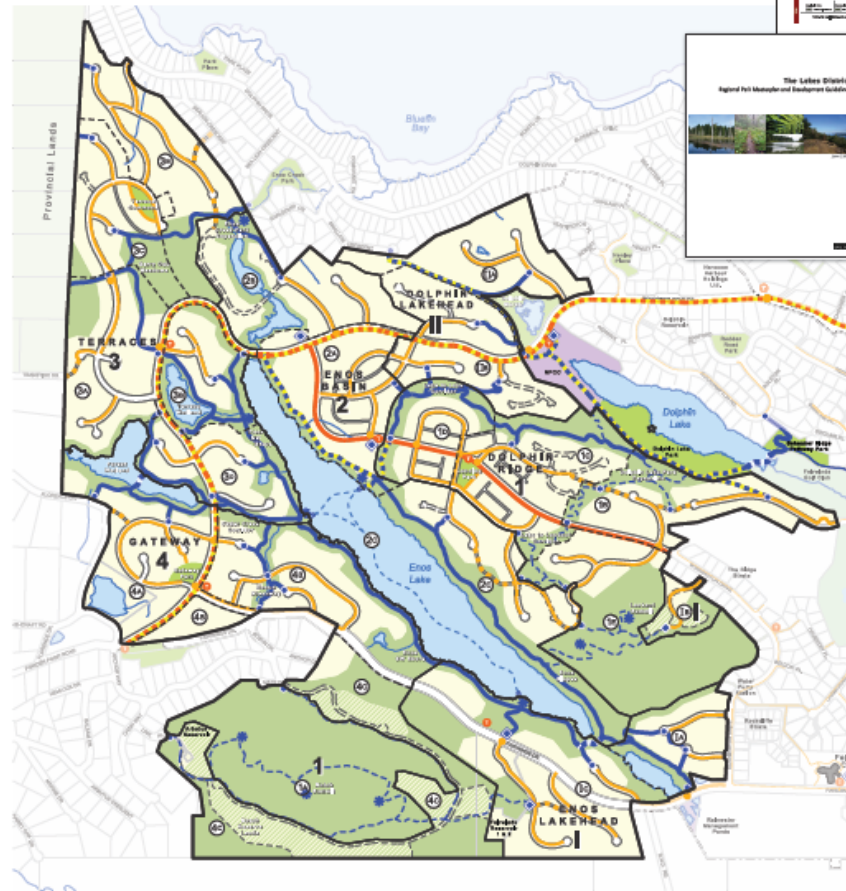
- 26ac of public Regional Park land;
- Over 1.5km of new trails, including:
 - The southwestern Enos Lake perimeter trail (Walking Trail and Boardwalk),
 - 2 Major Staging Areas (including the Staging Area for the Notch), 1 Minor Staging Area, and 4 trail access points, and,
 - Trail connection to the Hiking Trails on the Notch from the Notch Staging Area;
- Community park links to the eastern Enos Lakehead neighbourhood; and,
- 1.7km of urban sidewalk and multi-use pathway.

II DOLPHIN LAKEHEAD

- 2ac of Community Park for the Multi-Use Trail connection Dolphin Lake;
- Over 1.0km of new trails, including:
 - Multi-Use and Walking Trail connections to the trail network; and,
 - 5 trail access points; and,
- 1.2km of urban sidewalk and multi-use pathway.

Owing to the scale of the new community, the Lakes District and Schooner Cove will be built over time, as part of a long-term plan to manage growth and foster a more complete and sustainable region.

Through consultation with RDN Staff, the Phased Development Agreement reflects and refines the Neighbourhood Plan *Parks & Environmental Network Schedule A2*. The Lakes District Regional & Community Parks will be dedicated and completed according to 6 general phases as illustrated.



Parks Dedication Phasing Plan

Parks & Trails Phasing Plan

Land Use	Total
REGIONAL PARK	292.97ac
COMMUNITY PARK	5.54ac
DEVELOPMENT RESERVE	27.28ac
DEVELOPMENT	310.96ac
PUBLIC ROAD ROW	69.53ac

Sidewalks & Pathways (width)	Total
MULTI-USE PATHWAY (3.0m)	3256m
COLLECTOR SIDEWALK (2.4m)	1340m
EMERGENCY CONNECTOR (4.0m)	1000m
LOCAL SIDEWALK (1.8m)	11376m
TRAIL TYPE I: MULTI-USE (2.5-3.0m)	2173m
TRAIL TYPE II: WALKING (1.5-2.25m)	8899m
TRAIL TYPE III: HIKING (0.75-1.0m)	5097m
BOARDWALK (VARIES)	237m

Trails & Features	Total
DESIGNATED STREET CROSSING	15
POTENTIAL TRANSIT STOP & SHELTER	7
LOOKOUT	10
MAJOR STAGING AREA	4
MINOR STAGING AREA	1
TRAIL ACCESS POINT	45
DOCK	3

Note:
Trail locations and types reflect the Neighbourhood Plan and are subject to topographic feasibility.
Trail alignment through Nonpoint Water Pollution Control Center will be provided by the Regional District of Nanaimo.

LAKES DISTRICT

Phased Development Agreement

Infrastructure Phasing

- 1 DOLPHIN RIDGE & NOTCH**
 - 886m Neighbourhood Collector Street;
 - 2171m Neighbourhood Local Street;
 - 834m Strata Lane; and,
 - 294m Emergency Connector.

Additional new infrastructure includes:

 - A new Fire Booster Station;
 - Upgrades to the Nanoose Bay Water Pollution Control Centre; and,
 - Innovative rainwater creeks, regional wetlands, and raingardens within street boulevards.

- 2 ENOS BASIN**
 - 462m Community Parkway;
 - 436m Neighbourhood Collector Street;
 - 1491m Neighbourhood Local Street;
 - 378m Strata Lane; and,
 - 337m Emergency Connector.

Additional new infrastructure includes:

 - A new sanitary trunk and force main;
 - 2 Booster Pump Stations and low pressure sanitary system; and,
 - Innovative rainwater creeks, regional wetlands, and raingardens within street boulevards.

- 3 TERRACES**
 - 1868m Community Parkway;
 - 3238m Neighbourhood Local Street;
 - 241m Strata Lane; and,
 - 212m Emergency Connector.

Additional new infrastructure includes:

 - A new force main;
 - 3 Booster Pump Stations and low pressure sanitary system; and,
 - Innovative rainwater creeks, regional wetlands, and raingardens within street boulevards.

- 4 GATEWAY**
 - 1503m Neighbourhood Local Street.

Additional new infrastructure includes:

 - Pressure Reducing Valve Station, 3 Booster Pump Stations and a Fire Booster Pump Station;
 - Low pressure sanitary system; and,
 - Innovative rainwater creeks, regional wetlands, and raingardens within street boulevards.

- I ENOS LAKEHEAD**
 - 908m Neighbourhood Local Street; and,
 - 102m Emergency Connector.

Additional new infrastructure includes:

 - New force main;
 - Low pressure sanitary system; and,
 - Innovative rainwater creeks, regional wetlands, and raingardens within street boulevards.

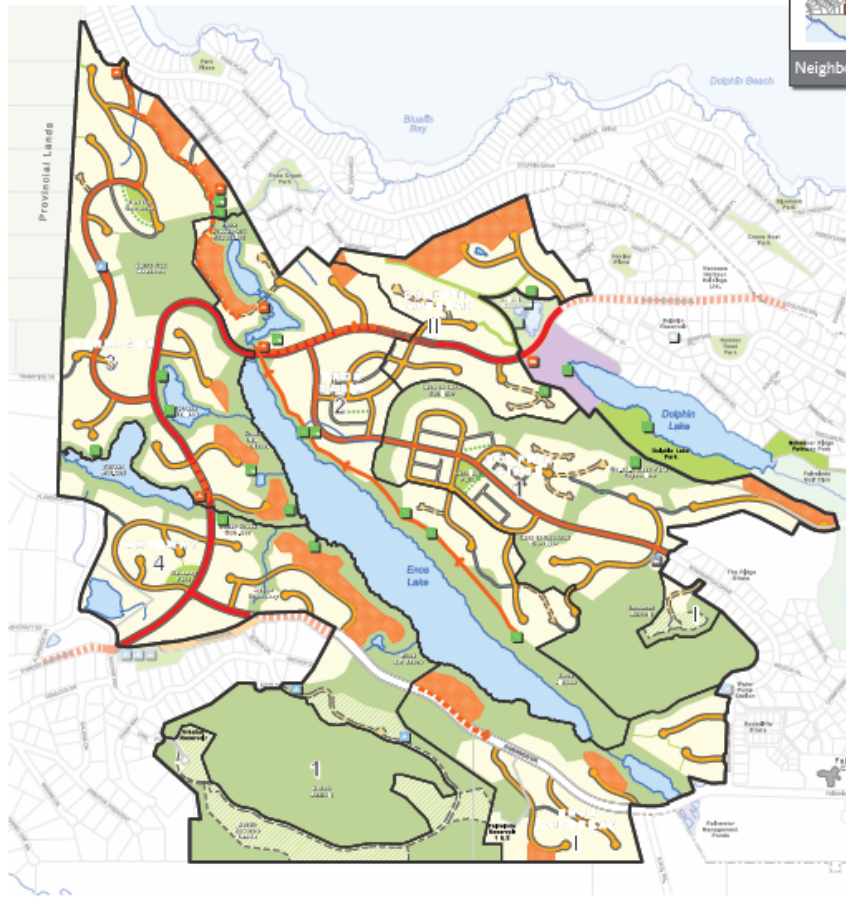
- II DOLPHIN LAKEHEAD**
 - 465m of Community Parkway;
 - 1018m Neighbourhood Local Street; and,
 - 77m Strata Lane.

Additional new infrastructure includes:

 - New water reservoir;
 - Low pressure sanitary system; and,
 - Innovative rainwater creeks, regional wetlands, and raingardens within street boulevards.

Owing to the scale of the new community, the Lakes District and Schooner Cove will be built over time, as part of a long-term plan to manage growth and foster a more complete and sustainable region.

