

NANOOSE BAY

OFFICIAL COMMUNITY PLAN

BYLAW NO. 1400, 2005

REGIONAL DISTRICT OF NANAIMO

Consolidated for Convenience Only December 2018

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SCHEDULE 'A'

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¹ Bylaw No. 1400.02, adopted April 27, 2010

² Bylaw No. 1400.05, adopted December 4, 2018

³ Bylaw No. 1400.03, adopted October 25, 2011

⁴ Bylaw No. 1400.04, adopted October 25, 2011

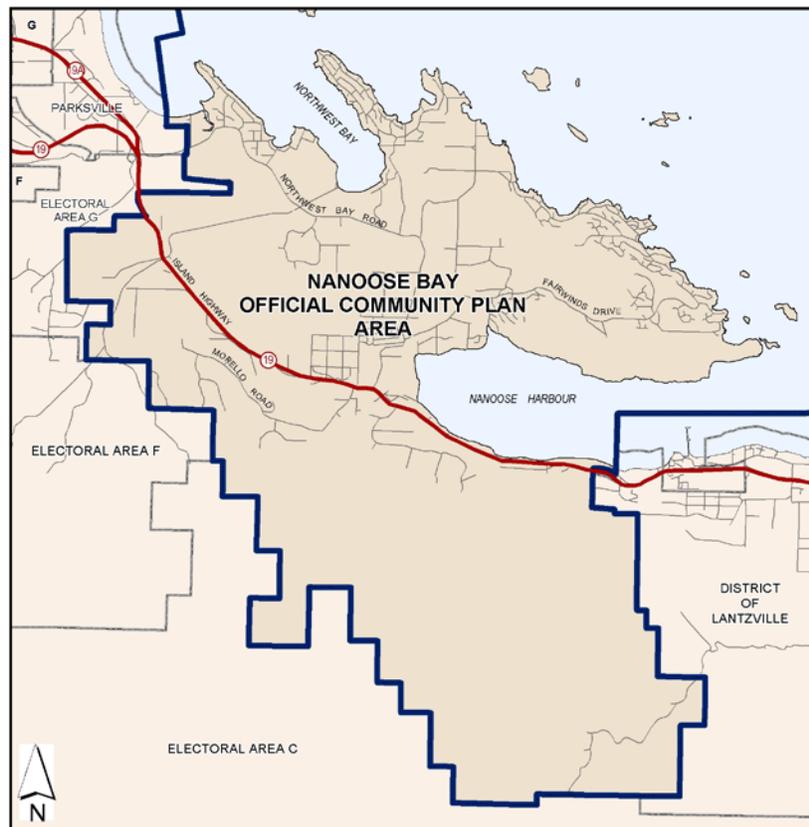
Section I

INTRODUCTION

The *Local Government Act* defines an Official Community Plan (OCP) as a general statement of the broad objectives and policies respecting the form and character of existing and proposed land uses and servicing requirements in the geographic area covered by the Plan. It is reflective of local interests as well as regional, provincial and, in some cases, federal interests.

The Nanoose Bay Official Community Plan has been developed with participation, consultation and evaluation by the community through countless hours of community involvement in the OCP Working Group and other public events. In addition, this OCP has benefited from the community's work completed on the previous Nanoose Bay Official Community Plan, Nanoose Bay Parks and Open Space Plan and the Regional District of Nanaimo's Regional Growth Strategy.

Map No. 1- The Plan Area



The intent of this OCP is to provide direction on the evolution of land use and development in Nanose Bay over the next 5 years.

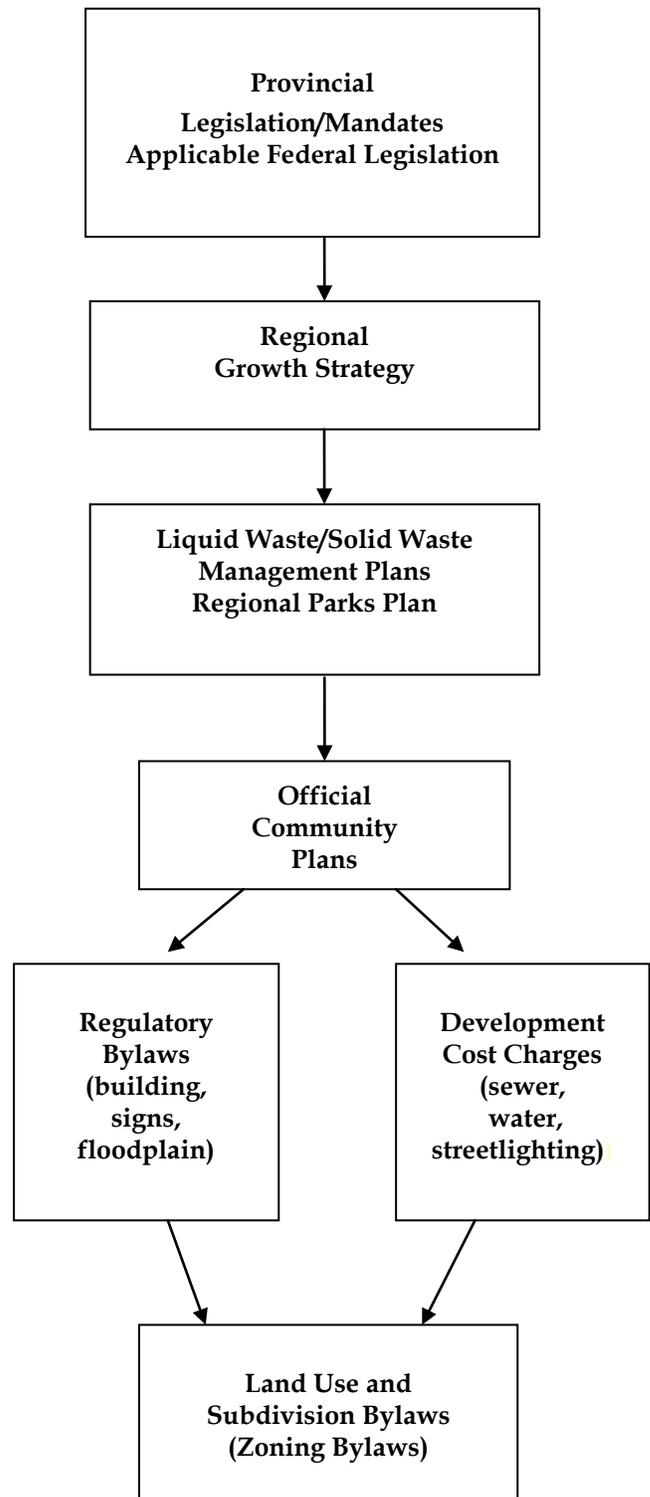
This OCP recommends that amendment applications prompted by new development proposals not be considered for a period of at least 2.5 years (midway through the regular review cycle) following the adoption of the OCP. A general review of this Official Community Plan is not contemplated for at least another 5 years or until it no longer serves community and regional needs. That is, the community may remain confident that the spirit and intent of this OCP will remain unthreatened for the life span of the OCP.

However, it is recognized that changes to the Official Community Plan may be required to address new legislation, new planning issues, new information and changes to the Regional Growth Strategy (RGS). The community will have opportunities to participate in making any potential changes to the Official Community Plan.

During the OCP review, it quickly became apparent that the community was seeking a Plan to use as a working document—unambiguous, providing clarity and certainty to property owners and local residents.

Figure 1.1 illustrates the hierarchy of planning tools and legislation. As shown, an Official Community Plan must comply with the Regional Growth Strategy and senior legislation. It is intended that all RDN land use bylaws comply with the intent and direction provided by the policies in the OCP.

Figure 1.1: Legislation and Plans



1.1 THE PLAN AREA

The Nanoose Bay Official Community Plan Area is bounded by the District of Lantzville to the west and the City of Parksville to the northwest; as well as Electoral Areas C, F, and G of the Regional District of Nanaimo to the east and south. The size of the Plan Area is approximately 7,382 hectares. It is within the traditional lands of the Snaw Naw As First Nation.

The Plan Area includes the neighbourhoods of Madrona, Beachcomber, Dolphin Beach, the Rocking Horse area, Claudet Road, Morello Road, Hillside, Garry Oaks, Seablush, Wall Beach, Dorcas Point, Nanoose Beach, and the Red Gap area, as well as the Fairwinds golf and residential development.

Approximately 5,000 people live in the Nanoose Bay Official Community Plan Area (late 2004). At a rate of 22% (1996 to 2000), Nanoose Bay is one of the most rapidly growing electoral areas in the RDN. Compared to other electoral areas, Nanoose Bay contains a larger proportion of residents over the age of 65 (18% for the RDN in total vs. 22% for the Plan Area). The proportion of young persons (aged 0-19) has remained constant at 19% since 1986 in Nanoose Bay, compared to an RDN proportion for the same age category of 26%. Of all age categories, this 0-19 cohort is increasing at the fastest rate (by 92% between 1996 and 2000).¹

Based on current rates of growth, population projections calculated for the Area estimate increases to between 7,000 and 11,000 people by 2021. However, it is anticipated that the lesser rate of growth is more likely due to demographic changes, a decreasing developable land base, and

community objectives which place a high value on future sustainability initiatives.

The potential for growth can be illustrated through 'build out' calculations for the Plan Area. These calculations reveal the capacity for development in an area over a specified time frame (25 years), based on current zoning and official community plan land use designations. Consideration is also given to the objectives of the Regional Growth Strategy and current provincial regulations regarding parkland provision and requirements for infrastructure.

In Nanoose Bay, future growth will be concentrated within the Urban Containment Boundaries and Village Centres. Some infill development is anticipated in the Coastal Residential and Rural Residential Land Use Designations; limited residential development is expected for the Resource Lands. Under existing zoning (late 2004), the residential development potential of Nanoose Bay is approximately 6850 units. Should the development objectives and policies of this OCP be fully implemented, it is anticipated that the buildout of the Plan Area will be reduced.

This Plan Area is designated a 'development approval information area' pursuant to the RDN's Development Approval Information Bylaw No. 1165, 1999. This bylaw outlines information requirements for zoning amendments, development permit applications and temporary use permits.

1.2 GEOLOGY & GEOMORPHOLOGY²

Three major geologic groups dominate the Nanoose Bay area: The Upper Cretaceous Nanaimo Group, the Karmutsen Volcanics

¹ Demographic data excerpted from the RDN Demographic Indicators Report.

² Provided by Rick Guthrie, MSc, P. Geo. Regional Geomorphologist, Ministry of Water, Land and Air Protection

and the Buttle Lake Group. The Nanaimo Group is a sedimentary complex that includes sandstone, conglomerate, shale and coal.

The Karmutsen Volcanics are a series of submarine and subaerial flood basalts up to 6 km thick in places that form the backbone of Vancouver Island. They formed island arcs in the Middle and Upper Triassic and are the most common group of rocks on Vancouver Island.

The Paleozoic Buttle Lake Group is a siliciclastic group of sedimentary rocks. While they may contain fossils, they are not carbonaceous and rocks like chert and argillite are common. Two intrusive rock types are found in the Nanoose Bay area: the Jurassic aged Island Plutonics, and the Late Triassic Mt. Hall Gabbro. These are granitic and gabbroic respectively.

Approximately 13,000 years ago the Nanoose Bay area was covered with ice over 1 km thick, having advanced south eastward down the Strait of Georgia toward Victoria. The intense erosive burden of ice accounts for the orientation of several features of the area including the general trend of Nanoose Hill, Northwest Bay, Nanoose Harbour, and several smaller lakes and streams. Like most of Canada, glaciation also fundamentally changed the landscape. Glaciation scraped clean rocks and steepened and deepened valleys, and pressed soils onto mid and lower slopes with sufficient force as to render them almost impenetrable (thus the common development term hardpan which typically describes a basal till). Where the shoreline met the ocean, vast quantities of pro and post glacial sediments were deposited and landforms such as deltas, terraces, and valley floors were created under regimes that are today almost unimaginable. Post glaciation has seen a further reworking of the landscape, primarily by water in the

form of streams, but to a lesser extent by wind and biota.

The coastline around the Nanoose Bay area is unusual for eastern Vancouver Island south of Campbell River, probably in part due to the resistant nature of the Buttle Lake Group type rock that forms much of Nanoose Hill. Consequently there are rocky cliffs and rocky beaches around Nanoose Hill, interspersed with little gravel pocket beaches on the seaward side. In contrast Nanoose Harbour is a sheltered estuary and associated tidal flat, and the beaches on the landward side are more typical of the sand and gravel beaches found up and down the east coast. In general, the beaches and estuary are much more sensitive to development pressures than exposed resistant rock.

The combination of volcanic activity, glacial land shaping, and the influence of water, wind and biota have shaped Nanoose Bay into a landscape of unique natural features that is highly valued by residents.

1.3 COMMUNITY INVOLVEMENT

Throughout the building of the OCP, the citizens of Nanoose Bay have shown an interest in the development of their community as evidenced in community involvement in the drafting of the Plan and attendance at public events.

A wide range of public consultation techniques, including a series of public meetings and open houses, a Government Agencies Forum, newsletters, internet resources, a site office, and a public hearing were employed to establish community priorities and outline the vision for growth and change in the Plan Area.

A critically important component of the OCP process was the Nanoose Bay OCP Working Group. This volunteer-based group, with representation from across the

Plan Area, met bi-monthly and weekly through the latter part of the process to discuss aspects of the OCP and set out direction for the Plan's goals and objectives.

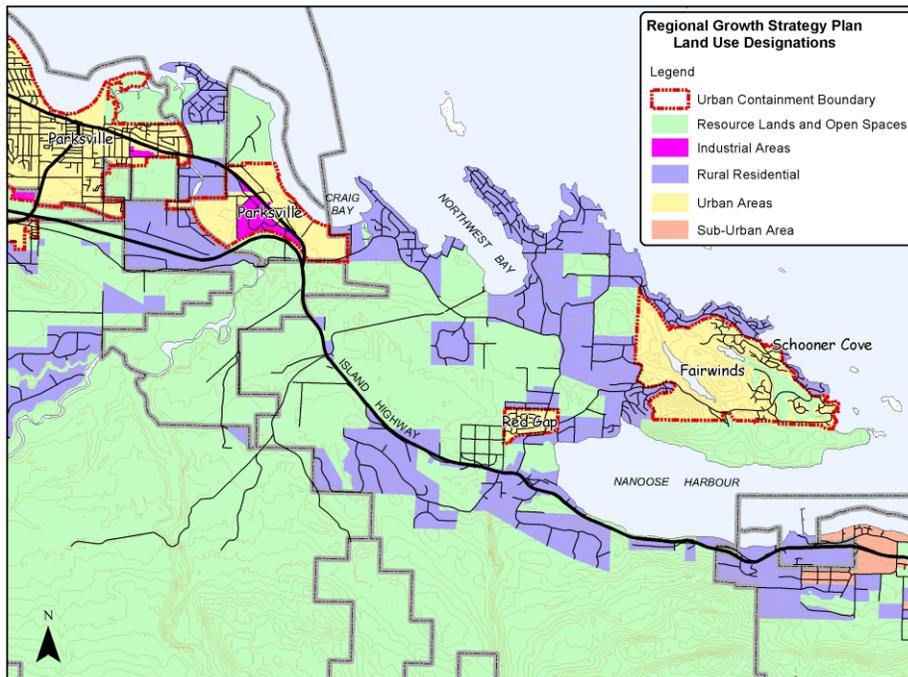
From the start, it has been the project's intent to ensure the widest possible public consultation and input during this review. The Working Group, instead of being a small appointed or selected group, has consisted of those members of the community willing and able to come along and debate important OCP issues. Thus, if an individual had a particular interest in only one aspect of the OCP, they were welcome to come along and join in for that session only. Throughout there has been a core of committed regular attendees: it has been particularly helpful to have good representation from Nanoose Bay's four Residents' Associations.

The OCP review began with an advertised public meeting on March 8, 2004. A public visioning event followed one week later. By late March, the Working Group began bi-monthly meetings to discuss OCP issues. In

April, the RDN and OCP Working Group sponsored a 'Government Agencies Forum' and invited the involvement of representatives of approximately a dozen government agencies. In June, an Open House was held to inform the public of progress to date and seek public comment.

