

## 11.0 - Official Community Plan Implementation Strategy

The Electoral Area 'G' 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 Electoral Area 'G' Official Community Plan will be implemented over a number of years through a combination 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 RDN Board. Citizens, neighbourhoods, other local governments and senior governments must also initiate and undertake initiatives to implement the Electoral Area 'G' Official Community Plan. In many cases, collaboration and cooperation among all of the responsible parties will be required.

It is noted that the RDN 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 Electoral Area 'G' 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 Electoral Area 'G' Official Community Plan;
2. identify responsible parties for key actions;
3. identify timing of key actions.

Policies:

The following shall be recognized as the key actions required, the parties responsible for key actions, and the timing of each key action, with respect to Environmental Protection within the Plan Area:

<b>SECTION 2.0: PROTECTING THE NATURAL ENVIRONMENT</b>				
<b>Action Items</b>	<b>Responsible Parties</b>			<b>Timing</b>
	<b>Senior Governments</b>	<b>RDN &amp; Municipalities</b>	<b>Individual Neighbourhoods</b>	
Inventory and monitor the status of Environmentally Sensitive Areas (ESA)	✓	✓	✓	Continuous
Require/request return to crown, covenants, and conservation agreements to protect riparian corridors, creeks, lakes, and wetlands	✓	✓		Continuous
Work with the provincial Subdivision Approving Officer to protect ESA	✓	✓		Continuous
Work with the Ministry of Environment to develop a set of comprehensive shoreline indicators to monitor the cumulative affects of developments adjacent to the ocean	✓	✓		Long Term
Review the Land Use and Subdivision Bylaw to determine acceptable foreshore uses and to restrict structures along the foreshore	✓	✓		Short Term
Continue to build upon existing greenways to create a greenway network		✓	✓	Continuous
Work with the province to provide additional floodplain mapping.	✓	✓		Long Term
In cooperation with the Ministry of Environment, conduct a detailed groundwater study including an aquifer assessment and monitoring strategy	✓	✓		Short Term
Request the VIHA to consider implementing guidelines for the use of gray water recycling and other water conserving strategies	✓	✓		Short Term
Encourage the MOE to monitor groundwater extraction	✓	✓		Continuous
Adopt a comprehensive rain water management plan		✓		Long Term
Consider implementing a toilet and or other plumbing fixture upgrade rebate program		✓		Short Term
Adopt a green building policy		✓		Short Term
Develop a community water well rating system for all new drinking water wells to ensure long-term viability & performance		✓		Short Term
Conduct (ESA) educational program in the community	✓	✓	✓	Continuous
Inventory Natural Hazard Areas (NHA).	✓	✓		Long Term
Enforce water conservation measures		✓	✓	Continuous

The following shall be recognized as the key actions required, the parties responsible for key actions, and the timing of each key action, with respect to Containing Urban Sprawl within the Plan Area:

<b>SECTION 3.0 :CONTAINING URBAN SPRAWL</b>				
<b>Action Items</b>	<b>Responsible Parties</b>			<b>Timing</b>
	<b>Senior Governments</b>	<b>RDN &amp; Municipalities</b>	<b>Individual Neighbourhoods</b>	
Amend the existing zoning boundary to more accurately define the existing multi-residential development and golf course		✓		Immediate
Amend the Regional Growth Strategy to accommodate the proposed expansion to the Wembley Neighbourhood Centre		✓		Immediate
Create design guidelines for Wembley Neighbourhood Centre		✓	✓	Long Term

The following shall be recognized as the key actions required, the parties responsible for key actions, and the timing of each key action, with respect to Creating Complete Nodal Communities within the Plan Area:

<b>SECTION 4.0: CREATING COMPLETE NODAL COMMUNITIES</b>				
<b>Action Items</b>	<b>Responsible Parties</b>			<b>Timing</b>
	<b>Senior Governments</b>	<b>RDN &amp; Municipalities</b>	<b>Individual Neighbourhoods</b>	
Amend RDN Land Use and Subdivision Bylaw No. 500, 1987 to exclude Electoral Area 'G' from the landscaping requirements as specified by Bylaw No. 500		✓		Immediate
Adopt a subdivision standards and servicing bylaw.	✓	✓		Long Term
Rezone the lands subject to Development Permit No. 77 which have been subdivided into single residential lots to recognize the existing single residential status and the variances granted by Development Permit No. 77		✓		Immediate
Rezone all lands within the 'Neighbourhood Residential' land use designation to permit secondary suites subject to the requirements of Section 3.2 of this Plan		✓		Immediate
Amend Bylaw No 500 to prohibit 'highway strip'		✓		Immediate

developments and 'big box' retail uses in EA 'G'				
Establish a design panel for Wembley Neighbourhood Centre to develop a comprehensive set of design guidelines		✓	✓	Long Term
Development standards and requirements for amenities for commercial, industrial or multi-residential projects		✓		Long Term
Conduct a study in Dashwood to determine the feasibility of establishing a new village centre		✓		Short Term

The following shall be recognized as the key actions required, the parties responsible for key actions, and the timing of each key action, with respect to Protecting Rural Integrity within the Plan Area:

<b>SECTION 5.0: PROTECTING RURAL INTEGRITY</b>				
<b>Action Items</b>	<b>Responsible Parties</b>			<b>Timing</b>
	<b>Senior Governments</b>	<b>RDN &amp; Municipalities</b>	<b>Individual Neighbourhoods</b>	
Rezone all lands within the 'Rural Residential 1' land use designation to increase the minimum parcel size to 1.0 ha., excluding lands in Dashwood		✓		Immediate
Rezone all lands within the 'Rural Residential 2' land use designation to increase the minimum parcel size to 2.0 ha.		✓		Immediate
Rezone all lands within the 'Rural' land use designation to increase the minimum parcel size to 8.0 ha.		✓		Immediate
Rezone all lands within the 'Rural Resource' land use designation to increase the minimum parcel size to 50.0 ha.		✓		Immediate
Amend Bylaw No. 500 to increase the minimum site area requirement per dwelling unit to be consistent with the minimum parcel size. For example, if the minimum parcel size is 2.0 ha. the minimum site area requirement per dwelling unit would be amended to be 2.0 ha.		✓		Immediate
With the Exception of Lot A, D.L. 9, Newcastle Land District, Plan 40682 rezone all lands adjacent to McFeely Dr. that are currently zoned Commercial 5 to Residential 1 to recognize the current residential use of the properties.		✓		Immediate
Consider the adoption of a community parks Development Cost Charge Bylaw.		✓		Long Term
Inventory and monitor the amount of green space in Electoral Area 'G'.		✓		Continuous

Rezone lands designated as 'Commercial' by this Plan that are located outside of the UCB to limit commercial uses to resort commercial and those commercial uses which are typically associated with resort commercial		✓		Immediate
Amend Bylaw No. 500 by increasing the minimum setback requirements from the Island Highway corridor as defined by the Vancouver Island Highway Agreement		✓		Immediate
Request a tree cutting authority from the Ministry of Community Services to regulate the cutting of trees adjacent to the Highway corridor as defined in the Vancouver Island Highway Agreement	✓	✓		Short Term
In consultation with the City of Parksville, establish fringe area agreements for Block 1438, Block 1352 and Block 742, Nanoose Land District to guide the long term land use for this area		✓		Long Term
Rezone Lots 4, 5, and 6, Block 20, D.L. 68, Nanoose Land District Plan 1694 to prohibit 'Animal Care' and 'Campground'		✓		Immediate

The following shall be recognized as the key actions required, the parties responsible for key actions, and the timing of each key action, with respect to institutional uses and improving servicing efficiency within the Plan Area:

<b>SECTION 7.0: INSTITUTIONAL USES AND IMPROVING SERVICING EFFICIENCY</b>				
<b>Action Items</b>	<b>Responsible Parties</b>			<b>Timing</b>
	<b>Senior Governments</b>	<b>RDN &amp; Municipalities</b>	<b>Individual Neighbourhoods</b>	
Consult with School District No. 69 regarding the future anticipated schooling needs	✓	✓		Continuous
Consult with the Regional Health Board regarding the need for health care facilities	✓	✓		Continuous
Amend the Community Water and Community Sewer Development Cost Charge Bylaws to be in accordance with the build out calculations supported by this Plan		✓		Short Term
Work with the Town of Qualicum Beach and City of Parksville to determine a suitable volume of water to allocate to Electoral Area 'G' from the Arrowsmith Water Service		✓		Short Term - Continuous
Consult with private water utilities and improvement districts to discuss water servicing capacities, proposed upgrades, & future expansions		✓		Continuous

Work with the Town of Qualicum Beach and the City of Parksville to implement complementary & consistent watering restrictions		✓		Short Term
Design servicing infrastructure requirements necessary to service Wembley Centre compatible with the infrastructure in the City of Parksville and adjoining neighbourhoods and the environment.		✓		Long Term
Revise the Community Sewer Services Development Cost Charges including provisions for odour reduction and facility improvement costs.		✓		Short Term
Review the Land Use and Subdivision Bylaw to ensure compatibility between the Community Sewer Services Development Area and perceived development opportunities.		✓		Short Term

The following shall be recognized as the key actions required, the parties responsible for key actions, and the timing of each key action, with respect to Creating a Vibrant and Sustainable Economy within the Plan Area:

<b>SECTION 8.0: CREATING A VIBRANT AND SUSTAINABLE ECONOMY</b>				
<b>Action Items</b>	<b>Responsible Parties</b>			<b>Timing</b>
	<b>Senior Governments</b>	<b>RDN &amp; Municipalities</b>	<b>Individual Neighbourhoods</b>	
Amend the definition of Agriculture for Electoral Area 'G' to permit a more diverse range of agricultural uses including, but not limited to value-added and eco-tourism	✓	✓		Short Term
Request business licensing powers.	✓	✓		Long Term
Review Bylaw No. 500 Home Based Business Regulations to ensure that they are meeting the community's objectives		✓		Long Term
Establish fringe area agreements for industrial and resource lands South of the City of Parksville in order to establish guidelines for the form and character of development or redevelopment compatible with the City of Parksville and visual integrity of the Inland Island Highway		✓		Continuous
Conduct a review of the Electoral Area boundaries between Electoral Area 'G' and Electoral Area 'F' to determine the feasibility of adjusting the boundaries of Electoral Area 'F' to include lands currently within Electoral Area 'G' located on the South side of Highway 19 and severed from the remainder of Electoral Area 'G' that may have industrial potential and are adjacent to industrial		✓		Short Term

land in Electoral Area 'F'				
Consider the formation of an Agricultural Advisory Committee		✓		Long-Term

The following shall be recognized as the key actions required, the parties responsible for key actions, and the timing of each key action, with respect to improving mobility within the Plan Area:

<b>SECTION 9.0: IMPROVING MOBILITY</b>				
<b>Action Items</b>	<b>Responsible Parties</b>			<b>Timing</b>
	<b>Senior Governments</b>	<b>RDN &amp; Municipalities</b>	<b>Individual Neighbourhoods</b>	
Seek new modes of transportation and ways of increasing the use of new modes of transportation				
Review secondary and local road standards.	✓	✓	✓	Continuous
Cooperate with the City of Parksville and the Town of Qualicum Beach to ensure bicycle routes and trails are linked with the trails and bicycle routes in adjoining urban areas and are compatible in standard	✓	✓		Long Term

The following shall be recognized as the key actions required, the parties responsible for key actions, and the timing of each key action, with respect to encouraging cooperation among jurisdictions within the Plan Area:

<b>SECTION 12.0: COOPERATION AMONG JURISDICTIONS</b>				
<b>Action Items</b>	<b>Responsible Parties</b>			<b>Timing</b>
	<b>Senior Governments</b>	<b>RDN &amp; Municipalities</b>	<b>Individual Neighbourhoods</b>	
Refer land use issues with interjurisdictional implications to the appropriate jurisdictions		✓		Continuous
Request referrals on land use issues from other jurisdictions	✓	✓	✓	Continuous

### **11.1 Development Amenities**

To facilitate the acquisition and development of amenities of value to the residents of Electoral Area 'G'; this section of the Plan provides a framework for negotiating amenities in consideration of changes to the Land Use and Subdivision Bylaw for increased development potential within the Urban Containment Boundary. The basic premise of development amenities is that the increased value, often conveyed with the approval of a new zoning designation, should be shared between the community and the developer. Negotiating public amenities as a part of an application to develop land can be a "win-win" arrangement, in which both the community

benefits from acquiring these amenities while the developer benefits from the increased value associated with having those amenities on or nearby the site.

***Objective:***

Acquire and develop public amenities of value to Plan Area residents in conjunction with development.

***Policies:***

1. In recognition of the impact that development may have on Plan Area residents and the increased value usually conferred on land in the course of rezoning, and in recognition of the need for new development to contribute to the amenities and services from which they will also benefit, development proposals that propose rezoning, will generally be requested to include some public amenity as a part of the completed project.
2. In determining the appropriate amenities, the provisions of this section, as well as any applicable design guidelines will provide guidance.
3. Amenities to be considered include, but are not limited to (not in order of priority):
  - a. extra road dedication for major roads and road construction;
  - b. sidewalk and trail improvements;
  - c. park land (in the case of subdivision, in excess of 5% required under the ***Local Government Act***);
  - d. other natural areas, greenbelt, or open spaces;
  - e. land for public utilities such as fire halls and water storage sites;
  - f. covenants to protect environmentally sensitive features;
  - g. recreational space or facilities;
  - h. multi-use recycling, re-use, education centres;
  - i. community activity centre or other facilities (i.e. daycare, culture, library facilities) or land for such facilities;
  - j. transit pull-outs, bus stop shelters;
  - k. affordable housing;
  - l. cash-in-lieu of any of the amenities listed in this section;
  - m. achieving LEED gold or platinum certification or other equivalent (as part of a community amenity package in association with other amenities listed in this Section);



- n. providing on-site cogeneration and/or district heating;
  - o. use of efficient renewable energy sources such as solar, micro-hydro, geothermal;
  - p. demonstration projects on development sites that propose to use alternative technologies that can reduce water demand, protect water resources, or reduce development or maintenance costs such as:
    - i. graywater and/or rain water collection and treatment;
    - ii. graywater reuse and/or rain water use for garden watering or within the residence for toilet flushing;
    - iii. laundry (including related dual plumbing);
    - iv. rain water use for domestic/drinking water;
    - v. pervious surfaces for driveways, walkways, etc.;
    - vi. other methods for promoting rain water infiltration (rain leader disconnects, rain gardens, swales, etc.) –i.e., the model “low footprint” design; or,
    - vii. xeriscaping or low-impact landscaping.
4. Site specific features will suggest that amenities are indicated for consideration in a project. Criteria for determining priority among possible amenities may include:
- a. site characteristics (natural features that are environmentally, historically, or archaeologically sensitive and needing protection, viewsapes, outdoor recreational opportunities);
  - b. needs of the surrounding neighbourhood;
  - c. size of the proposed development; or
  - d. the projected population on site.
5. The RDN should establish development standards and requirements for amenities for commercial, industrial or multi-residential projects in Electoral Area 'G' equivalent to or better than those required by the City of Parksville and the Town of Qualicum Beach.