Through consultation with RDN and MoTI Staff, the Phased Development Agreement refines the Neighbourhood Plan *Street Hierarchy Plan Schedule A3*, *Master Water Conceptual Plan A4*, *Master Drainage Conceptual Plan Schedule A5* and *Master Sanitary Plan Schedule A6*. The Lakes District streets and infrastructure will be dedicated and completed according to 6 general phases as illustrated.



Infrastructure Phasing Plan

- Water**
- TRUNK MAINS (250MM)
 - PRESSURE REDUCING VALVE STATION
 - BOOSTER PUMP STATION
 - FIRE BOOSTER PUMP STATION
 - NEW RESERVOIR
 - EXISTING RESERVOIR
- Sanitary**
- TRUNK MAIN
 - FORCEMAIN
 - PUMP STATION
 - EXISTING PUMP STATION
 - WATER POLLUTION CONTROL CENTRE UPGRADE
 - LOW PRESSURE SYSTEM
- Rainwater**
- RAINWATER CREEK
 - REGIONAL RAINGARDEN & CONTROLLED STORAGE
 - REGIONAL WETLAND
- Street Hierarchy**
- COMMUNITY PARKWAY
 - COMMUNITY PARKWAY TRANSITION AREA
 - NEIGHBOURHOOD COLLECTOR
 - NEIGHBOURHOOD LOCAL
 - LANES
 - EMERGENCY CONNECTOR

Real network improvements, standards of phasing are subject to approval by the Ministry of Transportation and Infrastructure and will be determined at the subdivision stage.

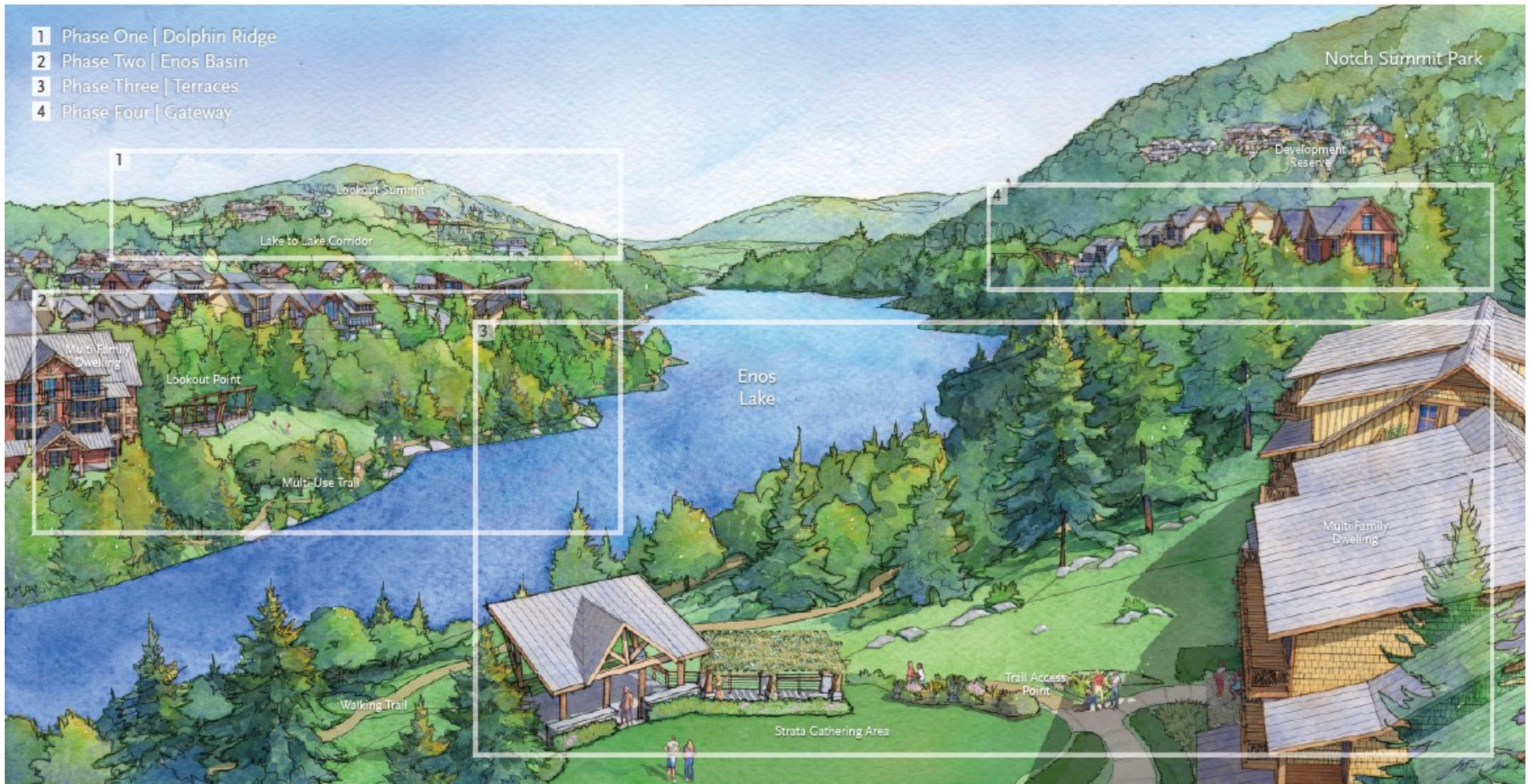


LAKES DISTRICT

Comprehensive Development Zone 44

Imagine the Lakes District

The Lakes District looking southeast from the Terraces over Enos Lake



SCHOONER COVE

Phased Development Agreement

Neighbourhood Phasing



1 PHASE 1SC

The first phase serves to establish the new pedestrian oriented mixed-use village at Schooner Cove.

Features include:

- The Waterfront Residential Building with 50 water-view condominium units and underground parking;
- Waterfront Pavilion, Restaurant & Pub adjacent to Waterfront Green;
- The North Market Hall with neighbourhood grocery and bakery cafe;
- The South Market Hall with neighbourhood produce market, a discovery centre and a fitness centre;
- West Fronting Shops offering bookstores and beer & wine along the eastern plaza edge;
- Plazas and open space with an extensive and publicly accessible waterfront; and,
- 593m of the Community Parkway (Segments B + C) fronting the village and cove.

Also established in the first phase is a full service commercial marina with:

- Long and short term moorage;
- A Jib Crane boat launch;
- Tours and Rental Pavilion;
- Short term boat launch queue;
- Marine Services Building with marina offices, store, and quarter deck multi purpose room; and,
- Rehabilitated intertidal zone.



2 PHASE 2SC

The second phase establishes a new alignment for Outrigger Road as a public connection to Dolphin Drive.

Features include:

- Dedication & completion of a new Outrigger Road to MoTI;
- 2 residential waterfront - waterview condominium buildings, representing a portion of the 310 remaining units, with underground parking linked to the Village;
- Publicly accessible waterfront boardwalk and pathways; and,
- 300m of the Community Parkway (Segment A) fronting the village.



3 PHASE 3SC

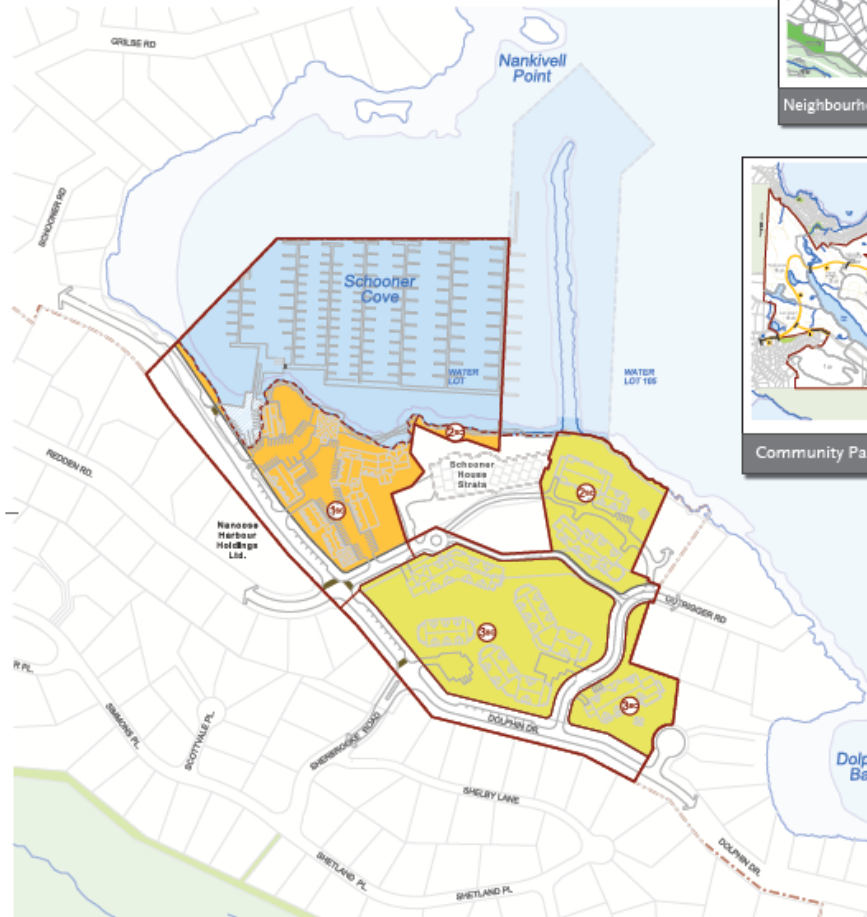
The third phase serves to complete Schooner Cove Village and Road dedications.

Features include:

- 5 new residential condominium buildings, representing the remaining portion of the 310 units, with underground parking linked to the Village;
- Public and strata pathways & open space with allotment for a community garden; and,
- 500m of the Community Parkway (Segment D) connecting Schooner Cove to Dolphin Lake.

Owing to the scale of the new community, Schooner Cove and the Lakes District will be built over time, as part of a long-term plan to manage growth and foster a more complete and sustaining region.

The Phased Development Agreement reflects and refines the *Neighbourhood Plan Conceptual Phasing Plan*, to implement the vision according to 3 general phases, as directed by commercial services, topography, infrastructure servicing, and the provision of publicly accessible open space.