In Fall 2004, the Working Group reconvened to focus its efforts on the preliminary draft of the OCP. After some refinement, a draft was presented to the public at an Open House in late November 2004. In 2005 additional public consultation included public information meetings and a public hearing prior to the OCP being adopted as a bylaw by the Regional Board.

Community involvement in planning does not end with the adoption of an official community plan as a bylaw. The implementation of the OCP requires ongoing community involvement. Residents will continue to play a key role in shaping their community through their support of initiatives to implement official community plan policies.



1.4 THE REGIONAL CONTEXT

While the Official Community Plan and the Regional Growth Strategy (RGS) are separate documents, their content is inter-related. The Regional Growth Strategy for the RDN (Bylaw No. 1309, 2002) describes a vision of a desirable future region and a strategy for attaining that vision.

Official community plans are the means of implementing the RGS. Through the integration of RGS goals into official community plans and the translation of RGS policies into official community plan policies, residents can work together towards the future desired for the Region.

The eight goals of the RGS are to:

1. contain urban sprawl;
2. create complete, livable communities;
3. protect rural integrity;
4. protect environmentally significant features and ecosystem functions and other biologically sensitive ecosystems;
5. improve mobility;
6. create a vibrant and sustainable economy;
7. improve servicing and resource use efficiency; and
8. encourage cooperation among jurisdictions.

1.5 REGIONAL CONTEXT STATEMENT

The Nanoose Bay Official Community Plan works to achieve consistency with the Regional Growth Strategy through the incorporation of regional goals and policies into the official community plan's objectives and policies. It is recognized that any

additions, deletions or amendments to the policies in this OCP may result in inconsistencies with the Regional Growth Strategy. Inconsistencies requiring amendment of the RGS require the consensus of all member municipalities and electoral areas.

Further, it is noted that a review of this OCP is not contemplated for at least five years, or until it no longer serves community and regional needs. In addition, OCP amendment applications prompted by new development will not be considered for 2.5 years (the half life of the OCP).

All policies in the Nanoose Bay Official Community Plan are consistent with or complementary to the goals and policies of the RGS, with the exception of those relating to urban containment boundaries. The OCP's response to the RGS is outlined below.

1.5.1 Urban Containment

The Nanoose Bay Official Community Plan designates Urban Containment Boundaries (UCBs) consistent with the Regional Growth Strategy around three areas- Red Gap, Fairwinds, and Schooner Cove. The community supports the development of more sustainable and economically efficient servicing enabled by these UCBs. This OCP proposes an expansion of the Urban Containment Boundary contiguous with the boundary of the Red Gap Village Centre. It is anticipated that an enlarged boundary will assist in attracting a greater mix of commercial uses and residential housing forms and densities to the Red Gap area. This boundary adjustment will require a Regional Growth Strategy Amendment, is subject to review pursuant to the Urban Containment and Fringe Area Management Implementation Agreement, and the changed UCB will not take effect unless approved pursuant to the Agreement. In addition, notwithstanding that all future

residential development that is denser than one unit per hectare will be directed to the Urban Containment Boundary areas, it is noted that there are residential areas of Nanoose Bay that have been historically subdivided to less than 1.0 hectares. These lands are designated Coastal Residential in the OCP; the future development potential of these lands is limited to infill development.

1.5.2 Creating complete, nodal communities

The three areas delimited by Urban Boundaries are also the focal points for growth in the Plan Area. Of these three, it is intended that the primary commercial and service centre for Nanoose Bay will be the Red Gap Centre. Schooner Cove will remain as a tourism focused service centre, and a node will eventually be developed within the Fairwinds UCB as the Fairwinds Community develops. It is intended that the communities develop from collaboration with the local community to determine the size, scale and design of these nodes, with an appropriate scale and range of retail, residential, employment opportunities, public amenities and travel alternatives. It is noted that throughout the public process, citizens supported focusing attractive, planned future development in the Red Gap Centre and the Area's neighbourhood centres.

1.5.3 Protecting rural integrity

The OCP supports the preservation of large rural holdings and maintaining the rural land base in Nanoose Bay for forestry, agricultural and resource uses. The OCP only supports parcels sizes that are as large as, or larger than, the parcel sizes supported in the previous OCP, with the exception of the lands that were within a Community Water Service Area when the Regional Growth Strategy was adopted. In addition, the Plan is consistent with and fully supports the mandate and policies of the

Provincial Agricultural Land Commission. The Nanoose Bay Official Community Plan designates land considered to be rural into four designations: Coast Residential Neighbourhoods, Rural Residential Neighbourhoods, Rural Lands and Resource Lands. The Resource Lands designation provides for forestry and agricultural uses. Policies are included for each land use designation to protect and enhance the rural characteristics of these lands. Citizens in Nanoose Bay place a high value on protecting the quality of life in the Area and keeping growth focused away from rural lands. The OCP designates a Farmland Protection Development Permit Area to reduce land use conflicts between agricultural areas and adjacent non-agricultural areas.

1.5.4 Protecting the natural environment

The Nanoose Bay Official Community Plan includes mapping of environment features, sensitive areas and natural hazard areas, and designates development permit areas to protect these important features. Many sections of the Plan discuss the importance of the natural environment to sustaining life and the lifestyle of Nanoose Bay residents. Policies for water, sewer and storm water management also reference the importance of protecting the quality of life in Nanoose Bay. Residents have placed the highest value on the protection of the natural environment - including watercourses, green spaces, viewscapes, beach accesses, and sensitive ecosystems as defined and inventoried in the Sensitive Ecosystem Inventory: East Vancouver Island and Gulf Islands. The plan supports the protection of undisturbed green spaces for the use and enjoyment of wildlife and native species.

1.5.5 Improving mobility

The Nanoose Bay Official Community Plan supports the RGS policies to encourage non-automobile modes of transportation along

safe pathways and trails. Within UCBs, it is intended that the provision of a mix of uses (including opportunities for recreation, employment, institutional uses and intensive residential development) will promote walking, cycling and other modes of 'human powered' travel within these boundaries. In addition, the OCP recommends a new alignment route for the Inland Island Highway at the Northwest Bay Road crossing. The continuing need for automobile transportation is recognized in the OCP through the Road Network Plan. Citizens in the area maintain a high level of interest in development in their community, and anticipate community involvement in the issues that affect Nanoose Bay.

1.5.6 Vibrant and sustainable economy

Policies that support the expansion of complete communities and encourage local employment are key to creating a vibrant and sustainable local economy in Nanoose Bay. It is anticipated that retail and service sector activities will be directed to the Red Gap Centre (and the neighborhood level centres) and that economic activities compatible with the rural character in Nanoose Bay will locate within lands designated Industrial, Tourist Commercial, and Resource. Residents support the development of new cooperative local employment opportunities, with emphasis on focusing these opportunities within the urban containment boundary areas. The OCP supports the expansion of community services (sewer and water) to attract desirable economic development. Tourism related uses are encouraged on lands designated Tourist Commercial (as well as within the UCBs). Aggregate extraction and other resource uses are supported in those areas designated as Resource Lands.

1.5.7 Improving service and resource use efficiency

The OCP fully supports cooperation in servicing among the electoral areas and member municipalities for providing community services, and anticipates that community servicing will be expanded throughout the UCB areas to accommodate future growth and development to Restricted Community Service areas for the purpose of addressing environmental or public health hazards and not for the purpose of facilitating additional development. Joint initiatives that require partnerships in servicing and operating community water, sewer, storm water, solid waste and recycling are all supported in the Nanoose Bay Official Community Plan. Other community facilities, such as parks, recreation facilities and schools, are also referenced in the OCP. Nanoose Bay residents support the development of sustainable, economically efficient servicing, where supported by the Regional Growth Strategy.

1.5.8 Cooperation among jurisdictions

The Nanoose Bay Official Community Plan fully supports the interjurisdictional cooperation of electoral areas, member municipalities, First Nations, and provincial and federal agencies in advancing the shared goals of the RGS. The policies and goals of this official community plan are consistent with the collective efforts of these parties in creating a livable, vibrant region.

1.6 PLAN ORGANIZATION

The Nanoose Bay Official Community Plan is structured around the six Community Values. These values were drafted early in the OCP process and have served as a 'touchstone' as the Plan evolved. The Plan also includes a section on climate change and energy which local governments are now required to include pursuant to the Green Communities Act

The Nanoose Bay Official Community Plan contains three appendices. The first two appendices are maps. Appendix Map No. 1 is an inventory of Natural Environment Features and Appendix Map No. 2 is an inventory of Existing Service Areas. Appendix No. 3 includes web references for documents that are identified in the Plan.

Each section (with the exception of the appendices) includes objectives and policies.

Objectives express community values and long-term aspirations. They are the community's statement of what is important and its vision of the future.

Policies express the community's position and response to community values and regional goals and policies. Policies guide decision-making. They provide direction on issues, and establish a favoured course of action or state a preferred scenario, circumstance, set of conditions or outcome. Generally, these policies provide guidance to the Regional District and other levels of government when addressing planning-related issues or situations.

Section II

PROTECTION OF THE NATURAL ENVIRONMENT

...residents of Nanoose Bay place a high priority on the preservation of the natural environment including important ecosystems, the coastal lands, green spaces, viewsapes and beach accesses, and on the protection of indigenous species and local wildlife.

In recognition of the value the community places on protecting the natural environment of Nanoose Bay, the Nanoose Bay Official Community Plan recognizes that the environment is the broadest and most critical of issues considered in this OCP.

The context of this section is 'planning with our environment'; this infers a respect for, and acknowledgment of the limitations imposed by our natural resources and the need to plan for sustainability.

The environmental sensitivities of Nanoose Bay (as part of a larger region) was recognized by the United Nations Educational, Scientific, and Cultural Organization's (UNESCO) Man and Biosphere (MAB) Programme with the designation of the Mount Arrowsmith Biosphere Reserve in November, 2000.

The environment is the primary determinant of growth and development. It determines ultimate build outs for a Plan Area and if the chosen standards of living are sustainable. The environment is not a commodity that can be bargained with; it is

the elements (infinite supply) that form our essential life support system.

It is essential that development within the Plan Area respects the natural environment and recognizes the inter-connectedness of natural systems and development.

In addition, it is acknowledged that, along with the protection afforded through local government bylaws, the protection of environmentally sensitive features is also within the jurisdiction of provincial and federal agencies.

2.1 ENVIRONMENTALLY SENSITIVE AREAS

Environmentally sensitive areas or sensitive ecosystems are areas of land and water that are sensitive to human presence or land development. They are features, areas, or habitats that have been identified as vulnerable and worthy of a higher level of protection. An inventory of sensitive ecosystems on east Vancouver Island was undertaken by the Canadian Wildlife Service in partnership with other agencies. Some of these ecosystems as well as others have been incorporated into the maps and policies found within this OCP.

Objectives:

1. *Identify, protect and conserve* environmentally sensitive areas within the natural environment.
2. *Promote and coordinate* the pooling of resources and knowledge to protect environmentally sensitive areas.
3. *Support* site specific evaluations of properties with environmentally sensitive features when the development of these properties is proposed by the landowner.
4. *Encourage and support* community stewardship of environmentally sensitive areas.

Policies:

1. An Inventory of Natural Environment Features is shown on Appendix Map No. 1.
2. Environmentally sensitive areas or sensitive ecosystems include eagle nesting and perch trees, heron roosts, watercourses and riparian habitats, wetlands, and the seven sensitive ecosystems as identified in the Sensitive Ecosystem Inventory: East Vancouver Island and Gulf Islands 1993-1997 including Woodland, Coastal Bluff, Terrestrial Herbaceous, Wetland, Riparian, Sparsely Vegetated, and Older Forests, as well as two 'other important ecosystems' Older Second Growth Forest and Seasonally Flooded Agricultural Field.
3. The protection of Woodland, Coastal Bluff (for lands that are subdividable), Terrestrial Herbaceous, Wetland, and Sparsely Vegetated is supported through the establishment of Development Permit Areas as shown on Map No. 6.
4. The protection of nest trees (for eagles, peregrine falcons, gyrfalcons, ospreys, heron and owls) is supported as per provincial regulations and as regulated

by the Development Permit Area designated¹ in this OCP.

5. Stream protection and enhancement programs are also supported as per provincial regulations and as regulated by the Development Permit Area designated² in this OCP.
6. Efforts to improve the quality and accuracy of the inventory of environmentally sensitive features or sensitive ecosystems are supported.
7. This OCP supports working with landowners and developers on the protection of environmentally sensitive areas or sensitive ecosystems through the provision of information and education programs.
8. Community stewardship and care of environmentally sensitive areas shall be encouraged by supporting initiatives to educate the community about the importance of protecting these areas.
9. Applications to change the zoning of land, or subdivide land, adjacent to a watercourse or containing a sensitive ecosystem shall only be supported if reasonable and acceptable evidence is provided that the proposed development will not adversely affect the environmentally sensitive area, as evaluated according to the following criteria:
 - a) the impact on soil stability, natural vegetation or ground cover;
 - b) the impact on wildlife and fisheries sensitive areas;
 - c) the impact on the quality and quantity of groundwater and surface water;
 - d) the impact on environmentally sensitive areas or sensitive ecosystems on adjacent land; and

¹ Bylaw 1400.05, adopted December 4, 2018

² Bylaw 1400.05, adopted December 4, 2018

- e) the possible protection of environmentally sensitive areas or sensitive ecosystems will be considered through the following means:
 - i. dedication and/or purchase of the environmentally sensitive area for a park;
 - ii. dedication to, and/ or purchase by, a private land trust for conservation purposes;
 - iii. the registration of restrictive covenants for conservation purposes (preservation of lands or habitats for future generations) with the RDN, the Province, and/or a non-governmental organization eligible to hold conservation covenants is supported; and
 - iv. alternative development practices including clustering, density averaging and where appropriate, covenant protection and other methods.

2.2 COASTAL ZONE

The coastal zone includes recreational beaches, productive shellfish aquaculture areas, sheltered bays, rocky coastlines, and sensitive estuaries. It represents the interface between the ocean and land, a fragile component of the natural environment.

The care and management of the coastal zone is maintained under the jurisdiction of a number of provincial and federal agencies. The province controls foreshore lands below the natural boundary and is responsible for some environmental protection initiatives as well as the administration and allocation of shellfish leases. The province also has jurisdiction over beach access rights of way. The federal government maintains a role in protecting fish habitat, fisheries management, and has an interest in the Nanoose Harbour due to the location of the Department of National Defense base. The

RDN maintains a role, as well, through jurisdiction over the use of land and water surfaces through zoning.

Damage to the coastal zone may result from excessive or inappropriate development in the coastal zone, which is home to a variety of sea and land based wildlife. It is also a place of tourism, human habitation and industry. It is important to balance these different uses to protect the natural environment in the Plan Area.

Objectives:

1. *Recognize* the importance of the coastal zone to the community.
2. *Facilitate* public access provisions along the foreshore of the coastal zone.
3. *Support* the development of shellfish aquaculture in Nanoose Bay in a manner that does not conflict with residential and recreational uses of the coastal zone and harbour.
4. *Advocate* cooperation and coordination among agencies responsible for the use and management of marine, foreshore and upland areas to ensure comprehensive management of the coastal zone.

Policies:

1. The province shall be encouraged to develop a coastal resource inventory to document the nature, importance, and sensitivity of the foreshore.
2. Community stewardship and care of the coastal zone shall be encouraged by supporting initiatives to educate the community about the importance of protecting these areas.
3. Where an application for a commercial lease within Nanoose Harbour is referred to the RDN by a senior government with the authority to approve such applications, the Regional District shall recommend that the government consider the impact of all

lease agreements and approvals in Nanoose Harbour on the coastal zone in this area prior to the approval of additional commercial leases.

4. Where the construction of a seawall, or other structures over 1 metre in height are proposed, the Regional District shall work to ensure that such works are properly constructed as part of the building permit and/or the development variance permit process.

2.3 WATER MANAGEMENT

The natural environment of Nanoose Bay includes an extensive and complex water system. The water system includes surface water (streams, lakes, swamps, and wetlands) and groundwater resources.

Groundwater resources are particularly important to residents as the majority of users rely on water from area aquifers for both domestic and agricultural water supplies. Groundwater is part of a broader hydrological cycle. What happens on the land surface has a direct impact on the quantity and quality of water below the surface of the ground. Quantity is reduced when water is withdrawn at a faster rate than it is replenished or when it is diverted through surface water bodies. Quality is compromised by the introduction or presence of natural or synthetic contaminants into the system. As both quality and quantity of surface and groundwater are impacted by the manner in which land is used, land use and development must be carefully planned in order to minimize impacts on groundwater resources and maintain hydraulic regimes.

