

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.