Neighbourhood Plan Figure 13 - Conceptual Phasing Plan



Community Parkway Phasing Plan

Land Use Phasing Plan

- VILLAGE MIXED USE
- MARINA
- MULTI-DWELLING RESIDENTIAL
- PUBLIC ROAD ROW
- APPROXIMATE EXTENTS OF DECKING (beyond surveyed high water mark)



SCHOONER COVE

Phased Development Agreement

Open Space Phasing



1 PHASE 1SC

The first phase serves to establish publicly accessible pathways and open space in support of the maritime village, including:

- 1000m² / 0.22ac publically accessible Open Space of the Waterfront Green framed by the marina pavilion restaurants;
- 1300m² of publically accessible Marina docks and a 4000m² / 1ac central Plaza;
- 240m of publically accessible Waterfront Boardwalk, linked to 124m publically accessible Waterfront Pathway;
- 2 Public Destination Points within the waterfront open space network; and,
- 4400m² / 1ac strata open space.

In addition to publicly accessed amenities within the Village, Phase 1 implements:

- 343m of Multi-Use Pathway along Schooner Cove Drive; and,
- 102m sidewalk along the future Schooner Landing Drive.



2 PHASE 2SC

The second phase completes the Waterfront Pathway, and includes:

- 182m of Walking Pathway, connecting the waterfront with Outrigger Road;
- 2 Public Destination Points within the Pathway Network;
- 155m publically accessible pathway within the Emergency Connector;
- 173m sidewalk along remainder of Schooner Landing Road; and,
- 6000m² / 1.6ac Strata Open Space.



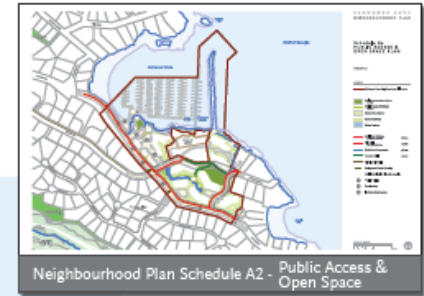
3 PHASE 3SC

The final phase completes the public and strata amenities within the new neighbourhood, including:

- 296m of Walking Pathway, connecting at the high point of Schooner Cove with a Destination Point;
- 2700m² / 0.7ac Publically Accessible Open Space;
- 3.56ac Strata Open Space; and,
- The final dedication and construction of the Dolphin Drive Multi-use Pathway.

Owing to the scale of the new community, Schooner Cove and the Lakes District will be built over time, as part of a long-term plan to manage growth and foster a more complete and sustaining region.

The Phased Development Agreement reflects and refines the Neighbourhood Plan *Public Access & Open Space Plan Schedule A2*. The Schooner Cove pathways and open spaces are dedicated and completed according to 3 general phases as illustrated.



Public Access & Open Space Plan

Land Use

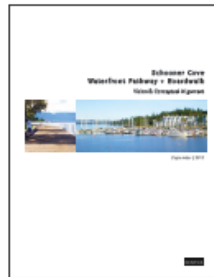
- PUBLIC ACCESS OPEN SPACE
- PRIVATE STRATA OPEN SPACE
- MARINA
- PUBLIC ACCESS PLAZA
- PUBLIC ACCESS MARINA DECK
- PUBLIC ROAD ROW

Sidewalks & Pathways

- MULTI-USE PATHWAY (3.0M)
- SIDEWALK (1.5M)
- EMERGENCY CONNECTOR PATHWAY (1.5M)
- WATERFRONT PATHWAY AND BOARDWALK
- WALKING PATHWAY
- EXISTING SIDEWALK

Features

- DESIGNATED STREET CROSSING
- PUBLIC DESTINATION VIEW & AMENITY
- PUBLIC PARKING to be reviewed by MoTI at Subdivision
- TRANSIT STOP
- JIB CRANE BOAT ACCESS



SCHOONER COVE

Phased Development Agreement

Infrastructure Phasing

Owing to the scale of the new community, Schooner Cove and the Lakes District will be built over time, as part of a long-term plan to manage growth and foster a more complete and sustaining region.

The Phased Development Agreement refines the Neighbourhood Plan *Street Hierarchy Schedule A3*, the *Master Water Conceptual Plan Schedule A4*, the *Master Drainage Conceptual Plan Schedule A5*, and the *Master Sanitary Conceptual Plan Schedule A6*. The Schooner Cove streets and infrastructure will be dedicated and completed according to 3 general phases as illustrated.



1 PHASE 1SC

The first phase implements the new street design through construction of:

- 593m Community Parkway (Segments B + C); and,
- 90m Neighbourhood Local Street.

Additional new infrastructure includes a new Pump Station (in addition to an existing Pump Station at Schooner Cove House).



2 PHASE 2SC

The second phase implements the new hillside street design through construction of:

- 300m Community Parkway (Segment A);
- 150m Neighbourhood Local Street; and,
- 70m Emergency Connector with Pedestrian Pathway.

Additional infrastructure includes a new Pump Station.



3 PHASE 3SC

The third phase implements the new hillside street design through construction of:

- 500m Community Parkway (Segment D);
- 55m Neighbourhood Local Street; and,
- 90m Emergency Connector with Pedestrian Pathway.

Additional infrastructure includes a new Pump Station.



Infrastructure Phasing Plan

- Water**
- TRUNK MAINS (250MM)
 - PRESSURE REDUCING VALVE STATION
 - BOOSTER PUMP STATION
 - FIRE BOOSTER PUMP STATION
 - NEW RESERVOIR
 - EXISTING RESERVOIR
- Sanitary**
- TRUNK MAIN
 - FORCEMAIN
 - PUMP STATION
 - EXISTING PUMP STATION
 - WATER POLLUTION CONTROL CENTRE UPGRADE
 - LOW PRESSURE SYSTEM
- Rainwater**
- RAINWATER CREEK
 - REGIONAL RAINGARDEN & CONTROLLED STORAGE
 - REGIONAL WETLAND
- Street Hierarchy**
- COMMUNITY PARKWAY
 - COMMUNITY PARKWAY TRANSITION AREA
 - NEIGHBOURHOOD LOCAL
 - EMERGENCY CONNECTOR & PATHWAY
 - PROPOSED STRATA DRIVEWAY



LAKES DISTRICT & SCHOONER COVE

Phased Development Agreement

Parkway Phasing & Street Standards

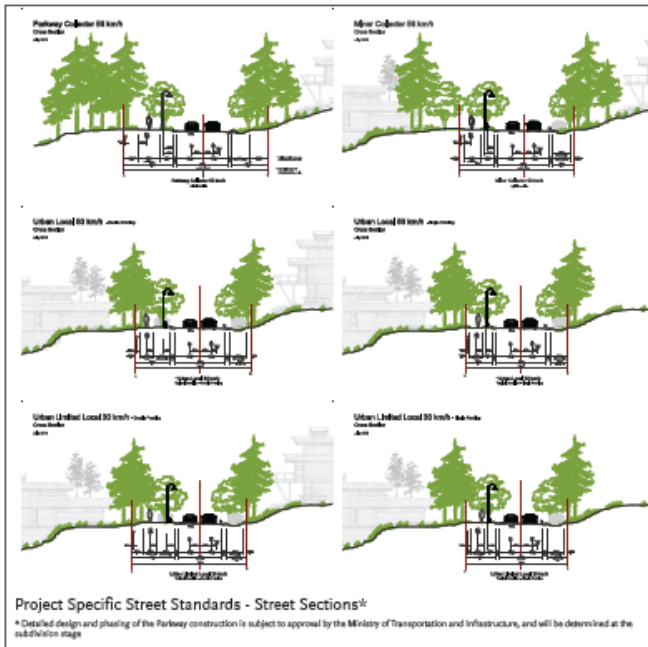
During the Regional District of Nanaimo (RDN) public process leading to adoption of Neighbourhood Plans for Schooner Cove and the Lakes District, an opportunity to adopt Project Specific Street Standards based on hillside topography and urban residential uses was identified. In collaboration with the Ministry of Transportation and Infrastructure (MoTI), the proposed Project Specific Street Standards are designed to realize significant and tangible improvements in the safety, efficiency and efficacy of new road networks within the urban hillside neighbourhoods.

The development program (as proposed through the Zoning Amendment applications for Schooner Cove and the Lakes District) highlights a greater need to consider the effect of street design on the development of more compact, pedestrian-friendly and sustainable communities. At the neighbourhood scale, streets provide the single-most critical linkage, and defining experience, between the surrounding landscape and the built program.

Within Schooner Cove and the Lakes District, Project Specific Street Standards will ensure that the development program fits the varied topography while addressing the MoTI's mandate to facilitate, "safe, efficient, and effective movement of people and goods."

Owing to the scale of the new community, the Lakes District and Schooner Cove will be built over time, as part of a long-term plan to manage growth and foster a more complete and sustainable region.

Through consultation with RDN Staff, the Phased Development Agreement reflects and refines the Neighbourhood Plan *Street Hierarchy Schedule A3*. The Community Parkway will be dedicated and completed according to 9 general phases as illustrated below (subject to approval by MoTI at the subdivision stage).



Community Parkway Phasing Plan

- Neighbourhood Boundary
- Development Phase Boundary
- Dolphin Drive / Schooner Cove Drive: 430m
- Development Phase Segment
- Transition Area
- Modified Segment (incorporate features of the Parkway Cross Section to be determined with MoTI)

Phase 1 SC	160m (160m Modified Segment)
	433m (433m Modified Segment)
Phase 2 SC	300m (245m Modified Segment)
	55m Transition Area
Phase 3 SC	500m (500m Modified Segment)
Phase 1 LD	595m
Phase 2 LD	450m
Phase 3 LD	1440m (180m Transition Area)
	220m (230m Transition Area)
	422m (230m Transition Area)
Total	4500m

Road network improvements, standards of phasing are subject to approval by the Ministry of Transportation and Infrastructure and will be determined at the subdivision stage.