Many demands are placed upon water resources. These demands include human and agricultural needs, fisheries and wildlife requirements and recreational pursuits. The continued use of groundwater for domestic consumption is anticipated over the long term. Consequently it is

critical to achieve a greater understanding of groundwater resources. The implementation of groundwater protection measures is also prudent.

It is also important that accurate and detailed information on community wells is recorded and considered as part of any application for rezoning or OCP amendment.

Objectives:

1. *Ensure* that adequate quantity and quality of fresh water is available for the uses and development densities as stated in this Official Community Plan.
2. *Acknowledge* that fresh water is an essential element in our life support system, and because of its finite supply, should be a determiner of further growth and development.
3. *Complete* an inventory and assessment of water resources that recognizes the importance of water and its finite supply.
4. *Preserve* the quality and quantity of the freshwater supply for domestic, agricultural, fisheries and wildlife needs.
5. *Recognize* the importance of surface water in maintaining the quantity and quality of freshwater supply.
6. *Encourage* the long-term conservation and enhancement of water quality and quantity, including the impact of development on ground water recharge and surface water protection.
7. *Recognize* the importance of groundwater notwithstanding the development of a surface water source.

Policies:

1. The protection and conservation of water resources and improvements to water quality is a high priority of the Nanoose Bay community and the RDN

- in the determination of land use decisions and other policies affecting surface and groundwaters.
2. Senior governments shall be encouraged to assist the Regional District in monitoring groundwater resources through a formal request from the RDN to the province to undertake a comprehensive water management plan.
 3. Senior governments shall be encouraged to adopt groundwater protection legislation.
 4. Land use and servicing policies may be amended based on new information about groundwater resources and new legislation for the protection of groundwater resources.
 5. Community stewardship of groundwater and surface water resources shall be encouraged by supporting projects and implementing local actions to educate the community about the importance of groundwater resources and methods of protecting groundwater resources.
 6. Zoning amendment proposals that have the potential to impact the quantity or quality of water resources shall be accompanied by a hydrological impact assessment report. The report shall be certified by a professional engineer with experience in hydrologic analyses, and shall address the long-term impact of the zoning amendment development proposal on the surface and groundwater resources of the watershed and adjacent properties and aquifers. The amendment proposal must also ensure that impact is not made on viable fish habitat and the receiving waters, including channel stability and flow maintenance.
 7. Where practical, residents in Nanoose Bay are encouraged to consider the purchase of low-flow appliances for domestic uses to contribute to water protection and conservation.
 8. The Approving Officer shall be requested to require that subdivisions be designed to protect water resources by:
 - a) maintaining the hydraulic regime of streams;
 - b) encouraging retention and recharge where possible; and
 - c) preventing the intrusion of erosion material into surface water and maintaining levels of groundwater recharge.

Section III

A DIVERSITY OF LAND USES

...from coast residential lots to resource and agricultural lands, Nanoose Bay's citizens treasure the preservation of the unique aspects of each neighbourhood. Above all, residents have indicated that change in the community should contribute to, not detract from, the quality of life enjoyed in Nanoose Bay, and that growth will be limited to defined areas.

The purpose of a land use designation is to 'match' the lands in a Plan Area to the goals, objectives, policies and community's vision as established in the Official Community Plan. The Land Use Designations are shown on Map No. 2.

It is noted that, in the future, commercial, institutional, recreational facilities and higher density residential development will be directed toward the village and neighbourhood centres. It is intended that, by focusing higher densities and higher impact land uses to these Urban Containment Boundary Areas, the remainder of the Plan Area will be maintained for larger lot residential, rural, resource, and existing commercial land uses.

To the extent that the RDN is authorized under Part 26 of the *Local Government Act*, the subdivision or use of land for any means other than those uses and densities clearly supported in the relevant provisions of the RDN's Land Use and Subdivision Bylaw No. 500, 1987 is not supported.

It is noted that at the writing of this OCP, the RDN does not have Board-endorsed policies on affordable, rental, or special needs housing. However, this OCP supports the provision of affordable housing and

does not prohibit rental or special needs housing in any zone land use designation and pursuant to the relevant provisions of the RDN's Land Use and Subdivision Bylaw No. 500, 1987.

In addition, in recognition of the value placed on groundwater and surface water resources by residents in Nanoose Bay, it is emphasized that the availability of community sewer and water services will not increase the development potential of any land uses beyond the densities outlined below.

The objectives and policies for the Red Gap Village Centre, the Schooner Cove Neighbourhood Centre and the future Fairwinds Village Centre are contained in Section IV- Defined Village Centres and Neighbourhoods. All land uses outside of these Urban Containment Boundary Areas are described below, and all land use designations are illustrated on Map No. 2.

3.1 COAST RESIDENTIAL

Coast Residential Lands are the residential areas located in close proximity to the Strait of Georgia and Nanoose Bay. The lots are characterized by this ocean orientation, the topography of the land. Residents value the

peacefulness, green space and distance from intensive urban activities.

Coast Residential Neighbourhoods may be provided some level of community water and sewer services in the future to resolve environmental or health problems. Generally, the development potential of Coast Residential neighbourhoods is limited to the in-fill of undeveloped single dwelling unit properties as well as the potential subdivision of a small number of larger parcels. It is recognized that the provision or expansion of community sewer and water local service areas may also result in minor infill through increased subdivision potential. To ensure that connections to community services do not result in increased development beyond current densities, it is noted that services will only be provided in conjunction with the limits of subdivision permitted with the current level of service in the RDN's zoning bylaw. Parcels within this designation are within the Restricted Community Water and Sewer Service Planning Areas.

Objectives:

1. *Preserve* the peaceful and natural characteristics of these neighbourhoods.
2. *Recognize* the need to reconcile land use issues with wastewater disposal.
3. *Minimize* the subdivision of land within these neighbourhoods.
4. *Encourage* sensitive redevelopment that preserves the existing natural environment and the historical character of the neighbourhoods.

Policies:

1. Coast Residential Lands are designated on Map No. 2.
2. The subdivision of lands designated Coast Residential shall have a minimum parcel size of 1600 m². However, this is

not intended to prevent parcel averaging as set out in the applicable zoning bylaw.

3. Permitted uses shall be residential uses and uses accessory to residential uses.
4. The lands designated as Coast Residential Lands shall be designated as within the Restricted Community Sewer and Water Service Planning Areas.
5. The relevant provisions of the RDN's Land Use and Subdivision Bylaw No. 500, 1987 shall be amended to ensure that the regulations that facilitate residential development are compatible with the form and character of existing residential development in Coast Residential Lands. Zoning amendment proposals that have the potential to impact the quantity or quality of water resources shall be accompanied by a hydrological impact assessment report prepared by a professional engineer with experience in hydrologic analyses. The amendment proposal must also ensure that impact is not made on viable fish habitat and the receiving waters, including channel stability and flow maintenance.

3.2 RURAL RESIDENTIAL LANDS

Rural Residential Lands include Dorcas Point and areas inland from the Coastal Residential Lands. Rural Residential Neighbourhoods are located in neighbourhood pockets between lands designated Rural Lands and Resource Lands. Some properties within the Rural Residential Neighbourhood designation may currently be provided with a community water service connection. The expansion of local water or sewer service areas in these areas is not supported by this OCP except for health or environmental reasons. However, as most lands within the Rural Residential Lands designation are

self-sustaining, it is anticipated that they will not require community water or sewer services.

Objectives:

1. *Preserve* the rural character of these neighbourhoods.
2. *Minimize* the subdivision of land within these neighbourhoods.
3. *Encourage* sensitive redevelopment that preserves the existing natural environment and the historical character of the neighbourhoods.

Policies:

1. Rural Residential Lands are designated on Map No. 2.
2. The subdivision of lands designated Rural Residential shall have a minimum parcel size of 1.0 ha. However, this is not intended to prevent parcel averaging as set out in the applicable zoning bylaw.
3. The conversion of buildings pursuant to the *Strata Property Act* for the purpose of creating new property with a separate title shall not be supported.
4. Permitted uses shall be rural residential uses and uses accessory to residential uses.
5. Zoning amendment proposals that have the potential to impact the quantity or quality of water resources shall be accompanied by a hydrological impact assessment report prepared by a professional engineer with experience in hydrologic analyses. The amendment proposal must also ensure that impact is not made on viable fish habitat and the receiving waters, including channel stability and flow maintenance.

3.3 RURAL LANDS

Rural Lands are valued for their larger parcel sizes, greater privacy and lower residential densities.

Rural Lands are typically larger properties of 2.0 hectares or greater in size and often buffer different potentially incompatible uses from each other, such as Coast Residential Lands from Resource Lands.

The properties are often used as 'hobby farms' or for less intensive agricultural uses than those found on lands within the ALR.

Provincial legislation and local government land use regulations have resulted in the fragmentation of some Rural Lands into smaller parcels than would otherwise be permitted pursuant to this OCP. Maximum number of dwelling units provisions, combined with the use of the *Strata Property Act* to create building strata parcels smaller in size than permitted by the zoning bylaw, is of particular concern. The community has indicated that the minimum parcel size provisions of the RDN's Land Use and Subdivision Bylaw No. 500, 1987 must be upheld to protect the remaining Rural Lands.

Objectives:

1. *Preserve* and *enhance* the rural character of the Rural Lands.
2. *Minimize* conflicts between residential development and agriculture, silviculture, and resource extraction activities.

Policies:

1. Rural Lands are designated on Map No. 2.
2. Lands designated Rural Lands shall have a minimum parcel size of 8.0 hectares. Notwithstanding this, the Plan acknowledges that there are existing parcels zoned for a minimum parcel size of 4.0 hectares and 2.0 hectares that will continue to be recognized. Further, this policy is not intended to prevent parcel averaging as set out in the applicable zoning bylaw.
3. The number of dwelling units per parcel shall be limited to 2. However, the Land Use and Subdivision Bylaw shall be revised for the purpose of preventing the stratification of the second dwelling unit and developing maximum size limitations on the second dwelling unit. The conversion of buildings pursuant to the *Strata Property Act* for the purpose of creating new property with separate title shall not be supported.
4. Permitted uses shall be rural uses, rural residential uses and uses accessory to rural and rural residential uses.
5. Notwithstanding Policy 2 (above), parcels may be considered for rezoning to permit a minimum parcel size of 4.0 hectares provided that the rezoning proposal:
 - a) limits residential development to one dwelling unit per parcel;
 - b) does not propose a bare land strata subdivision or building strata conversions;
 - c) provides verification that the potable water and septic disposal needs for each proposed parcel can be met on each proposed parcel;
 - d) is submitted in conjunction with an environmental impact assessment report, prepared by a professional engineer with experience in hydrogeological engineering, that indicates the proposed subdivision will not have a detrimental impact on groundwater and drainage regimes;
 - e) includes the registration of a restrictive covenant that limits residential development to one dwelling unit per parcel, prohibits the bare land strata subdivision of the parcel, and declares the number of parcels to be created; and
 - f) addresses any issues that may arise through the referral process to various regional, provincial, and federal jurisdictions and that these issues can be satisfactorily resolved.
6. Land may be considered for rezoning to a non-commercial recreational use, public use or resource harvesting use or extraction use. The following criteria will be given due consideration in the assessment of such applications:
 - a) impact of the proposed use on adjacent agricultural or forestry uses;
 - b) compatibility of the proposed use with adjacent rural residential or rural uses;
 - c) impact of the proposed use on the natural environment, including wildlife and all environmentally sensitive areas;
 - d) intensity of the proposed use; and
 - e) ability to conduct the proposed use on land elsewhere in the community.
7. Zoning amendment proposals that have the potential to impact the quantity or quality of water resources shall be accompanied by a hydrological impact assessment report prepared by a professional engineer with experience in hydrologic analyses. The amendment proposal must also ensure that impact is not made on viable fish habitat and the receiving waters, including channel stability and flow maintenance.

3.4 RESOURCE LANDS¹

The Resource Lands designation applies to lands that are valued for their agricultural use, forestry use, natural resource extraction capability, yet also valued for their environmental attributes, as these lands provide habitat for indigenous species on Vancouver Island.

This land use designation includes all those lands within the Agricultural Land Reserve (ALR) and lands that were in the former provincially designated Forest Land Reserve (FLR). It also includes lands with known and active resource uses that may or may not be in the ALR or FLR, and other large holdings including large recreational holdings and those used for federal or provincial purposes.

Agriculture is a permitted use in a large proportion of the Nanoose Bay Plan Area. It represents a primary and secondary source of income for some Nanoose Bay residents. Land management practices, which preserve agricultural land and the sustainable production of food, are supported and encouraged in this OCP.

Forestry is a dominant component of the Nanoose Bay economy. In addition to its economic value, residents appreciate the recreational opportunities, ecological and wildlife values afforded by the forested landscape.

In recognition of their value to the community, residents have expressed a desire to protect forestry lands and related activities. Also supported are sustainable and environmentally sound harvesting and logging practices and the restriction of intensive processing activities in proximity to established or future residential development.

Forest lands are predominantly managed through private forestry interests or through the Crown Provincial Forest.

Lands within this designation are part of the Nanaimo coal bearing formations while other areas, particularly south of the Island Highway, have very good potential for aggregates such as sand and gravel. Management of mineral resources falls principally within the jurisdiction of the province. Where stated, policies relate to matters beyond the jurisdiction of the Regional District, they are intended to serve only as broad objectives to help guide senior governments in their decision-making process.

Objectives:

1. *Support* and maintain the long-term viability of the natural resource land base and protect it from activities and land uses that may diminish its resource value or potential.
2. *Protect* the agricultural land resources for present and future food production.
3. *Recognize* and *protect* agricultural operations on ALR lands.
4. *Encourage* sustainable and environmentally sound farming practices, which protect surface water, groundwater and soil quality.
5. *Recognize* and *protect* the groundwater needs of agriculture.
6. *Support* silviculture activities on productive forestry land.
7. *Protect* the forest land resources for harvesting and reproduction.
8. *Recognize* and *protect* the needs and activities of forestry operations when considering non-forestry operations on adjacent land.

¹ Bylaw 1400.05, adopted December 4, 2018

9. *Support* the public's use of forest lands for recreational enjoyment and education.
10. *Protect* lands with aggregate or mineral resources from development that would render the resource unviable or inaccessible.
11. *Seek* methods of minimizing conflicts between extraction activities and adjacent land uses.
12. *Minimize* the impact of extraction activities on the natural environment.
13. *Support* provincial requirements for site rehabilitation and reclamation of mined landscapes for future productive use and for environmental and aesthetic considerations.
14. *Minimize* the impact of resource operations and activities on the natural environment and on neighbouring land uses and development.
15. *Protect* sensitive ecosystems and features on Resource Lands.

Policies:

1. Resource Lands are designated on Map No. 2.
2. Lands designated Resource Lands that are forest and/or crown lands or large recreational holdings shall have a minimum parcel size of 50.0 hectares. All other Resource Lands shall have a minimum parcel size of 8.0 hectares. However, this is not intended to prevent parcel averaging as set out in the applicable zoning bylaw.
3. Notwithstanding Policy No. 2 (above), lands designated as Resource Lands and entirely within the provincial Agricultural Land Reserve shall have a minimum parcel size of 8.0 hectares. The provision of community water and sewer services to lands within this

designation is not supported by this OCP.

4. Permitted uses on Resource Lands shall be compatible with existing agricultural and resource uses.
5. It is acknowledged that the Department of National Defence operates facilities within this designation that are provided with community water and sewer services.
6. The Agricultural Land Commission's (ALC) mandate of preserving and encouraging agricultural production shall be supported.
7. The retention of large land holdings within the ALR shall be encouraged to maintain the option and feasibility of farm use.
8. The locations and construction of new roads, utility or communication rights-of-way shall be sited to avoid the ALR wherever possible. Where agricultural land is required, these rights-of-way should be sited in a manner that will cause minimal impact on agricultural operations. Alignments should be established in consultation with affected local landowners.
9. In order to reduce conflicts between agricultural uses and non-agricultural uses a Farm Land Protection Development Permit Area has been established on lands adjacent to lands within the Agricultural Land Reserve.
10. Measures which buffer new development adjacent to land within the ALR shall be encouraged to reduce the potential for land use conflicts. These measures may include restrictive covenants to protect naturally established buffers, dedication of park land where in compliance with the parks policy strategy of the Plan, or the use of landscaping and/or fencing in

accordance with the ALC's "Landscape Buffer Specifications" along property lines.

11. The regulation of intensive agricultural operations on non-ALR land within the Plan Area shall be supported in order to recognize the potential that these operations have to generate significant impacts on the natural environment and surrounding lands and development.
12. Where land is within the ALR and is proposed for subdivision or non-farm use, including the placement of a second dwelling, approval must first be obtained from the Agricultural Land Commission, except where additional dwellings are necessary for farm purposes subject to the *Agricultural Land Commission Act*. All subdivision and non-farm uses within the ALR shall comply with the agricultural objectives and policies within this section of the Plan.
13. Where land is removed from the ALR, the Resource Lands within the ALR designation shall remain.
14. The processing of aggregate resources shall generally be limited to areas where such operations would have a limited impact on residential development, other land uses and the natural environment, and where permitted by the Land Use and Subdivision Bylaw.
15. The province shall be encouraged to provide due consideration to the RDN's response to referrals on potential mining operations, and to possible impacts on neighbouring land and the natural environment prior to approving new mining operations or re-establishing a derelict pit. Particular attention should be focused on assessing the potential impacts of resource removal on the quantity or quality of surface and groundwater,

residential development and other land uses, traffic volumes and traffic dynamics. The province is encouraged to make this information available to the Regional District and surrounding landowners for comment prior to a decision.

3.5 TOURIST COMMERCIAL LANDS

Land within the Tourist Commercial Lands designation is currently used for a variety of resort, condominium, commercial and industrial uses. Coastal uses are oriented toward ocean and marine related tourist activities. The inland commercial uses have historically been oriented toward the highway as opposed to the current strategy to locate commercial uses within Village and Neighbourhood Centres.

In most cases, the Tourist Commercial Lands have more intensive land uses than found on surrounding lands and therefore present the possibility of creating land use conflicts.

The Nanoose Bay Official Community Plan recognizes the importance of commercial and industrial uses and tourism to the economy consistent with the Regional Growth Strategy. Existing resort condominium developments are recognized as an important part of Nanoose Bay's economy. It is also recognized that these developments must be compatible in character with surrounding residential areas. Over the long term, it is anticipated that these resort condominium developments may be developed to the extent permitted by their current zoning and the existing level of services. The provision of an increased level of community water and sewer servicing to facilitate increased development potential for lands currently zoned for resort

condominium development is not supported in this OCP.

Existing inland commercial activities away from the coast or outside the centres are intended to evolve into less intensive tourist commercial uses primarily serving the tourism market or travelling public rather than providing local convenience services. It is anticipated that, over time, these inland commercial and industrial uses will become more consistent in character with the coastal commercial uses with a focus on tourism.

Objectives:

1. *Provide* goods and services for the local population and tourists.
 2. *Minimize* the impact of commercial development on rural integrity and the natural environment.
 3. *Direct* commercial development to Village Centres and Neighbourhood Centres.
 4. *Encourage* new development or redevelopment of existing commercially zoned lands to be sensitive to the natural environment.
 5. *Support* the development of recreational uses that maintain and enhance rural integrity.
 6. *Support* the continued operation of existing resort condominium/hotel developments.
 7. *Minimize* the impact of resort condominium/hotel development on surrounding residential areas.
 8. *Encourage* resort condominium/hotel developments to be sensitive to the natural environment.
1. Tourist Commercial Lands are designated on Map No. 2.
 2. Community water and community sewer services shall not be provided to facilitate more intensive uses of Tourist Commercial Land than otherwise permitted.
 3. The permitted uses of Tourist Commercial Lands shall be recreation and tourist facilities and uses accessory to these uses that draw on the surrounding environment for their character and use.
 4. Where lands are used for commercial or industrial uses at the time of adoption of the community plan as a bylaw, these uses may remain.
 5. Development or redevelopment of land designated Tourist Commercial Lands may require the issuance of a Development Permit.

3.6 INDUSTRIAL LANDS

One parcel within the Plan Area is designated as Industrial Lands. Generally, industrial lands have a long history of intensive land uses and were established primarily because of their proximity to existing natural resources extraction activities.

The Regional Growth Strategy recognizes the necessity of industry to the economy of the Regional District of Nanaimo and industrial areas are designated in the RGS. New industrial growth is to be directed to these regionally significant industrial areas to reduce potential land use conflicts and enhance the operating efficiency of industrial uses. It is not anticipated that industrial land uses outside of the regionally significant areas would expand in scale or land base.

Policies:

Objectives:

1. *Minimize* the impact of industrial land uses on the rural character of the community.
2. *Limit* further industrial development.
3. *Minimize* any negative impact on the safe operation of the highway.
4. *Minimize* the potential for damaging impacts on the natural environment.

Policies:

1. Industrial Lands are designated on Map No. 2.
2. No more land shall be designated as Industrial Lands.
3. Community water and community sewer services shall not be provided to facilitate more intensive uses of Industrial Lands than otherwise permitted.
4. The permitted use of Industrial Lands shall be uses associated with the marshalling, shipping, and transportation of resources compatible with the protection of rural integrity and the natural environment.
5. Development or redevelopment of land designated Industrial Lands may require the issuance of a Development Permit.

3.7 PARK LANDS

Park Lands include provincial parks, community parks, lands restricted for park use by covenant, lands that have been donated to the crown for park use, and licences to occupy for park purposes held by the RDN.

There are 29 parks in Nanoose Bay. These parks are identified on Map No. 4. Of these parks, there is one provincial park, one regional park, and 27 community parks.

Formal recreation facilities and activities are provided in the adjacent municipalities of Nanaimo, Parksville and Qualicum Beach.

In 2001, a Parks and Open Space Plan for Nanoose Bay was prepared and provides a comprehensive approach to conserving elements of the natural landscape valued by local residents.

Formal recreation facilities and activities are also provided in Nanoose Bay by private enterprises (such as Schooner Cove and the Fairwinds Recreation Centre), non-profit organizations (such as the Nanoose Place Community Hall), and by the Regional District in partnership with School District No. 69 (such as Jack Bagley Field).

It is noted that, while this OCP does not specify plans for the RDN-held lands on Claudet Road, this OCP does recommend that these lands be held and maintained as open space pending further investigation of the community-desired use for these lands.

Land designated as Park Lands are illustrated on Map No. 2.

Objectives:

1. *Recognize* the goals and objectives as stated by the community in the Nanoose Bay Parks and Open Space Plan.
2. *Recognize* the importance of regionally significant parks and natural features.
3. *Recognize* and commend the efforts of the Nanoose Bay Parks and Open Space Advisory Committee.
4. *Protect* or secure access to important landscape features.
5. *Support* the construction of trails and linkages in Nanoose Bay, particularly connections to the Regional Trail.
6. *Support* the protection of existing beach accesses.

7. *Explore* new opportunities for obtaining beach accesses as part of future OCP amendment, rezoning or subdivision applications.
8. *Support* appropriate public use opportunities on provincial, federal and RDN lands.
9. *Encourage* the availability of the area's forested lands for recreational enjoyment that does not conflict with the resource capacity of these lands.

Policies:

1. Although existing parks are included in this Park Land designation, future parks obtained through subdivision or other means are permitted in any land use designation.
2. Pursuant to the *Local Government Act*, at the time of subdivision of lands where park land is required, the Regional District shall determine whether the owner of land being subdivided shall:
 - a. Provide, without compensation, useable park land equivalent to 5% of the parcel size and in a location acceptable to the RDN; or
 - b. Pay to the Regional District an amount that equals the market value of the land that may be required for park purposes; or
 - c. Provide a combination of land and cash to the satisfaction of the Regional Board.
3. At the time of subdivision of land where parkland is proposed to be dedicated one or more of the following preferred park criteria shall guide acquisition of land for parks:
 - a. the land improves access to waterfront lands, including the sea and watercourses;
 - b. the land links or expands parks and greenways, forming interconnected natural corridors, and connects neighbourhoods to parks, schools and cultural resources;
 - c. the land connects community focal features and the waterfront;
 - d. the land includes areas for the protection of environmentally sensitive lands to be retained in a natural, undisturbed state or archaeological features to be protected;
 - e. the land includes viewpoints and opportunities for nature appreciation;
 - f. the land includes focal features such as a public square or community gathering space in nodal centres;
 - g. the land is an area deemed to be a significant site by the Regional District's Parks System Plan; or
 - h. land that is a single contiguous parcel(s) is preferred where other parkland acquisition criteria are not considered to offer a greater community benefit.
5. The location of community recreation facilities on land within Urban Boundaries shall be supported and encouraged.
6. Partnerships to benefit Park Lands with non-governmental organizations, non-profit groups, community associations, or interested residents are supported.
7. The community's use of the pathways and trails within the Fairwinds development is noted and appreciation is expressed for this ongoing use.
8. A comprehensive parkland acquisition strategy shall be developed by citizens and the Nanoose Bay Parks and Open Space Committee and will consider the Parks and Open Space Plan for Nanoose Bay and will include working with

provincial and federal agencies to examine the issue of protection and possible acquisition of District Lot 137, Wallis Point, Notch Hill, the Enos Lake Corridor and other significant features as identified in the Nanoose Bay Parks and Open Space Plan.

9. The Plan supports the creation of a regional parks development cost charge bylaw to assist in achieving the acquisition objectives of the Regional Parks and Trails Plan 2005-2015.
10. This Plan encourages appropriate agencies to allow public access or use of corridors intended as public utility rights of way or transportation corridors.
11. This plan does not support the construction of structures on the foreshore that impedes or limits public access or navigation.

3.8 TRANSPORTATION CORRIDOR

The E&N Rail Line passes through Nanoose Bay and links communities along the eastern corridor of Vancouver Island. The protection of this corridor is important to the citizens of Nanoose Bay as the corridor may provide alternative transportation opportunities or function as a link to the regional trail system. Any initiatives will be coordinated with the Nanoose Bay Parks and Open Space Committee, RDN Transit Services, and the community.

Objectives:

1. *Support* the development of alternative transportation opportunities for the citizens of Nanoose Bay.
2. *Encourage* railway transportation services in the Plan Area.
3. *Protect* the E&N Rail Line as a continuous linear transportation

corridor by designating the lands as Transportation Corridor.

Policies:

1. The E&N Rail Line Corridor shall be designated Transportation Corridor and no further subdivision is supported.
2. The community supports the development of a commuter rail station at the Red Gap Centre.
3. A mix of alternative transportation uses shall be encouraged for the Transportation Corridor.

Section IV

DEFINED VILLAGE CENTRES & NEIGHBOURHOODS

...residents in Nanoose Bay support focusing attractive, planned future development in Red Gap Centre and the Area's neighbourhood centres. In addition, the development of assisted living housing and new professional, commercial, youth, and tourist-related services is supported at the Red Gap.

In recognition of the community's value of managing growth and change in land use and development in Nanoose Bay, and of the Regional Growth Strategy goal to contain urban sprawl, Urban Containment Boundaries have been defined for the Plan Area, and three Centres- Red Gap Village Centre, the Schooner Cove Neighbourhood Centre, and the future Fairwinds Neighbourhood Centre- have been designated as the focal points for future commercial, institutional and multi-residential development.

In this Official Community Plan, the Urban Containment Boundary and the Village Centre designation for Red Gap Centre encompass the same area. The Schooner Cove Urban Containment Boundary also matches with the Schooner Cove Neighbourhood Centre Boundary.

For the Fairwinds Area, the Urban Containment Boundary encompasses the anticipated residential land base, and a neighbourhood level commercial/multi residential nodal centre is planned for some time in the future. It is anticipated that, as this area develops, neighborhoods within Fairwinds may contain commercial or multi

residential land uses appropriate to the scale of the neighbourhood.

The Urban Containment Boundaries and the three Nodal Communities are designated on Map No. 2.

4.1 URBAN CONTAINMENT BOUNDARIES (UCB)

Urban Containment Boundaries are lines that surround areas of land where new growth is expected and encouraged. These boundaries contain, or are anticipated to contain, a wider range of housing types and densities, greater densities of commercial or institutional uses, community sewer and community water services, and roads that may have urban features like curbs, gutters, sidewalks, and street lighting.

In addition, the Urban Containment Boundaries establish a definite border between the urban land uses and the remainder of Nanoose Bay.

Objectives:

1. *Provide* a clear separation between rural and urban lands.
2. *Preserve* rural lifestyle choices and enhance opportunities for urban lifestyle choices.
3. *Direct* the majority of growth to land within Urban Containment Boundaries.

Policies:

1. Map No. 2 designates Urban Containment Boundaries (UCBs) around the Red Gap area, the Fairwinds area and the Schooner Cove area.
2. UCBs are lines that surround areas of land where the majority of new development shall occur.
3. The provision of complete urban services to land within UCBs shall be supported.
4. While, pursuant to Policy 3, servicing shall be supported, it is not intended that all lands within UCBs be developed. Significant areas of park and open space shall be sought and provided.
5. Community water and sewer service may be provided to land outside the UCBs pursuant to the policies on water and sewer servicing contained in this OCP.
6. New commercial uses shall not be supported outside UCBs.
7. Recreational uses that maintain and enhance rural character may be supported outside UCBs.
8. Pursuant to the *Local Government Act*, the issuance of temporary commercial use permits for real estate offices, show homes, signs and/or construction offices may be considered within Urban Containment Boundaries by the RDN Board.

4.2 COMMUNITY CENTRES

The Nanoose Bay OCP identifies three areas where the community supports the development of complete communities- that is, centres that contain opportunities for shopping, work, recreation, institutional uses, and higher densities of residential development.

Red Gap Village Centre, Fairwinds Neighbourhood Centre and the Schooner Cove Neighbourhood Centre are identified as these complete communities.

RED GAP VILLAGE CENTRE

The Red Gap area is the commercial focal point for Nanoose Bay. Currently, Red Gap Centre offers a variety of services, shopping, and community facilities. The Centre also contains a mix of parcel sizes for residential development. The location of Red Gap adjacent to primary transportation routes and concentration of commercial activities has contributed to the Centre's evolution as the community's primary meeting place.

Over the long term, it is anticipated that the Red Gap area will become an even more vibrant and complete Village Centre with a greater diversity of uses and a greater diversity of housing opportunities. This change would occur as properties are redeveloped, and as community services are extended to Red Gap Centre.

In support of the anticipated future growth of this Centre, the OCP proposes an amendment to the Urban Containment Boundary/Village Centre Boundary, enlarging the Centre to the north and east. It is noted that this proposal will require an amendment to the Regional Growth Strategy.

Objectives:

1. *Recognize* the Red Gap area as the primary place to obtain goods and services in Nanoose Bay by designating Red Gap as a Village Centre.
2. *Amend* the boundaries of Red Gap Village Centre to fit the anticipated range of uses (requires a Regional Growth Strategy amendment).
3. *Determine* servicing criteria and establish development parameters for Red Gap Village Centre.
4. *Encourage* a mix of different types of residential uses, commercial uses and public uses compatible with the Centre.
5. *Encourage* safe pedestrian and vehicular movement thorough the Area.
6. *Respond* to the changing housing needs of the population.

Policies:

1. Red Gap Village Centre and the Red Gap Urban Containment Boundary shall coincide as designated on Map No. 2.
2. This OCP recognizes that the urban containment boundary amendment proposed for the Red Gap (as shown on Map No. 2 Inset) will come into effect only following the process outlined in the Urban Containment Fringe Area Management Agreement and the Regional Growth Strategy.
3. Red Gap Village Centre shall be the primary place to obtain goods and services in Nanoose Bay.
4. A mix of uses compatible with a village centre may be permitted without amendment to the Official Community Plan. Compatible uses may include residential uses, multiple dwelling unit developments, mobile home parks, convenience stores, offices, restaurants, personal service uses, recreation facilities, retail stores, produce markets,

neighbourhood pubs, public assembly, personal care, personal care units, public utility uses, and schools.