SCHOONER COVE

Comprehensive Development Zone 45

Imagine Schooner Cove Village

Schooner Cove Village entrance looking towards Georgia Strait



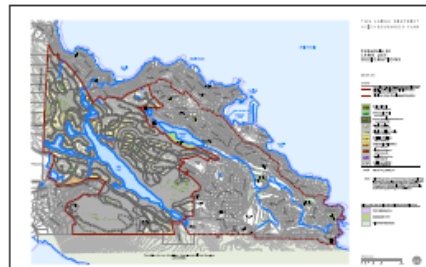
The following policy is taken directly from the Neighbourhood Plan in an abridged form. The Comprehensive Zoning Amendments, Phased Development Agreement and associated referenced documents are draft pending RDN Board Bylaw Adoption.

3.1 NEIGHBOURHOOD LAND USES

- ✓ A. Maximum 1675 units permitted in the Lakes District, as part of the total 2500 units within the Fairwinds Urban Containment Boundary
 - Lakes District Comprehensive Development Zone 44 + Phased Development Agreement

3.2.5 SINGLE DWELLING / SINGLE DWELLING DUPLEX POLICIES

- ✓ A. Secure public (pedestrian) access through strata developments to ensure connectivity
 - Lakes District Comprehensive Development Zone 44 + Covenant + Phased Development Agreement
- ✓ B. Ensure that Residential - Single Dwelling development respects and is compatible with the Lakes District Neighbourhood Plan as outlined in Section 2 – Neighbourhood Vision - maximum net residential densities shall not exceed 12 units per hectare
 - Lakes District Comprehensive Development Zone 44
- ✓ C. Provide a variety of housing forms and lot sizes in order to accommodate more affordable housing choices to encourage a range of income levels and age groups
 - Lakes District Comprehensive Development Zone 44
- ✳ D. Work with MoTI to ensure the provision of universally accessible pathways along major streets
 - Project Specific Street Standards (supported in principle by MOTI)
- ✳ E. Encourage sidewalks and public parking areas to be designed according to barrier free access standards
 - Project Specific Street Standards (supported in principle by MOTI) + Subdivision
- ✓ F. Encourage the retention of natural vegetation, as well as the use of native and drought resistant vegetation for new development
 - Lakes District Comprehensive Development Zone 44 + Phased Development Agreement
- ✓ G. Promote the use of best practices in green building for all new construction
 - Lakes District Comprehensive Development Zone 44
- ✓ H. Gated communities shall not be permitted.
 - Lakes District Comprehensive Development Zone 44 + Phased Development Agreement



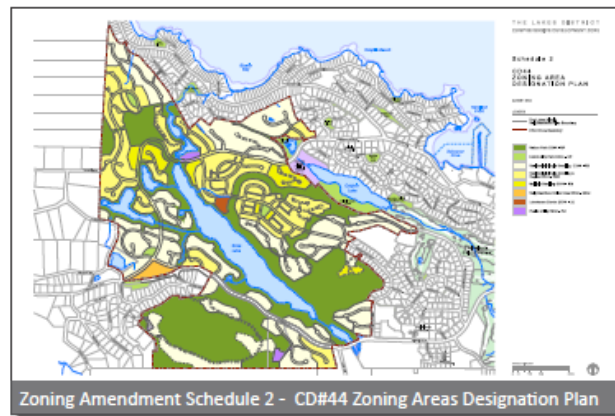
Neighbourhood Plan Schedule A1 - Land Use Designations

Table 1 - Neighbourhood Plan Land Use Summary

Land Use	Area (ha)	Density Range (units/ha)
Regional Park	118.55	-
Community Park	4.74	-
Rural Development Reserve	14.08	-
Single Dwelling	48.40	2 - 12
Single Dwelling & Duplex	48.40	10 - 12
Multiple Dwelling	7.70	10 - 12
Community Mixed Use	1.40	8 - 12
Local Use Community Centre	0.40	-
Class Infrastructure	1.27	-
Local	45.00	-
Neat Right-of-Way	48.21	-



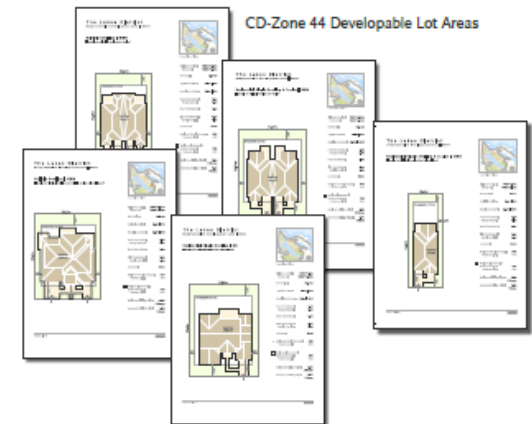
CD-Zone 44 Implementation



Zoning Amendment Schedule 2 - CD#44 Zoning Areas Designation Plan

3.2.6 MULTIPLE-DWELLING POLICIES

- ✓ A. Ensure that Multiple Dwelling development respects and is compatible with the Lakes District Neighbourhood Plan as outlined in Section 2 – Neighbourhood Vision - maximum net residential densities shall not exceed 75 units per hectare
 - Lakes District Comprehensive Development Zone 44
- ✓ B. Provide a variety of housing forms and lot sizes in order to accommodate more affordable housing choices to encourage a range of income levels and age groups
 - Lakes District Comprehensive Development Zone 44
- ✳ C. Require all multiple-dwelling development to obtain a Development Permit to address the form and character of development
 - Provided for at Development Permit
- ✓ D. Secure the provision of additional community amenities as part of new development for public and semi-private open space and facilities at the time of zoning amendment
 - Lakes District Regional Park Masterplan and Development Guidelines + Phased Development Agreement + Lakes District Comprehensive Development Zone 44
- ✓ E. Work with MoTI to ensure the provision of universally accessible pathways along major streets
 - Project Specific Street Standards (supported in principle by MOTI)
- ✓ F. A maximum of five storey total building height may be permitted
 - Lakes District Comprehensive Development Zone 44
- ✳ G. Promote the use of best practices in green building for all new construction
 - Provided for at Development Permit
- ✓ H. Gated communities shall not be permitted.
 - Lakes District Comprehensive Development Zone 44 + Phased Development Agreement



✳ Addressed at a later stage of the Approvals Process

The following policy is taken directly from the Neighbourhood Plan in an abridged form. The Comprehensive Zoning Amendments, Phased Development Agreement and associated referenced documents are draft pending RDN Board Bylaw Adoption.

3.2.2 REGIONAL PARK POLICIES

- ✓ A. The Regional Park lands shall be dedicated to the RDN according to a schedule outlined with a Phased Development Agreement (PDA)
 - Lakes District Regional Park Masterplan and Development Guidelines + Phased Development Agreement + Lakes District Comprehensive Development Zone 44
- ✓ B. Develop a Park Management Plan identifying park use priorities, park facility locations, and additional management plans
 - Lakes District Regional Park Masterplan and Development Guidelines + Phased Development Agreement
- ✓ C. Determine a detailed layout of the trail system design to be constructed to a Trail Standard
 - Lakes District Regional Park Masterplan and Development Guidelines + Phased Development Agreement
- ✓ D. Decommission existing trails not required for recreational purposes in order to restore damaged habitat
 - Lakes District Regional Park Masterplan and Development Guidelines
- ✓ E. Prepare a Garry Oak Meadows Management Plan linked to an adaptive management decision framework
 - Garry Oak Meadows Management Plan + Phased Development Agreement
- ✓ F. Develop an Enos Lake Protection and Monitoring Program
 - Enos Lake Protection and Monitoring Plan + Phased Development Agreement
- ✓ G. Provide wildlife corridors and crossings linking protected natural areas with each other and with adjacent lands
 - Lakes District Comprehensive Development Zone 44 + Lakes District Regional Park Masterplan and Development Guidelines + Project Specific Street Standards (supported in principle by MOTI)
- ✓ H. Design and construct wildlife road underpasses at appropriate locations for the passage of small wildlife
 - Lakes District Regional Park Masterplan and Development Guidelines + MoTI Conceptual Crossing support
- ✓ I. Preserve movement of wildlife by providing public trails along edges of Wildlife Corridors
 - Lakes District Regional Park Masterplan and Development Guidelines
- ✓ J. Provide non-motorized pathway linkages
 - Lakes District Regional Park Masterplan and Development Guidelines
- ✓ K. Ensure that the alignment of trails considers ecological integrity, wildlife, surrounding residential uses, and the existing trail network
 - Lakes District Regional Park Masterplan and Development Guidelines
- ✓ L. Support the construction of clear span bridges in place of open-bottomed culverts for watercourse crossings
 - Subdivision
- ✓ M. Establish destination points for passive recreation and informal viewpoints
 - Lakes District Regional Park Masterplan and Development Guidelines
- ✓ N. Incorporate interpretive signs that celebrate the natural and cultural heritage of the Lakes District
 - Lakes District Regional Park Masterplan and Development Guidelines

3.2.3 COMMUNITY PARK POLICIES

- ✓ A. The Community Park lands shall be dedicated to the RDN according to a schedule outlined with a Phased Development Agreement (PDA)
 - Community Park Conceptual Development Programme + Phased Development Agreement + Lakes District Comprehensive Development Zone 44
- ✓ B. Develop a Park Management Plan identifying park use priorities and park facility locations
 - Community Park Conceptual Development Programme + Phased Development Agreement
- ✓ C. Address the needs of all neighbourhoods residents and visitors through design and programming, including universal accessibility
 - Lakes District Comprehensive Development Zone 44 + Community Park Conceptual Development Programme
- ✓ D. Provide for rainwater (stormwater) management on site
 - Integrated Stormwater Management Plan + Comprehensive Development Zone
- ✓ E. Decommission existing trails not required for recreational purposes in order to restore damaged habitat
 - Community Park Conceptual Development Programme
- ✓ F. Provide non-motorized pathway linkages
 - Community Park Conceptual Development Programme + Lakes District Regional Park Masterplan and Development Guidelines
- ✓ G. Ensure that the alignment of trails is sensitive to the environment, wildlife, surrounding residential uses, and the existing trail network
 - Community Park Conceptual Development Programme + Lakes District Regional Park Masterplan and Development Guidelines
- ✓ H. Incorporate a hierarchy of trail classes for a range of skill levels and uses, including transportation, recreation, education and interpretation.
 - Community Park Conceptual Development Programme + Lakes District Regional Park Masterplan and Development Guidelines
- ✓ I. Establish destination points for passive recreation and informal viewpoints
 - Community Park Conceptual Development Programme
- ✓ J. Consider community amenities
 - Community Park Conceptual Development Programme
- ✓ K. Incorporate interpretive signs that celebrate the natural and cultural heritage of the Lakes District
 - Community Park Conceptual Development Programme
- ✓ L. Provide additional program elements for community gathering areas
 - Community Park Conceptual Development Programme