5. A mix of commercial uses shall be encouraged on the ground floor of buildings in Red Gap Village Centre.
6. A mix of residential and commercial uses shall be encouraged on the upper storeys of buildings in the Centre.
7. A mix of different types of housing and varying densities shall be encouraged.
8. Specifically, housing developed to specifications that promote seniors' accommodation is supported by this OCP.
9. A gradation of housing densities, with higher densities closest to Red Gap Village Centre core and lower densities on the periphery, shall be encouraged.
10. An equivalent of 500 dwelling units may be accommodated in Red Gap Village Centre in the future.
11. The community supports the development of a Village Centre Plan to be prepared for Red Gap Village Centre.
12. Development or redevelopment of land designated Red Gap Village Centre may require the issuance of a Development Permit and all relevant Development Permit provisions will apply.

SCHOONER COVE NEIGHBOURHOOD CENTRE

Schooner Cove offers a unique range of marine-focused housing, personal services, shopping, recreation, and vacation facilities. Schooner Cove's spectacular location adjacent to the ocean has enabled it to become a place for the community and tourists to meet and enjoy marine-related amenities.

Schooner Cove already includes many components of a Neighbourhood Centre. Over the long term, it is anticipated that Schooner Cove will remain a marine-focused Centre, with an even greater diversity of uses for tourists and residents. This change would occur as properties are redeveloped or as community servicing is extended to Schooner Cove.

Objectives:

1. *Recognize* Schooner Cove as a Neighbourhood Centre.
2. *Enhance* Schooner Cove as a destination for tourists and residents.
3. *Establish* limits to the size of the Neighbourhood Centre for the benefit of character, form and servicing efficiency.
4. *Promote* pedestrian movement between uses within the Neighbourhood Centre.

Policies:

1. The boundary of the Schooner Cove Neighbourhood Centre shall coincide with the Schooner Cove Urban Boundary designated on Map No. 2.
2. Schooner Cove Neighbourhood Centre shall remain a neighbourhood level service centre with a focus on the marina resort environment.
3. A mix of uses compatible with the Schooner Cove Neighbourhood Centre may be permitted without amendment to the Official Community Plan. Compatible uses may include marine related uses, a convenience store, personal services, multiple dwelling unit developments, hotels, resort condominium units, marinas, tourist information booths, tourist stores, outdoor recreation, restaurants, recreation facilities, neighbourhood pubs, public assembly, public utility uses, and public assembly uses.

4. Approximately 409 dwelling units may be accommodated in the Schooner Cove Neighbourhood Centre.¹
5. Development or redevelopment of land designated Schooner Cove Neighbourhood Centre may require the issuance of a Development Permit and all relevant Development Permit provisions will apply.
6. Lands within the Schooner Cove Neighbourhood Plan Area, as shown on Map No. 2, are subject to the Schedule 'B' - Schooner Cove Neighbourhood Plan which is attached to and forms part this Bylaw. Where there is a discrepancy between the OCP and the Schooner Cove Neighbourhood Plan, the Schooner Cove Neighbourhood Plan shall prevail.²

FAIRWINDS

Fairwinds comprises approximately 500 hectares of land located on a peninsula between the Strait of Georgia and the Nanoose Harbour. It includes a diversity of landscapes and natural features, including several lakes that support rare species and areas of significant native vegetation.

The Regional Growth Strategy (RGS) recognizes the Fairwinds area as one of the more 'urban' areas in the region and designates the area within an Urban Containment Boundary Area. The RGS also encourages nodal development that provides a focus and identity to the community and neighbourhoods. To date, the development of Fairwinds has been focused on the golf course. However, with increasing population in the area, changes in housing preferences and an increased demand for services, the need for greater

¹ Bylaw No. 1400.04, adopted October 25, 2011

² Bylaw No. 1400.04, adopted October 25, 2011

connectivity within Fairwinds and to the greater community is required.

It is anticipated that the build out of the area includes 2500 residential units. The siting and development of this housing should respect the natural features of the area but it is recognized that in order to accommodate this level of development, innovative and non-traditional forms of housing and services may be introduced. The scale and design of new development will also need to be oriented toward an attractive public realm or focal point that includes a significant park or open space feature with an integrated system of pedestrian connections or trails.

Development proposals will need to be evaluated at the neighbourhood scale in order to achieve nodal planning objectives.

While the OCP recognizes Red Gap as the primary service centre a neighbourhood centre will be located within the Fairwinds area. Other neighbourhood services or amenities may also be considered for development as part of the neighbourhood planning process. The planned higher density housing and seniors housing should also be located in the neighbourhood centre or in proximity to the focal point of other newly planned neighbourhoods.

Objectives:

1. *Recognize* the Fairwinds Urban Containment Boundary as a containment boundary for urban-style development.
2. *Encourage* the creation of a future neighbourhood centre and orient future development toward neighbourhood focal points that include an attractive public realm with good connectivity.

3. *Recognize* that not all land within the Urban Containment Boundary will be developed or require servicing.
4. *Encourage* a mix of different types of residential uses, commercial uses and public uses compatible with the Centre.
5. *Respond* to the changing housing needs of the population.
6. *Encourage* safe pedestrian and vehicular movement.
7. *Maintain* the character and livability of existing neighbourhoods.
8. *Protect* environmentally sensitive features and *avoid* the development of hazardous areas.
9. *Seek* ways that are acceptable to the landowner and the Regional District to protect significant natural features on the peninsula.
10. *Protect* riparian and foreshore areas.

Policies:

1. The boundary of the Fairwinds area shall coincide with the Fairwinds Urban Boundary as designated on Map No. 2.
2. Total development at Fairwinds may include a maximum of 2,500 residential units.
3. The area will include a mix of housing types and densities, including single detached units, pockets of multi-family units clustered in neighbourhoods, and some higher density development within a Neighbourhood Centre.
4. The scale of future neighbourhood planning should focus on the features and uses planned within an approximate radius or linear distance of 500 metres from an identified neighbourhood focal point.
5. Development within all neighbourhoods may include neighbourhood services and

- amenities to create an attractive public realm or create a focal point.
6. The scale and design of new neighbourhoods will include a significant park or open space feature with an integrated system of pedestrian connections or trails.
 7. Access routes to transit should be considered as part of the neighbourhood planning process.
 8. The protection of Notch Hill, the lands around Enos Lake, and other sensitive lands within this Area shall be investigated and pursued in partnership with the landowner and in consideration of the sensitive lands inventory contained in this OCP. The RDN shall be encouraged to continue discussions with the landowner, so that protection of important features can be better guaranteed.
 9. The Approving Officer shall be encouraged to not permit development within the area comprising the summit of Notch Hill designated by the Province as a potential protected ecological area. The Province of British Columbia shall be encouraged to acquire this area pursuant to the *Protective Areas Strategy*.
 10. The Ministry of Transportation shall be encouraged to require completion of the designated future major road route (Schooner Cove Drive) as shown on Map No. 3 to Fairwinds to divert traffic from existing roadways and deal with increased traffic flows resulting from new construction.
 11. Lands within The Lakes District Neighbourhood Plan Area, as shown on Map No. 2, are subject to the Schedule 'B' - Lakes District Neighbourhood Plan which is attached to and forms part this Bylaw. Where there is a discrepancy between the OCP and The Lakes District Neighbourhood Plan, The Lakes District Neighbourhood Plan shall prevail.³

³ Bylaw No. 1400.03, adopted October 25, 2011

Section V

FACILITIES & SERVICING

...residents in Nanoose Bay support the development of sustainable, economically efficient servicing (where supported by the Regional Growth Strategy) in a safe, secure, protected community. New local employment opportunities such as commercial development within Urban Containment Boundaries and opportunities on Resource Lands are supported by this OCP.

In recognition of the value the community has placed on the trend toward greater self-sufficiency and sustainable development in Nanoose Bay, this section considers a range of objectives and policies to support the community's vision of existing and future community facilities, the economy, mobility and community servicing. In order to achieve the vision and objectives of this Plan it is necessary to have a strategy to establish the community infrastructure needed to facilitate investment in community facilities and promote investment.

The Community Values statement also speaks to the need for citizen safety. The adequacy of police, fire protection, ambulance, and emergency services needs to be considered in relation to the Area's needs. In particular, actions to improve service provision must consider Nanoose Bay's aging population and the requirements of its residents.

The implementation actions associated with this section are needed to build the community and direct growth to acceptable areas within the defined boundaries of this plan. While the priority is to direct new growth and development to the areas within the Urban Containment Boundary and to diversify community facilities and services within the Village and

Neighbourhood Centres, it is also necessary to set out a process to decide how, when, and if those parts of the community included within the Restricted Community Water and Community Sewer Service Planning Areas will be serviced.

This section includes a policy framework and proposed consultation and decision making process to allow the community and RDN Board to decide how future community sewer and water service areas will be established, managed, and financed to promote the development of a sustainable, economically efficient community.

5.1 COMMUNITY FACILITIES

Currently, the majority of community facilities are concentrated in the Red Gap area. There are two churches, a community hall, a library, and a firehall. In Nanoose Bay, private non-profit groups or agencies provide these community functions. This OCP acknowledges the valuable service that these groups and agencies provide, and supports ongoing use of these facilities. While existing community facilities are found both within and outside Urban Containment Boundaries, future uses shall be encouraged to locate within the boundaries.

Objectives:

1. *Encourage* community use and support of community facilities.
2. *Support* the location of future community facilities on land within Urban Containment Boundaries.
3. *Encourage* improved coordination of emergency services for current and future residents.
4. *Support* the strategic location of firehalls and future police and ambulance stations to serve the growing needs of the Plan Area.

Policies:

1. Community facilities including churches, the library, the community hall, and the firehall are identified on Map No. 4 (Parks, Recreation, Education, and Community Facilities).
2. The location of community facilities on land within the Urban Containment Boundaries shall be supported.
3. Community use and support of community facilities shall be encouraged.
4. The establishment of a second firehall within Nanoose Bay shall be supported.

5.2 EDUCATION SERVICES

There are two schools in Nanoose Bay: a private school located on Morello Road and the Nanoose Bay Elementary School (under the jurisdiction of School District No. 69) located in the Red Gap area. The School District is responsible for providing educational instruction, acquiring land for school facilities and developing school facilities within the Plan Area.

The need for additional educational facilities is a factor of demographic trends, the type of communities developed, and the

type of people attracted to these types of communities.

Objectives:

1. *Promote* continued communication between School District No. 69 and the RDN to maximize resource efficiencies
2. *Coordinate* school site and parks planning with School District No. 69.
3. *Provide* criteria for the selection of new school sites.

Policies:

1. The development of new school and educational facilities on land within Urban Containment Boundaries shall be supported. The School District will be encouraged to prioritize these locations for the development of new school and educational facilities.
2. Periodic consultation shall be conducted with the School District to discuss the actual and anticipated needs for school facilities and the use of school facilities.
3. School site and parks planning and acquisition shall continue to be coordinated pursuant to signed agreements.

5.3 HIGHWAYS AND CORRIDORS

The citizens of Nanoose Bay have indicated support for networks of transportation options- for highways that link to secondary roads, pedestrian trails that wind through open space and park lands, and bicycle-friendly routes that provide access to commercial centres.

Strong support has been expressed for increasing options for safe non-automobile transportation through improved roadway

design standards. The safety of pedestrians, bicyclists and hikers is of paramount concern. The automobile will serve as the primary mode of transportation for residents over the short term. Therefore, safe and efficient automobile travel routes remain a high priority.

The Ministry of Transportation (MOT) has jurisdiction over roads in Nanoose Bay. The Island Highway and Northwest Bay Road, two main roads within Nanoose Bay, create a hub around which other roads funnel local traffic. The remaining roads within Nanoose Bay can be characterized by a relatively narrow hard surface with curvilinear alignments and no provision for pedestrians. The exception to this is within the Fairwinds area where a more urban standard of roads and pedestrian facilities has been developed.

The Regional District of Nanaimo Transit Department in partnership with BC Transit provides bus transit services in Nanoose Bay. Both conventional bus transit service and custom transit handyDart service is currently available.

The E & N Railway also passes through Nanoose Bay. A passenger train currently operates on this corridor; discussions are underway on potential expanded uses of the rail right of way. This corridor is included in the 'Transportation Corridor' land use designation, which applies to all railway corridor lands within the Regional District of Nanaimo.

Objectives

1. *Encourage* the Ministry of Transportation to provide safe and efficient roads for the traveling public.
2. *Support* the development of safe walking trails adjacent to roads throughout Nanoose Bay.

3. *Support* the realignment of the Inland Island Highway (No. 19) at the Northwest Bay Road intersection to improve traffic flows and safety as shown on Map. No. 3.
4. *Support* public transit, including Park and Ride facilities.
5. *Provide* sheltered, safe bus stops and bus pullouts.
6. *Support* the use of passenger rail transportation through the Plan Area.
7. *Support* the development of multi-use trails on the rail corridor.
8. *Require* new development proposals within UCBS to provide alternatives to automobile travel.
9. *Reduce* automobile dependency.

Policies

1. Existing and proposed major and secondary roads are shown on Map No. 3.
2. The RDN supports the preservation of the Island Highway corridor for the long term, efficient and safe movement of people and goods through and within the Region.
3. The RDN supports the management of land uses to enhance the natural attractiveness and visual appeal of the Island Highway corridor to maximize positive experiences for travelers and residents.
4. The RDN shall encourage the Ministry of Transportation to review the road standards and traffic management for roads in Nanoose Bay and remedy potential problem roads and intersections identified by the community. In particular, the RDN shall encourage the Ministry of Transportation to review and remedy

the road standards applicable to McDivitt Drive, Dolphin Drive, Blokker Road, the intersection of the Island Highway and Northwest Bay Road and the intersection of Northwest Bay Road and Powder Point Road, and access into the Morello Road and Seablush Drive areas from the Island Highway.

5. The RDN supports the use of natural buffers within and adjacent to all road right-of-ways. In particular, the RDN supports the use of natural buffers along the Island Highway and Northwest Bay Road which is regulated through the establishment of the Highway Corridor Development Permit Area. Applications to develop land adjacent to the Island Highway in Nanoose Bay, for uses more intensive than those permitted by the zoning in effect at the time of adoption of the Nanoose Bay Official Community Plan as a bylaw, shall not be supported.
6. Developers of land adjacent to an Existing Major Road or Proposed Major Road shall be encouraged by the RDN to incorporate road layouts that minimize the number of direct access points onto these roads.
7. The protection of the E&N Railway corridor for future transportation uses is strongly supported.

5.4 WALKING, CYCLING & RIDING

Citizens in Nanoose Bay have expressed strong support for promoting safe and efficient routes for walking and cycling. Residents have indicated that routes for walking, riding and cycling must be designed to allow for safe and enjoyable experiences, especially in areas of vehicle traffic. New growth within Nanoose Bay, including new development within the Red Gap, Fairwinds, Schooner Cove, and Powder Point Road areas, represent excellent opportunities to ensure that

appropriate facilities for walking, cycling and riding are considered and provided.

Objectives:

1. *Encourage* the provision of safe bicycling, riding and pedestrian routes, networked connections and trails throughout the Plan Area.
2. *Provide* links among institutional, commercial, public, and outdoor recreational uses.
3. *Provide* pedestrian and cycling paths on land within Urban Containment Boundaries that are safe and inviting to users.

Policies:

1. The incorporation of facilities for the purpose of making walking, riding and cycling more enjoyable and safe forms of transportation shall be supported.
2. The RDN shall encourage the Ministry of Transportation to provide a safe place for cycling along major roads.
3. Developers of land within Urban Containment Boundaries shall be encouraged to provide pedestrian and cycling facilities.

5.5 LOCAL ECONOMY

In recognition of the community's focus on supporting new local employment opportunities and the region's goal of creating a vibrant and sustainable economy, new ways of encouraging the development of sustainable economic opportunities are identified. It is noted that a primary concern of residents is the maintenance of the compatibility between the type and scale of economic activities and the rural character of the Plan Area.

Generally, future service industry or professional uses are encouraged to locate within the existing village and neighbourhood centres. Small areas of industrial, coastal and inland commercial development are also found in the Plan Area. The continued success of these ventures is supported in the OCP. However, the expansion of these land use designations outside of the Urban Containment Boundaries is not supported in the OCP.

In addition, the increasing importance of home based businesses to the local and regional economy is noted in this OCP. This Plan supports existing and future home based businesses in the Plan Area that are compatible with surrounding residential land uses, do not impact the quality of life of neighbours, and have adequate access and onsite parking.

Objective:

1. *Balance* economic growth with the preservation of rural character.
2. *Focus* resources on existing centres of economic activity.
3. *Provide* for a balanced economic development that is consistent with the changing global and regional economy.

4. *Support* home based business uses conducted within the parameters of the RDN's Home Based Business bylaw.

Policies:

1. Ongoing communication with local businesses shall be supported to ensure that community self-sufficiency strategies consider the needs of the business community.
2. Home-based businesses that are compatible with the residential and rural character of the Plan Area shall be supported.
3. RDN Policies and bylaws on signage shall be reviewed to ensure consistency between the RGS goals of protecting rural integrity and promoting a vibrant and sustainable economy.

5.6 SAFETY & EMERGENCY PREPAREDNESS

Personal and property safety, and protection are provided by the RCMP, Nanoose Bay Volunteer Fire Department, BC Ambulance Service, and the RDN Emergency Program.

To the extent possible, these services should reflect the needs and characteristics of the community. For example, the aging population will require more emergency medical services in the future, the general increase in population will require additional services from all agency providers, and hazards pertaining to Nanoose Bay will require specific emergency planning and preparedness.

It is noted that a natural gas pipeline crosses the Plan Area; this pipeline operates at a high pressure and is located near residential development. While it is recognized that

this pipeline is under the jurisdiction of provincial authorities, this OCP supports the inclusion of the pipeline corridor on the OCP mapping to ensure residents are made aware of this feature. In addition, it is noted that the location of the gas pipeline in proximity to residents could pose both safety and land use planning implications.

Objectives:

1. *Support* improvements to police, fire, ambulance and emergency services to meet community needs.
2. *Encourage* public participation in community safety programs.
3. *Inform* community members about hazardous conditions within the Plan Area.
4. *Include* consideration of the gas pipeline in safety and land use planning decisions.
5. *Work* with provincial authorities to develop and implement planning rules relating to human habitation near high pressure gas pipelines.

Policies:

1. Ensure staffing levels are adequate for policing, fire protection, ambulance services and emergency planning and preparedness to meet future community needs.
2. Develop and support community-based programs that may prevent crime, such as Block Watch, COPS, Speedwatch, and other crime prevention programs.
3. Support community based programs that may prevent interface fire damage.
4. Ensure adequate water is maintained for fire prevention at all times.
5. Collaborate with the Provincial Ministry of Forests to identify areas most vulnerable to interface fire.
6. Collaborate with residents and residents' associations on specific measures that would reduce the chance

of interface fires affecting private properties.

7. Support community based programs to prevent structural fires, and continue to provide fire prevention programs to residents.
8. Support emergency medical response through the following measures:
 - a. Continue 'First Response' and defibrillator training to volunteer firefighters;
 - b. Explore with BC Ambulance Service ways to enhance ambulance response to Nanoose Bay.
9. Provide emergency/disaster services to residents of Nanoose Bay by:
 - a. Ensuring an appropriate share of the RDN's emergency program is devoted to Nanoose Bay.
 - b. Supporting the provision of personal and neighbourhood emergency preparedness training for Nanoose Bay residents.
 - c. Supporting the provision of volunteer Emergency Social Services and amateur radio services for Nanoose Bay.
 - d. Continuing to support the collaboration of RDN, Parksville, Qualicum Beach and Nanaimo emergency programs for joint response to emergencies and disasters.
 - e. Seeking provincial and federal assistance (such as federal Joint Emergency Preparedness Program) for emergency planning and equipment.
 - f. Continuing the emergency training of RDN staff and volunteers.
10. Appropriate provincial and federal agencies shall be approached to work with the RDN and residents on safety considerations for human habitation near gas pipelines.

5.7 COMMUNITY SERVICES

Currently, community water services are provided in specified local service areas throughout Nanoose Bay, generally on lands designated Coast Residential or within the Urban Containment Boundaries. Community sewer services are provided in specified local service areas within the Fairwinds Urban Containment Boundary and to specific parcels along Terrien Way, including the Pacific Shores development.

Under the current zoning, the provision of community sewer and water services may enable a higher level of development in some areas of Nanoose Bay. As a result, the provision of community sewer and water service to established neighbourhoods outside Urban Containment Boundaries could potentially result in substantial land use changes. For example, more residential parcels and residential parcels smaller in size than surrounding residential parcels may be possible.

In order to ensure that the rural characteristics that attracted residents to the area are not compromised by the possibility of increased development potential resulting from community sewer and water service provision, two different levels of community sewer and water service provision are planned.

This plan designates **Community Sewer and Water Service and Restricted Community Sewer and Water Service Planning Areas** for the purpose of identifying possible service expansion areas. The provision of local community sewer and water service to individual properties must be established by bylaw as a separate process. It is necessary to designate the Planning Areas for the purpose of regulating infrastructure sizing, to establish Development Cost Charges, and to complete the preliminary engineering necessary to conduct the feasibility review based on the Servicing Implementation

Frameworks included in this Plan. Lands within the Urban Containment Boundaries, where future development is anticipated and encouraged, are designated as within the Community Sewer and Water Planning Areas. Lands outside the Urban Containment Boundaries where community sewer and water service is deemed appropriate to resolve health or environmental problems associated with the existing and planned methods of wastewater disposal are designated as within the Restricted Community Sewer and Water Service Planning Areas.

5.8 COMMUNITY SEWER SERVICE

Conventional ground disposal septic systems are currently the most predominant form of wastewater treatment and disposal in Nanoose Bay.

A community sewer service system is also provided in Nanoose Bay by the RDN. Presently properties within the Fairwinds area are provided with community sewer service from the Nanoose Pollution Control Centre (located within the Fairwinds area, and operating as part of the RDN's Northern Community Sewer Service Local Area). The Nanoose Pollution Control Centre is a modular design with a planned capability of serving a population of 15,000 people. The modular design allows for the expansion of the system in phases. Sewer service is also provided to a number of properties along Terrien Way (including the Pacific Shores Development) through Craig Bay from the French Creek Pollution Control Centre.

The Regional District of Nanaimo's Liquid Waste Management Plan (LWMP) identifies areas in Nanoose Bay where there are ground disposal septic systems that have failed or may fail in the near future. These conclusions were based on several factors identified through the LWMP Planning Process: (1) presence of shallow soils; (2) high water tables during the wet season; (3)

proximity to the ocean front; (4) the age of septic systems; and (5) the Ministry of Health's data and knowledge of neighbourhood septic disposal conditions. In order to accommodate the wastewater disposal needs of the areas where septic disposal systems have failed or may fail in the near future, plans are being made to consider providing these areas with community sewer service.

The cost of community sewer service provision will be borne equally by all those who benefit from the service. It is anticipated that a portion of the cost of expanding the community sewer service will be paid by the developers in the form of Development Cost Charges (DCCs) and/or Capital Charges. Development cost charges are fees paid on a per lot or unit basis for residential development and on an area basis for commercial development.

Objectives:

1. *Identify* Community Sewer and Restricted Community Sewer Planning Areas.
2. *Ensure* sewer service is planned for designated growth areas in the community and for those areas in need due to environmental or public health concerns.
3. *Minimize* the cost of sewer service to existing residents by developing efficiencies in the management of the system and through long term project amortization.
4. *Minimize* the impact on the natural environment during service extension and construction.
5. *Ensure* community sewer service extension does not compromise rural character.
6. *Educate* residents to consider the appropriate use, operation and

maintenance of on-site septic systems to protect public health and the environment, and to extend the life of the system as much as possible, thereby postponing the need for extension of community sewers.

Policies:

1. The Community Sewer Service Planning Area and the Restricted Community Sewer Service Planning Area are designated on Map No. 5 (Community Sewer and Water Service Planning Areas).
2. The provision of community sewer services to those areas of land designated as within the Community Sewer Service Planning Area and the Restricted Community Sewer Service Planning Area is supported subject to a feasibility review of the implementation framework as outlined in the Community Sewer Service Implementation Framework.
3. The Community Sewer Service Planning Area is the area of land that may be provided with community sewer service for the purpose of facilitating increased development potential. This Planning Area is found only on lands within the Urban Containment Boundaries.
4. The Restricted Community Sewer Service Planning Area is the area of land that may be provided with community sewer service but only to allow the subdivision or development supported by the policies established for the land use designations for the lands shown on Map No. 2 (Land Use Designations).
5. Community sewer service may not be provided to parcels within the Restricted Community Sewer Service Planning Area to facilitate greater development potential than supported by the land use designation on Map No.

- 2 (Land Use Designations) and corresponding Plan policies.
6. The Land Use and Subdivision Bylaw will be amended as outlined in the Implementation Section of the Plan to ensure compatibility between the Restricted Community Sewer Service Planning Area boundary and the policies for the land use designations for the lands shown on Map No. 2 (Land Use Designations).
 7. The inclusion of properties into the local community sewer service area may be considered by the RDN Board when there is evidence that an existing sewage disposal system has failed, an ensuing health problem is evident and/or there is no alternative means of resolving the disposal problem through on-site measures, including pump and haul, to address environmental or health concerns.
 8. The maintenance of septic systems by residents shall be encouraged. It is recommended that all residents annually inspect their septic systems and ensure that systems are operating at peak performance.
 9. Information on the maintenance of septic systems shall be developed and circulated to all residents in Nanoose Bay.
 10. The use of pump and haul services for the removal of wastewater shall only be supported where an existing system has failed and/or where there is no alternative means of resolving the treatment problem through on-site measures for existing undeveloped lots.
 11. The Development Cost Charge and Capital Charge Bylaw will be reviewed in accordance with the build-out unit projections of this Plan.
 12. Relevant provincial and federal agencies shall be consulted before approving the

location of infrastructure in close proximity to fisheries sensitive areas, to assist in mitigating any negative impact on the fisheries and their habitat.

13. Where publicly held institutional facilities are approved for development, the Board may consider approval for connection to the local community sewer service area by bylaw.
14. The location of the Nanoose Pollution Control Centre may be re-evaluated when the RDN is in a position to upgrade the Centre to secondary treatment.
15. Where possible, community sewer service infrastructure shall be located in a manner that avoids the disturbance of environmentally sensitive areas and poses no significant negative impact on the environment.

5.9 COMMUNITY SEWER SERVICE IMPLEMENTATION FRAMEWORK

The consideration of the expansion of the local community sewer service areas to include all of the areas within the Urban Containment Boundaries and to include areas within the designated Restricted Sewer Service Planning Area is consistent with the Community Values and the goals of the past and current Official Community Plan.

A consolidated local sewer service area for Electoral Area 'E' could ensure better protection of the environment, direct the majority of future growth to Urban Containment Boundaries and would allow for more efficient and cost effective service delivery in the future.

The RDN's Liquid Waste Management Plan (LWMP) was adopted in 1997 and establishes a comprehensive region wide-strategy long range strategy to manage,

treat, use and dispose of liquid waste. The LWMP recognizes that the majority of the area identified within the Community Sewer Service Planning Area and Restricted Community Sewer Service Planning Area may be included in an expanded local community sewer service area. The RDN consults with the MWLAP to determine whether amendments to the LWMP are required.

A local community sewer service area has already been established for those lands within the Fairwinds Urban Containment Boundary and to specific parcels along Terrien Way, including the Pacific Shores development. However, an implementation framework is needed for the community and RDN Board to assess the implications of potentially adopting a bylaw to expand the service to all or part of the Community and Restricted Community Sewer Service Planning Areas as identified in this Plan. Given the significant cost of constructing the sewer works, the advantages and disadvantages of expanding the local community sewer service area also should be examined at a neighbourhood level as well as for the community as a whole.

The expansion of the local community sewer service area to include all lands within Urban Containment Boundaries is essential to achieve the vision expressed through the Community Values and to implement the Regional Context Statement and many of the policies included in this Plan. However, the provision of community sewer service to all of the lands within the Restricted Sewer Service Planning Area is not essential but may be necessary to sustain existing and permitted development and to provide protection for the natural environment providing there is community support.

Therefore, as part of the preparation of this Plan, and primarily as a result of the location of existing and proposed

development in relation to the sewage treatment plant, several scenarios for the expansion of the local sewer service area have been identified. Each scenario represents a different degree of implementation and may have a significant range of costs and benefits to proceeding with the initiative to implement the service. These scenarios are presented as 'Terms of Reference' for community consultation and feasibility review.

The following policy statements describe the framework for considering the expansion of the local community sewer service area and also provide 'Terms of Reference' for the feasibility review needed for the community to consider a servicing initiative.

1. The existing local community sewer service area was established by bylaw to enable the development of lands within the Fairwinds Urban Containment Boundary and the existing infrastructure has been funded by Fairwinds but is owned and operated by the RDN.
2. The RDN has evaluated the design implications and has adopted standards that provide for the expansion of the sewer works to serve the areas designated as the Community Sewer Service Planning Area and Restricted Community Sewer Service Planning Area as designated on Map No. 5 providing there is community support.
3. The RDN Liquid Waste Management Plan, the corresponding Capital Plan and Development Cost Charge Bylaw anticipate that the local community sewer service area will be expanded to serve the areas designated as the Community Sewer Service Planning Area and Restricted Community Sewer Service Planning Area as designated on Map No. 5.

4. The previous Nanoose Bay Official Community Plan supported the amendment of the Nanoose Community Sewer Local Service Area boundary to correspond to the Community Sewer and Restricted Community Sewer Service Areas as designated on Map No. 5.
5. Consent of the electors is required to expand the local community sewer service area and as this can be obtained by various methods, each method should be assessed in relation to how the service area is proposed to be expanded.
6. Due to the size and scope of the Community Sewer Service Planning Area and Restricted Community Sewer Service Planning Area, each of the following scenarios should be investigated to determine the technical, financial, social, and community implications of deciding on a preferred scenario for expansion of the service area.
7. This Plan supports a feasibility review based on the following five scenarios as part of the future community consultation process to consider the possible expansion of the local community sewer service area for Electoral Area 'E'.
 - a) The expansion of the service to include only those lands within Urban Containment Boundaries (Fairwinds, Schooner Cove, and Red Gap) as designated by this Plan.
 - b) The expansion of the service to include all of the lands situated within the Community Sewer Service Planning Area and Restricted Community Service Planning Area as shown of Map No. 5.
 - c) The expansion of the service to include all of the lands within Urban Containment Boundaries and those selective individual neighbour-hoods designated Coast Residential Lands (Madrona, Beachcomber, Dolphin Drive, and Garry Oaks).
 - d) The expansion of the service to include all of the lands within Urban Containment Boundaries and those individual local neighbourhoods (to be defined through the consultation process) that is likely to receive a significant benefit.
 - e) The expansion of the service to include all of the lands within Urban Containment Boundaries and those individual properties (to be identified through the consultation process) that is likely to receive a significant benefit.

5.10 COMMUNITY WATER SERVICE

Groundwater is the predominant source of water supply in Nanoose Bay. Property owners access groundwater via individual wells, private water utilities, and service connections to local community water systems. A portion of the community water supply is also obtained from the Englishman River via the City of Parksville's river intake.

It is recognized that the community has concerns with water quality and quantity in the Plan Area. As part of a water provision strategy for the northern communities, the RDN has partnered in a joint venture with the City of Parksville and the Town of Qualicum Beach to establish a bulk water supply system to supplement existing groundwater supplies within the bulk water service areas. The system is intended to provide a high quality, economical, and long-term supply of domestic water. Bulk

water will be extracted from the Englishman River via a proposed new intake on the lower reach of the River and will be supported by water storage provided by the Arrowsmith Dam and Reservoir.

Objectives:

1. *Identify* Community Water and Restricted Community Water Service Planning Areas.
2. *Ensure* water service is planned for both growth areas in the community and those areas in need.
3. *Provide* cost-effective water service to existing residents.
4. *Promote* water conservation efforts and initiatives.

Policies:

1. The Community Water Service Planning Area and Restricted Community Water Service Planning Area are designated on Map No. 5.
2. The provision of community water service to those lands within the Community Water and Restricted Community Water Service Planning Areas shall be supported.
3. The Community Water Service Planning Area is the area of land that may be provided with community water service for the purpose of facilitating increased development potential for the land use designations for the lands shown on Map No. 2.
4. The Restricted Community Water Service Planning Area is the area of land where community water service will be provided but only to allow the subdivision or development supported by the policies established for the land use designations for the lands shown on Map No. 2 (Land Use Designations).