3.2.4 FUTURE DEVELOPMENT RESERVE POLICIES

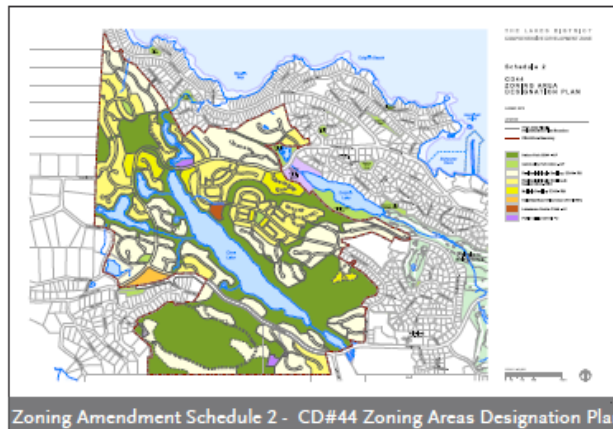
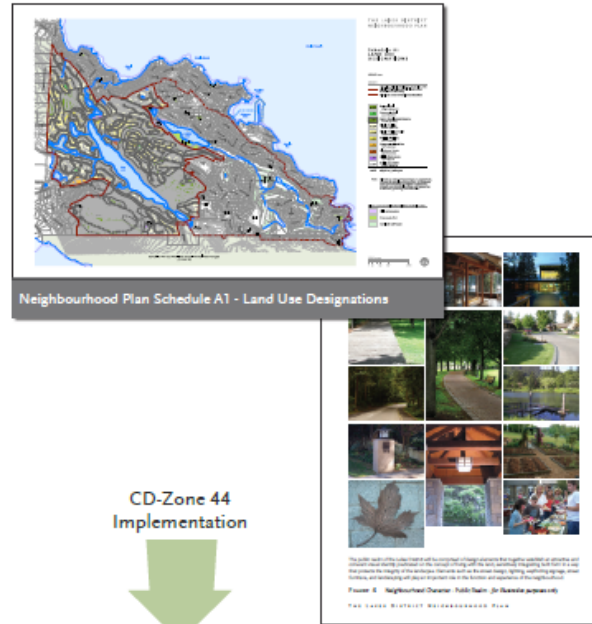
- ✓ A. The Future Development Reserve lands shall be identified within a Phased Development Agreement (PDA) and secured through an option to purchase agreement
 - Phased Development Agreement
- ✓ B. Establish an "option to purchase" and "no build" covenant agreement between the landowner and the RDN with a no-build covenant registered on title at the time of subdivision
 - Phased Development Agreement
- ✓ C. RDN to pursue park acquisition options for the identified Future Development Reserve areas.
 - Phased Development Agreement
- ✓ D. Lands acquired will be used as park land and are subject to the Park policies of this Plan.
 - Lakes District Comprehensive Development Zone 44 + Phased Development Agreement

* Addressed at a later stage of the Approvals Process

The following policy is taken directly from the Neighbourhood Plan in an abridged form. The Comprehensive Zoning Amendments, Phased Development Agreement and associated referenced documents are draft pending RDN Board Bylaw Adoption.

3.2.7 COMMUNITY MIXED USE POLICIES

- ✓ A. Uses may include residential, live/work and/or professional office, neighbourhood commercial, storage and/or neighbourhood recycling centre
 > Lakes District Comprehensive Development Zone 44
- ✓ B. Ensure that Community Mixed Use development respects and is compatible with the Lakes District Neighbourhood Plan as outlined in Section 2 – Neighbourhood Vision - maximum net residential densities shall not exceed 75 units per hectare
 > Lakes District Comprehensive Development Zone 44
- ✓ C. Generally locate commercial uses at grade | allowing no more than two storeys (8 metres) of commercial space, with residential on upper storeys.
 > Lakes District Comprehensive Development Zone 44
- ✓ D. A maximum of 5 storey total building height is permitted
 > Lakes District Comprehensive Development Zone 44
- ✳ E. At the time of development permit, require a shared-use parking study to determine Community Mixed Use parking requirements
 > Phased Development Agreement + Provided for at Development Permit
- ✳ F. Provide shade or protection from the elements for pedestrians through the provision of building awnings, overhangs, canopies, and/or arcades
 > Provided for at Development Permit
- ✓ G. Encourage sidewalks and public parking areas to be designed according to barrier-free access standards
 > Subdivision
- ✓ H. Work with MoTI to ensure the provision of universally accessible pathways along major streets
 > Subdivision
- ✳ I. Promote the use of best practices in green building for all new construction
 > Provided for at Development Permit
- ✓ J. Single storey (strip) commercial uses shall not be permitted
 > Lakes District Comprehensive Development Zone 44



3.2.8 LAKE HOUSE CENTRE POLICIES

- ✓ A. Amenities/services provided will be complimentary to the existing Fairwinds Centre, to support residents' recreational and cultural opportunities
 > Lakes District Comprehensive Development Zone 44
- ✓ B. Allow one caretaker's suite and a maximum density of 12 units per hectare for temporary guest accommodation and/or permanent residential
 > Lakes District Comprehensive Development Zone 44
- ✓ C. Allow a small space for Regional Park administration and staging facilities for the Regional Parkland trail system as a secondary use.
 > Lakes District Comprehensive Development Zone 44 + Lakes District Regional Park Masterplan and Development Guidelines
- ✓ D. Ensure that Lake House Centre development respects and is compatible with the Lakes District Neighbourhood Plan as outlined in Section 2 – Neighbourhood Vision
 > Lakes District Comprehensive Development Zone 44
- ✓ E. The height of Lakehouse Centre buildings shall be up to four storeys total building height, including roof peaks and exposed basements
 > Lakes District Comprehensive Development Zone 44
- ✓ F. Neighbourhood amenities, as part of new development for public and semi-private open space and facilities, shall be secured as a condition of rezoning according to a Phased Development Agreement (PDA)
 > Lakes District Comprehensive Development Zone 44 + Phased Development Agreement
- ✓ G. Work with MoTI to ensure the provision of universally accessible pathways along major streets
 > Project Specific Street Standards (supported in principle by MOTI) + Subdivision
- ✳ H. Promote the use of best practices in green building for all new construction
 > Provided for at Development Permit
- ✓ I. Promote the provision of a safe pedestrian access and staging platform to the water for passive, non-motorized enjoyment of the lake
 > Lakes District Regional Park Masterplan and Development Guidelines

The following policy is taken directly from the Neighbourhood Plan in an abridged form. The Comprehensive Zoning Amendments, Phased Development Agreement and associated referenced documents are draft pending RDN Board Bylaw Adoption.

3.2.9 CIVIC INFRASTRUCTURE POLICIES

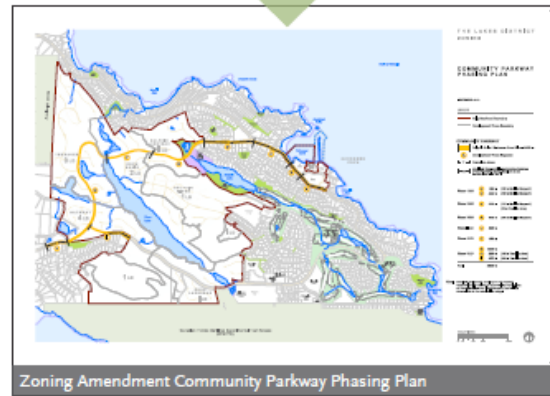
- ✓ A. Ensure that development respects and is compatible with the Lakes District Neighbourhood Plan as outlined in Section 2 – Neighbourhood Vision
 > Lakes District Comprehensive Development Zone 44 + Phased Development Agreement
- ✓ B. The Landowner shall provide a centralized rainwater (stormwater) management pond complex at the head and foot of Enos Lake
 > Integrated Stormwater Management Plan + Lakes District Comprehensive Development Zone 44 + Subdivision
- ✓ C. At the time of rezoning, the Landowner shall provide parcels of land suitably sized and located for the provision, expansion and/or relocation of potable water systems and other civic infrastructure
 > Lakes District Comprehensive Development Zone 44 + Phased Development Agreement
- ✓ D. Lands in this designation shall only be used for civic infrastructure
 > Lakes District Comprehensive Development Zone 44

4.2 PARKING POLICIES

- ✓ A. Parking requirements for all Residential dwelling land use designations shall be in accordance with RDN Land Use Bylaw requirement
 > Lakes District Comprehensive Development Zone 44
- ✳ B. A shared-use parking agreement shall be provided by the landowner to facilitate parking in the Community Mixed Use land use designation at the time of development permit
 > Phased Development Agreement + Provided for at time of Development Permit



CD-Zone 44
Implementation



4.1.1 TRANSPORTATION POLICIES

- ✓ A. Implement improvements to the existing road network according to a schedule outlined with a Phased Development Agreement (PDA)
 > Subdivision
- ✓ B. Support a pedestrian-friendly transportation network intended to reduce traffic speeds and establish safe pedestrian and cycling pathways
 > Subdivision
- ✓ C. Support the implementation of Project Specific Street Standards in accordance with the Street Hierarchy Plan and in consultation with MOTI
 > Subdivision
- ✓ D. Provide transit-related facilities, including sufficient right-of-way width for future bus pullouts and/or shelters for designated transit stops at appropriate locations
 > Engineering Design of Schooner Cove Parkway + Phased Development Agreement + Subdivision
- ✓ E. Minimize the number of driveway connections along the Community Parkway to maximize vehicular safety and provide a continuous, uninterrupted shared-use pathway for non-vehicular traffic
 > Engineering Design of Schooner Cove Parkway + Subdivision
- ✳ F. Design and construct wildlife road underpasses for passage of beavers and small wildlife at the time of development
 > Subdivision
- ✳ G. Investigate opportunities to reduce parking requirements for residential and commercial developments that promote car sharing co-operatives and other forms of alternative transportation
 > Provided for at time of Development Permit
- ✓ H. Review and pursue options for transfer of authority and boulevard management, street lighting and/or sidewalk function within a Local Service Area
 > Local Service Area + Subdivision
- ✓ I. Provide pedestrian through connections and Emergency Connectors (vehicular) for cul de sac road ends greater than 160m in length
 > Lakes District Comprehensive Development Zone 44 + Phased Development Agreement
- ✓ J. Work with MoTI to ensure the provision of universally accessible pathways along major streets
 > Engineering Design of Schooner Cove Parkway + Subdivision
- ✓ K. Encourage sidewalks and public parking areas to be designed according to barrier free access standards
 > Subdivision
- ✓ L. Support the construction of clear span bridges in place of open-bottomed culverts for watercourse crossings
 > Subdivision
- ✓ M. Pursue approval for the Schooner Cove and the Fairwinds UCBs to be designated areas for on-road operation of Low Speed Vehicles
 > Phased Development Agreement + Subdivision

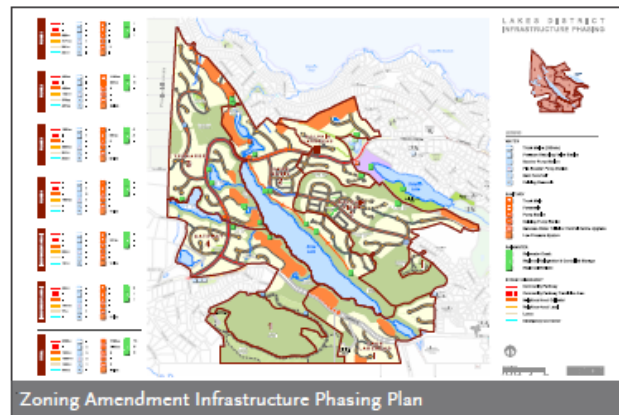
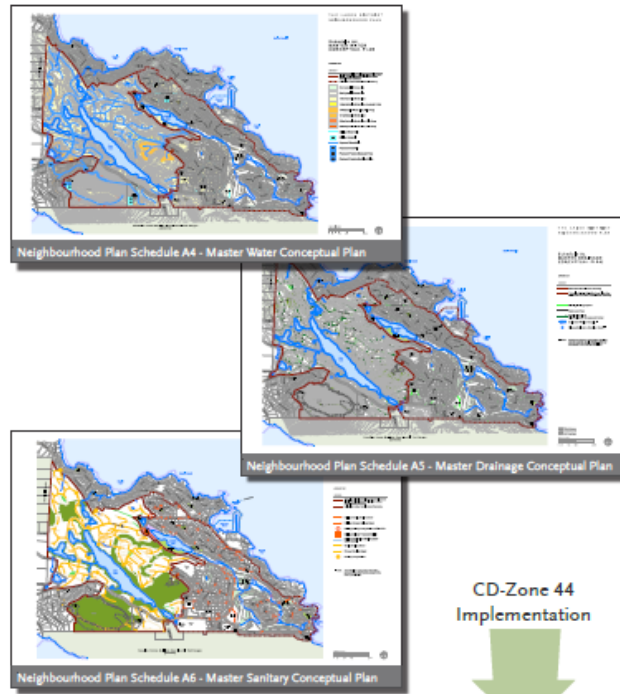
The following policy is taken directly from the Neighbourhood Plan in an abridged form. The Comprehensive Zoning Amendments, Phased Development Agreement and associated referenced documents are draft pending RDN Board Bylaw Adoption.

4.3.1 WATER SERVICING POLICIES

- A. Proposed development must identify adequate potable water supply prior to zoning amendment**
 - **Phased Development Agreement**
 - Initial water will be provided to the water system via new groundwater additions; once the proposed Englishman River Water System comes on-line (expected 2016), surface water will be available. Financial contributions will be made through DCCs paid to the RDN.
- B. Development must identify a proven, sustainable, and adequate potable water supply in accordance with RDN Land Use and Subdivision Bylaw No. 500, 1987**
 - **Phased Development Agreement will address alternative requirements to Bylaw No.500.**
 - Initial water will be provided via new groundwater wells in accordance with RDN policy B.1.24; once the proposed Englishman River Water System comes on-line (expected 2016), surface water will be available.
- C. Water supply shall be provided in a phased manner, in accordance with the Phased Development Agreement (PDA)**
 - **Phased Development Agreement**
- D. Encourage residents to employ water conservation measures in support of Team WaterSmart guidelines for indoor and outdoor conservation**
 - **Provided for at time of Development Permit**
- E. Encourage use of best practices in green building & landscape management according to Lakes District DPA guidelines for water use**
 - **Provided for at time of Development Permit**
- F. Water servicing shall be in general compliance with the Master Water Conceptual Plan**
 - **Phased Development Agreement**

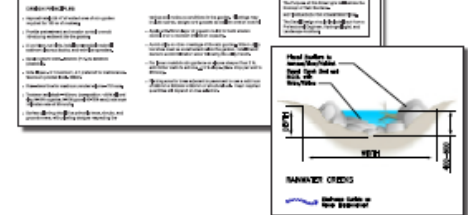
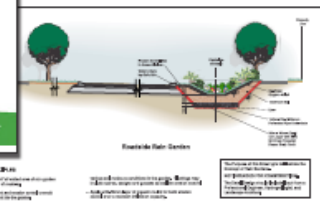
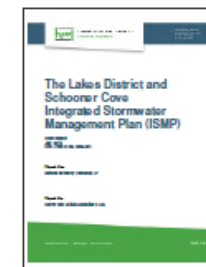
4.3.4 SEWER SERVICING POLICIES

- A. Require expansion of the existing sewer treatment facility in accordance with the existing development agreement between Fairwinds Development Corporation and the RDN (dated January 28, 1997)**
 - **Phased Development Agreement**
- B. Establish a landscape buffer to mitigate noise, odour, lighting and other visual impacts of the Nanose Pollution Control Centre**
 - **Provided for at time of Development Permit**
- C. Sewage treatment capacity shall be confirmed at the time of zoning amendment and secured by the Phased Development Agreement**
 - **Phased Development Agreement**
- D. Sewer servicing shall be in general compliance with the Master Sanitary Sewer Conceptual Plan**
 - **Phased Development Agreement**



4.3.3 RAINWATER MANAGEMENT POLICIES

- A. Develop an Integrated Stormwater Management Plan (ISMP) and Hydrological Impact Assessment according to a schedule outlined within the Phased Development Agreement (PDA)**
 - **Integrated Stormwater Management Plan + Phased Development Agreement + Subdivision**
- B. Ensure that the stormwater management system is designed and constructed in compliance with the BC Stormwater Guidebook and Water Balance Model**
 - **Integrated Stormwater Management Plan + Phased Development Agreement + Subdivision**
- C. Protect hydrological function by ensuring that that post-development runoff does not exceed pre-development runoff at the watershed scale**
 - **Integrated Stormwater Management Plan + Phased Development Agreement + Subdivision**
- D. Manage runoff as close to the source as feasible. Minimize, intercept and infiltrate runoff during construction**
 - **Integrated Stormwater Management Plan + Phased Development Agreement + Subdivision**
- E. Review and pursue potential options for transfer of authority and stormwater management within a Local Service Area designation for the Fairwinds Urban Containment Boundary**
 - **Phased Development Agreement + Local Service Area + Subdivision**
- F. Rainwater (stormwater) management infrastructure shall be located outside dedicated park land**
 - **Lakes District Comprehensive Development Zone 44 + Integrated Stormwater Management Plan + Lakes District Regional Park Masterplan and Development Guidelines (exception of rain gardens)**
- G. Rainwater (stormwater) management infrastructure shall be in general compliance with the Master Drainage Conceptual Plan**
 - **Lakes District Comprehensive Development Zone 44 + Phased Development Agreement**



Addressed at a later stage of the Approvals Process

LAKES DISTRICT

Comprehensive Development Zone 44

Imagine the Lakes District
Bonnington Ridge Commons nestled in the Dolphin Ridge Neighbourhood



SCHOONER COVE

Implementing the Vision - Land Use

Understanding how the Proposal carries out the Schooner Cove Neighbourhood Plan

Policy Addressed by:

COMPREHENSIVE DEVELOPMENT ZONE

PHASED DEVELOPMENT AGREEMENT

LATER STAGE IN APPROVAL PROCESS

The following policy is taken directly from the Neighbourhood Plan in an abridged form. The Comprehensive Zoning Amendments, Phased Development Agreement, and associated referenced documents are draft pending RDN Board Bylaw Adoption.