5. Community water service shall not be provided to land within the Restricted Community Water Service Planning Area to facilitate greater development potential than supported by the land use designation for the land on Map No. 2.
6. The Land Use and Subdivision Bylaw will be amended as outlined in the Implementation Section of the Plan to ensure compatibility between the Community Water Service Planning Area boundary and the policies for the land use designations for the lands shown on Map No. 2.
7. Development will be encouraged to incorporate new environmental ideals and standards by minimizing paved areas, (such as unpaved, partially paved, or porous driveways) and retaining tree cover to reduce stormwater run-off and to assist in replenishing water tables in the soil.
8. The inclusion of other properties into the local community water service area may be considered when there is evidence of the following: that an existing supply has failed; domestic water supply or works are at risk or need to be secured; an ensuing health problem is evident and there is no reasonable alternative means of resolving the supply problem through on-site measures.
9. The design of all facilities related to the provision of community water services to accommodate the build-out population of the Community Water Service Planning Area and Restricted Community Water Service Planning Area as calculated upon the completion of the implementation actions of this OCP shall be supported.
10. The Community Water Development Cost Charge Bylaw shall be amended in accordance with the build-out unit

projections as calculated based on the completion of the implementation framework of this Plan.

11. The location of the community water service infrastructure shall be sited to avoid the disturbance of environmentally sensitive areas and pose no negative impact.
12. Relevant provincial and federal ministries shall be consulted before approving the location of infrastructure in close proximity to fisheries sensitive areas, for the purpose of assisting in mitigating any negative impact on the fisheries and their habitat.
13. Water conservation programs to reduce the volume of water consumed within the community are supported.
14. Where publicly held institutional facilities are approved for development, the RDN may consider approval by bylaw for connection to local community water service areas.

5.11 COMMUNITY WATER SERVICE IMPLEMENTATION FRAMEWORK

The amalgamation of RDN community water service areas within Electoral Area E to provide more efficient and cost effective service delivery and to provide for the sustainable management of resources is consistent with the Community Values and the goals of the past and current Official Community Plan.

The process of amalgamating the community water service areas has begun. However, the framework needed to reconcile the works within existing service areas is integral to implementing this Plan. The following issues need to be considered: equitably reconcile the assets and liabilities of the existing service areas; the existing

variations in the quantity and quality of water; the retirement of existing debt and future financing; and the operational requirements and the timing of the supply of bulk water from the Arrowsmith Water Service to Electoral Area 'E'.

The following policy statements are intended to describe the framework for the provision of a community water supply that will ensure existing community water users and new growth and development within the local community water service areas have a sustainable water supply.

1. Existing linkages between the RDN local community water service areas have been developed to improve efficiency, meet operational requirements and prepare for the integration of a bulk water supply from the Arrowsmith Water Service.
2. The operation of the existing RDN community water systems is being amalgamated as a single operating entity and will be a combined function within Electoral Area E to allow for the consolidated management of the system.
3. The existing capital works for the original RDN local community water service areas will operate as shared capital works to allow for the transition to a fully integrated service.
4. Future capital works will be funded commonly by the amalgamated local community water service area.
5. The long-term water supply is dependent on both the existing ground water supply in Electoral Area 'E' and the water supply apportioned to the RDN as part of the Arrowsmith Water Service.

5.12 COMMUNITY STORM DRAINAGE

Land use also has an impact on storm drainage. Precipitation falls on land in the form of rain, hail or snow, and runoff flows off the land. Storm drainage facilities must be designed to protect people and property from storm water inundation and can be designed to minimize impact to the natural environment

The Ministry of Transportation is currently responsible for ensuring that the drainage needs of Nanoose Bay are addressed. The Ministry ensures that adequate drainage facilities exist for public roads. The Ministry also approves drainage plans for the development and subdivision of land.

However, the Regional District of Nanaimo has the authority to establish drainage service areas. To date, no local storm drainage service areas have been established in Nanoose Bay by the RDN. The RDN's approach with respect to the provision of storm drainage service is based on broad considerations of implementing the land use strategy. Flexible storm drainage standards that are cost efficient and minimize impact on the environment are favoured.

Objectives:

1. *Maintain* rural character through compatible drainage mechanisms.
2. *Identify* priority areas where specific storm drainage strategies should be developed.
3. *Support* a comprehensive regional study of storm water practices.

Policies:

1. The use of natural drainage systems shall be encouraged by the RDN.
2. Developers of drainage facilities that require outfall to the sea shall be

encouraged by the RDN to ensure that these drainage facilities are designed to protect the foreshore from erosion, protect the natural environment from pollution, and maintain or enhance the accessibility and use of the foreshore by the public.

3. The feasibility of developing storm drainage plans for land within Urban Boundaries shall be investigated.
4. The practice of storm water retention shall be encouraged.
5. The use of oil separators or other technology for development where large paved areas are required to be drained shall be supported by the RDN.
6. The implementation of onsite storm water retention actions such as tree retention and increased permeable surfacing shall be considered as part of any new development.
7. Development will be encouraged to incorporate new environmental ideals and standards by minimizing paved areas, (such as unpaved, partially paved, or porous driveways) and retaining tree cover and other landscape design features to reduce stormwater run-off and to assist in replenishing water tables.
8. Relevant provincial and federal agencies shall be consulted where new drainage facilities are proposed to be directed to fisheries-sensitive creeks or streams.
9. Properties shall be developed to minimize runoff, erosion, flooding, and environmental impacts and maximize storm water retention and infiltration.
10. The design and construction of new development shall strive to mimic the natural (pre-development) environment with respect to storm water infiltration and run off characteristics.

Section VI

IMPLEMENTATION THROUGH ACTIONS

...residents in Nanoose Bay place a high value on achievement of the goals and objectives of this OCP through government and community actions and the accountability of elected officials, staff, and community members in implementing this OCP.

The following implementation plan is included in this OCP.

6.1 IMPLEMENTATION STRATEGY

The Nanoose Bay Official Community Plan has been prepared and adopted in accordance with the *Local Government Act*. Once adopted, it is intended that all bylaws enacted, permits issued and works undertaken will be consistent with the Official Community Plan.

The Nanoose Bay Official Community Plan will be implemented over a number of years through a combination of different types of initiatives, ranging from the amendment or creation of bylaws, improved communication with senior levels of government, and the direct involvement of residents and stakeholders.

Responsibility for initiating and undertaking these initiatives does not lie solely with the Board of the Regional District of Nanaimo. Citizens, neighbourhoods, regional governments

and senior governments must also initiate and undertake initiatives to implement the Nanoose Bay Official Community Plan. In many cases, collaboration and cooperation among all of the responsible parties will be required. Residents in Nanoose Bay have placed a high value on the accountability of all participants in implementing this OCP.

It is noted that the Regional Board must weigh the wishes of communities with the priorities of the Region in deciding which implementation initiatives to commit resources to, and when to undertake the various implementation initiatives supported in the OCP.

The implementation strategy policies specify the *anticipated* timing of each implementation action. *Immediate* implementation actions are those actions that will be complete with the adoption of the Nanoose Bay Official Community Plan as a Bylaw. *Short-term* implementation actions are those actions that have an anticipated 5-year (or less) timeframe for completion. *Continuous* implementation actions are longer term or ongoing actions.

Objectives:

1. *Identify* key actions to implement the Nanoose Bay Official Community Plan.
2. *Identify* responsible parties for key actions.
3. *Identify* timing of key actions.

Policies:

1. The following table outlines the key actions required, parties responsible for key actions, and timing of each key action enabling the implementation of the Nanoose Bay Official Community Plan.

| Senior Government | RDN | Individuals & Community | | |
|---------------------|-----|-------------------------|---------------------------|--|
| Responsible Parties | | | Timing | Action Items |
| ✓ | ✓ | ✓ | Initiate at OCP adoption | Amend Regional Growth Strategy to accommodate new Red Gap Village Centre boundary. |
| ✓ | ✓ | ✓ | Initiate when RGS amended | Amend the Northern Community Sewer Service Local Area to accommodate the expansion of the Red Gap and adjustments to the sewer servicing boundaries. |
| ✓ | ✓ | | Immediate | Amend the Land Use and Subdivision Bylaw with respect to maximum densities permitted in all land use designations. |
| ✓ | ✓ | | Immediate | Amend the Land Use and Subdivision Bylaw to establish a minimum setback of 15 m from the natural boundary of the sea in addition to the existing 8 m setback from the top of bank, whichever is greater. |
| ✓ | ✓ | ✓ | Short term | Examine the feasibility of expanding bus transit. |
| ✓ | ✓ | ✓ | Short term & Continuous | Update Environmentally Sensitive Inventory information, including coastal areas. |
| ✓ | ✓ | ✓ | Immediate & Continuous | Include consideration of the gas pipeline in land use and safety decisions. |
| ✓ | ✓ | ✓ | Immediate & Continuous | Encourage and support ESA stewardship. |
| ✓ | ✓ | | Immediate | Amend the Land Use and Subdivision Bylaw for the purpose of preventing the stratification of the second dwelling unit. |
| ✓ | ✓ | | Short-term | Amend the Development Cost Charge Bylaw in accordance with the build-out unit projections of the properties located within the Community Sewer Service Area. |
| ✓ | ✓ | ✓ | Short-term | Create a Village Centre Plan for Red Gap Centre. |

| | | | | |
|---|---|---|-------------------------|---|
| ✓ | ✓ | | Short-term | Complete pre-design servicing infrastructure plans for the Red Gap Village Centre, remainder of the Fairwinds Area, Schooner Cove Neighbourhood Centre, and to plan for and evaluate the possible servicing of the Restricted Sewer Service Planning Area. |
| ✓ | ✓ | | Short-term | Review Land Use and Subdivision Bylaw for the purpose of restricting the potential subdivision of lands that are zoned Conservation (ES1). |
| ✓ | ✓ | | Short-term | Develop and circulate septic system maintenance information. |
| ✓ | ✓ | | Short-term | Request provincial involvement in the mapping of floodplains of Nanoose Creek, Bonnell Creek and Craig Creek |
| ✓ | ✓ | ✓ | Short-term | Seek new modes of transportation and ways of increasing the safety of pedestrians, bicyclists and hikers. |
| | ✓ | ✓ | Short-term | Encourage the preparation of a Regional Parks Development Cost Charges Bylaw. |
| ✓ | ✓ | | Short-term | Investigate the feasibility of developing storm drainage standards for and within Urban Containment Boundaries. |
| ✓ | ✓ | ✓ | Short-term & Continuous | Examine methods to acquire or protect DL 137, Notch Hill, Wallace Point, Enos Lake corridor, and other significant features. |
| ✓ | ✓ | ✓ | Short-term & Continuous | Conduct ESA educational program in the community. |
| ✓ | ✓ | ✓ | Continuous | Information on septic field maintenance shall be prepared and circulated throughout the community. |
| ✓ | ✓ | | Continuous | Assist the province in a provincial initiative to assess of groundwater resources, conduct hydrological studies, and explore the possibility of the development of new resources to meet the objectives of this OCP including the adoption of groundwater protection legislation. |
| ✓ | ✓ | | Continuous | Consult with School District No. 69 periodically to discuss future demographic, land use, and future school needs in the Plan Area. |
| ✓ | ✓ | | Continuous | Consult with relevant provincial and federal agencies before approving the location of infrastructure in close proximity to fisheries sensitive areas, to assist in mitigating any negative impact on the fisheries and their habitat |
| ✓ | ✓ | ✓ | Annual | Produce annual report on OCP implementation |

Section VII

CITIZEN INVOLVEMENT

*... residents in Nanoose Bay
have always maintained a high interest in development of their community.
This OCP maintains a vision of full community involvement
in the issues that affect Nanoose Bay.*

Residents in Nanoose Bay place a high value on involvement in the decisions that affect their community. The Community Values Statement speaks strongly to implementing community direction and involving citizens in decision-making.

7.1 CITIZEN INVOLVEMENT

Residents in Nanoose Bay indicated a strong interest in regional and interjurisdictional issues that impact the Plan Area. This interest in community also reaches beyond the boundaries of Electoral Area 'E. From plans to improve pedestrian and cycle path access, to park planning and environmental protection, residents in Nanoose Bay maintain a high level of interest in their community. Residents' support continued opportunities for community involvement in decisions that affect the Plan Area and region.

Objectives:

1. *Recognize* that the OCP maintains a vision of full community involvement in the issues that affect Nanoose Bay.
2. *Implement* the goals and objectives of the OCP through government and community actions and the

accountability of elected officials, staff, and community members.

3. *Provide* for sustainable economically efficient servicing and support full communication between jurisdictions on this issue.

Policies:

1. Applications to amend this OCP or other applications to develop land which may affect the interests of other jurisdictions (member municipalities, regional, provincial, federal and Crown corporations) shall be referred to all relevant jurisdictions.
2. The RDN shall support the development of standards for roads, sewer systems, water systems and environmental protection that are equivalent to those of the member municipalities.
3. There shall be public consultation in the implementation of planning policies.
4. The RDN will inform the public about local issues through use of the Internet, Regional Perspectives and Electoral Area Updates.

Section VIII

CLIMATE CHANGE AND ENERGY

Bill 27, enacted by the Government of British Columbia (Province) in 2008, requires official community plans (OCPs) to address how the Regional District of Nanaimo (RDN) will provide direction and take action to reduce GHG emissions in its electoral areas. Specifically, OCPs must include targets for the reduction of greenhouse gases and policies and actions with respect to achieving those targets.

The Province has set a target to reduce GHG emissions to 33% below 2007 levels by 2020 and 80% by 2050. The amount of GHG emitted is influenced by many factors. The RDN can directly and indirectly influence the level of emissions generated due to land use patterns, housing form, transportation systems, construction standards, and landfill operations. The RDN can also be instrumental in:

- Recognizing the role sustainable forestry practices play in offsetting GHG emissions by storing carbon;
- Helping to slow global warming and supporting adaptation to the impacts of climate change by protecting the health of ecosystems; and
- Promoting and supporting the use of renewable energy and district energy systems.

Energy consumption is strongly influenced by land use patterns, density and mobility choices. Subdivision design, site planning, building design, and construction technologies are also significant factors in the amount of energy consumed. Reducing energy consumption means building compact, complete communities that are not auto-dependent, increasing the number of multi-unit dwellings, supporting (near) net-zero

building design and construction, and supporting the use of renewable energy and district energy systems.

The RDN is in the process of preparing a Community Energy & Emissions Plan (CEEP) that will provide a framework for reducing energy consumption and GHG emissions within the region and establish specific targets for the reduction of emissions in specific areas - for example, building construction, transportation, and energy source. This information will be used to help develop more detailed area specific targets, policies and actions to be included in this Plan.

It is also important to plan for adaptation to the potential impacts of climate change. In particular, OCPs may include policies that address the need to adapt to potential sea level rise, water deficits, flooding, and wildfires, etc.

Policy Target

Support Province targets to reduce greenhouse gas emissions 33% below 2007 levels by 2020, and 80% below 2007 levels by 2050.

Policies

- 1. Growth Management - Encourage population growth within village centres to reduce transportation based greenhouse gas emissions.*

Encouraging the majority of growth in village centres helps to facilitate more people living close to existing services, which decreases their need to drive. Designated growth areas coupled with policies to increase population densities in

areas with improved services should decrease transportation related emissions, which are the largest source of emissions in the region.

Actions

- Support redevelopment in village centres which will result in higher densities and a greater mix of uses;
- Support changes to the Urban Containment Boundary only if the result is a decrease in GHG emissions.

2. Compact Communities - Support neighbourhood form that provides opportunities for energy efficient modes of transportation such as walking, cycling or public transit.

When dwellings are located close to shopping, work and leisure activities residents are less reliant on driving. Higher population densities within existing communities can also support both improved public and commercial services within walking distance of residences.

Actions

- Support a variety of housing types within village centres;
- Support a mix of land uses that will contribute to having more complete and compact communities;
- Support the establishment of commercial or retail services in village centres that will provide for the needs of the residents in the village centre and in the immediate surrounding area;
- For development proposals within village centres consider how land use and transportation can be coordinated.

3. Buildings and Energy – Encourage the incorporation of green building features into the siting and construction of buildings.

Compact communities include more energy efficient forms of housing. By sharing walls,

attached dwellings require less energy for space heating, the largest household energy expenditure. Specific green building features should be incorporated in the siting or design of buildings to make them more energy efficient and also make use of renewable energy sources.