3.2.1 VILLAGE MIXED USE POLICIES

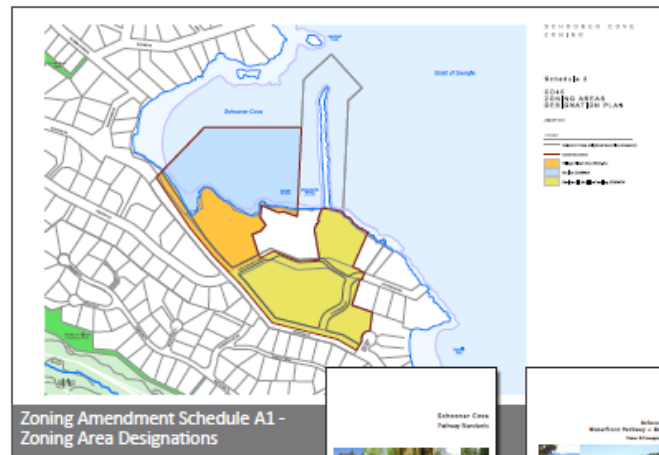
- ✓ A. Accommodate a diversity of land uses in support of a vibrant Village Centre program, including: multi-dwelling residential; retail and office spaces; ancillary tourist accommodation; civic and infrastructure; and, public access pathways, plazas and open space
 > Schooner Cove Comprehensive Development Zone 45
- ✓ B. Demonstrate consistency with the vision outlined in Section 2 - Neighbourhood Vision of the Schooner Cove Neighbourhood Plan
 > Schooner Cove Comprehensive Development Zone 45
- ✳ C. Lands designated Village Mixed Use shall be subject to Schooner Cove Village DPA guidelines
 > Schooner Cove Design Guidelines
- ✓ D. Permit a maximum of 50 Village Mixed Use - Residential units within the Schooner Cove Neighbourhood Plan area
 > Schooner Cove Comprehensive Development Zone 45
- ✓ E. A maximum of five storey total building height may be permitted, in accordance with DPA guidelines
 > Schooner Cove Comprehensive Development Zone 45
- ✳ F. Village design and building heights shall consider fire risk and address emergency preparedness planning
 > Schooner Cove Fire Risk / Emergency Planning Study
- ✓ G. Provide a carefully detailed commercial program with a maximum total area of 2325m²
 > Schooner Cove Comprehensive Development Zone 45
- ✓ H. A portion of condominium units may be operated for tourist commercial/short-term accommodation purposes
 > Schooner Cove Comprehensive Development Zone 45
- ✳ I. Undertake a shared-use parking study to determine Village parking requirements, in support of a development permit application
 > Schooner Cove Neighbourhood Plan Parking Study + Provided for at Development Permit
- ✓ J. Preserve and enhance the existing waterfront open spaces adjacent to the marina dock and ensure its integration into the larger circulation and open space network of the public realm
 > Schooner Cove Comprehensive Development Zone 45
- ✓ K. Development of a waterfront boardwalk will be integrated into the local publicly-accessible open space network to promote local connection to the water
 > Schooner Cove Comprehensive Development Zone 45 + Phased Development Agreement + Schooner Cove Pathway Standards + Local Service Area
- ✓ L. Secure community amenities at Schooner Cove as a condition of zoning amendment
 > Phased Development Agreement

3.2.2 MARINA POLICIES

- ✓ A. Access to the water shall be provided for marina leases and local residents to launch and retrieve watercraft
 > Schooner Cove Comprehensive Development Zone 45 + Phased Development Agreement
- ✓ B. Support appropriate marina and related services, including fuel dock, marine repair, storage, boat rental, small water craft rental and launching, and other marina-related services, where feasible
 > Schooner Cove Comprehensive Development Zone 45
- ✓ C. Provide emergency access to the marina and jib crane in case of a local marine emergency
 > Schooner Cove Comprehensive Development Zone 45 + Phased Development Agreement
- ✳ D. A shared-use parking study shall be completed to determine Marina parking requirements, with the development of the Village Mixed Use Designation or expansion of the Marina
 > Schooner Cove Neighbourhood Plan Parking Study + Provided for at Development Permit + Phased Development Agreement
- ✳ E. Measures for the enhancement and protection of sensitive aquatic communities at the time of redevelopment shall be undertaken
 > Provided for at Development Permit
- ✓ F. Waterfront access for residents and visitors to enhance the waterfront village experience shall be provided
 > Schooner Cove Comprehensive Development Zone 45 + Phased Development Agreement
- ✓ G. Support development of a waterfront boardwalk with integration into the local publicly-accessible open space network to promote local connection to the water
 > Schooner Cove Comprehensive Development Zone 45 + Schooner Cove Pathway Standards + Phased Development Agreement + Local Service Area

3.2.3 MULTIPLE-DWELLING POLICIES

- ✓ A. Approximately 310 residential dwelling units shall be permitted in the Multi-Dwelling Residential Land Use Designation, to a maximum of 360 for the Neighbourhood Plan Area
 > Schooner Cove Comprehensive Development Zone 45
- ✓ B. Demonstrate consistency with the Vision outlined in Section 2 - Neighbourhood Vision of the Schooner Cove Neighbourhood Plan
 > Schooner Cove Comprehensive Development Zone 45
- ✓ C. Allow for the development of Multi-Dwelling housing types, ranging from ground-oriented to low-rise apartment condominiums
 > Schooner Cove Comprehensive Development Zone 45
- ✓ D. A maximum of five storeys total building height may be permitted, in accordance with DPA guidelines
 > Schooner Cove Comprehensive Development Zone 45
- ✓ E. Residential parking shall be primarily underground
 > Schooner Cove Comprehensive Development Zone 45
- ✓ F. Provide accommodation of marina user parking with approximately 86 dedicated parking spaces: 22 located on the Village site; and the remaining 64 located at the 'tennis court' site
 > Schooner Cove Comprehensive Development Zone 45 + Phased Development Agreement + Schooner Cove Neighbourhood Plan Parking Study
- ✓ G. Encourage provision of a variety of unit sizes to provide for a diverse population in support of ageing-in-place and greater affordability
 > Schooner Cove Comprehensive Development Zone 45
- ✓ H. Operate a portion of condominium units within the Multi-Dwelling Residential designation for tourist commercial/short-term accommodation purposes
 > Schooner Cove Comprehensive Development Zone 45
- ✓ I. Integrate development of a waterfront boardwalk into the local publicly-accessible open space network to promote local connection to the water
 > Schooner Cove Comprehensive Development Zone 45 + Phased Development Agreement + Schooner Cove Pathway Standards
- ✓ J. Secure community amenities at Schooner Cove as a condition of zoning amendment
 > Schooner Cove Comprehensive Development Zone 45 + Phased Development Agreement
- ✓ K. Support the provision of universally accessible pathways along major streets
 > Schooner Cove Comprehensive Development Zone 45 + Schooner Cove Pathway Standards + Subdivision
- ✓ L. No development of the 'tennis court' site shall occur until such time that the shared parking study is completed and alternative parking for The Marina has been identified and secured
 > Schooner Cove Comprehensive Development Zone 45 + Schooner Cove Neighbourhood Plan Parking Study + Phased Development Agreement



✳ Addressed at a later stage of the Approvals Process

SCHOONER COVE

Implementing the Vision - Public Space

Understanding how the Proposal carries out the Schooner Cove Neighbourhood Plan

Policy Addressed by:

COMPREHENSIVE DEVELOPMENT ZONE

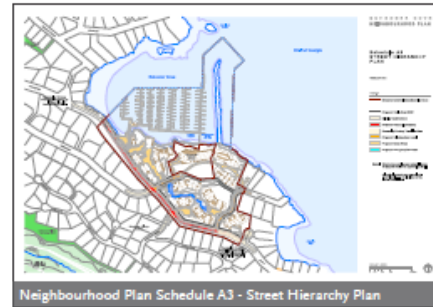
PHASED DEVELOPMENT AGREEMENT

LATER STAGE IN APPROVAL PROCESS

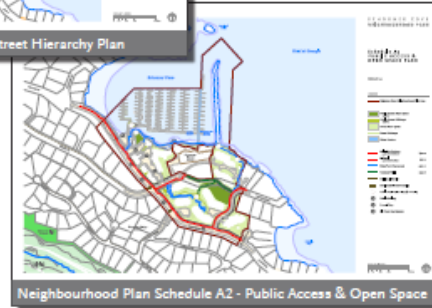
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3.2.4 PUBLIC ACCESS & OPEN SPACE POLICIES

- ✓ A. Provide an interconnected system of public access and open space for community gathering and pedestrian movement
 - » Schooner Cove Comprehensive Development Zone 45 + Schooner Cove Pathway Standards
- ✓ B. Provide pedestrian linkages between open spaces, buildings, adjacent residential areas, and larger park and trail system linking adjacent land
 - » Schooner Cove Comprehensive Development Zone 45 + Schooner Cove Pathway Standards
- ✓ C. Integrate development of a waterfront boardwalk into the local publically-accessible open space network to promote local connection to the water
 - » Schooner Cove Comprehensive Development Zone 45 + Schooner Cove Pathway Standards + Phased Development Agreement
- ✓ D. Design public access for universal access in locations close to the water's edge, where feasible
 - » Schooner Cove Comprehensive Development Zone 45 + Schooner Cove Pathway Standards
- ✓ E. Support structural shoreline modifications and/or setback relaxation in support of public access open space and pathway design
 - » Schooner Cove Comprehensive Development Zone 45 + Provided for at Development Permit
- ✓ F. Create destination points within the Public-access Open Space and Pathway Network as areas for sitting, picnicking and informal viewpoints
 - » Schooner Cove Comprehensive Development Zone 45 + Schooner Cove Pathway Standards
- ✓ G. Create interpretive signage which celebrates the natural and cultural heritage of the Schooner Cove waterfront and lands
 - » Provided for at Development Permit + Schooner Cove Pathway Standards
- ✓ H. Public access shall be secured as a condition of zoning
 - » Schooner Cove Comprehensive Development Zone 45 + Phased Development Agreement
- ✓ I. Area(s) for one or more Community Gardens shall be provided in the Strata Open Space
 - » Schooner Cove Comprehensive Development Zone 45