Actions

- Consider green building features as a community amenity for zoning amendments consistent with this plan;
- Review the site layout in zoning amendments to consider how buildings may use energy more efficiently;
- Consider partnerships with the private sector for green building demonstration projects;
- Support the development and use of locally produced renewable energy.

4. Forest Land and Carbon Sinks - Recognize the importance of natural areas for carbon absorption and develop tools to encourage development in existing developed areas as a means to redirect development away from greenfield sites.

Plants, and in fact all living biodiversity within natural areas capture and store carbon from the atmosphere. A growing forest is a carbon sink capable of absorbing emissions from other sources such as transportation and settlement. But these areas are threatened by land use change and deforestation. The RDN should develop tools and incentives to encourage development in existing developed areas as a means to redirect development away from greenfield sites.

Actions

- Develop tools and incentives to facilitate the encouragement of the redirection of development from greenfield sites to village centres;

- Develop tools and incentives to encourage the retention of trees and vegetation on private property.

5. Food Production – *Support efforts to maintain a sustainable locally produced source of food.*

Escalating costs, competition with cheap imported foods and cumbersome regulations on operations have all diminished local agriculture and the ability of farmers to maintain viable farms. Support for local agriculture will cut the number of commercial vehicles transporting food into the region and provide the security to local farmers to adopt more sustainable practices.

Actions

- Review the zoning bylaw to reduce obstacles to maintaining efficient farming operations, agricultural processing or compatible land uses;
- Support the provision of services and infrastructure necessary to the efficient and sustainable farming operations;
- Support the development and provision of resources to support agricultural sales;
- Encourage the retention of land in the Agricultural Land Reserve and other productive farm lands.

6. Transportation and Infrastructure – *Promote private and public infrastructure that may use energy more efficiently.*

Infrastructure and services provided in compact complete communities provides opportunities for personal and institutional choices that conserve energy. Efficient use of infrastructure may reduce transportation related emissions through integrating active transportation with existing road networks or it may reclaim energy resources from waste streams to service public and private facilities.

Actions

- Provide trails and pathways that are functional and support efficient pedestrian movement;
- Support transit and transportation alternatives that will reduce greenhouse gas emissions;
- Recover energy and materials from both public and private sector waste streams that may be used to service communities or facilities.

Section IX

DEVELOPMENT PERMIT AREAS

In addition to the objectives and policies stated in the OCP this Plan designates certain lands as *Development Permit Areas* pursuant to the *Local Government Act*.

The purpose of a Development Permit Area designation on a parcel of land is to permit a higher-level review of a development proposal for lands that are considered to have 'special conditions' in accordance with one or more of the following categories:

- A. to *protect* the natural environment; its ecosystems and biological diversity;
- B. to *protect* development from hazardous conditions;
- C. to *protect* farm land;
- D. to *revitalize* an area where commercial use is permitted; or
- E. to *establish* objectives and *provide* guidelines for the form and character of commercial, industrial, or multiple unit residential development.

For those areas designated as development permit areas, special conditions or objectives that justify the designation are described. Guidelines respecting the manner by which the special conditions or objectives, as well as exemption provisions for development proposals or uses that do not require a Development Permit are included in the zoning bylaw¹.

The Lands shown on Map No. 6 and Map No. 7 are designated as part of the following development permit areas.

- DPA I Nanoose Bay Form and Character
- DPA II Farmland Protection
- DPA III Freshwater and Fish Habitat
- DPA IV Sensitive Ecosystems
- DPA V Eagle and Heron Nesting Trees
- DPA VI Highway Corridor Protection²

8.1 DEVELOPMENT PERMIT AREA GENERAL POLICIES

1. Owners are required to obtain a development permit prior to: the subdivision of land; the construction of, addition to or alteration of a building or structure on the land; or the alteration of land within a designated development permit area, **except where exemption provisions apply**.
2. Where land is subject to more than one Development Permit Area designation, a single Development Permit is required. However, the application will be subject to the requirements of all applicable Development Permit Areas guidelines.
3. The RDN will consider requests to vary its bylaws regulating the size, shape, and siting of buildings and structures in order to meet the Development Permit Area guidelines.

¹ Bylaw 1400.05, adopted December 4, 2018

² Bylaw 1400.05, adopted December 4, 2018

DPA I

NANOOSE BAY FORM AND CHARACTER

DPA I - PURPOSE

The Nanoose Bay³ Form and Character Development Permit Area is designated pursuant to section 919.1 (1)(d) and (f) of the *Local Government Act* (to establish objectives and provide guidelines for the form and character of commercial, industrial, and multi-unit residential development and to revitalize an area where commercial use is permitted).

DPA I - AREA

The areas designated as Development Permit Area I (Nanoose Bay⁴ Form and Character Development Permit Area) are illustrated on Map No. 6 (Development Permit Areas). This DPA also applies to the proposed expansion of the Red Gap Centre as illustrated on Map No. 6 inset.

DPA I - JUSTIFICATION

For areas that are within Development Permit Area I (Nanoose Bay⁵ Form and Character), the Development Permit Area is intended to include all lands located within the Urban Containment Boundaries (including Village and Neighbourhood Centres) as well as those lands designated as Tourist Commercial lands and Industrial

lands. This is where existing and future commercial, multi-unit and/or industrial development will occur in Electoral Area 'E'.

It is important that new development be integrated in a pedestrian orientated village setting that is of high quality and is able to serve the needs of the community in the future. In addition, because the development within urban containment boundaries is more intensive than surrounding land uses, it is important to ensure that new development is compatible with the surrounding rural and residential lands.

This DPA is established to achieve the following objectives.

- To *ensure* residential, commercial and industrial uses are properly integrated with their surroundings.
- To *improve* the character of commercial, industrial and multiple unit developments.
- To *encourage* a high level of design and quality for commercial, industrial and multiple unit developments.
- To *ensure* appropriate facilities are provided for pedestrians, cyclists, and vehicles.

³ Bylaw 1400.05, adopted December 4, 2018

⁴ Bylaw 1400.05, adopted December 4, 2018

⁵ Bylaw 1400.05, adopted December 4, 2018

DPA II

FARMLAND PROTECTION

DPA II - AREA

The Farmland Protection Development Permit Area is shown on Map No. 7 and applies to all properties adjacent to the Provincial Agricultural Land Reserve (ALR) boundary.

DPA II - PURPOSE

The Farmland Protection Development Permit Area is designated a development permit area for the protection of farming, pursuant to Section 488(1)(c) of the *Local Government Act*.

DPA II - JUSTIFICATION

The BC Agricultural Land Commission has acknowledged that the development of lands adjoining farmlands may compromise the agricultural use of the ALR lands. Agricultural lands therefore require protection for long-term agricultural use.

In addition, as a result of inappropriately designed developments, land use conflicts may develop between the land uses. The incorporation of a 15 metre wide buffer between developed lands and agricultural lands is expected to promote greater compatibility between the uses while protecting the agricultural uses from urban impacts.

The objective of this DPA is to protect the agricultural land resource of the Plan Area for present and future production of food and other agricultural products.

DPA III

FRESHWATER AND FISH

HABITAT^I

DPA III - DESIGNATION

The Freshwater and Fish Habitat Development Permit Area is shown on Map No. 6, and applies to the riparian assessment areas of mapped and unmapped streams subject to the *Riparian Areas Regulation* (RAR) of the *Riparian Areas Protection Act*, as well as all other mapped lakes, wetlands, ponds and watercourses not subject to the RAR. Specifically, the Development Permit Area is defined as follows:

1. All mapped and unmapped riparian assessment areas as defined in the RAR as follows:
 - a) for a stream, a 30 metre strip on both sides of the stream measured from the high water mark;
 - b) for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank; and
 - c) for a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the

high water mark to a point that is 10 metres beyond the top of the ravine bank.

2. All mapped watercourses, lakes, wetlands, and ponds, that are not subject to the RAR; 15 metres as measured from the natural boundary or top of ravine bank, whichever is greater. This includes estuarine areas (areas of tidal influence) of all watercourses and streams. For clarity, in estuarine areas the Marine Coast Development Permit Area also applies.

The following definitions are used for the purpose of defining the development permit area as above:

'ravine' means a narrow, steep-sided valley that is commonly eroded by running water and has a slope grade greater than 3:1;

'stream' includes any of the following that provides fish habitat:

- a) a watercourse, whether it usually contains water or not;
- b) a pond, lake, river, creek or brook;
- c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph a) or b);

¹ Bylaw 1400.05, adopted December 4, 2018

‘top of the ravine bank’ means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 metres measured perpendicularly from the break, and the break does not include a bench within the ravine that could be developed;

DPA III - AUTHORITY

The Freshwater and Fish Habitat Development Permit Area is designated a development permit area for the protection of the natural environment, its ecosystems and biological diversity, and protection of development from hazardous conditions pursuant to Section 488(1)(a) and (b) of the *Local Government Act*.

DPA III - JUSTIFICATION

Freshwater and riparian ecosystems perform a number of valuable services to humans, plants and animals alike. They support a diversity of plants and animals, provide important refuges and migration routes for birds and wildlife, and support fish life processes. Vegetation in riparian areas moderates the volume and rate of water flowing through the watershed contributing to effective rainwater management and stabilizes stream banks by holding soil in place. Plant root systems enhance the soil’s ability to absorb water by making it more porous. This allows water to be stored and released slowly into the watercourse, reducing erosion and flooding. Soils also filter impurities and

sediment from runoff water, improving water quality in the stream channel.

Riparian vegetation provides food and shelter for fish. Shade from trees within the riparian area regulates water temperatures within the stream, which is critical for salmon, trout and other fish species that need cool water to survive. Logs and other woody debris fall into streams from the riparian area, influencing stream channel morphology, dissipating the stream’s natural erosive energy and providing habitat for a diverse range of species. Erosion of banks and steep slopes can also pose a hazard to development, and maintaining and enhancing natural features and vegetation and siting buildings and structure appropriately, can reduce this hazard.

Land use practices including land clearing, road building, construction of buildings and structures, and location of wastewater disposal systems in or near riparian areas can jeopardize these habitats and water quality. Protection of riparian vegetation and watercourses is therefore necessary to protect the natural environment, ecosystems and biological diversity of the Plan Area.

Land use practices can also change the hydraulic flow of a stream and create or exacerbate a flooding hazard.

Furthermore, the Province of British Columbia’s *Riparian Areas Protection Act*, requires that local governments establish regulations to protect riparian areas, and not allow development to

proceed until the requirements of the *RAR* are met.

The objectives of this development permit area are:

1. To protect freshwater ecosystems to maintain their natural habitat and environmental quality.
2. To restore freshwater ecosystems to improve their natural habitat and environmental and hazard mitigation quality if they have been previously degraded.
3. To protect riparian areas from development so that the areas can provide natural features, functions and conditions that support fish life processes.
4. To protect development from flood and slope hazard.

DPA IV

SENSITIVE ECOSYSTEMS^I

DPA IV - DESIGNATION

The Sensitive Ecosystems Development Permit Area is shown on Map No. 6 and applies to parcels containing the following environmentally sensitive ecosystems mapped in the Provincial Sensitive Ecosystem Inventory (SEI): woodland, coastal bluff (for lands that are subdividable), terrestrial herbaceous, wetland, and sparsely vegetated ecosystems.

DPA IV - AUTHORITY

The Sensitive Ecosystems Development Permit Area is designated a development permit area for the protection of the natural environment, its ecosystems and biological diversity, pursuant to Section 488(1)(a) of the *Local Government Act*.

DPA IV - JUSTIFICATION

The Sensitive Ecosystems Development Permit Area is comprised of parcels including lands that have been identified in the SEI: East Vancouver Island and Gulf Islands 1997 and 2004 updates completed by the Canadian Wildlife Service. These lands have been identified as being endangered or sensitive to disturbance. The lands include stands of Garry oak, woodlands,

meadows, grasslands, and their associated species. Some of the plant and animal species are found only in southeastern British Columbia and these ecosystems are among the rarest in the province. Nanoose Bay is unique in the range of sensitive ecosystems it contains and in the required level of preservation of these systems.

The objective of the development permit area is to minimize the impacts of developments on environmentally sensitive features, ecosystems or habitat.

¹ Bylaw 1400.05, adopted December 4, 2018

DPA V

EAGLE AND HERON NESTING TREES¹

DPA V - DESIGNATION

The Eagle and Heron Nesting Trees Development Permit Area is shown on Map No. 6. The development permit area is defined as follows:

- a) For **Bald Eagle Nesting Trees** - the development permit area applies to all mapped and unmapped trees containing bald eagle nests and is a 60 metre radius measured from the base of the nesting tree.
- b) For **Great Blue Heron Nesting Trees** - the development permit area applies to all mapped and unmapped trees containing great blue heron nests, and shall be
 - i. a 60 metre radius from the base of the nesting tree on lots 1.0 hectare or smaller; and
 - ii. a 100 metre radius from the base of the nesting tree on lots larger than 1.0 hectare.

Where the colony consists of more than one tree, the radius is measured from a line drawn around the outer perimeter of the base of all nest trees.

The locations of the eagle and heron nesting trees identified on Map No. 6 of this plan are intended to provide an

approximate location only. Ground-truthing may be required by Regional District staff, a Registered Professional Biologist, or British Columbia Land Surveyor, to accurately determine the location of the tree or trees.

DPA V - AUTHORITY

The Eagle and Heron Nesting Trees Development Permit Area is designated a development permit area for protection of the natural environment, its ecosystems and biological diversity, pursuant to Section 488(1)(a) of the *Local Government Act*.

DPA V - JUSTIFICATION

Nesting birds such as the Great Blue Heron and Bald Eagle are sensitive to impact from development and disturbance by human activity and require special treatment in order to protect their ecological value, now and for the future.

Pacific Great Blue Herons are a Species of Special Concern in Canada and are Blue-listed in British Columbia. There are only about 500 nests on Vancouver Island and the Gulf Islands. Bald Eagles are territorial and generally require 1000 meters between nesting sites. Both species nest near lakes, rivers and shorelines throughout BC where they

are close to their food source. The loss of available nesting habitat near their food source, as well as disturbance from human presence, reduces the birds' ability to thrive and successfully raise their young. While Section 34 of the *Wildlife Act* provides for the protection of Bald Eagles and Pacific Great Blue Herons and several other at risk bird species, this development permit area protects the nesting habitat essential to ensuring breeding populations are maintained.

The objectives of this development permit area are:

1. To implement Regional Growth Strategy Policy 2.14 to protect environmentally sensitive areas from the impacts of development.
2. To protect eagle and heron nesting sites from the impacts of development.

DPA VI

HIGHWAY CORRIDOR PROTECTION

DPA V - PURPOSE

Development Permit Area V is designated under section 919.1(1)(f) of the *Local Government Act* (Establishment of Objectives and the Provision of Guidelines for the Form and Character of commercial, industrial, or multi-family residential development).

DPA V - AREA

The areas designated as Development Permit V (Highway Corridor Protection Development Permit Area) are illustrated on Map No. 6 (Development Permit Areas).

DPA V - JUSTIFICATION

For areas that are within Development Permit Area V, the Development Permit Area is intended to include all lands within 30 metres of either side of the land dedicated as highway and forming part of the Inland Island Highway No. 19.

Residents in Nanoose Bay have expressed a desire to limit the commercial, industrial and multi-unit development adjacent to Highway No. 19.

Appendix No. 3 Web References

Preserving Our Foodlands: Landscape Buffer Specifications
http://www.alc.gov.bc.ca/publications/buffer/lbs_main.htm

Sensitive Ecosystems Inventory: East Vancouver Island and Gulf Islands 1993-1997
(Volume 2: Conservation Manual published by Canadian Wildlife Service;
<http://srmwww.gov.bc.ca/sei/index.html>

Stream Stewardship, 1993 publications by DFO and MELP

Land Development Guidelines, 1992 publications by DFO and MELP
These two publications can be found at:
http://www.stewardshipcentre.bc.ca/sc_bc/stew_series/bc_stewseries.asp

Environmental Requirements and Best Management Practices for the Review of Land
Development Proposals, March 2001 publication by MELP, or any subsequent editions.
<http://wlapwww.gov.bc.ca/wld/BMP/bmpintro.html>

Standards and Best Practices for Instream Works, March 2004 publication by Ministry of
Water, Land and Air Protection
<http://wlapwww.gov.bc.ca/wld/BMP/bmpintro.html>