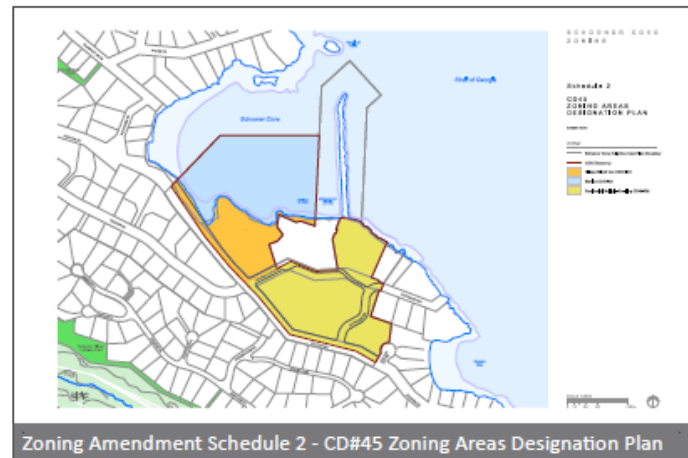


Neighbourhood Plan Schedule A3 - Street Hierarchy Plan

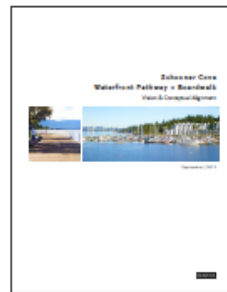


Neighbourhood Plan Schedule A2 - Public Access & Open Space

CD-Zone 44
Implementation



Zoning Amendment Schedule 2 - CD#45 Zoning Areas Designation Plan



4.1.1 TRANSPORTATION POLICIES

- ✓ A. Implement improvements to the existing road network according to a schedule outlined with a Phased Development Agreement (PDA)
 - » Schooner Cove Comprehensive Development Zone 45 + Phased Development Agreement
- ✓ B. Support a pedestrian-friendly transportation network intended to reduce traffic speeds, establish safe pedestrian and cycling pathways, and accommodate a more pedestrian-friendly interface to the Village environment along Dolphin Drive and Outrigger Road
 - » Schooner Cove Comprehensive Development Zone 45 + Schooner Cove Pathway Standards
- ✓ C. Support implementation of Project Specific Street Standards in accordance with Street Hierarchy Plan and in consultation with MOTI
 - » Schooner Cove Comprehensive Development Zone 45
- ✓ D. Provide transit-related facilities, including right-of-way width for future bus pullouts and/or shelters for transit stops at appropriate locations
 - » Schooner Cove Comprehensive Development Zone 45 + Schooner Cove Pathway Standards
- ✓ E. The provision of parking spaces in the Village shall be determined according to the findings of a shared-use parking study - a shared use agreement shall be required to facilitate parking in the Village
 - » Schooner Cove Comprehensive Development Zone 45 + Schooner Cove Neighbourhood Plan Parking Study
- ✓ F. Investigate opportunities to reduce parking requirements for residential and commercial developments that promote car sharing co-operatives and/or other forms of alternative transportation
 - » Schooner Cove Comprehensive Development Zone 45 + Schooner Cove Neighbourhood Plan Parking Study + Provided for at Development Permit
- ✓ G. Review and pursue options for transfer of authority and boulevard management, street lighting and/or sidewalk function within a Local Service Area
 - » Phased Development Agreement + Local Service Area + Subdivision
- ✓ H. Support the Schooner Cove Urban Containment Boundary as a Low-Speed Vehicle (LSV) designated area
 - » Phased Development Agreement + Subdivision
- ✓ I. Recognize that the easternmost parcel outside the designated Urban Containment Boundary and may be used for siting and construction of a shared strata street/driveway to access the adjacent parcel to the west
 - » Schooner Cove Comprehensive Development Zone 45
- ✓ J. Support the realignment of Outrigger Road
 - » Schooner Cove Comprehensive Development Zone 45 + Phased Development Area

4.2 PARKING POLICIES

- ✳ A. Require a shared-use parking study be undertaken/updated to determine Village and Marina parking requirements for proposed development
 - » Schooner Cove Neighbourhood Plan Parking Study + Provided for a Development Permit
- ✳ B. Prior to redevelopment of the tennis court site, require a Traffic Engineer's recommendations and accommodation of all parking within underground/structured parking or using an offsite solution
 - » Provided for at Development Permit

✳ Addressed at a later stage of the Approvals Process

SCHOONER COVE

Implementing the Vision - Infrastructure

Understanding how the Proposal carries out the Schooner Cove Neighbourhood Plan

Policy Addressed by:

- COMPREHENSIVE DEVELOPMENT ZONE
- PHASED DEVELOPMENT AGREEMENT
- LATER STAGE IN APPROVAL PROCESS

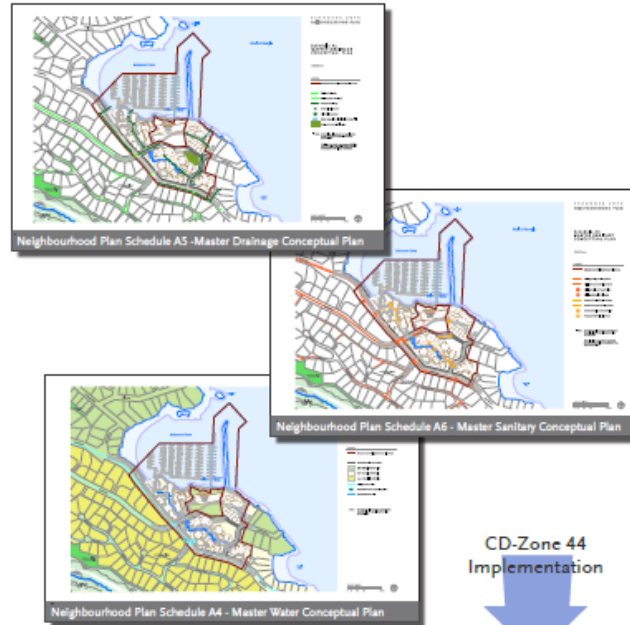
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4.3.2 WATER SERVICING POLICIES

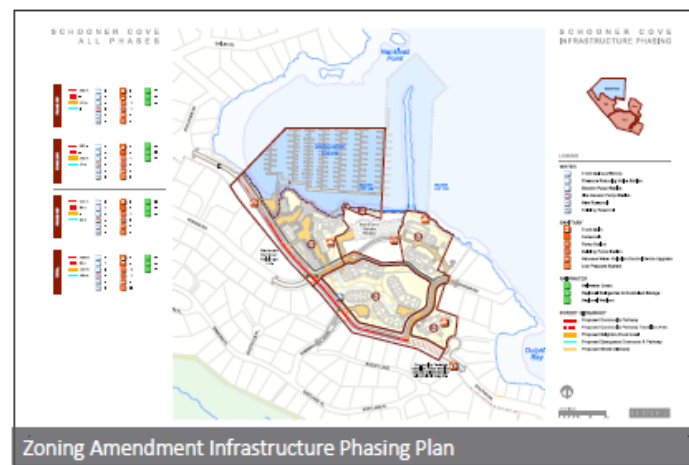
- ✓ A. Proposed development must identify adequate potable water supply prior to zoning amendment
 - Phased Development Agreement
 - Initial water will be provided to the water system via new groundwater additions; once the proposed Englishman River Water System comes on-line (expected 2016), surface water will be available. Financial contributions will be made through DCCs paid to the RDN.
- ✓ B. Development must identify a proven, sustainable, and adequate potable water supply in accordance with RDN Land Use and Subdivision Bylaw No. 500, 1987
 - Phased Development Agreement will address alternative requirements to Bylaw No.500.
 - Initial water will be provided via new groundwater wells in accordance with RDN policy B.1.21; once the proposed Englishman River Water System comes on-line (expected 2016), surface water will be available.
- ✓ C. Water supply shall be provided in a phased manner, and may include Arrowsmith Water Service planned capacity as well as additional groundwater sources
 - Phased Development Agreement
- ★ D. Encourage residents to employ water conservation measures in support of Team WaterSmart guidelines for indoor and outdoor conservation practices
 - Provided for at Development Permit
- ★ E. Encourage the use of best practices in green building & landscape management according to Lakes District DPA guidelines for water conservation
 - Provided for at Development Permit
- ✓ F. Water servicing shall be in general compliance with the Master Water Conceptual Plan
 - Phased Development Agreement

4.3.4 SEWER SERVICING POLICIES

- ✓ A. Require expansion of the existing sewer treatment facility in accordance with the existing development agreement between Fairwinds Development Corporation and the RDN (dated January 28, 1997)
 - Phased Development Agreement
- ✓ B. Sewage treatment capacity shall be confirmed at the time of zoning amendment and secured by the Phased Development Agreement
 - Phased Development Agreement
- ✓ C. Establish a landscape buffer to mitigate noise, odour, lighting and other visual impacts of the Nanoose Pollution Control Centre
 - Schooner Cove Comprehensive Development Zone 45
- ✓ D. Sewer servicing shall be in general compliance with the Master Sanitary Sewer Conceptual Plan
 - Phased Development Agreement



CD-Zone 44 Implementation



4.3.3 RAINWATER MANAGEMENT POLICIES

- ✓ A. Develop an Integrated Stormwater Management Plan (ISMP) using DFO and MoE Best Management Practices
 - Integrated Stormwater Management Plan + Phased Development Agreement + Subdivision
- ✓ B. Ensure that the stormwater management system is designed and constructed in compliance with the BC Stormwater Guidebook and Water Balance Model
 - Integrated Stormwater Management Plan + Phased Development Agreement + Subdivision
- ✓ C. Protect hydrological function by ensuring that that post-development runoff does not exceed pre-development runoff at the watershed scale
 - Integrated Stormwater Management Plan + Phased Development Agreement + Subdivision
- ✓ D. Manage runoff as close to the source as feasible. Minimize, intercept and infiltrate runoff during construction to protect overall hydrological function
 - Integrated Stormwater Management Plan + Phased Development Agreement + Subdivision
- ✓ E. Provide for increased natural infiltration through the use of rain garden swales and infiltration galleries
 - Integrated Stormwater Management Plan + Phased Development Agreement + Subdivision
- ✓ F. Provide for increased bioretention with landscaping features adapted to retain and treat rainwater runoff
 - Integrated Stormwater Management Plan + Phased Development Agreement + Subdivision
- ✓ G. Employ vegetated filter strips intended to treat sheet flow adjacent to impervious surface areas
 - Integrated Stormwater Management Plan + Phased Development Agreement + Subdivision
- ✓ H. Treat stormwater runoff to reduce sediment loads and pollutants prior to discharge into the ocean
 - Integrated Stormwater Management Plan + Phased Development Agreement + Subdivision
- ✓ I. Direct roof drainage in the Village precincts to detention and infiltration facilities which also serve aesthetically pleasing landscaping features
 - Integrated Stormwater Management Plan + Phased Development Agreement + Subdivision
- ✓ J. Rainwater (stormwater) management shall be in general compliance with the Master Drainage Conceptual Plan
 - Integrated Stormwater Management Plan + Phased Development Agreement

★ Addressed at a later stage of the Approvals Process

SCHOONER COVE

Comprehensive Development Zone 45

Imagine Schooner Cove Village
Schooner Cove Village shoreline looking west towards the Notch Summit



- 1 Phase One | SC1 - The Village + Marina
- 2 Phase Two | SC2 - The Waterfront & Ridge